



REVISED AGENDA
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY
Thursday, July 18, 2013

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 18, 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**
- **Approval of minutes from June 6, 2013 and June 27, 2013 regular meeting.**

AGENDA ITEMS

1. **Public Hearing to consider SUPMAJ 2013-09 Dollar General.** *Item has been continued to August 1, 2013 regular Planning and Zoning meeting.*
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider SUPMIN 2012-07 Racioppi Residence.** Request a Special Use Permit to allow for replacement of an existing mobile home in an RS-3 Zoning District pursuant to Land Development Code Section 2.03.08, location of property 4600 Third Ave.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider MAJMOD 2013-01 Gran Lake.** Request to adjust parameters of the PUD which include a revised phasing schedule, revised site payout, revised access, revised waivers, etc, location of property of Pacetti Road, north of CR 208.
Staff Presenter: Michael Blackford, Planning and Zoning Manager
4. **Public Hearing to consider PUD 2013-02 Greenbriar Preserve.** Request to rezone 30 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to develop a 34 unit subdivision, location of property North side of Greenbriar Rd., approximately 1 1/2 miles east of State Road 13.
Staff Presenter: Michael Blackford, Planning and Zoning Manager
5. **Public Hearing to consider COMPAMD 2012-01 St. Johns Marketplace.** Request to amend the Comprehensive Plan Future Land Use Map from Residential-B to Business and Commerce Park and Mixed Use with a Text amendment, establishing design criteria, for approximately 282.58 acres of land located on the north side of SR 207 east of I-95.
Staff Presenter: Teresa Bishop, AICP, Director Long Range Planning

- 6. Amendments to the Land Development Code: Articles II, III, IV, V, VI, VII, VIII and IX.** Second of three public hearings to consider proposed amendments to eight articles of the Land Development Code. The draft implements recent comprehensive plan amendments regarding drive-in facilities and historic preservation incentives within the Vilano Beach Town Center and include changes to the other Overlay Districts regarding Exemptions (i.e. Administrative approval of Design Elements, Signage) Exceptions (i.e. Design Review Board flexibility for commercial development standards) and Permit Consistency (Administrative Management). The changes also incorporate modern standards for marine turtle lighting choices and clarity for the PZA terms.

Staff Presenter Lindsay Haga, AICP, Development Review Director

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.