

**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  
Kealey West, Sr. Assistant  
County Attorney

Monday, November 4, 2024, 3:00:00 PM

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**Board Members Present:**

Samuel Crozier (Chair); Chip Greene (Vice Chair); John Patton; Anthony Peduto; Anna Pirgousis

1. Call meeting to order by Greene at 3pm
2. Pledge of Allegiance
3. Reading of the Public Notice statement by Greene
4. Public comment: Kitty Switkes

**AGENCY ITEMS**

(08:30)

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 single family residence. This item was continued from October 7, 2024, PVZAB meeting. There are no substantive updates to the request included in this report.

**Staff: Brandon Tirado,** Planner

**Ex parte** communication disclosed by: Greene; Patton; Peduto; Pirgousis; Crozier.

**Presenter: James G. Whitehouse,** Esq., (St. Johns Law Group, 104 Seagrove Main St, St Augustine FL 32080) presented an updated request for reasonable relief due to the irregular shape of the platted lot. Advised that since last month's meeting, the owner revised the size of the pool to 8-foot-wide.

(16:13)

Public Comment:

Craig Dolven: OPPOSED

Kitty Switkes: OPPOSED

Luann Dolven: OPPOSED

Margaret Desaussure: OPPOSED

Leslie Montoya: OPPOSED

(21:14)

Various discussions occurred between the Board members and the presenter with regard to this request and possible water flow. The presenter explained that the pool permit will include the gutters not yet installed.

**Staff: Ben Paulson** (Senior Engineer, Growth Management) Explained the drainage issues on the plot.

Various discussions occurred between Board members, Staff and the Applicant. The Board raised the issue of the fact that the lot is small with a larger than normal home being built on it. Further questions were raised as to how the water would flow to avoid homes on the back of the lot.

(1:02:48)

**Motion by Patton, seconded by Peduto, carries 5/0, to approve the Zoning Variance request of the impervious area by increasing it to approximately 43.5 percent, for PVZVAR 2024-02 500 Morning Side Drive Pool Zoning with the stipulation that all of the water falling on the roof area would be captured by gutters and directed to down spouts. That the water is piped to the street and there be a minimum of two drains, one being in the Southeast corner and it also be piped to the street.**

(1:04:28)

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.

**Presenter: Jacob Smith**, Planning and Zoning Division Manager

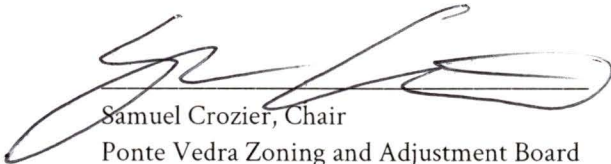
**Applicant: Mark Nickerson** introduced himself and presented his credentials.

(1:07:35)

**Motion by Greene, seconded by Patton, carries 5/0, to recommend the appointment of Mark Nickerson to the Ponte Vedra Zoning and Adjustment Board for a four (4) year term.**

- **Staff Report: Tirado:** Advised the Board that he had accepted a new role in the Tampa area, and this would be his last meeting.
- **Motioned by Crozier, seconded by Greene, to adjourn the meeting at 4:12pm.**

Minutes approved on the 2<sup>nd</sup> Day of DECEMBER 2024



Samuel Crozier, Chair  
Ponte Vedra Zoning and Adjustment Board

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

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