

# ST. JOHNS COUNTY

## Ponte Vedra Zoning and Adjustment Board

### PONTE VEDRA ZONING AND ADJUSTMENT BOARD

Brad Scott  
John Patton  
Daniel Cook  
Robert Becker

Al 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, December 4, 2017 3:00:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Monday, December 4, 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.**

- ❖ Call meeting to order
- ❖ Reading of the Public Notice statement
- ❖ Public comment.

### AGENCY ITEMS

#### **Presenter - Lisa Brown, Senior Supervising Planner**

#### **District 4**

**1. PLAT 2017-68 Palms at Old Ponte Vedra Entry Way.** The applicant requests recommendation of approval to plat the entry way of a subdivision which also includes replatting a portion of two residential lots for access to the development. This plat consists the entry way (only) for the Palms at Old Ponte Vedra Subdivision. The portion within the Ponte Vedra Zoning District replats the westerly 50 feet of two adjacent platted lots within the Ponte Vedra By the Sea – Unit Two Development (Map Book 29, Pages 19 through 23) to provide area to develop Grand Palm Court. Access is limited to 21 single family units by conditional zoning. The road rights of way designated as Grand Palm Court as well as “Tract D” (Non-Access by Current & Future W.’ly Adjoiners) shall remain privately owned. “Tract D” references the portion of Grand Palm Court to be replatted. The twenty-one (21) single family lots, which are zoned County Zoning District Residential, General (RG-1), will be platted separately in the future.

#### **Presenter - Casey Keough, Planner**

#### **District 4**

**2. PVZVAR 2017-09 724 Ponte Vedra Boulevard.** PVZVAR 2017-09 724 Ponte Vedra Boulevard, request for a Zoning Variance to Section VIII.N.1.i of the Ponte Vedra Zoning District Regulations to allow construction of a new retaining wall up to 11 feet in height in lieu of the 4 foot maximum height, specifically located at 724 Ponte Vedra Boulevard.

**3. PVZVAR 2017-05 Hoffman Residence (898 Ponte Vedra Blvd)** Request Zoning Variance from the Ponte Vedra Zoning District Regulations Section III.B to reduce the rear setback from 40 feet to 25 feet and Section VIII.I.2.b to allow an increased fill amount of 3'7" to establish the building pad elevation for construction of a new single-family home, specifically located at 898 Ponte Vedra Boulevard.

**4. Ponte Vedra Zoning District Regulations Amendments - Sections I, III, IV, V, VIII and XII** This is the continuation of the first hearing for amendments to Sections I, III, IV, V, VIII and XII of the Ponte Vedra Zoning District Regulations (PVZDR). These amendments have been requested by the Ponte Vedra community and the Ponte Vedra Zoning and Adjustment Board (PVZAB), who have directed staff to proceed with revisions to provide clarification and to assist enforcement of violation issues. In addition, Staff has updated provisions for consistency with the current Land Development Code. The proposed amendments will be presented to the Board of County Commissioners for adoption upon recommendation from the PVZAB.

- ❖ 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.