

ST. JOHNS COUNTY

Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton
Chip Greene
Samuel Crozier
Anthony Peduto
Anna Pirgousis



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth
Management
Lex Taylor III, Assistant County Attorney

Monday, November 4, 2024, 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, November 4, 2024, 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 - James G. Whitehouse, Esq., St. Johns Law Group

Staff - Brandon Tirado, Planner

District 4

1. **PVZVAR 2024-02 500 Morning Side Drive Pool.** Request for a Zoning Variance to VIII.P of the Ponte Vedra Zoning District Regulations to allow for a swimming pool water's edge to be six (6) feet seven (7) inches in lieu of the required 7.5 feet from the property line in R-1-D zoning, and Section VIII.M to allow for an Impervious Surface Ratio (ISR) of 44% in lieu of the required maximum of 40% for a single-family residence. This item was continued from the October 7, 2024 PVZAB meeting. There are no substantive updates to the request included in this report.

Presenter - Jacob Smith, Planning and Zoning Division Manager

District 4

2. **Recommendation to the Board of County Commissioners for Ponte Vedra Zoning and Adjustment Board Appointment.** The Ponte Vedra Zoning and Adjustment Board currently has two open positions. 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: Mark Nickerson, 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.