



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, September 15, 2016

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 15, 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 August 18, 2016 regular meeting.**

AGENDA ITEMS

1. **Public Hearing to consider MINMOD 2016-04 Old Valley Road Storage.** Request for a Minor Modification to the Nocatee PUD to allow Ownership-based Private Garage Condominiums on a single parcel within the Twenty Mile Village Center.
Staff Presenter: Zach Moore, Planner
2. **Public Hearing to consider TUP 2016-02 Glen St. Johns CDD Food Truck First Friday.** Request for a Temporary Use Permit for an event where food trucks operate at the Glen St. Johns CDD Amenity Center for the citizens of the community, on 12 dates over the course of a year.
Staff Presenter: Beverly Frazier, Planner
3. **Public Hearing to consider MAJMOD 2016-08 Wafflehouse @ SR 16.** Request for a Major Modification to the Anderson Park PUD to extend the phasing schedule for one year limited to an Incremental Master Development Plan (IMDP) for the construction of a Waffle House restaurant on approximately .59 acres.
Staff Presenter: Georgia Katz, Senior Planner
4. **Public Hearing to consider MAJMOD 2015-24 St. Johns Commons @ CR 210 PUD.** Request for a Major Modification to revise development standards and signage allowances, and extend phasing by ten (10) years for a commercial park PUD.
Staff Presenter: Valerie Stukes, Planner
5. **Public Hearing to consider MAJMOD 2016-11 Worthington (aka The Reserve @ Greenbriar).** Request for a Major Modification to the Worthington PUD to rezone and incorporate a 10.22 acre parcel zoned Open Rural into the Worthington PUD.
Staff Presenter: Danielle Handy, AICP, Chief Planner

6. **Public Hearing to consider CPA(SS) 2016-05 Gates Auto Sales.** Request for a Small Scale Comprehensive Plan Amendment change .4 acres on the future land use map from Residential-B to Intensive Commercial to allow for auto sales.

Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

7. **Public Hearing to consider REZ 2016-10 Pagoda Properties.** Request to rezone approximately 1.3 acres, consisting of 19 lots, from Commercial, Highway and Tourist (CHT) to Residential, General (RG-1) with conditions.

Staff Presenter: Joseph Cearley, Special Projects Manager

8. **Public Hearing to consider COMPAMD 2016-01 ICI Middlebourne PUD (Transmittal).** Request for a Comprehensive Plan Amendment change from Rural Silviculture to Residential-B and Community Commercial.

Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

9. **Discussion of Proposed Procedures for Quasi-Judicial Hearings.**

Staff Presenter: Paolo Soria, Assistant County Attorney

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.