

ST. JOHNS COUNTY
PONTE VEDRA ZONING AND ADJUSTMENT BOARD
REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Monday, September 13, 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, September 13, 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 by Chair.
- Reading of the Public Notice statement by Vice Chair.
- Public comment

AGENCY ITEMS ([Agenda](#))

Presenter - Aimee Thranhardt

Staff - Jacob Smith, Senior Planner

District 4

1. [PVZVAR21-10 Hooks-Thranhardt Rebuild](#). Request for a Zoning Variance to Section VIII.D of the PVZDR to allow a Front Yard setback of 24 feet for Lot 1 and 20 feet for Lot 2 in lieu of the platted 40-foot Building Restriction Line to accommodate construction of two (2) single family homes, specifically located at 9 Solana Rd.

Presenter - Mark W. Shelton, AICP

District 4

2. [PUD21-6 The Approach at Ponte Vedra](#). Request to rezone approximately 4.28 acres of land from Single Family Residential District (R-1-C) to Planned Unit Development (PUD) to allow a mixed-use development that will include a hotel and commercial/office uses.

Presenter - Steve Diebenow, Esq. and Brad Wester, MSD Chairman

District 4

3. [Ponte Vedra Zoning District Regulations - Diebenow Proposed Amendments](#). Proposal to amend the Ponte Vedra Zoning District Regulations, Ord. 2003-05; amending Sections III, IV, & VIII to modify building story, fence height, attached structures, roof design, and driveway separation requirements.

- Staff Report
- Board Report

- The two appeals that go before the County Commissioners on Oct 5th. What is our involvement? How does the process work? Should we attend? Can we present? Should we meet with the commissioners ahead of the meeting?
 - The process to find new members for our Board.
 - Discussion as to how our board should interact, almost a best practices for a board like ours.
- 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.