

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton
Chip Greene
Samuel Crozier
Anthony Peduto

Mark Nickerson
Anna Pirgousis



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

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

Monday, April 7, 2025, 3:00:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mark Nickerson, District 4
Anna Pirgousis, District 4

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Trevor Steven, Planner, PVZAB Staff Liaison
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. Greene (Acting Vice Chair)
- Public comment: NONE

AGENCY ITEMS

Presenter - Chris Buckner, Better Home Improvement
Staff - Trevor Steven, Planner

District 4

1. **PVZVAR 2024-04 Szklinski Sunroom.** Request for a Zoning Variance to Section VIII.L.1 and III.B of the Ponte Vedra Zoning District Regulations to allow for a setback of twenty-one (21) feet in lieu of the twenty-five (25) foot requirement to accommodate the placement of a sunroom in R-1-C zoning, located specifically at 112 Glenmawr Court.

(2:45)

Staff: Mr. Smith advised that the presenter was late and requested to be presented at the end of the meeting.

(57:00)

Staff: Mr. Smith advised that Item 1 presenters requested a continuance for a date certain on May 5th PVZAB meeting.

(57:50)

Motion by Mr. Crozier, seconded by Mr. Greene, carries 4/0, to approve a continuance of PVZVAR 2024-04 Szklinski Sunroom to the date certain of May 5th, 2025.

Presenter - Mitchell L. McCue, Home Services by McCue

Staff - Trevor Steven, Planner

(4:17) District 4

2. **PVZVAR 2024-05 Hill Family Pergola.** Request for a Zoning Variance to Section VIII.L.1 of the Ponte Vedra Zoning District Regulations to allow an enclosed pergola to be located outside of the Building Restriction Line (BRL) in R-1-B zoning, located specifically at 12 Lake Terrace.

Presenter Mr. Mitchell McCue presented the zoning variance request to allow an enclosed pergola.

Discussion occurred between the Board members, Staff and the Presenter with regard to the pergola being a flat roof with only one story and confirming the dimensions of the structure. The presenter also advised that it would be more like an enclosed sunroom. Staff confirmed that the existing structure is not in compliance. Therefore, the new structure requires this Board's approval for a zoning variance.

Board members asked if the structure would be air conditioned. Board asked Staff what would happen if there was a complaint made about the existing structure not being in compliance and if that would affect their decision today if they approved the new structure. Staff advised that this would be handled by code enforcement if there was an official complaint.

Ex parte communication declared by Board members.

Further discussion occurred between Board members with regard to the hardship being the setback line that cannot be defined as the property site extends into the lake.

(22:41)

Motion by Mr. Green, seconded by Mr. Patton, carries 4/0, to approve PVZVAR 2024-05 Hill Family Pergola based on four (4) findings of fact and subject to five (5) conditions as listed in the Staff Report, with the addition that the new structure or the replacement occupies approximately the same volume of the existing sunshade structure.

Presenter - Amy Ring, Special Projects Manager

Staff - Amy Ring, Special Projects Manager

District 4

3. **LDCA (PV) 2025-03 Passenger Vans.** On February 4, 2025, the Board of County Commissioners directed Staff to amend the Ponte Vedra Zoning District Regulations (PVZDR) to clarify that passenger-type vans are excluded from the definition of Recreational Vehicle as

applies to parking prohibitions. This amendment applies specifically to PVZDR Section VIII.S.10 (Prohibited Uses).

Presenter: Ms. Ring (Growth Management) presented an amendment to the Ponte Vedra Zoning District Regulations to clarify that passenger-type vans are excluded from the definition of Recreational Vehicle as applies to parking prohibitions.

Board members questioned whether vans that are used by commercial companies are also exempt to the proposed regulations.

Public Comment:

Megan McKinley: OPPOSED.

Explained the process that when changes are made to the Ponte Vedra zoning regulations, a citizen of the zoning district first requests an amendment. They deposit a fee with the Clerk of the Circuit Court, per regulations, any proposal for change is to be submitted. When the request is received, they set up a workshop in Ponte Vedra to present the proposal to the citizens of the district. Provided images of Sprinter Vans used for recreational use that are much larger than passenger vans and have been parked in driveways.

Ms. McKinley is not in favor of changing the code. The district has not allowed boats, trailers, RVS, and campers to be stored in driveways.

Kitty Switkes: OPPOSED.

The proposed changes are too vague. We are open to having a workshop in Ponte Vedra to provide knowledge to the community about the proposed changes. Passenger vans come in different shapes and sizes. Provided an overhead of various images of vans. Recommended that the issue be work-shopped in the community. They are Ponte Vedra regulations.

Further discussion occurred between the Board members with regard to having a community workshop with the MSD members on this issue and then gaining that feedback before hearing this item again.

(0:50:01)

Motion by Mr. Greene, seconded by Mr. Patton, carries 4/0, to recommend a continuance pending the join workshop meeting with the local community, Staff and the MSD meeting members.

Presenter - Jacob Smith - Planning Division Manager

Staff - Jacob Smith, Planning Division Manager

District 4

4. **Election of Chair and Vice-Chair.** The Ponte Vedra Zoning and Adjustment Board is required to annually elect a Chair and Vice-Chair. Please see the recommended Nomination and Voting procedures attached. Alternatively, after public comment, the simple suggested motions for election may be made.

Staff: Mr. Smith advised the Board that now is the time of year to elect a chair and vice chair. That it is typical for one member to nominate the first chair position and deliberate and vote. Then move to the Vice Chair position.

(58:37)

Motion by Mr. Patton, seconded by Mr. Greene, carries 4/0, to nominate Mr. Crozier as Chair of the Ponte Vedra Zoning and Adjustment Board.

(59:40)

Motion by Mr. Crozier, seconded by Mr. Peduto, carries 4/0 to nominate as Vice Chair of the Ponte Vedra Zoning and Adjustment Board.

(1:01:45)

Motion by Mr. Greene, to approve the minutes of the 12/02/2024 meeting. Carries 4/0.

- **Staff Report:**

Mr. Smith reminded Board members that their annual disclosures are due on July 1st, 20025.

Next PVZAB meeting will be May 5th, 2025, with several items for consideration.

Advised that a new search is being undertaken to fill the vacant board position.

- **Board Reports:**

Mr. Greene questioned the aesthetics of items within the Ponte Vedra Zoning regulations.

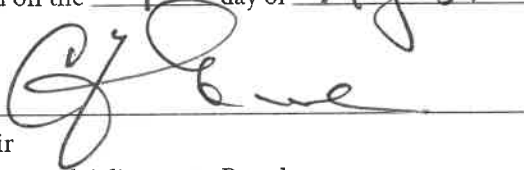
Staff: Mr. Smith mentioned that Staff would look at the code and bring a report to the board to consider at a future meeting.

(1:06:05)

Motion by Mr. Crozier to adjourn the meeting.

- Meeting Adjourned at 4:06PM

Minutes approved on the 4th day of August.



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.sjcfi.us/GTV/WatchGTV.aspx>