

ST. JOHNS COUNTY

Ponte Vedra Zoning and Adjustment Board

PONTE VEDRA ZONING AND ADJUSTMENT BOARD

Brad Scott
John Patton
Daniel Cook
Robert Becker

All Hollon
Megan McKinley
Timothy Powell



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Suzanne Konchan, Director of Growth Management
Paolo S. Soria, Assistant County Attorney

Monday, October 2, 2017 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, October 2, 2017 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 the Public Notice statement.
- ❖ Public comment.
- ❖ Approval of meeting minutes from April 3, 2017.
- ❖ Approval of meeting minutes from May 1, 2017.

ITEMS

Presenter – Beverly Frazier, Planner

District 4

1. **PVZVAR 2016-02 Wellman Residence** Request for Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations to reduce the front yard setback from forty (40) feet to thirty (30) feet for construction of a single family home. In addition, zoning variances are requested for Sections VIII.I.2.b and VIII.N.1.i, to allow approximately seven (7) feet of additional fill to establish building pad and maximum height of retaining walls at seven (7) feet.

Presenter - Danielle Handy, AICP, Chief Planner

District 4

2. **PVZVAR 2017-03 Ocean House.** Request for a Zoning Variance from PVZDR, Section IV.B.1 to reduce the minimum building separation requirement from 20 feet to 15.77 feet, Section IV.B.4 and VIII.I.1 to increase the maximum building height to 43 feet and to allow for three (3) stories; and from Section IX.C to reduce the number of required off-street parking spaces from 46 spaces to 21 spaces.

District 4

- 3. NZVAR 2017-08 Ocean House.** Request for a Non-Zoning Variance from the PVZDR as follows: Section VIII.Q.5.a(3) to allow two 3-story, 43 foot tall buildings; Section VIII.Q.5.a(10) to allow 11,613 square feet of Gross Floor Area per acre; Section VIII.Q.5.a(11) to allow a building approximately 141 feet in length to be parallel to Ponte Vedra Blvd.; Section VIII.Q.5.b(2)(a) to allow a reduction in the required 20 foot buffer from any Overlay District Roadway ROW to 8 feet; and Section VIII.Q.5.b(1)(f) to reduce the minimum required separation between two buildings from 20 feet to 15.77 feet, specifically located at 239 Ponte Vedra Blvd.

Presenter – Beverly Frazier, Planner

District 4

- 4. Ponte Vedra Zoning District Regulations Amendments - Sections I, III, IV, V, VIII and XII.** This is the first hearing for amendments to Sections I, III, IV, V, VIII and XII of the Ponte Vedra Zoning District Regulations (PVZDR).

- ❖ Staff Comments
- ❖ Meeting Adjourned

If a person decides to appeal any decision made by the Ponte Vedra Zoning and Adjustment Board 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 Ponte Vedra Zoning and Adjustment Board 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 following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Board reserves the right to cancel the meeting schedule as needed.