



## Agenda

### St. Johns County PLANNING AND ZONING AGENCY

Thursday, June 16, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, June 16, 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 SUPMIN 2016-02 Fred and Sheila James Mobile Home.** Request for a Special Use Permit to place a Manufactured/Mobile Home as a residence in RS-3 zoning, location of property at 400 N St. Johns St.  
*Staff Presenter: Zach Moore, Planner*
2. **Public Hearing to consider SUPMIN 2016-03 Carolyn Sarrow Mobile Homes.** Request for a Special Use Permit to place a mobile home as a residence in RS-3 zoning, location of property at 860 W 5<sup>th</sup> St.  
*Staff Presenter: Zach Moore, Planner*
3. **Public Hearing to consider MAJMOD 2015-04 Silverleaf.** Request for a Major Modification to add approximately 826 acres, rezone the said land from Open Rural (OR) to PUD, spread the existing development rights over the added land, and to modify the overall plan of development, location of property South of CR210, north of CR 16A, west of I-95.  
*Staff Presenter: Teresa Bishop, AICP, Planning Division Manager*
4. **Public Hearing to consider COMPAMD 2014-09 Indianhead Biomass (Adoption).** Request to amend the 2025 Comprehensive Plan Future Land Use Map from Residential-B to Rural/Silviculture (R/S), location of property is approximately 110 +/- acres on CR 214, within St. Johns County.  
*Staff Presenter: Danielle Handy, AICP, Chief Planner*
5. **Public Hearing to consider ZVAR 2015-17 Indianhead Biomass.** Request to allow for the operation of a wood pellet production barn, a recycling center, and a composting, yard waste to mulch, and pellet center: 1) To fall within 650 feet of a residential subdivision (Morgan's Cove) in lieu of the required 1,000 feet; 2) To locate a portion of the proposed activity within a 100 year flood plain; 3) To locate within 2 miles of an St. Johns County landfill in lieu of the 5 mile requirement; 4) Relief from maintaining the 500 foot buffer between on site composting and non-office type buildings and uses; 5) Relief from maintaining the 500 foot

buffer between on site composting residential buildings; 6) Relief from constructing a 6 foot high opaque fence, location of property North of County Road 214 and east of I-95.

*Staff Presenter: Danielle Handy, AICP, Chief Planner*

6. **Public Hearing to consider SUPMAJ 2015-17 Indianhead Biomass.** Request for a Special Use Permit to expand an existing solid waste collection and processing facility, location of property on County Road 214 and east of I-95.

*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.