



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, September 3, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 3, 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 MAJMOD 2014-04 Samara Lakes.** (*Continued from August 20, 2015 regular Planning and Zoning meeting*) Request for a Major Modification to the Samara Lakes PUD to modify the parks/active recreation component of the project, change the uses allowed on Parcel E and shift three (3) residential lots from Parcel E to Parcel D, location of property East of Pacetti Road, off Samara Lakes Parkway.
Staff Presenter: Suzanne Konchan, AICP, Director of Growth Management Department
2. **Public Hearing to consider PUD 2015-05 Palm Valley Gardens.** Request to rezone property from Open Rural to Planned Unit Development to allow an 8 unit, single-family residential subdivision in conjunction with an affordable housing density bonus petition, location of property North of Roscoe Blvd between Canal Blvd and Solana Rd.
Staff Presenter: Danielle Handy, AICP, Senior Planner
3. **Public Hearing to consider REZ 2015-10 Adams Acres.** Request to rezone property from Industrial Warehouse to Commercial General, location of property South side of State Rd 16, between Industry Center Dr. and Racetrack Rd.
Staff Presenter: Rebecca Dennis, Planner
4. **Public Hearing to consider PUD 2015-06 Moultrie Woods.** Request to rezone property from Planned Special Development to Planned Unit Development in order to finish the Moultrie Woods development. The remaining allowance of 42 townhomes will be replaced with 17 single-family homes, location of property Wildwood Dr., across from Treaty Park.
Staff Presenter: Rebecca Dennis, Planner

STAFF REPORTS

AGENCY REPORTS

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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.