



AGENDA
St. Johns County
PLANNING AND ZONING AGENCY
Thursday, June 19, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, June 19, 2014 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 SUPMAJ 2014-09 Trout Creek.** Request to allow for Special Use Permit to allow for on-site outdoor sales and consumption of alcoholic beverages (beer) under the regulation of a State of Florida Type 1COP beverage license in connection with an existing marina to allow for a change of ownership, specifically located at 6550 State Road 13 North.
Staff Presenter: Marie Colee, Assistant Program Manager
- 2. Public Hearing to consider MINMOD 2014-01 Lot 639 Samara Lakes.** Request for a Minor Modification to allow for the reduction in the Front Yard setback from 20' to 19' and a reduction in the Side Yard setback from 7.5' to 6.5', specifically located on property at 109 Nonami Court.
Staff Presenter: Caitlin Cerame, Planner
- 3. Public Hearing to consider MINMOD 2014-06 Jacksonville Academy of Gymnastics.** Request for a Minor Modification to allow commercial recreation as a Special Use on lot 7, located on Hudson Way within the Industrial portion of the Walden Chase PUD, located at the Southwest corner of Hudson Way and Waldon Chase Lane.
Staff Presenter: Caitlin Cerame, Planner
- 4. Public Hearing to consider REZ 2014-01 Elkton Place.** Request to rezone property from Residential Single-family (RS-3) and Commercial General (CG) to Commercial Rural (CR), location of property 4801 County Road 207.
Staff Presenter: Michael Roberson, Senior Planner

5. Public Hearing to consider PUD 2014-02 Ashby Landing. Request to rezone 70 acres from Planned Unit Development (PUD), Industrial Warehouse (IW), and Open Rural to Planned Unit Development (PUD) in order to construct a maximum of 180 single-family lots. Site is located on the south and north side of Dobbs Road Cutoff.

Staff Presenter: Michael Roberson, Senior Planner

6. Public Hearing to consider MINMOD 2014-05 Taylor Woodrow. Request for a Minor Modification to allow a tire service center on an outparcel in the commercial portion of the St. John forest PUD, located on County Road 210.

Staff presenter: Michael Roberson, Senior Planner

7. Public Hearing to consider COMPAMD 2014-02 Silverleaf DRI. Transmittal Hearing for Comprehensive Plan Future Land Use Map Amendment 2012-02-Silverleaf DRI.

Staff Presenter: Teresa Bishop, AICP, Planning Manager

STAFF REPORTS

AGENCY REPORTS

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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.