



# **Agenda**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, June 4, 2015**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, June 4, 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 SUPMAJ 2014-23 IGP Recycling of North Florida. LLC.** Request to allow a Special Use Permit to a Recycling Facility for Construction and Demolition debris, including sorting of materials to pick up for delivery to other markets, within OR zoning based on Section 2.03.11. The project is located west side of U.S. 1 about a quarter mile south of International Golf Parkway,  
*Staff Presenter: Georgia Katz, Senior Planner*
2. **Public Hearing to consider REZ 2015-05 Moultrie Montessori School (additional land).** Request to rezone property known as Lots 6, 7, 8, 25, & all Lot 27 (ex W 22 feet), Block 10, Santa Rosa Subdivision from Residential, Single Family (RS-3) to Commercial General (CG).  
*Staff Presenter: Marie Colee, Assistant Program Manager*
3. **Public Hearing to consider SUPMAJ 2015-02 Moultrie Montessori School (additional land).** Request for Special Use Permit to allow for driveway, stacking lane, green space and play area in association with an approved Private School, specifically located at 253 State Road 16.  
*Staff Presenter: Marie Colee, Assistant Program Manager*
4. **Public Hearing to consider COMPAMD 2015-01 Wards Creek.** Transmittal Hearing for COMPAMD 2015-01, Wards Creek, a request to amend the Comprehensive Plan Future Land Use Map from Agriculture-Intensive (A-1) to Residential-B.  
*Staff Presenter: Teresa Bishop, AICP, Planning Division Manger*
5. **Public Hearing to consider PUD 2014-06 King's Grant.** Request to rezone approximately 772.1 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to allow for the development of a mixed use project that includes residential, commercial retail, office, hotel and rehabilitation hospital with related medical services.  
*Staff Presenter: Teresa Bishop, AICP, Division Manager*

6. **Public Hearing to consider MAJMOD 2014-17 The Preserve at St. Johns.** Request for a Major Modification to the Woodlands Planned Unit Development to allow eighty-six (86) additional dwelling units, extend phasing and provide an independent access from Cartwheel Bay Avenue.

*Staff Presenter: Danielle Handy, AICP, Senior Planner*

**Item 7 will be heard no sooner than 4:30 p.m.**

7. **Public Hearing to consider PUD 2014-13 River Crest.** Request to rezone approximately 69.68 acres of land from open Rural (OR) to Planned Unit Development (PUD) to allow a 115-lot, single-family residential subdivision, located on the west side of Roberts Road, just south of Greenfield Drive.

*Staff Presenter: Michael Roberson, Chief Planner*

## **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.