

ST. JOHNS COUNTY

Ponte Vedra Zoning and Adjustment Board

BOARD

Samuel Crozier
Chip Greene
John Patton
Anthony Peduto
Anna Pirgousis

Mark Nickerson

AGENDA



REGULAR MEETING

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth
Management
Kealey West, Deputy County Attorney

Monday, April 6, 2026 3:00:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Ponte Vedra Zoning and Adjustment Board will be held on Monday, April 6, 2026 3:00:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those that require approval or recommendation for approval or denial by the Ponte Vedra Zoning and Adjustment Board but may not require a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Ponte Vedra Zoning and Adjustment Board and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Minutes for Board Approval: 10/06/2025
- Public comment

AGENCY ITEMS

Presenter - Stephanie Gallagher, Starr Sanford Design

Staff - Trevor Steven, Planner

District 4

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.

Presenter - Kevin Solomon, KES Architects, PLLC

Staff - Trevor Steven, Planner

District 4

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.

Presenter - David Burch

Staff - Trevor Steven, Planner

District 4

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.

Presenter - Jacob Smith, AICP

Staff - Jacob Smith, Planning Division Manager

District 4

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.

Presenter - Jacob Smith, AICP

District 4

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 attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for the election may be made.

- Staff Report
- Board Report
- Meeting Adjourned

If a person decides to appeal any decision made by the Ponte Vedra Zoning and Adjustment Board with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Ponte Vedra Zoning and Adjustment Board is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.