

ST. JOHNS COUNTY

Ponte Vedra Zoning and Adjustment Board

PONTE VEDRA ZONING AND ADJUSTMENT BOARD BOARD

Al Hollon
Brad Scott
John Patton
Daniel Cook
Robert Becker



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Monday, November 14, 2016 3:00:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Monday, November 14, 2016 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 Planning and Zoning Agency 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 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 Comment
- ❖ Approve September 12, 2016 Regular Meeting Minutes

AGENCY ITEMS

Presenter - Beverly Frazier, Planner

District 4

1. **PVZVAR 2016-08 Covered Porch Replacement.** Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations to allow for a reduction of the required rear yard from 25 feet to 17 feet for replacement of covered porch, specifically located in the Sandy Oaks Subdivision.

District 4

2. **NZVAR 2016-09 Rose Lot (127 Ocean Course Drive).** Request for a Non-Zoning Variance to LDC, Section 6.01.03.A, which requires the width between the side Lots at their foremost points where they intersect with the Street Line to be eighty percent (80%), in order to allow a reduction to thirty-five percent (35%) of the required Lot width (i.e., a reduction of required lot frontage from 80 feet to 35 feet), specifically located at 127 Ocean Course Drive. This application is companion to a plat vacation VACPLA 2016-01. Pursuant to LDC 9.00.08, related applications requiring approval from multiple boards will be heard concurrently by the Board of County Commissioners with the PVZAB's determination constituting a recommendation to the BCC.

Presenter - Shannon Acevedo, Application Review Supervisor

District 4

3. **VACPLA 2016-01 Ocean Course Drive.** This request vacates a portion of the Plat of Avalon Unit 5 (Map Book 5, Page 75) including two lots and the abutting unopened right-of-way, Ocean Course Drive. This application is companion to a non-zoning variance. Pursuant to LDC sec. 9.00.08, both applications will be heard concurrently by the Board

of County Commissioners.

- ❖ Workshop Item
- ❖ Staff Comments
- ❖ Meeting Adjourned

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.