

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, January 8, 2018 3:00:00 PM

Please be advised that the regularly scheduled public meeting of the Ponte Vedra Zoning and Adjustment Board will be held on Monday, January 8, 2018 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.

AGENCY ITEMS

Presenter - Casey Keough, Planner

District 4

1. **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, specifically located at 724 Ponte Vedra Boulevard. This item was continued from the December 4, 2017 hearing.

Presenter - Beverly Frazier, Planner

District 4

2. **PVZVAR 2017-06 955 PVB Land Trust.** Request Zoning Variance from Ponte Vedra Zoning District Regulations Section VIII.D, Section VIII.I.2.b and Section VIII.I.2.d to allow fill for the building pad and driveway that exceeds the maximum regulations to construct home seaward of the CCCL. In addition, a Zoning Variance is requested from Section VIII.N.1.i for location and height allowances for retaining walls, specifically located at 955 Ponte Vedra Boulevard. Details regarding the variances requested and the proposed site plan are included in the Growth Management staff report.

District 4

- 3. PVZVAR 2017-10 Wanderon Residence.** Request Zoning Variance from Ponte Vedra Zoning District Regulations Section III. B.1 and Section III.B.11 for renovation of the existing home. Zoning Variances are also requested for Section VIII.I.2.b and Section VIII.I.2.d for fill that exceed the maximum regulations to increase the building pad area to accommodate an addition and driveway improvements. In addition, a Zoning Variance is requested from Section VIII.N.1.i for location and height allowances for retaining walls, specifically located at 1135 Ponte Vedra Boulevard. Details regarding the variances requested and the proposed site plan are included in the Growth Management staff report.

Presenter - Kim K. Del Rance, Senior Planner

District 4

- 4. PUD 2017-06 Ponte Vedra Square Shopping Center.** PUD 2017-06 Ponte Vedra Square Shopping Center, request to rezone approximately 10.7 acres from Commercial, General (CG) and Single Family Residential District (R-1-D) to Planned Unit Development (PUD) to allow for existing structures to be incorporated and to provide a Unified Sign Plan.

Presenter - Paolo S. Soria, Senior Assistant County Attorney

District 4

- 5. Election of Chair and Vice Chair.** The Ponte Vedra Zoning and Adjustment Board is required to annually elect a chair and vice-chair. Please see the staff report for additional details.

- ❖ Meeting Adjourned
- ❖ Staff Report
- ❖ Agency Report

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 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.