



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, August 6, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, August 6, 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. **Site Plan Approval to Carlisle Interconnect Tech-Tensolite Office Addition-Site Plan Approval.**
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider ZVAR 2015-11 Kassab.** Request for a Zoning Variance to allow for a reduction in the required second front yard setback adjacent to the unopened portion of Sixteenth Street from 20' to 8' allowing for construction of a single family residence, 0 Sixteenth St., Vilano Beach.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider REZ 2015-08 Sterling Roofing.** Request to rezone from Open Rural (OR) to Industrial Warehouse, located at East of US 1 , west of Old Dixie Highway, south of Third St and north of Second St.
Staff Presenter: Georgia Katz, Senior Planner
4. **Public Hearing to consider PUD 2015-04 Possum Trot.** Request to rezone property from Open Rural (OR) to Planned Unit Development (PUD) for the development of 24 single family units, location of property 100 Possum Trot Road.
Staff Presenter: Danielle Handy, AICP, Senior Planner
5. **Public Hearing to consider COMPAMD 2015-01 Wards Creek.** Request to amend the Comprehensive Plan Future Land Use Map from Agriculture-Intensive (A-1) to Residential-B, location of property 6405 County Road 16A.
Staff Presenter: Rebecca Dennis, Planner

6. **Public Hearing to consider PUD 2015-01 Wards Creek.** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 67-unit single-family residential development, location of property 6405 County Road 16A.

Staff Presenter: Rebecca Dennis, Planner

7. **Public Hearing to consider DRI MOD 2015-01 Nocatee.** Request a proposed Development Order Amendment to the Nocatee Development of Regional Impact (DRI) to modify access point and increase the wetland impacts up to 562 acres. At the request of the County, the applicant has also provided a revised annotated Development Order incorporating the previous changes into one document, location of property between US 1 and Intracoastal north of Pine Island Road.

Staff Presenter: Teresa Bishop, AICP, Division Manager

8. **Public Hearing to consider MAJMOD 2015-06 Nocatee.** Request a proposed Major Modification to the Nocatee PUD to modify access points, roadway design, specific design standards, related to the Traditional Neighborhood and Town Center areas, limit wetland impacts to up to 562 acres and clarify the fire station site was conveyed to St. Johns County. At the request of the County, the applicant has also provided a revised annotated PUD Master Development Plan Text incorporating the previous changes into one document, location of property between US 1 and Intracoastal north of Pine Island Road.

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.