

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

**BOARD**

John Patton  
Chip Greene  
Samuel Crozier  
Anthony Peduto  
Anna Pirgousis

Mark Nickerson



**REGULAR MEETING MINUTES**

County Auditorium  
500 San Sebastian View

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

Monday, May 5, 2025, 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

**MEMBERS ABSENT:**

Anthony Peduto, District 4

**STAFF PRESENT:**

Jacob Smith, Planning Division Manager  
Trevor Steven, Planner  
Kealey West, Sr. Assistant Attorney  
Jasmine Allen, GIS Technician  
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 3:00pm by Mr. Samuel Crozier
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Chip Greene.
- Public comment: None

**AGENCY ITEMS**

**Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow**

**Staff - Trevor Steven, Planner**

**District 4**

1. **PVZVAR 2025-01 Demetriou Residence.** Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a second Front Yard setback of 27 feet in lieu of the 40-foot requirement in R-1-B zoning to accommodate construction of a single-family home, located specifically at 348 Pablo Road.

Ex Parte disclosed by Board members.

Mr. Wester presented details pertaining to the PV Zoning Variance request.

Board discussion regarding the size of the house comparison to surrounding homes – 5500 sq feet two story home with the older homes probably around 3000 sq ft with newer homes bigger than 5000 sq ft. Discussion occurred with the Board asking Staff about the sunsetting clause given the original home has been demolished.

**Staff (Mr. Jacob Smith)** confirmed that the sunset clause is only in effect for one year after a home has been demolished. The non-confirming uses with the older home cannot be grandfathered in after one year. The comprehensive plan does not encourage the use of the ending of non-conforming uses. There is the possibility for the homeowner to request a vesting for the non-conformity. If that non-conformity vesting was passed by the County, then it could be carried forward beyond the one year. Without the vesting, the time period is one year.

Board asked Staff for clarification regarding the future connectivity of the cornering roads Franklin and Pablo roads, as well as impact of 1966 platting on this lot.

**Staff (Mr. Jacob Smith)** confirmed there is no planned upgrade of that right of way and that the year 1966 was mentioned in historical context. Explained that the plating is not necessarily a portion of this application. That the focus for this application is on the setback.

Discussion occurred between the Board and the applicant regarding the impervious surface ratio requirement for 40 percent which the applicant confirmed does not go above 28 percent.

Further discussion occurred amongst Board members regarding prior access to the Franklin and Pablo Roads.

Public Comment: None

( 22:20 )

**Motion by Mr. Chip Green, seconded by Ms. Anna Pirgousis, carries 5/0, (Absent: Anthony Peduto, one vacant position) to approve PVZAR 2025-1 Demetriou Residence request for a zoning variance.**

**Presenter - Christopher Piltin**

**Staff - Trevor Steven, Planner**

**District 4**

- 2. PVZVAR 2025-02 Piltin Residence.** Request for a Zoning Variance, pursuant to Section III.B of the Ponte Vedra Zoning District Regulations (PVZDR), to allow for a six (6) foot Rear Yard setback in lieu of the required forty (40) feet in R-1-B zoning to accommodate the placement of a detached, screened pavilion, located specifically at 153 Broken Pottery Drive.

Ex Parte disclosed by Board members.

Mr. Piltin presented specifics to the PV Zoning Variance request.

The Board had a discussion regarding the need for a variance if there were no roof as well as risk of pizza oven and the surrounding vegetation. However, there is no vegetation above the pizza oven. Placement of the structure in a different portion of the backyard would negatively impact the larger oak trees and dripline system.

Public Comment: None

(36:05)

**Motion by Mr. Chip Greene, seconded by Mr. Mark Nickerson, carries 5/0, (Absent: Mr. Anthony Peduto) to approve PVZVAR 2025-02 Piltin Residence, request for a Zoning Variance based on 4 findings of fact and subject to 5 conditions as listed in the Staff Report.**

- **Staff Report: Mr. Jacob Smith** updated the Board on questions from April 7<sup>th</sup>, 2025, meeting with regard to Passenger Vans being parked in the Ponte Vedra Zoning District. Advised that Staff were directed by the Board of County commissioners to no longer pursue any changes to the passenger van regulations.

Read out the various things that the Ponte Vedra Zoning Regulations have that refers to the aesthetic requirements within a single-family zoning. There are no regulations for how many cars you can park.

Advised Board members there is currently no update with regard to the open position on the Board.

- **Board Report**

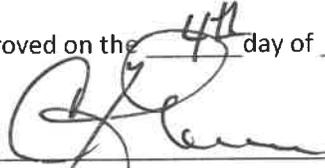
Members discussed the Tallahassee Accessory Dwelling Unit Bill that is currently being passed.

**Staff: Ms. Kealey West** advised the Board that the County legal staff are also following that State legislation and will brief the Board when the County can do a full analysis of the final bill.

( 46:01 )

- Motion by Mr. Samuel Crozier to adjourn the meeting at 3:46pm.

Minutes approved on the 4<sup>th</sup> day of August, 2025.

  
 \_\_\_\_\_  
 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.sjcf.us/GTV/WatchGTV.aspx>