



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, June 18, 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 18, 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 2015-05 Sushi House Café.** Request to allow for on-site sales and consumption of alcoholic beverages (beer/wine) under the regulations of a State of Florida Type 2COP beverage license in connection with a proposed restaurant, pursuant to Section 2.03.02, specifically located at 3787 Palm Valley Road, Unit #102.
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider ZVAR 2015-05 4240 Coastal Highway.** Request for a Zoning Variance to allow for a reduction in the second front yard adjacent to the unopened portion of Fifth Street from 20' to 6' to allow for construction of an open air pergola.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider REZ 2015-07 SR 16 Commercial Lots.** Request to rezone from Open Rural (OR) to Commercial Intensive (CI); specifically located at 920 and 930 SR 16.
Staff Presenter: Rebecca Dennis, Planner
4. **Public Hearing to consider COMPAMD 2014-08 Boyd's Landing.** Request to Transmit a Comprehensive Plan Future Land Use Map Amendment from Rural/Silviculture (R/S) to Residential-B and to add a textural policy to limit the maximum number of dwelling units to 150 for approximately 140 acres of land, specifically located at 4680 State Road 13 North.
Staff Presenter: Danielle Handy, AICP, Senior Planner
5. **Public Hearing to consider REZ 2015-01 Eagles Cove.** Request to rezone from Open Rural (OR) to Residential, Single-Family (RS-2), specifically located at 4601 and 4635 Palm Valley Road.
Staff Presenter: Danielle Handy, AICP, Senior Planner

6. Public Hearing to consider MAJMOD 2015-03 SR 210 Self Storage. Request for a Major Modification to the Vinings PUD, location at 120 St. Johns Common Road, off CR 210.

Staff Presenter: Michael Roberson, Chief Planner

7. Public Hearing to consider REZ 2014-09 Beaver Toyota. Request to rezone a portion of the parent parcel from Office & Professional (OP) to Commercial Intensive (CI) to be consistent with the existing portion of the parent parcel, located at 2995 US 1 South.

Staff Presenter: Rebecca Dennis, Planner

8. Public Hearing to consider SUPMAJ 2015-03 Indianhead Biomass. Request for a Special Use Permit to allow a solid waste collection and processing facility to include composing of yard waste and collection of concrete. Ancillary use will include chipping and processing of wood products into refined products such as compressed pellets, as well as of waste products. Application is companion to ZVAR 2015-10.

Staff Presenter: Teresa Bishop, AICP, Division Manager

9. Public Hearing to consider ZVAR 2015-10 Indianhead Biomass. Request for a Zoning Variance to Land Development Code (LDC), Section 2.03.11.A.2.b to allow a solid waste facility within 1,000 feet of a dwelling unit or private potable water well; Section 2.03.11.A.4.f to allow yard waste to be stored within portions of the 100 year flood plain; Section 2.03.11.A.4.h of the LDC to allow a solid waste facility within five miles of the St. Johns County Landfill; and Section 6.08.034.D regarding fencing. This application is a companion to application SUPMAJ 2015-03.

Staff Presenter: Teresa Bishop, AICP, Division Manager

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.