

**ST. JOHNS COUNTY
PONTE VEDRA ZONING AND ADJUSTMENT BOARD
REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Monday, April 5, 2021 3:00:00 PM**

Please be advised that the regularly scheduled public meeting of the St. Johns County Ponte Vedra Zoning and Adjustment Board will be held on Monday, April 5, 2021 3:00:00 PM 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 require approval or recommendation for approval or denial by the Ponte Vedra Zoning and Adjustment Board but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are 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 Ponte Vedra Zoning and Adjustment Board and further subject to proper notice requirements as may be required for individual agenda items.**

- **Call meeting to order**
- **Reading of Script for Regular Meeting including Remote Public Participation by the Chair**
- **Reading of the Public Notice statement**
- **Approval of meeting minutes for PVZAB December 7, 2020**
- **Public comment**

AGENCY ITEMS ([Agenda](#))

Presenter - Brian Spahr

Staff - Jacob Smith, Planner

District 4

1. [PVZVAR21-01 730 Ponte Vedra Blvd.](#) Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning District Regulations in order to construct a retaining wall of no more than twelve (12) feet in height and located twenty (20) feet from an existing retaining wall in lieu of the four (4) foot maximum height and forty (40) foot separation requirements.

Presenter - Lauren Egleston & Brad Correia

Staff - Jacob Smith, Planner

District 4

2. [PVZVAR21-02 Manners 176 San Juan Dr.](#) Request for a Zoning Variance to Section VIII.M of the Ponte Vedra Zoning Regulations to allow a maximum lot coverage of 42.12% in lieu of the 40% requirement in R-1-B Zoning, in order to accommodate construction of a swimming pool and outdoor living area.

Presenter - William and Marylouise Wagner, Homeowners

Staff - Jacob Smith, Planner

District 4

3. [PVZVAR21-04 Wagner Cabana House.](#) Request for a Zoning Variance to Section III.B of the Ponte Vedra

Zoning District Regulations to allow for a twenty (20) foot rear setback in lieu of the required twenty-five (25) foot setback to allow for an enclosed pool cabana in R-1-D zoning.

Presenter - Brad Wester

Staff - Jacob Smith, Planner

District 4

4. [REZ21-02 Natural Life 510 A1A N](#). Request to rezone approximately one (1) acre of land from Commercial (R-3) with conditions to Commercial (R-3) in order to allow commercial uses on the subject property that are not restricted to Office/Professional uses.

Presenter - Jacob Smith, Planner

District 4

5. [Ponte Vedra Blvd Parking Ordinance. Public Hearing](#) – Amending Section IX.D.11 of the Ponte Vedra Zoning District Regulations and Repealing Ordinance 2006-68.

Presenter - Jacob Smith, Planner

District 4

6. [Workshop: Fences](#). The Ponte Vedra Zoning and Adjustment Board and members of the Ponte Vedra community has previously requested to continue the general discussion on fence height limitations within the District. The purpose of the workshop is to provide direction to staff on possible amendments to the Ponte Vedra Zoning District Regulations.

Presenter - Christine Valliere - Assistant County Attorney

Staff - Christine Valliere, Election of Chair and Vice-Chair

7. [Election of Chair and Vice-Chair](#). The Ponte Vedra Zoning and Adjustment Board is required to annually elect a chair and vice chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for election may be made.

Presenter - Christine Valliere, Assistant County Attorney

District 4

8. [Recommendation of appointment of PVZAB member](#). Thomas (Brad) Scott (District 4) second full four (4) year term expires on April 8, 2021. Appointed members whose terms have expired may continue until a successor is appointed and qualified. Additionally, H. Timothy Powell (District 4), whose first full four (4) year term expires April 18, 2021. Vacancy on the PVZAB was most recently advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PVZAB members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. The following 2 persons have applied for the open positions: Richard D. Ensslen (District 4); Jane Elizabeth Rollinson (District 4). Please see the attachments for application materials.

- **Staff Report**
- **Board Report**
- **Meeting Adjourned**

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone,

and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandept@sjcfl.us.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: plandept@sjcfl.us

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 Ponte Vedra Zoning and Adjustment Board 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.

Event Details

Event Type: Meeting