



Agenda
St. Johns County
PLANNING AND ZONING AGENCY
Thursday, September 17, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 17, 2015 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 TUP 2015-03 Lightsey's Pumpkins and Christmas Trees Sales.** Request for a Temporary Use Permit pursuant to Land Development Code Section 2.02.05.A.1.b to allow for the Seasonal Sales of Pumpkins and Christmas Trees on a Residential Single-Family RS-3) zoned parcel, not to exceed two (2) events per year per parcel and not to exceed forty-five (45) days for each event for a five-year time-frame, location of property 890 State Road 16.
Staff Presenter: Valerie Voigt, Planner
2. **Public Hearing to consider ZVAR 2015-03 Heath Pool.** Request for a zoning variance to reduce the rear yard setback from ten (10) feet to five (5) feet to allow for the construction of a pool, location of property 211 Eleventh Street.
Staff Presenter: Rebecca Dennis, Planner
3. **Public Hearing to consider ZVAR 2015-08 6501 Brevard Street.** Request for a Zoning Variance to allow for a reduction in the required second front yard setback adjacent to the unopened portion of Escambia Street from 15' to 9.6' on the east and 10' on the west portion of the structure to allow for a second story deck, location of property 6501 Brevard Street.
Staff Presenter: Marie Colee, Assistant Program Manager
4. **Public Hearing to consider COMPAMD 2014-09 Indianhead Biomass Services.** Request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) to Rural/Silviculture (R/S) for approximately 10 acres of land and from Residential-B (Res B) to Rural/Silviculture (R/S) for approximately 108 acres of land, both located off Adams Acres Road.
Staff Presenter: Danielle Handy, Senior Planner

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 Agency reserves the right to cancel the meeting schedule as needed.