



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, March 17, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 17, 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. **Public Hearing to consider MAJMOD 2016-01 Aberdeen.** *(Continued from March 3, 2016 regular Planning and Zoning meeting)* Request for a Major Modification to the Aberdeen Planned Unit Development to reduce the front yard requirements for single-family homes (excluding garages) from the twenty (20) feet to fifteen (15) feet, location of property Longleaf Pine Parkway.
Staff Presenter: Danielle Handy, AICP, Chief Planner
2. **Public Hearing to consider SUPMAJ 2015-22 Old City Food Mart.** Request for a Special Use Permit to allow for on-site sales in connection with a proposed convenience store, pursuant to Section 2.03.02, specifically located at 4540 Highway U.S.1 North.
Staff Presenter: Valerie Stukes, Planner
3. **Public Hearing to consider REZ 2015-21 Sea Pines (remove conditions),** Request to rezone from RS-2 with conditions to RS-2 to remove the existing conditions on the subject property located on the north side of State Road 206, between A1A and US 1.
Staff Presenter: Valerie Stukes, Planner
4. **Public Hearing to consider REZ 2015-22 Riverside Boulevard Lots.** Request to rezone approximately 0.47 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), specifically located at 5605 A1A South at the southwest corner of Riverside and A1A.
Staff Presenter: Kim K. Del Rance, LEED AP, Planner
5. **Public Hearing to consider CPA(SS) 2015-03 Mill Creek Hardware.** Request to amend the Comprehensive Plan Future Land Use Map designation from Residential-A (Res-A) to Community

Commercial (CC) and to add a textual policy to limit non-residential development to 45,000 square feet. The subject property is approximately 9.99 acres in area and is located along State Road 16.

Staff Presenter: Danielle Handy, AICP, Chief Planner.

6. **Public Hearing to consider PUD 2015-09 Mill Creek Hardware.** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD). The subject property is approximately 9.99 acres in area and is located along State Road 16.

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.