



AGENDA
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY
Thursday, October 3, 2013

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, October 3, 2013 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 ZVAR 2013-13 Arbor Terrace Ponte Vedra Memory Care Facility.** Request for a Zoning Variance to Table 6.01 which limits the maximum lot coverage by all buildings for non-single family or mobile home uses within the Open Rural zone district to 20%, location of property 5125 Palm Valley Road.

Staff Presenter: Michael Blackford, Planning and Zoning Manager

2. **Public Hearing to consider ZVAR 2013-14 Martin Residence.** Request for a Zoning Variance to allow the reduction of the required westerly side yard setback from 8' to 5', measured to the wall along with a 1 1/2' eave projection to allow for the construction of a bathroom addition, specifically located on property at 73 Surf Drive.

Staff Presenter: Marie Colee, Assistant Program Manager

3. **Public Hearing to consider MAJMOD 2013-08 Moultrie Bluff Plaza PUD (Residential).** Request to modify existing Planned Unit Development (PUD 2006-09) to change/clarify the phasing schedule so that Phase II, Residential can begin in 2013, location of property US 1 South near Moultrie Trails subdivision, across from Moultrie Creek Shopping Center.

Staff Presenter: Chelsea Glenn, Planner

4. **Public Hearing to consider PUD 2011-07 Tomoka Forest.** Request to rezone 41 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to develop a 44 unit subdivision, location of property northeast side of State Road 16, approximately one mile north of the I-95/State Road 16 interchange.

Staff Presenter: Michael Blackford, Planning and Zoning Manager

5. **Public Hearing to consider COMPAMD 2013-01.** Request of Adoption of Comprehensive Plan Future Land Use Map and Text Amendment 2013-01- Sunshine 16 Parcel 4, location of property south side of SR 16.
Staff Presenter: Georgia Katz, Senior Planner

6. **Public Hearing to consider MAJMOD 2013-02 Sunshine 16 Parcel.** Request to add Parcel 4, 17.57 acres to the existing adjacent and surrounding Sunshine 16 PUD, location of property south of SR 16 and adjacent to Sunshine 16 PUD.
Staff Presenter: Georgia Katz, Senior 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 final agenda will be published at least 15 days in advance of the hearing date. The Agency reserves the right to cancel the meeting schedule as needed.