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
Lex Taylor III., Deputy County Attorney

Monday, August 3, 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, August 3, 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 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: 06/01/2026
- Public comment

AGENCY ITEMS

Presenter - Phillip & Kerry Sykes

Staff - Trevor Steven, Planner

District 4

1. **PVZVAR 2026-04 110 Overlook Drive**. Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a side setback of 1 foot 8 inches in lieu of the required ten (10) feet in R-1-B zoning to accommodate the placement of exterior second floor stairs, specifically located at 110 Overlook Drive.

Presenter - Ellen Avery-Smith, Rogers Towers, P.A.

Staff - Trevor Steven, Planner

District 4

2. **MAJMOD 2026-07 Our Lady Star of the Sea PUD**. Request for a Major Modification to the Our Lady Star of the Sea PUD (Ordinance 2011-30, as amended) to allow for the redevelopment of the administrative building, school, faith formation building and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church, specifically located at 545 A1A N.

Presenter - Jacob Smith, AICP

Staff - Jacob Smith, AICP, Planning Division Manager

District 4

3. **LDCA 2026-04 PVZDR Amendment – Lot Coverage Allowance for Swimming Pools**. The Ponte Vedra Zoning and Adjustment Board (PVZAB) requested changes to the Ponte Vedra Zoning District (PVZDR) at their regularly scheduled meeting on April 6th, 2026, regarding an additional Lot Coverage allowance for properties 8,000 square feet or less in area, exclusively for the addition of residential swimming pools. The proposed lot coverage change would increase the pervious area on Lots 8,000 square feet or less from forty (40) percent to forty-four (44) percent, with the additional allowance only to be used for swimming pools.

- 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.