

**ST. JOHNS COUNTY**  
**PONTE VEDRA ZONING AND ADJUSTMENT BOARD**  
**REGULAR MEETING AGENDA**  
**County Auditorium**  
**500 San Sebastian View**  
**Monday, June 7, 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, June 7, 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**
- **Introduction: Jane Rollinson and Richard Ensslen.**
- **Reading of the Public Notice statement**
- **Legal Discussion: Quasi-Judicial Rules and Regulations, Quasi-Judicial Proceedings, and Sunshine Law by Christine Valliere, Assistant County Attorney.**
- **Public comment**

**AGENCY ITEMS** ([Agenda](#))

*Presenter - Kenneth M. Quintal - Blue Haven Pools*

*Staff - Jacob Smith, Planner*

**District 4**

1. [PVZVAR2021-06 Barrera/Cavagnaro Pool](#). PVZVAR 2021-06 Barrera/Cavagnaro Pool, Request for a Zoning Variance to Section VIII.P of the Ponte Vedra Zoning District Regulations to allow for a swimming pool setback of five and one half feet (5.5') in lieu of the required seven and one half feet (7.5') for R-1-C zoning, specifically located at 5 Dolphin Blvd.

*Presenter - Rebecca Dykstra - Homeowner*

*Staff - Jacob Smith, Planner*

**District 4**

2. [PVZVAR2021-03 Dykstra Property](#). PVZVAR 2021-03 Dykstra Property, Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations to allow a Front Yard setback of 20 feet in lieu of the 40-foot requirement in R-1-B zoning to accommodate construction of a new single family home, specifically located at 886 Ponte Vedra Blvd.

*Presenter - Brad Wester - Driver, McAfee, Hawthorne & Diebenow*

*Staff - Jacob Smith, Planner*

**District 4**

3. [REZ21-02 Natural Life - 510 A1A N](#). REZ21-02, Request to rezone approximately one (1) acre of land from Commercial District (R-3) with conditions per ORD. 1991-41 to Commercial District (R-3) in order to allow commercial uses on the subject property that are not restricted to only Office/Professional type uses.

*Presenter - Douglas Burnett - St. Johns Law Group*

*Staff - Jacob Smith, Planner*

#### **District 4**

4. [PUD2020-08 Ponte Vedra Storage](#). PUD 2020-08 Ponte Vedra Self Storage, Request to rezone approximately 2.1 acres of land from Single Family Residential (R-1-C) to Planned Unit Development (PUD) to allow construction of a Self Storage facility, located at the Southwest Corner of SR A1A N and Marsh Landing Parkway.

- **Staff Report: Next meeting July 12, 2021 with 2 items.**
- **Board Report**
- **Meeting Adjourned**

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.

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