

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, November 6, 2017 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 6, 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 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.**

AGENCY ITEMS

Presenter - Casey Keough, Planner

District 4

1. **PVZAR 2017-07 Nicholas Residence.** PVZVAR 2017-07 Nicholas Residence, request for a Zoning Variance to PVZDR, Section VIII.D to reduce the platted front building restriction line from thirty-five (35) feet to thirty (30) feet to allow the construction of a replacement single-family home, specifically located at 179 San Juan Drive.

Presenter - Beverly Frazier, Planner

District 4

2. **PVZVAR 2017-08 Burgess Dental.** PVZVAR 2017-08 Burgess Dental, request for a Zoning Variance from PVZDR, Section V.B.2(c)(3) to allow a reduced setback from thirty (30) feet to twenty (20) feet for frontage on two (2) private access roadways to accommodate a 4,100 square foot, one-story dental and professional office building and from PVZDR, Section X.F.8 to allow a business sign to be located within the landscape buffer, specifically located at the intersection of La Pasada Circle and Library Boulevard.

District 4

3. **NZVAR 2017-10 Burgess Dental.** NZVAR 2017-10 Burgess Dental, request for a Non-Zoning Variance from Section VIII.Q.5.b(1)(b) of the Ponte Vedra Zoning District Regulations to allow a reduction of the required Overlay setback from thirty (30) feet to twenty (20) feet for frontage on two (2) private access roadways for the development of a 4,100 SF one-story dental and professional office building, specifically located at the intersection of La Pasada Circle and Library Boulevard. The Ponte Vedra Architectural Review Committee (ARC) recommended approval of the request at the October 25, 2017 meeting.

Presenter - Lisa Brown, Senior Supervising Planner

District 4

- 4. OPSP 2017-01 Hixon Site.** The applicant is seeking approval of an Optional Preliminary Subdivision Plan for a twelve (12) lot subdivision within the Single Family Residential District of R-1-B. The property is located on the west side of Ponte Vedra Boulevard, south of Mickler Road, and north of Old Ponte Vedra Beach Condos. The proposed site is part of the High Dunes of Ponte Vedra Subdivision, a plat recorded in Map Book 65, Pages 69 through 71. The High Dunes of Ponte Vedra project obtained approved subdivision construction plans and a plat was recorded for an eight (8) lot subdivision in 2009. The project never commenced and the construction plans ultimately expired.

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.