

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

REGULAR MEETING MINUTES

County Auditorium  
500 San Sebastian View

Monday, August 4, 2025, 3:00:00 PM

**MEMBERS PRESENT:**

Chip Greene, District 4 Chair  
John Patton, District 4, Vice Chair  
Anna Pirgousis, District 4  
Mark Nickerson, District 4

**MEMBERS ABSENT:**

Anthony Peduto, District 4  
Samuel Crozier, District 4

**STAFF PRESENT:**

Jacob Smith, Planning Division Manager  
Trevor Steven, Planner  
Kealey West, Deputy County Attorney  
Jasmine Allen, GIS Technician  
Jennifer Gutt, Planning Coordinator

- Call meeting to order by Mr. Greene
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Patton
- Minutes for Board Approval: 04/07/2025 and 05/05/2025  
Motion by Mr. Nickerson, second by Mr. Patton (motion carries 4/0; absent, Mr. Crozier, Mr. Peduto) for approval of Board Minutes for 04/07/2025 and 05/05/2025 meetings.
- Public comment: None

**AGENCY ITEMS**

**1. PVZVAR 2025-03 Simpkins Residence**

Request for a Zoning Variance to Section VIII.D of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a Front Yard setback of 40 feet in lieu of the required 50-foot platted Building Restriction Line to accommodate the construction of a replacement single-family home, specifically located at 65 San Juan Drive.

Ex parte communication was disclosed by Board members.

Mr. Esposito presented details pertaining to the Variance request. Explained they are seeking a 10-foot modification to the 50-foot front setback line. Explained that neighbors had previously been provided with a 10 feet variance to their properties. Provided arial views of the property and explained the home has already been demolished. Explained the property hardship as being a “wedge” shaped plat along the length of streetscape and that excessive shallowness of the lot is not general to the area. Presented a Site Plan that should the shallowness of the buildable area and they are within the 40% coverage. Displayed letters of support from the two adjacent neighbors along with another neighbor from across the street.

Board discussion occurred regarding the setback of the Platt was established later than the 1930’s as well as clarification on the size of the lot compared to the surrounding lots and the specific variance requested.

Public Comment: None

Additional Discussion: None

**Motion to approve by Mr. Patton, seconded by Mr. Nickerson (motion carries 4/0; absent, Mr. Crozier, Mr. Peduto) PVZVAR 2025-03 Simpkins Residence, based on four (4) findings of fact and subject to five (5) conditions listed in the Staff Report.**

**2. PVZVAR 2025-05 Dayton Pool**

Request for a Zoning Variance to Section VIII.M of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a maximum Impervious Surface Ratio (ISR) of 44% in lieu of the required 40% to accommodate the placement of a proposed swimming pool, located specifically at 303 Pablo Road.

Ex parte communication was disclosed.

Ms. Dayton presented details pertaining to the Variance request including six reasons for the request, one being for exercise for two family members with health issues. Mentioned that ten neighbors had been personally approached and they have submitted letters of support.

Mr. Greene requested clarification regarding ISR current versus requested. Staff clarified that whilst the owners needed less than 44% the Staff Report recommended a 44% request to ensure the pool would be built within what was requested. Mr. Patton requested clarification from Staff that the pool, which has a requested additional 3.3% surface area, would end up being 750 square feet of lot space. This calculation was confirmed by Staff.

Public Comment: None

Additional discussion: Mr. Patton mentioned that if the variance request was not approved by the four Board members today it would take approximately a year before it could be heard again.

**Motion to approve by Ms. Pirgousis, seconded Mr. Nickerson (motion carries 4/0; absent: Mr. Crozier, Mr. Peduto) PVZVAR 2025-05 Dayton Pool, based on four (4) findings of fact and subject to five (5) conditions listed in the Staff Report.**

**3. LDCA (PV) 2025-06 Subdivision Regulations**

An amendment to the Ponte Vedra Zoning and District Regulations to reflect changes to Florida Statutes that went into effect with the enactment of Senate Bill 784 on July 1, 2025. The bill requires administrative approval of a platt or replat submitted pursuant to F.S. 177.091 according to certain processing criteria. An amendment (LDCA 2025-05) to similarly amend the Land Development Code was heard by the Board of County Commissioners on July 22, 2025, and approved 5-0 (Motion by Commissioner Murphy, Second by Commissioner Arnold).

Lisa Brown (GMD Staff) presented details pertaining to the PVZDR Amendment request.

Board discussion clarifying the approval process for plating and replating.

Public Comment: None

Additional Discussion: Mr. Patton asked for clarification of what would not come before the PVZAB. Staff confirmed that this change is for residential subdivision plating and not PUDs.

Staff (Ms. Brown) explained that it is now a State Statutory requirement that St. Johns County establish a policy for administrative approval for plats and replats for subdivisions.

Staff (Ms. West) explained that there will be administrative approval for plats and replats through the Growth Management Director if they meet the State Statutory Requirement.

**Motion to recommend approval by Mr. Patton, seconded by Mr. Greens (motion carries 4/0; Absent; Mr. Peduto; Mr. Crozier) of LDCA (PV) 2025-06 Subdivisions, amending the Ponte Vedra Zoning District Regulations to remove review and recommendation of plats and replats by the Ponte Vedra Zoning and Adjustment Board consistent with S. 177.071, Florida Statutes.**

- Staff Report: None
- Board Report: Discussion from Mr. Nickerson regarding plating around 1939 with the Building Restriction Lines. Staff were asked as to how many more homes are likely to be presented to the PVZAB.

Staff (Mr. Smith) explained that most of the plats in Ponte Vedra are historic plats of the time frame of 1930's. The building restrictions on these plats varies fairly widely. Some of them were extra restrictive like 50 feet and some do not have plated building restriction lines. Others are unique such as corner lots or lots that have a unique shape. We do not see a lot of these types of reliefs. Once that relief is granted, everyone starts to try to match it. It has been about 10-to-15-year span since the original was done and there have been only about three along this section of Ponte Vedra.

Board discussion occurred around seasonal rentals occurring in some Ponte Vedra single family homes. Mr. Patton mentioned that some rooms were being converted into rental studios without building permits. Board members were not in support of having the area become an Airbnb haven.

Staff (Mr. Smith) mentioned that any known rooms rented out illegally can best be addressed by placing a pride case with the Code Enforcement Department of St Johns County.

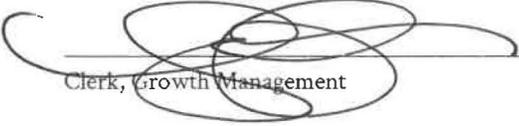
The issue of enforcing the RV or Commercial parking rule was discussed. Mr. Patton mentioned that code enforcement has to see where the vehicle is parked and if the parking abides by the 24-hour rule. The aim is to not allow residents to park their RV out front for extended periods of time over Summer.

Staff (Ms. West) advised Board members that any changes to the Ponte Vedra Code would come back for two hearings that would be publicly noticed.

- Motioned by Mr. Greene to have Meeting Adjourned at 3:51pm

Minutes approved on the 6<sup>th</sup> day of October, 2025.

  
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Chair / Vice-Chair  
Ponte Vedra Zoning and Adjustment Board

  
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Clerk, Growth Management