

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

Monday, September 14, 2026, 3:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Anna Pirgousis, District 4
Anthony Peduto, District 4

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

Hearing start time 3:05pm due to technological recess required.

- Call meeting to order by Mr. Crozier at 3:05pm.
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Greene.
- Public Comments:
 - Kitty Switkis: Chair of MSD: Discussed the Ponte Vedra Tree ordinance as passed in 2020. Requests the PVZAB adds to their agenda.
 - Mac McCullar: Environmental Attorney: Original author of the tree ordinance, interpretation errors regarding mitigation credits for protected trees.
- Board discussion pertaining to clarification of the request, the interruption errors, and examples in the last six years where this may have occurred.

BOARD ITEMS

1. PVZVAR 2026-05 30 Sailfish Dr - Office Shed

Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a rear yard setback of seven (7) feet in lieu of the required twenty-five (25) feet in R-1-C zoning to accommodate the placement of detached office shed, specifically located at 30 Sailfish Drive.

Ex parte communication was disclosed.

Ms. Allen and Michael Reddick presented details pertaining to the Zoning Variance request.

Board clarification and discussion regarding the construction of the shed itself, plumbing and electric availability, and the requirement of a building permit. Clarification regarding the existence of potential PRIDE / Code Enforcement concerns. Discussion regarding added plumbing availability in the future.

Public Comment: None

Additional discussion regarding a hardship as well as the quality of the build and screening.

Motion to approve by Greene second by Patton (Motion Passes 4/0: Absent Pirgousis and Peduto) PVZVAR 2026-05 30 Sailfish Dr - Office Shed, based on four (4) findings of fact and subject to five (5) conditions as listed in the Staff Report with the additional condition that the setback variance is exclusively for this structure.

2. PVZVAR 2026-06 453 A1A N. (Lanai)

Request for a Zoning Variance to Section III.B.1 of the Ponte Vedra Zoning District Regulations (PVZDR) to allow for a rear yard setback of twenty (20) feet in lieu of the required twenty-five (25) feet in R-1-D zoning to accommodate the placement of a proposed lanai, specifically located at 453 A1A N.

Ex parte communication was disclosed.

Jillian (no last name provided) and Lisa Sandefur presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding a homeowner's ability to repair or replace the structure. Clarification regarding the flooring. Discussion with Staff regarding the adjacent property as well as the maximum roof overhang for this area.

Public Comment: None

Additional Discussion: None

Motion to approve by Crozier second by Nickerson (Motion Passes 4/0: Absent: Pirgousis and Peduto) PVZVAR 2026-06 453 A1A N. (Lanai), based on four (4) findings of fact and subject to five (5) conditions as listed in the Staff Report.

Board and Staff Discussion:

Discussion regarding the Ponte Vedra Tree Ordinance and the need for direction and next steps. Board requests a presentation from staff regarding how the current Ponte Vedra Tree Ordinance is applied. Additional direction regarding quantifying the problem encountering the potential misinterpretations. Consensus provided.

- Staff Reports: Next public hearing is scheduled for October 05, 2026 and will contain the staff presentation regarding Ponte Vedra Tree Ordinance.
- Board Reports: Inquiry into potential new Board Applicants, October hearing remains casual attire.
- Meeting Adjourned at 353pm