



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, January 21, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, January 21, 2016 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. **Nomination and selection of a Chair and Vice-Chair.**
2. **Public Hearing to consider ZVAR 2015-20 Koppenhafer.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a reduction in the RG-1 side setback requirement from 8 feet to 51/2 feet for an existing garage structure and corridor addition, specifically located at 1190 Neck Road.
Staff Presenter: Danielle Handy, AICP, Chief Planner
3. **Public Hearing to consider Adoption of CPA(SS) 2015-04 Anastasia Mosquito Control District.** Request to amend the Comprehensive Plan Future Land Use Map designation from Rural/Silviculture (R/S) to Public (P). The Subject property is approximately eight acres in area and is located at 120 EOC Drive.
Staff Presenter: Danielle Handy, AICP, Senior Planner
4. **Public Hearing to consider REZ 2015-20 Anastasia Mosquito Control District.** Request to rezone approximately eight acres of land from Open Rural (OR) to Public Services (PS), specifically located at 120 EOC Drive.
Staff Presenter: Danielle Handy, AICP, Senior Planner
5. **Public Hearing to consider SUPMAJ 2015-19 Sandy Creek Storage.** Request for Special Use Permit to allow for the use of a self-storage facility in two adjacent buildings totaling approximately 114,800 square feet. The site will also include office space totaling 1,200 square feet and a total of 36 parking spaces, located on Sandy Creek Parkway; southeast corner of I-95 and CR 210 Interchange.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
6. **Public Hearing to consider SUPMAJ 2015-20 Woody's.** Request for a Special Use Permit to allow for an upgrade of an existing 2COP beverage license to a 4COP/SRX, for Woody's BBQ, specifically located at 226 Solana Road.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

7. **Public Hearing to consider ZVAR 2015-19 Dostie Varaince.** Request a Zoning Variance to Land Development Code, Table 6.01 to allow a reduction in the required front yard setback of 25 feet to 15 feet for the construction of a single family house, property is located at 2581 South Ponte Vedra Boulevard.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
8. **Public Hearing to consider MAJMOD 2015-13 Makarios South.** Requesting to revise the MDP to allow for 73 single family homes and 10,000 square feet of commercial, location of property on US1, south of Watson Road and north of State Road 206.
Staff Presenter: Rebecca Dennis, Planner
9. **Public Hearing to consider PUD 2015-11 CR 210 & 2209 Commercial.** Request to rezone from Open Rural to Planned Unit Development to allow for 172,000 square feet of commercial retail development, with no single tenant comprising more than 55,000 square feet of building space, location of property on the Northwest corner of CR 210 West and CR 2209.
Staff Presenter: Rebecca Dennis, Planner
10. **Public Hearing to consider PUD 2015-13 Ashby Landing.** Request to rezone 18.65 acres of land from Open Rural (OR) and Industrial Warehouse (IW) to Planned Unit Development (PUD) to allow a one hundred thirty-one (131) lot, attached townhome subdivision, located on the north side of Dobbs Road Cutoff.
Staff Presenter: Beverly Frazier, 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.