



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, July 16, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 16, 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 TOWER 2015-01 9JK0615-Moultrie.** Request for 150-foot monopole antenna tower to be located on the St. Johns County property at 189 Wildwood Drive, St. Augustine, Fl.
Staff Presenter: Michael Roberson, Chief Planner
2. **Public Hearing to consider COMPAMD 2015-02 Veteran's Parkway.** Request to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-C for approximately 102.38 acres and add a text amendment to limit the number of units to 146, located along the west side of Veteran's Parkway, north of Veteran's Park and south of Race Track Road.
Staff Presenter: Michael Roberson, Chief Planner
3. **Public Hearing to consider COMPAMD 2014-02 SilverLeaf DRI.** Request to amend the Future Land Use designation from Rural Silvicultural and Residential B to Mixed Use District and Residential-C
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
4. **Public Hearing to consider NOPC 2014-03 SilverLeaf DRI.** Request proposed changes to the SilverLeaf DRI.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
5. **Public Hearing to consider DRI DOA 2015-03 Twin Creeks (South Jacksonville).** Request a proposed Development Order Amendment to the South Jacksonville, LLC portion of the Twin Creeks DRI to bring the proposed Development Order into compliance with the Settlement Agreement.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

6. **Public Hearing to consider MAJMOD 2015-04 New Twin Creeks (South Jacksonville).** Request for a proposed major modification to the Twin Creeks PUD, Ordinance No. 2006-03 to provide consistency between the DRI Development Order and the PUD.

Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

7. **Public Hearing to consider DRI DOA 2015-02 Twin Creeks (Heartwood).** Request for a proposed amendment to the approved Development Order to bring the DRI in compliance with the Settlement Agreement.

Staff Presenter: Rebecca Dennis, Planner

8. **Public Hearing to consider MAJMOD 2015-08 Twin Creeks (Heartwood).** Request for a proposed major modification to the Heartwood portion of the Twin Creeks PUD to bring the PUD in compliance with the Settlement Agreement and the DRI Development Order.

Staff Presenter: Rebecca Dennis, 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.