

ST. JOHNS COUNTY Ponte Vedra Zoning and Adjustment Board

PONTE VEDRA ZONING AND ADJUSTMENT BOARD

John Patton
Megan McKinley
Richard Ensslen
Jane Rollinson
Chip Greene

Samuel Crozier



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Monday, May 1, 2023 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, May 1, 2023 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
- Pledge of Allegiance
- Reading of the Public Notice statement
- Approval of meeting minutes for PVZAB 8/2/2021, 9/13/2021 and 11/1/2021
- Public comment

AGENCY ITEMS

Presenter - Ellen Avery-Smith, Rogers Towers, P.A.

Staff - Kelly Schley, Application Review Supervisor

District 4

- 1. PLAT 2023-09 Eckstein Estate.** The subject of this item is for the recommendation of Final Plat approval for Eckstein Estate(replat). The subject property is located east of Ponte Vedra Boulevard and south of the Duval/St. Johns County line. This plat includes 1.12 acres and 1 single-family lot. This project consists of replatting Lot 5 of Block 62 within the plat of Ponte Vedra (Map Book 5, Page 48) to combine 10 feet of the adjacent lot and relocate the building restriction line. This project is not within a planned unit development and no roads are proposed. Additionally, the proposed lot will meet minimum lot requirement specified for R-1-B zoning and minimum Comprehensive Plan requirements for properties with a Residential-B future land use designation.

Presenter - Hassan Hosseini, Owner

Staff - Brandon Tirado, Planner

District 4

- 2. PVZAR 2023-01 35 Marsh Dunes Place.** Request for a Zoning Variance to Section III.B.1 of the PVZDR to allow for a second and third Front Yard setback of 30 feet in lieu of the 40-foot requirement in R-1-B zoning to accommodate construction of a single-family home.

- 3. PVZAR 2023-04 Hodge Residence (1154 Ponte Vedra Blvd).** Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning Regulations to allow for a retaining wall to exceed the four (4) foot height requirement in R-1-B Zoning.

- Staff Report
- Board Report
- 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, 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.