



# **Agenda**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, December 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, December 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 OPSP 2015-02 Eagle's Cove.** Request for approval of an Optional Preliminary Subdivision Plan for a nineteen lot, single-family residential subdivision located on the east side of Palm Valley Road between Strong Branch Drive and Bear Pen Road.

*Staff Presenter: Michael Roberson, Operations Manager*

2. **Public Hearing to consider SUPMAJ 2015-11 B & B Trailer.** Request a Special Use Permit to allow overflow outdoor storage as an accessory to an existing business pursuant to Section 2.03.54 Companion application: **ZVAR 2015-16 B & B Trailer.** Request a Zoning Variance to Section 2.03.54.B to allow alternative fencing in lieu of the screening requirements listed in Section 6.06.04.B.7.b, location of property 2875 US 1 South.

*Staff Presenter: Marie Colee, Assistant Program Manager*

3. **Public Hearing to consider MAJMOD 2015-16 The Markets at Murabella Phase II.** Request to modify the PUD regarding reduction in the width of the western Development Edge from 35' to 20' with enhanced landscaping, along with a waiver to Section 2.03.02 to allow a restaurant to serve alcoholic beverages less than 2500 sq ft for less than a 1,000' from a school and church, property is located on the South East Corner of Murabell Parkway and State Road 16.

*Staff Presenter: Georgia Katz, Senior 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.