

**ST. JOHNS COUNTY**  
**Ponte Vedra Zoning and Adjustment Board**

**BOARD**

John Patton  
Chip Greene  
Samuel Crozier  
Anthony Peduto



**REGULAR MEETING MINUTES**

County Auditorium  
500 San Sebastian View

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

Monday, January 8, 2024 3:00:00 PM

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**MEMBERS PRESENT:**

John Patton, District 4  
Samuel Crozier, District 4  
Chip Greene, District 4  
Anthony Peduto, District 4

**STAFF PRESENT:**

Teresa Bishop, Planning Manager  
Keisha Frank, Senior Planner  
Brandon Tirado, Planner  
Christine Valliere, Sr. Assistant Attorney  
Jasmine Allen, GIS Technician  
Jennifer Gutt, Planning Coordinator

- Meeting called to Order at 3:00 PM
- Reading of the Public Notice statement (after Chair and Vice-Chair selection)
- Approval of meeting minutes for PVZAB 2/6/23, 5/1/23, 6/5/23, 8/7/23
  - Motion to Approve by Mr. Greene, second by Mr. Patton (Motion Carries 4/0)
- Public comment

**AGENCY ITEMS**

**(00:01:00) District 4**

1. **Election of Chair and Vice-Chair.** Ms. Chair Megan Mckinley and Ms. Vice-Chair Jane Rollinson resigned in December 2023 and September 2023, respectively, leaving the Chair and Vice-Chair positions vacant. Due to these vacancies, the Ponte Vedra Zoning and Adjustment Board is required to elect a Chair and Vice-Chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motion for election may be made.

Discussion around length of Chair term commitment – 1-year term. All four members must vote unanimously for nominations to pass.

Public Comment: None

Nomination of Mr. Greene as Chair by Mr. Patton, no second. (Motion Fails due to no second)

**(00:05:10)**

**Nomination of Mr. John Patton as chair by Mr. Greene, Second by Mr. Peduto. (Motion Fails 3/1 with Mr. Patton Dissenting)**

(00:05:36)

**Motion to nominate Mr. Crozier as chair by Mr. Crozier Second by Mr. Patton (Motion Carries 4/0)**

(00:06:18)

**Motion to nominate Mr. Greene as Vice-Chair by Mr. Patton, second by Mr. Crozier (Motion Carries 4/0)**

(00:09:55) District 4

2. **PVZVAR-2023-13 945 Ponte Vedra Blvd.** Request for a Zoning Variance to Section VIII.D of the Ponte Vedra Zoning District Regulations to allow for a home to be constructed seaward of the Coastal Construction Control Line (CCCL) for a lot not having a platted Building Restriction Line (BRL).

Ex parte communication was disclosed.

Kevin Solomon (on behalf of the owners of the property) presented details pertaining to the zoning variance request.


Agency Discussion: Discussion and clarification regarding tree types and removal / conservation; sea wall construction (current and proposed) with neighbors and dune replenishment projects. The Agency had questions regarding previously approved variances of neighboring properties. Staff was asked to clarify the following items: Staff (Brandon Tirado) will provide information at a later point if the Agency would like regarding when the coastal set back line was established. Staff (Christine Valliere) clarifies there is no liability for county or board if future storms impact the new build. Staff (Brandon Tirado) provided additional information regarding already existing variances as well as slab elevation based on integrated average.

Public Comment: None

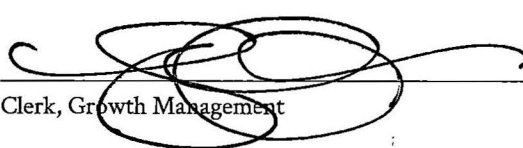
**Motion to approve by Mr. Patton, Second by Mr. Greene (Motion Carries 4/0) PVZVAR 2023-13 945 Ponte Vedra Blvd., based on four (4) findings of fact and five (5) conditions and as provided in the Staff Report**

- Staff Report- none
- Board Report - none
- Meeting Adjourned at: 3:30 PM

Minutes approved on the 1st day of April, 2024.

  
Chair / Vice-Chair

Ponte Vedra Zoning and Adjustment Board

  
Clerk, Growth Management