

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton Mark Nickerson
Chip Greene
Samuel Crozier
Anthony Peduto

Anna Pirgousis



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of
Growth Management
Kealey West, Sr. Assistant
County Attorney

Monday, December 2, 2024, 3:00:00 PM

MEMBERS PRESENT:

Samuel Crozier, District 4, Chair
John Patton, District 4 Vice-Chair
Mark Nickerson, District 4
Anna Pirgousis, District 4

MEMBERS ABSENT:

Anthony Peduto, District 4
Chip Greene, District 4

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Trevor Steven, Planner, PVZAB Staff Liaison
Keisha Frank, Senior Planner
Kealey West, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator

- Call meeting to order by Mr. Crozier (Chair)
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Patton (Vice Chair)
- Public comment: NONE

AGENCY ITEMS

Presenter - Douglas N. Burnett, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 4

1. **MAJMOD 2024-08 Ponte Vedra Lakes Boutique PUD.** Request for a Major Modification to the T.B.D of Ponte Vedra Planned Special Development (ORD. 1998-34) to incorporate the property into the Ponte Vedra Lakes Boutique Planned Unit Development (ORD. 2019-78) to allow for a unified design. The subject property is located west of A1A N and south of Marlin Ave, specifically located between 170 and 190 A1A N.

Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to the Major Modification request to allow for a unified design. Explained that the Ponte Vedra Architectural Review Committee has recently workshopped this design.

Various discussions occurred between the Board and the applicant with regard to potential interconnectivity with the Chase Bank. Board members commented positively on the architecture renderings. The applicant confirmed that the setbacks approved in 2019 would remain and that the car park will be at the front of the building to allow for alignment and potential interconnectivity. The applicant confirmed that the vegetation on the back of the building would be to County code and an eight-foot wall would be built on the property line. The applicant outlined the prohibited uses for Board members.

Public Comment:

- Erik Tibbets: Questioned what is included in the bike rack associated with the use of motorbikes and peddle bikes. Staff confirmed that the bike rack will only be permitted for bicycles and not motorbikes.

Board members stated they would like to see the promises made in 2019 with regard to canopying trees and enhanced landscaping be enforced in the rear of the building. Staff confirmed that the standard requirement in this PUD is a 10-foot buffer with an eight-foot masonry wall. Board members raised the issue of back doors. The Applicant mentioned they are usually for emergency egress. The applicant confirmed that everything agreed to in the 2019 approval is still valid.

(0:50:22)

Motion by Mr. Patton, seconded by Mr. Crozier (motion fails 3/1, dissent from Mr. Nickerson) to recommend approval of MAJMOD 2024-08 Ponte Vedra Lakes Boutique PUD based on the 6 findings of fact as provided in the Staff Report.

Discussion occurred between the Chair and the applicant with regard to postponing this item to the January meeting for a further hearing. The applicant confirmed that being a MAJMOD it is listed for further hearing with the County Commission in January. The county attorney confirmed that the PVZAB board requires 4 board members approval for recommendations to the County Commission.

The applicant asked Mr. Nickerson if there were any additional recommendations needed to the site or to the design to gain his approval to allow this item to go forward to the County Commission. Mr. Nickerson requested specific details on what would get planted between the building and the wall at the back. The applicant confirmed they will space the trees to County code and also provide staff with a list of the types of trees and vegetation before this application goes to the Board of Commissioners in January.

Staff (Mr. Smith): Advised that this PUD is codified as to what the applicant has to do to move forward in the construction phase to meet the standards they have already provided. If there are no plantings undertaken, they will not be receiving a CO. The project will be undergoing environmental review. Enhanced landscape is listed and required.

Ms. Pirgousis: Clarified that the ordinance 2019-78 for this PUD already states enhanced landscaping will be provided in the rear West, and sides North and South in the form of 10-foot-tall canopy trees at the time of planting and be within 10 feet on center.

(1:01:52)

Ms. West: Provided advice on the motion to reconsider.

Motion by Mr. Nickerson, seconded by Mr. Patton, carries 4/0, to reconsider the recommended approval of MAJMOD 2024-08 Ponte Vedra Lakes Boutique PUD.

(1:02:45)

Motion by Mr. Patton, seconded by Ms. Pergousis, carries 4/0, to recommend approval of MAJMOD 2024-08 Ponte Vedra Lakes Boutique PUD based on the 6 findings of fact as provided in the Staff Report.

(1:04:27)

Motion to approve minutes for 9/9/24, 10/07/24, 11/04/24 by Mr. Crozier seconded by Mr. Patton, motion carries 4/0.

- **Staff Report:** Mr. Smith advised that Mr. Trevor Steven will be taking over from Mr. Tirado as the new PVZAB planner. Mr. Steven provided a brief background on his work of 5 years at the County. Next meeting is scheduled for January 6th. A few items are in review. No definite items to date. No further Board applications to date.

- Board Reports: None

(1:07:20)

Motion by Mr. Patton, and seconded by Mr. Nickerson, to adjourn the meeting.

- Meeting Adjourned at 4:08PM

Minutes approved on the 7th day of April 2025.


Chair / Vice-Chair

Ponte Vedra Zoning and Adjustment Board


Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfl.us/GTV/WatchGTV.aspx>