



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, May 21, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, May 21, 2015 at 1:30 p.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require advertising in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are those items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- **Call meeting to order**
- **Reading of the *Public Notice* statement.**
- **Public Comments**

AGENDA ITEMS

1. **Public Hearing to consider VACPLA 2015-01 Hastings Heights.** Request to vacate a portion of Hastings Height (Recorded May Book 3 Page 105 of the Public Record of St. Johns County) this includes Boucher, Emily, Jean and Dixie Avenues, Hanna & Halsema Street and Florida Place.
Staff Presenter: Valerie Pacetti, Application Review Supervisor
2. **Amendments to the Land Development Code-Right-of-Way Reservation Changes.** This is an amendment to LDC Section 6.04.04.H and clarifies procedures for right-of-way reservations. The purpose is to provide examples, but not necessarily limit, what valuable consideration may be given when the County requests a reservation of land for future right-of-way
Staff Presenter: Paolo S. Soria, Assistant County Attorney
3. **Amendments to the Land Development Code.** Changes to administrative provisions of four Article III Overlay Boards and Districts: Part 3.07.00 South Anastasia Overlay, Part 3.08.00 Mid-Anastasia Overlay, Part 3.09.00 North Coastal Overlay, and Part 3.10.00 Vilano Beach Town Center Overlay. Proposal of bylaws, operating procedures, and membership requirements for the three Design Review Boards.
Staff Presenter: Paolo S. Soria, Assistant County Attorney
4. **Amendments to Land Development Code.** The proposed West Augustine Overlay District is intended to promote economic development and redevelopment through the creation of an overlay which allows a board mix of land uses without the need for a Planned Unit Development rezoning. The plan supports the creation of mixed use community is a neighborhood center that is generally compact and complementary to the surrounding neighborhoods. The Overlay also is envisioned in promote pedestrian and bicycle uses. The creation of these Overlay regulations would help to accomplish many of the goals of the CRA and the Vision as established by the community. Staff has help multiple meetings with residents of the community

in an effort to seek their input into the Overlay provisions Community comments largely drove the provisions in the Ordinance.

Staff Presenter: Joseph Cearley, Special Projects Manage

STAFF REPORTS

AGENCY REPORTS

ADJOURN

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.