

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board

REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Monday, April 06, 2026, 3:00:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

One Vacancy

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Trevor Steven, Planner
Kealey West, Deputy County Attorney
Marie Colee, Assistant Project Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 3:00 PM
- Pledge of Allegiance
- Reading of the Public Notice

BOARD ITEMS:

1. PVZVAR 2026-01 Brunner Wall

Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a six (6) foot retaining wall in lieu of the required maximum of four (4) feet, specifically along the north and south property lines at 407 Ponte Vedra Blvd.

Ex parte communication was disclosed.

Ms. Stephanie Gallagher presented details pertaining to the Zoning Variance request.

Board clarification regarding the northern side needing the retaining wall as well as the need for an additional fence around the pool to meet height safety requirements.

Public Comment: None

Additional Discussion regarding increased challenges with four feet maximum for fences but also requiring a four-foot fence around swimming pools. Clarification regarding the variance only applying to the first 30 ft and the rear 10 ft (on both sides) of the wall, the applicant would agree to those conditions.

Motion to approve by Mr. Nickerson, seconded by Mr. Patton (Motion passes 6/0; one vacancy) PVZVAR 2026-01 Brunner Wall, Request for a Zoning Variance to Section VIII.N.2 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a six (6) foot retaining wall in lieu of the required maximum of four (4) feet, based on four (4) findings of fact and subject to five (5) conditions as listed in the staff report with the additional condition that this variance applies to the first 30 ft and rear 10 feet of the wall on both sides.

- **Public comment:**

Ms. Kitty Switkes (Chair, Ponte Vedra Services District) raised concerns about the size of campaign signs in the Ponte Vedra zoning district and would like to have them reviewed given this is an election year. In the Ponte Vedra zoning district, the signs on residential lots can be limited to 12 square feet. Advised that signs in the County are limited to 6 square feet in residential and 32 square feet in commercial. Requested this signage issue for the Ponte Vedra zoning district be discussed and addressed at the next meeting.

2. PVZVAR 2026-02 945 Ponte Vedra Blvd

Request for a Zoning Variance to Section VIII.D of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a home to be constructed seaward of the Coastal Construction Control Line (CCCL) on a lot that does not have a platted Building Restriction Line (BRL), specifically located at 945 Ponte Vedra Blvd.

Ex parte communication was disclosed.

Mr. Kevin Solomon presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding how the coastal construction line was established and clarifying whether there is liability if this variance is approved.

Public Comment: None

Additional discussion regarding to future potential of tree clearing if the property was sold at some point.

Motion to approve by Mr. Nickerson second by Mr. Patton (Motion passes 6/0; one vacancy) PVZVAR 2026-02 945 Ponte Vedra Blvd (066170-0140), Request for a Zoning Variance to Section VIII.D of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a home to be constructed seaward of the Coastal Construction Control Line (CCCL) on a lot that does not have a platted Building Restriction Line (BRL), based on four (4) findings of fact and subject to five (5) conditions as listed in the staff report.

3. PVZVAR 2026-03 Burch Residence

Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a reduction in both Side Yard setbacks from the required ten (10) feet to seven and a half (7.5) feet in R-1-B zoning to accommodate construction of a single-family home, specifically located at 560 Ponte Vedra Blvd.

Ex parte communication was disclosed.

Mr. David Burch presented details pertaining to the Zoning Variance request. Explained that the 560 Ponte Vedra Blvd lot was platted in 1941. Explained that this is a non-conforming narrow lot and difficult to build a home with a side garage without the approval for the reduction in both side yard setbacks.

Agency clarification and discussion regarding building to the full limit of the set back request, the air conditioning unit location and ensuring there is a 3-foot walkway on the side of the property after air conditioning is installed.

Clarification regarding size of the home to be built two stories, approx. 5000 sq ft and whether there are other variances in the future. Applicant confirmed they do not intend to come back requesting further variances. That they will reduce the building side area to allow for the HVAC unit and compressor.

Public Comment:

- Dr. Scott Boggs: Opposed
- Mr. Roy Landon Langston: Opposed

Applicant provided rebuttal regarding the hardship applicable to this lot and stressed that the narrowness of the lot was the hardship when most lots on Ponte Vedra Boulevard are 100 feet or more, not the 70 feet that this lot is. It is 30 percent narrower than the minimum width.

Board members asked Staff to confirm if there were any variance requests made by the lot owners with 70 feet lots. Staff confirmed the current homes being built on the 70 foot lots have not had any setback variance requests.

Staff also confirmed that each request is a case-by-case decision. That there is no global precedent set for this case. That each request has to independently demonstrate they qualify to the criteria for variance.

Staff confirmed that there is a setback for the eaves that are set by the fire department with the minimum separation between buildings and there are different standards for 10 feet versus 7.5 feet eave separation.

Further discussion occurred between the board members and the applicant with regard to the side setback. The applicant agreed to compromise and table this application and come back with new setback request that would be considered at a later date.

Motion by Mr. Crozier, seconded by Mr. Patton (Motion passes 6/0; one vacancy). to continue PVZVAR 2026-03 Burch Residence to a date uncertain.

4. Discussion Item: Potential Pool ISR Code Revisions and Boat and RV Parking

Discussion item on potential updates to ISR allowances for pools in R-1-D zoning, and a discussion and update on Boat and RV parking restrictions.

Staff (Mr. Smith) outlined the reason for this discussion item. That the updates to ISR allowances is to address primarily the number of requests for pool variance relief in the Ponte Vedra district. Staff confirmed there had been approximately 7 requests in the past 20 years.

Discussion regarding number of applications denied for ISR zoning variances vs approved. Mr. Patton is in full support of moving this ISR increase forward. Staff (Mr. Smith) recommended that for residential lots with an area of 7200 square feet or less, an additional 4 percent of impervious surface is allowed exclusively for swimming pools. Mr. Crozier requested Staff to include drainage be piped to the front of the house as part of the code amendment. Staff (Mr. Smith) mentioned guttering and that the revisions need to ensure proper drainage is included so the reviewing engineers inspecting it can approve the building permit.

Motion by Mr. Patton, seconded by Mr. Greene (Motion passes 6/0; one vacancy) to direct staff to bring back PVZDR amendment addressing a 4% increase in ISR specifically for pools.

Discussion occurred between the board members and Staff with regard to restricting RV's and Boats from parking more than 24 hours on properties where they are visible from the public right-of-way. It was decided not to move forward on this issue because there is a 2025 State Senate Bill 180 that restricts local governments

from enacting any type of comprehensive plan amendments that would be more burdensome or restrictive. That County Code Enforcement will handle all pride complaints made.

5. 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 comments, the simple suggested motions for the election may be made.

Motion by Mr. Greene, seconded by Ms. Pirgousis, (Motion carries 6/0, one vacancy) to elect Mr. Crosier as Chair for the Ponte Vedra Zoning and Adjustment Board for the 2026 / 2027 period.

Motion by Mr. Patton, seconded by Mr. Crosier, (Motion carries 6/0, one vacancy) to elect Mr. Greene as Vice Chair for the Ponte Vedra Zoning and Adjustment Board for the 2026 / 2027 period.

- Minutes for Board Approval: 10/06/2025:
 - **Motioned by Mr. Crosier, seconded by Mr. Patton (Motion carries 6/0, one vacancy) to approve the 10/6/2025 PVZAB minutes.**
- Staff Report: none
- Board Report: Mr. Patton mentioned he has one potential applicant to apply for the one board vacancy.
- Motion by Mr. Crosier, seconded by Mr. Patton to adjourn the meeting.
- Meeting adjourned at 4:54 pm.