



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, July 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, July 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**
- **Approval of minutes from April 21, 2016, May 19, 2016, June 2, 2016 and June 16, 2016 regular meetings.**

AGENDA ITEMS

1. **To consider an appointment to the Affordable Housing Advisory Committee.**
2. **Discussion of Time Restriction Waiver ZVAR 2016-08 3232 Coastal Highway.** Request to waive time restriction to apply for a new variance pursuant to Section 10.04.02.A.3 and 4 of the Land Development Code. Previous application ZVAR 2015-21 JBA Land Trust Lot Reconfiguration.
3. **Public Hearing to consider SUPMAJ 2015-14 Washington Classical Christian School.** Request for a Special Use Permit to allow for the operation of a private school within Anchor Faith Church, location of property at 2121 US 1 South.
Staff Presenter: Marie Colee, Assistant Program Manager
4. **Public Hearing to consider SUPMAJ 2016-06 North Florida Pecan at 9995 US 1 South.** Request for a Special Use Permit to allow for the package sale of citrus wine for the off-premise consumption, location of property at 9995 US 1 South.
Staff Presenter: Marie Colee, Assistant Program Manager
5. **Public Hearing to consider SUPMAJ 2016-07 Nuthouse Enterprise at 9980 US 1 South.** Request for a Special Use Permit to allow for the package sale of citrus wine for the off-premise consumption, location of property at 9980 US 1 South.
Staff Presenter: Marie Colee, Assistant Program Manager

6. **Public Hearing to consider MINMOD 2016-03 Tabula Rasa Brewing.** Request for a Minor Modification to the Cumberland Industrial Park Planned Unit Development to allow for a brewery and associated tap room, location of property at 175 Cumberland Park Drive, Suite 105.
Staff Presenter: Zach Moore, Planner
7. **Public Hearing to consider TUP 2016-01 Lone Palm Venture.** Request for a Temporary Use Permit to allow for a three (3) day festival with vendors and primitive camping, scheduled for six times within a one year period, location of property at 9465 Cowpen Branch Road.
Staff Presenter: Joseph Cearley, Special Projects Manager
8. **Public Hearing to consider COMPAMD 2014-04 Mill Creek (Transmittal).** Request to amend the Future Land Use designation from Rural/Silviculture (R/S) to Residential B (Res-B), location of property on Greenbriar Road; east of Longleaf Pine Parkway.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
9. **Public Hearing to consider PUD 2014-17 Worthington Estates.** Request to rezone from Open Rural to Planned Unit Development and Planned Unit Development to Planned Unit Development to allow 179 single family residential units, location of property North of Worthington PUD.
Staff Presenter: Danielle Handy, AICP, Chief Planner
10. **Public Hearing to consider COMPAMD 2015-08 Cordova Palms (Adoption).** Request for a Comprehensive Plan Amendment to change the Future Land Use Map designation from Intensive Commercial to Residential-C for approximately 115.9 acres of land, change from Intensive Commercial to Industrial for approximately 39.4 acres of land with text amendment to limit the residential to 750 dwelling units and non-residential to up to 150,000 square feet commercial and retail service, location of property at 6365 US 1 North – along the west side of US 1 North between Gun Club Road and International Golf Parkway, approximately one mile north of the Northeast.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
11. **Public Hearing to consider DRIMOD 2015-06 Cordova Palms (Adoption).** Abandonment of a DRI, location at Cordova Palms DRI.
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.