

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

**BOARD**

John Patton  
Chip Greene  
Samuel Crozier  
Anthony Peduto  
Anna Pirgousis



**REGULAR MEETING MINUTES**

County Auditorium  
500 San Sebastian View

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

Monday, May 6, 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  
Anna Pirgousis, District 4

**MEMBERS ABSENT:**

Anthony Peduto, District 4

**STAFF PRESENT:**

Brandon Tirado, Planner  
Christine Valliere, Sr. Assistant Attorney  
Jasmine Allen, GIS Technician  
Jennifer Gutt, Planning Coordinator  
Marie Colee Assistant Program Manager

- Call meeting to order at 3:00 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PVZAB Meeting Minutes for Board Approval: 04/01/24
  - Motion by Mr. Patton seconded by Mr. Greene (motion passes 4/0, Absent: Mr. Peduto)
- Public comment

**AGENCY ITEMS**

**Presenter - Christi Elflein, Starr Sanford Design**

**Staff - Brandon Tirado, Planner**

**(00:02:37) District 4**

1. **PVZVAR 2024-01 Hughes Residence.** Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning District Regulations to allow for a retaining wall that exceeds the maximum height requirement of four (4) feet to a maximum of six (6) feet in height, specifically located at 401 Ponte Vedra Blvd.

Ex parte communication was disclosed.

Ms. Elflein presented details pertaining to the Zoning Variance request.

Discussion between the board and the presenters regarding the existing wall as well as the beach walkway noncompliance with ADA standards; Staff (Brandon Tirado) provided insight into the ADA compliancy with the beach walk as well as the variance in wall height would still occur in a few areas. Staff (Brandon Tirado and Christine Valliere) state the Parks and Recreation oversee the beach access and landscape. Board and the presenters discussed the approximate length of noncompliant wall (less than 50% is noncompliant). Staff (Brandon Tirado) explains this is viewed as a wall vs a fence due to the wall serving at a retention wall.

Public Comment: None

Additional Discussion: None

**Motion to approve by Mr. Greene seconded by Mr. Patton (Motion Carries 4/0; Absent: Mr. Peduto) PVZVAR 2024-01 Hughes Residence, based on five (5) conditions and four (4) findings of fact as provided in the Staff Report.**

**Presenter - Richard O'Steen**

**Staff - Brandon Tirado, Planner**

**(00:32:30) District 4**

- 2. PVZVAR 2023-14 40 Phillips Ave.** Request for a zoning Variance to Section VIII.M of the Ponte Vedra Zoning District Regulations to allow for a maximum Impervious Surface Ratio (ISR) of 44% in lieu of the required 40%, located specifically at 40 Phillips Ave.

Ex parte communication was disclosed.

Mr. O'Steen presented details pertaining to the Zoning Variance request.

Agency Discussion: Board asked for clarification on the number of Zoning Variances requested for the maximum impervious surface ration (ISR) with the number of approvals; staff (Brandon Tirado) provided additional variance request properties and the results of the variance requests. Board requests clarification of minimum lot size; staff (Brandon Tirado) answered 7200sq depending on zoning, however these lots are platted lots of record that are not required to adhere to the size requirement.

Public Comment: Chris Pilinko

Additional Discussion: Board asked for clarification regarding drainage issues. Staff (Ben Powelson) provided in depth information regarding historical challenges with flooding as well as effective mitigation techniques that can be used to move water forward versus to the rear of the property.

Board discussion regarding flooding, drainage and a pending feasibility study for this area as well as conversation regarding setting a precedence with approving the variance without a proven hardship. Clarification by presenters around addressing water movement while building the house. This house and the surrounding lots are newer built and have corrected for drainage challenges. Staff (Ben Powelson) provides clarification on yard drainage sloping requirements.

OCA (Christine Valliere) clarified for the board that each zoning variance must stand on its own and no previous granting of a variance creates a precedent for future approvals.

Discussion between board and applicant regarding additional conditions to ensure that water is moved towards the street.

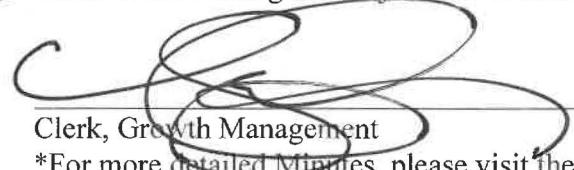
**Motion to approve By Mr. Patton, seconded by Mr. Greene (motion passes 4/0)  
PVZVAR 2023-14 40 Phillips Ave., based on five (5) conditions and four (4) findings of fact as provided in the Staff Report with the additional condition to install drainage mechanisms; French drains, gutters and down spouts to direct water towards the street.**

- Staff Report: Discussion item- Draft Ordinance for July hearing regarding a proposed “no parking” ordinance for San Juan Blvd in Ponte Vedra. July 1, 2024 there is no quorum at this time. Proposed alternate meeting date is Monday, July 8, 2024 at 3pm.
- Board Report: Discussion regarding the financial disclosure requirements. Clarification regarding online submission this year and moving forward.
- Meeting Adjourned at 4:12 PM

Minutes approved on the 8<sup>th</sup> day of JULY, 2024.

  
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>