

# ST. JOHNS COUNTY

## Ponte Vedra Zoning and Adjustment Board

### BOARD

Samuel Crozier  
Chip Greene  
John Patton  
Anthony Peduto  
Anna Pirgousis

Mark Nickerson



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management

Kealey West, Deputy County Attorney

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

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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, August 4, 2025 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 require approval or recommendation for approval or denial by the Ponte Vedra Zoning and Adjustment Board but may not require in 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: 04/07/25 and 05/05/25
- Public comment

### AGENCY ITEMS

**Presenter - Robert Esposito | Esposito Design, Inc.**

**Staff - Trevor Steven, Planner**

#### **District 4**

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.

**Presenter - Edwin & Michelle Dayton**

**Staff - Trevor Steven, Planner**

#### **District 4**

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.

**Presenter - Lisa Brown, Development Review Manager**

**Staff - Amy Ring, Special Projects Manager**

**District 4**

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 plat 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).

- 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.