

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board
Regular Meeting Minutes
County Auditorium
500 San Sebastian View

Monday, June 01, 2026, 3:00 PM

MEMBERS PRESENT:

Samuel Crozier, District 4, Chair
Chip Greene, District 4 Vice-Chair
John Patton, District 4
Anthony Peduto, District 4
Mark Nickerson, District 4

MEMBERS ABSENT:

Anna Pirgousis, District 4

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Trevor Steven, Planner
Lex Taylor III, Deputy County Attorney
Jennifer Gutt, Planning Coordinator
Marie Colee Assistant Program Manager

- Call meeting to order by Mr. Crozier.
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Greene.
- Approval of Agency Minutes: Moved to the end of the agenda.
- Public Comments: None

AGENCY ITEMS

1. PVZVAR 2026-03 Burch Residence

Request for a Zoning Variance to Sections III.B.1 and IIIV.D 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 nine (9) feet and a reduction in the required front yard setback from sixty-nine (69) feet to fifty-four (54) feet in R-1-B zoning to accommodate construction of a single-family home, specifically located at 560 Ponte Vedra Blvd. This application was originally heard at the 4/6/2026 PVZAB meeting and was voted for continuance to allow the applicant to make changes to the request.

Ex parte communication was disclosed.

Mr. David Burch presented details pertaining to the Zoning Variance request. Revised their side setback requests to being one foot each side. Argued that the requests for the front set back variance is not a proportional impact. Applicants are requesting a 54-foot front set back instead of the required 69 foot setback. Pointed out that people on the opposite side of the road had 40-foot setbacks.

Public Comment:

- James Whitehouse: Opposed. Represented the Landrum/Langston Family.
- John Boggs: Opposed.

Agency clarification and discussion regarding prior purchase knowledge of lot size and restrictions as well as the increased square footage in the structure footprint as well as clarifying there is not a setback request for the rear yard. Discussion pertaining to neighbor opposition and support; there are currently letters for both opposition and support. Discussion pertaining to the applicant's need to use the presented site plan if the variance is approved.

Applicant provided rebuttal to public comments and the concerns of the enjoyment of the homestead which is established as a rental as well as neighbors purchasing two lots versus building on one lot.

Lengthy Board discussion around side yard setback requests and the front yard request occurred.

Mr. Nickerson joined the meeting. Raised concerns with the number of neighbors letters opposing. Explained that meeting with the neighbors first, before meeting with the architect, would have helped reduce opposition letters to this development.

Discussion occurred between Board members and Staff with regard to the number of motions they may make to ensure the applicant gains approval of what can be undertaken on the property with no further need to return for variances.

Motion by Mr. Patton, seconded by Mr. Greene, (Motion fails 3/2; dissent Mr. Crozier, Mr. Nickerson: Absent: Ms. Pirgousis) to approve PVZVAR 2026-03 Burch Residence requesting zoning jurisdictions under the code to allow a reduction of the required front yard setback from 69 feet to 54 feet, in zoning R1B to construct a garage, based on four (4) findings of fact and subject to five (5) conditions listed in the Staff Report.

Motion by Mr. Crozier, seconded by Mr. Peduto, (Motion fails 3/2; dissent Mr. Patton, Mr. Nickerson: Absent: Ms. Pirgousis) to approve PVZAR 2026-02 Burch Residence request Sections III.B.1 and IIIV.D 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 nine (9) feet and a reduction in the required front yard setback from sixty-nine (69) feet to fifty-four (54) feet in R-1-B zoning to accommodate construction of a single-family home, based on four(4) findings of fact, and subject to five (5) conditions as listed in the Staff Report.

Motion by Mr. Patton, seconded by Mr. Greene, (Motion passes 5/0: Absent: Ms. Pirgousis) to approve PVZAR 2026-03 Burch Residence request Sections III.B.1 and IIIV.D of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for the reduction of the front yard set back from sixty-nine (69 feet) to fifty-four (54) feet in R-1-B zoning to accommodate construction of a garage, based on four(4) findings of fact, and subject to five (5) conditions as listed in the Staff Report.

2. 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 7,200 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 7200sqft or less from forty (40) percent to forty-four (44) percent, with the additional allowance only to be used for swimming pools.

Staff (Mr. Smith) presented research on lot coverage for swimming pool for properties 7,200 square feet. Requested to continue the presentation to include lots that are 8,000 square feet or less to a date uncertain.

Public Comment:

- Kitty Switkes raised concerns on this proposed amendment.

Various discussions occurred with Board members on this item and all agreed to table for a later date.

Motion by Mr. Crozier, seconded by Mr. Patton (Motion passes 5/0: Absent: Ms. Pirgousis, One Vacancy) to table LDCA 2026-04 PVZDR Amendment – Lot Coverage Allowance for Swimming Pools to a date uncertain.

- **Motion by Mr. Patton, seconded Mr. Greene, (Motion passes 5/0: Absent Ms. Pirgousis, One Vacancy) to approve PZA minutes for 04/06/2026.**
- Staff Reports: None
- Agency Reports: Mr. Patton recommend a no-coat dress code for the summer meetings.
- Meeting Adjourned by Mr. Crosier at 4:46pm