



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, November 19, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 19, 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 ZVAR 2015-07 Resort Lifestyle Communities at Palm Valley.** Request a Zoning Variance to Land Development Code, Table 6.01 Building Height, which limits the heights of structures in coastal areas to 35' to allow an independent living facility with a height of 48', location of property at Palm Valley Road and Landrum Lane.

Staff Presenter: Danielle Handy, AICP, Chief Planner

2. **Public Hearing to consider ZVAR 2015-13 Lloyd Garage Addition.** Request for a Zoning Variance for setback relief in order to construct a new two-story garage addition and to bring the existing non-conforming house into conformity, location of property 132 Surfside Ave.

Staff Presenter: Rebecca Dennis, Planner

3. **Public Hearing to consider SUPMAJ 2015-16 Lyon's RV & Boat Storage (change of ownership).** Request a revised Special Use Permit for an existing RV/Boat storage facility with Unpaved Parking and Vehicular Use Area to include the allowance for transfer of ownership, (Companion application: **ZVAR 2015-15**. Request a revised Zoning Variance to Sections 2.03.42.E & F and to include the allowance for transfer of ownership, property located at 2825 US 1 South.

Staff Presenter: Marie Colee, Assistant Program Manager

4. **Public Hearing to consider PUD 2014-04 The Reserve Parcel.** Request to rezone approximately 62.1 acres of land from Open Rural (OR), Residential Manufactured Home (RMH) and Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) to allow up to 153 dwelling units and 40,000 square feet of non-residential uses located on SR 207, north of Wildwood Drive and east of I-95.

Staff Presenter: Teresa Bishop, AICP, Planning 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.