

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

Monday, August 03, 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
Anna Pirgousis, District 4

MEMBERS ABSENT:

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Karla Castellon, PV District Planning Advisor
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 2026-04 110 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.

Ex parte communication was disclosed.

Mr. Sykes presented details pertaining to the Zoning Variance request.

Board questions and discussion postponed for public comment.

Public Comment:

- John Celluci: Opposed
- Belk Ingram: Opposed

The Board expressed safety concerns, as well as potential challenges with the staircase's size, placement, construction materials, lack of permits, possible encroachment on the property line, and use of neighboring property for access. The Board also discusses issues related to zoning, setbacks, engineering sign-offs, vegetation, and whether a board member should recuse due to proximity to the property. Clarification regarding the access is for short term rental or Air B&B access.

Board questions regarding Ponte Vedra code addressing fire safety and exceptions to setbacks as well as requirement for recusal in the voting. Discussion regarding requirements for recusal in the voting matters – there is no real financial cause for recusal. Mr. Patton discusses he has no support for any side setback variations.

Comments regarding side yard setbacks and previous applications requesting similar variances. Discussion regarding next steps for the applicant if the variance request is not granted and any time requirements for the removal of the staircase.

Motion to deny by Mr. Peduto second by Mr. Nickerson (Motion Passes 5/0: Abstained: Mr. Patton, One Vacancy) PVZVAR 2026-04 110 Overlook Drive, based on four (4) findings of fact as listed in the Staff Report.

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.

Ms. Ellen Avery Smith presented the details pertaining to the Major Modification Request.

Public Comment: None

Board clarification regarding height allowances and timeline for the proposed project which should be completed by September 2027, as well as clarification on length of the educational building

Motion to recommend approval by Mr. Greene second by Ms. Pirgousis (motion Passes 6/0: One Vacancy) of MAJMOD 2026-07 Our Lady Star of the Sea PUD based upon six (6) findings of fact as provided in the Staff Report.

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.

Mr. Jacob Smith presented the item for discussion and recommendation of approval or denial by the Board of County Commissioners.

Public Comment: None

Discussion regarding the potential for additional drainage challenges by increasing the impervious surface ratio being proposed. Discussion regarding the 8000 sq ft limit creating a hardship specificity to the lot. Clarification regarding this proposed change is only effected by pool additions and does not apply to hardscaping or pool decking.

Motion to Recommend Approval by Mr. Patton second by Mr. Greene (Motion Passes 6/0; One Vacancy) the proposed amendments to the Ponte Vedra Zoning District Regulations based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

- Board Review of Meeting Minutes June 01, 2026:
 - Motion to Approve by Mr. Patton second by Mr. Peduto (Motion Passes 6/0; One Vacancy)
- Staff Reports: September 14, 2026, next PVZAB hearing
- Board Reports: None
- Meeting Adjourned at 4:07 PM