



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, May 5, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, May 5, 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 SUPMAJ 2015-06 O'Loughlin PUD, LLC.** Request for a Special Use Permit to allow for a 4COP/SRX alcoholic beverage license, for O'Loughlin Pub, located at 6975 A1A South, Suite 4.

Staff Presenter: Marie Colee, Assistant Program Manager

2. **Public Hearing to consider ZVAR 2015-21 JBA Land Trust Lot Reconfiguration.** Request to Land Development Code, Table 6.01 to allow a reduction in the RS-2 minimum lot width requirements from 90 feet to 75 feet on two residential lots, located at 3240 and 3244 Coastal Highway.

Staff Presenter: Valerie Stukes, Planner

3. **Public Hearing to consider ZVAR 2016-03 Reglin Residence.** Request for a Zoning Variance to increase the maximum allowed Building Lot Coverage from 25% to 37% to allow for an existing sunroom addition, located at 232 Vista Grande Drive.

Staff Presenter: Zachary Moore, Application Review Technician

4. **Public Hearing to consider ZVAR 2016-05 6500 Broward Street.** Request for a Zoning Variance to reduce the required second front yard setback from 15 feet to 10 feet 6 inches allowing for construction of an elevator shaft, located at 6500 Broward Street.

Staff Presenter: Marie Colee, Assistant Program Manager

5. **Public Hearing to consider REZ 2014-11 Moultrie Oaks Retirement Community-Phase VI.** Request to rezone eight (8) acres from Open Rural (OR) to Residential Manufactured/Mobile Home (RMH) to allow for a development of 30 lots for extension of existing mobile home community, located at 245 Wildwood Drive.

Staff Presenter: Beverly Frazier, Planner

6. **Public Hearing to consider REZ 2015-24 1480 S Old A1A (Mobile Food Vending).** Request to rezone 0.59 acres from Commercial, General (CG) to Commercial, Intensive (CI), located at 1480 S Old A1A.
Staff Presenter: Beverly Frazier, Planner
7. **Public Hearing to consider CPA (SS) 2016-02 State Road 16 Self Storage.** Request to amend the Future Land use Map Designation from Rural Silvicultural to Mixed Use District to allow for neighborhood, community commercial, office and cultural, institutional uses, location of property State Road 16 east of SR 16 International Golf Parkway intersection.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
8. **Public Hearing to consider PUD 2015-15 State Road 16 Self Storage.** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) for the development to allow for neighborhood, community commercial, office and cultural, institutional uses, location of property State Road 16 east of SR 16 International Golf Parkway intersection.

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.