



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, December 17, 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 17, 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. Nominations to the Board of County Commissioners for a Planning and Zoning Agency Vacancy.**
- 2. Public Hearing to consider COMPAMD 2015-04, Tomoka Pines.** Adoption hearing to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-C for approximately 22.17 acres and add a text amendment to limit the number of units to 44, located along the north side of State Road 16, approximately 1/3 of a mile north of the Turning Point Church, entrance.
Staff Presenter: Rebecca Dennis, Planner
- 3. Public Hearing to consider PUD 2015-07, Tomoka Pines.** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 44-unit single-family residential development, located along the north side of State Road 16, approximately 1/3 of a mile north of the Turning Point Church, entrance.
Staff Presenter: Rebecca Dennis, Planner
- 4. Public Hearing to consider COMPAMD 2015-07 Nocatee.** Transmittal Hearing for Nocatee New Town Text Amendment to modify Objective A.1.19, as approved by Ordinance No. 2001-18 and to add Objective A.1.23 for the New Town Future Land Use designation as it applies to the Nocatee Development of Regional Impact (DRI); modify the mixed use percentages, and eliminate the Town Center Village Mixed Use Core, Nocatee is located east of US 1 North, west of the Intracoastal Waterway.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

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.