

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

**BOARD**

Samuel Crozier  
Chip Greene  
John Patton  
Anthony Peduto  
Anna Pirgousis



**MEETING MINUTES**

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth  
Management

Christine Valliere, Sr. Assistant County  
Attorney

Monday, April 1, 2024 3:00:00 PM

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**MEMBERS PRESENT:**

Samuel Crozier, District 4, Chair  
Chip Greene, District 4 Vice-Chair  
John Patton, District 4  
Anthony Peduto, District 4  
Anna Pirgousis, District 4

**STAFF PRESENT:**

Brandon Tirado, Planner  
Benjamin Powelson, Engineer  
Christine Valliere, Sr. Assistant Attorney  
Jennifer Gutt, Planning Coordinator  
Marie Colee Assistant Program Manager

- Called meeting to order at 3:00 PM
- Reading of the Public Notice statement
- Pledge of Allegiance
- Meeting Minutes for Board Approval: 9/11/23, 12/04/23, 01/08/24
  - Motion to Approve *with the changes of Gate Petroleum Owner Name on page 3 of the 9/11/23 minutes*; by Mr. Greene seconded by Mr. Peduto (Motion Passes 5/0)
- Public comment: None

**AGENCY ITEMS**

**Presenter - Thomas Carter**

**Staff - Benjamin Powelson/Brandon Tirado, Engineer/ Planner**

**(00:04:27) District 4**

1. **VACROA 2023-04 Ferrell-Becker Petition.** The applicant has requested the vacation of a portion of unopened and unimproved Second Street North right-of-way. The right-of-way vacation being requested is located within the Sun Valley Subdivision/plat in Ponte Vedra Beach. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation.

Ex parte communication was disclosed.

Tom Carter presented details pertaining to the road vacation request.

The board requests clarification what currently could be built, Staff (Ben Powelson) explained it is currently a dedicated roadway and currently under county dedication. Staff clarified that approval of this road vacation would make the owners of the land responsible for taxes associated with the property. Discussion around keeping as many trees as possible as well as involving neighbors in discussions around the proposed actions. Staff (Ben Powelson) clarifies the rights for land owners for developing the existing Second St north as well as requirements for fire truck access. Staff (Christine Valliere) clarifies how the property ownership is divided of a vacated right of way. Discussion around requesting a vegetative natural buffer (VNB) as well as the type of application being presented.


Public Comment: William McQuilkin, Ross Fanti

Board discussion around requiring the tree retention, conservation easements as well as recommending conservation of trees to the Board of County Commissioners (BCC). Staff (Christine Valliere) clarifies during this process no there is no way to condition it however a conservation easement requested by the applicant could serve as a more permanent preservation. Include the conservation easement as a portion of the recommendation. Applicant clarifies he would prefer doing a conservation easement during a future development process once there can be site planning.

**Motion to RECOMMEND APPROVAL of VACROA 2023-04 Ferrell-Becker Petition, a petition to vacate an unopened portion of right-of-way known as Second Street North, located within the Sun Valley Subdivision *with a caveat to save as many trees as possible on the western edge* by Mr. Patton seconded by Mr. Greene (Motion Carries 5/0).**

- Staff Report: Confirmation there are two items scheduled for the May 6, 2024 PVZAB hearing
- Board Report: Mr. Greene and Mr. Patton will be absent for June 3, 2024 hearing.
- Meeting Adjourned at 3:37 PM

Minutes approved on the 6<sup>th</sup> day of May, 2024.

  
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Chair / Vice-Chair  
Ponte Vedra Zoning and Adjustment Board

  
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Clerk, Growth Management

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

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