



# **Agenda**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, October 15, 2015**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, October 15, 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 2015-10 St. Augustine 500,000 Warehouse PUD.** *(Item has been continued to November 5, 2015 regular Planning and Zoning meeting).*  
*Staff Presenter: Rebecca Dennis, Planner*
2. **Public Hearing to consider MAJMOD 2015-11 Graham and Company Distribution Project PUD.** *(Item has been continued to November 5, 2015 regular Planning and Zoning meeting).*  
*Staff Presenter: Rebecca Dennis, Planner*
3. **Public Hearing to consider COMPAMD 2015-02 Veteran's Parkway.** *(Item has been continued to November 5, 2015 regular Planning and Zoning meeting).*  
*Staff Presenter: Michael Roberson, Chief Planner*
4. **Public Hearing to consider SUPMAJ 2015-12 PGA Tour Event Parking.** Request for a Special use Permit to allow off-site/unpaved, special event parking for the annual TPC golf tournament, pursuant to LDC, Section 2.03.15, located directly south of the existing PGA Tour tournament parking area, location of property is on Palm Valley Road.  
*Staff Presenter: Danielle Handy, AICP, Chief Planner*
5. **Public Hearing to consider SUPMAJ 2015-13 Saigon to Tokyo.** Request for Special Use Permit to allow for on-site sales and consumption of alcoholic beverages (beer/wine) under the regulation of a State of Florida Type 2COP beverage license in connection with a proposed restaurant, pursuant to Section 2.03.02, specifically located at 1835 Highway U.S. 1 South, Suite 115.  
*Staff Presenter: Marie Colee, Assistant Program Manager*

6. **Public Hearing to consider MINMOD 2015-02 Tony's of Ponte Vedra.** Request to modify the Solana Road Retail Center PUD to allow the sale/consumption of alcoholic beverages, subject to Special Use Criteria listed in Land Development Code, Section 2.03.02, located at 302 Solana Road, Unit 103.  
*Staff Presenter: Danielle Handy, AICP, Chief Planner*
7. **Public Hearing to consider REZ 2015-13 Coastal Village.** Request to rezone from Commercial Intensive (CI) to Residential, Single Family (RS-3); located at 5800 Block of Capo Island Road.  
*Staff Presenter: Beverly Frazier, Planner*
8. **Public Hearing to consider REZ 2015-14 US-1 South Commercial Parcels.** Request to rezone from Planned Unit Development (PUD) to Commercial, General (CG); located at 4690 US Highway 1 South.  
*Staff Presenter: Beverly Frazier, Planner*
9. **Public Hearing to consider MAJMOD 2015-05 Bartram Downs.** Request for a Major Modification to the Bartram Downs Planned Unit Development to allow addition of one (1) lot within Unit 2 by subdividing Parcel 3, location of property 6975 County Rd 16A.  
*Staff Presenter: Michael Roberson, Chief Planner*
10. **Public Hearing to consider MAJMOD 2015-15 Ashford Mills.** Request for a Major Modification to the Ashford Mills Planned Unit Development to allow a reduction in second front yard setbacks on Traditional Neighborhood Design Single Family Attached (TNSFA) and Traditional Neighborhood Design Multi-Family (TNDFM) properties, location of property is Shearwater Parkway.  
*Staff Presenter: Danielle Handy, AICP, 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.