

ST. JOHNS COUNTY

Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton
Megan McKinley
Chip Greene

Samuel Crozier
Anthony Peduto



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Monday, December 4, 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, December 4, 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 that 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
- Public comment

AGENCY ITEMS

Presenter - Chris Dougherty, Principal, Inspire Placemaking Collective

Staff - Mike Roberson, Director

1. **Consultant Briefing on the County's Comprehensive Plan Update.** The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed that a consultant be hired to assist the county through the process. The consultant, Inspire Placemaking Collective, will provide a briefing on the overall process including the schedule.

Presenter - James G. Whitehouse, Esq. St. Johns Law Group

Staff - Brandon Tirado, Planner

2. **PVZVAR 2023-10 Elias Family Pool.** Request for a Zoning Variance to Section VIII.P of the Ponte Vedra Zoning District Regulations to allow for a swimming pool to be closer than 10 feet from the property line and to allow for the property's Impervious Surface Ratio to be 45.6% in lieu of the 40.00% allowed per Section VIII.M.

District 4

Presenter - Keith Campbell

District 4

- 3. PVZVAR 2023-15 The Plantation @ Ponte Vedra Beach Club Retaining Wall Replacement.** Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning District Regulations to allow for a replacement retaining wall to be a maximum of twelve (12) feet in height in lieu of the required four (4) feet.

Presenter - Staff

Staff - Teresa Bishop, Planning Manager

District 4

- 4. Consideration of appointment for Mr. John Patton to serve a third term and waiver of Section XII.B.2 of the Ponte Vedra Zoning Regulations.** Mr. Richard Ensslen and Mrs. Jane Rollinson provided their resignations on November 7, 2023. In addition, Mr. John Patton's term expired September 17, 2023, leaving three vacant positions on the Board. Mr. Patton has served on the Ponte Vedra Zoning and Adjustment Board for two consecutive four-year terms. The Ponte Vedra Zoning District Regulations, Section XII.B.2 states: Members of the PVZAB shall be qualified electors residing in said District and shall serve without compensation and at the pleasure of the St. Johns County Board of County Commissioners. Appointments of board members shall be for four (4) year terms with total service limited to two (2) such terms. Mr. Patton is requesting a third term.

Presenter - Staff

District 4

- 5. Recommendation to the Board of County Commissioners for Ponte Vedra Zoning and Adjustment Board Appointments.** Mr. Richard Ensslen and Mrs. Jane Rollinson provided their resignations on November 7, 2023. In addition, Mr. John Patton's term expired September 17, 2023, leaving three vacant positions on the Board. The position was recently advertised as required. In accordance with Section XII.B of the Ponte Vedra Zoning District Regulations which states, in part, members of the PVZAB shall be qualified electors residing in said District and shall serve without compensation and at the pleasure of the St. Johns County Board of County Commissioners. Staff received one application: Anna Pirogousis, please find attached application for review and consideration.

- 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.