



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, April 7, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, April 7, 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 Adoption of CPA(SS) 2015-05 St. Johns Commercial Village.** *Item has been continued to regular Planning and Zoning meeting for April 21, 2016.*
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
2. **Nominations to the Board of County Commissioners for a Planning and Zoning Agency Vacancy.**
3. **Public Hearing to consider MINMOD 2016-01 One Third Asian.** Request to modify the Bartram Park PUD to allow the sale/consumption of alcoholic beverages, subject to Special Use Criteria listed in Land Development Code, Section 2.03.02, located at 164 Everest Lane, Suite 5 in the Promenade Shopping Center.
Staff Presenter: Georgia Katz, Senior Planner
4. **Public Hearing to consider COMPAMD 2015-07 Nocatee.** Adoption Hearing to 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
5. **Public Hearing to consider DRI MOD 2015-05 Nocatee.** Request to modify the Nocatee DRI to modify the Land Use Conversion Table, modify the affordable housing conditions, delete road connections to the land south of Nocatee and clarify the paving standard for Pine Island Road. Nocatee is located east of US 1 North, west of the Intracoastal Waterway.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

6. **Public Hearing to consider MAJMOD 2015-08 Nocatee.** Request a proposed Major Modification to the Nocatee PUD to provide consistency with the modified Comprehensive Plan Objective and amended DRI, specifically incorporating the Land Use Conversion Table, affordable housing conditions, delete the Town Center Mixed Use Core, clarify road connections to the land South of Nocatee and clarify the paving standard for Pine Island Road. 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

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.