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

Monday, October 05, 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

MEMBERS ABSENT:
Mark Nickerson, District 4
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
- Public Comments: None

BOARD ITEMS

1. PVZVAR 2025-07 Evanson Family Residence

Request for a Zoning Variance to Section III.B(1) of the Ponte Vedra Zoning District Regulations to allow for a Front Yard setback of 23.5 feet in lieu of the 25-foot requirement, and to allow for a Rear Yard setback of 14 feet in lieu of the 25-foot requirement in R-1-C Zoning to allow for proposed additions to the existing house.

Ex parte communication was disclosed.

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

Board questions held until after public comment.

Public Comment:
- Steve Danner: Opposing view and concerns
- Frank Barnidge: Concerns regarding financial liabilities associated with the variance request

Mr. Whitehouse provided additional information regarding the variance application with an agreement regarding any issues with the pipe the homeowner may have caused as the owner would be amenable to responsibility.

Board clarification regarding the depth of the pipe which is 15 inches below grade as well as the variance request for setback relief as well as encroachment on an easement which would need to be decided upon by the Utilities department. Clarification regarding the permit for the structure as well as confirming the structure was built in alignment with the site plan.

Eric Evanson provided sworn testimony that the pipe location was found prior to building the structure which was approximately 4 and half feet below ground and have added permeable pavers over the ground which puts it at about 5 feet below ground.

Clarification regarding liability for any damage that their construction may have done not a general liability. Clarification regarding pipe placement within easements as well as ownership and maintenance of the pipe.

Board discussion pertaining to the size discrepancy between permitted plans versus the structure built as well as the potential to continue the item to a different hearing date due to four members of the Board present versus the board in its entirety. Discussion regarding the front of the structure matching the approved site plan.

Motion to approve by Mr. Patton second by Mr. Crozier (Motion Passes 4/0: Absent: Pirgousis and Nickerson) PVZVAR 2025-07 Evanson Family Residence, request for a Zoning Variance to Section III.B(1) of the Ponte Vedra Zoning District Regulations to allow for a Front Yard setback of 23.5 feet in lieu of the 25-foot requirement, and to allow for a Rear Yard setback of 15 feet in lieu of the 25-foot requirement in R-1-C Zoning to allow for proposed additions to the existing house, based on four (4) findings of fact and subject to five (5) conditions as listed in the Staff Report with the understanding that this is approved for the structure as it exists and no future additions.

2. TUP 2026-05 506 Le Master Dr

Request for Temporary Use Permit to allow a six (6) foot fence in lieu of the required four (4) foot height for a period of twelve months during active construction.

Ex parte communication was disclosed.

Mr. McFarlane presented details pertaining to the Temporary Use Permit request.

Board clarification regarding fencing type as well as fencing the front of the property as well.

Public Comment:

- Maureen Murrah: Support

Additional discussion regarding allowance of temporary fencing being allowed up to 6 feet as well as surrounding the property in the front.

Motion to approve by Mr. Greene second by Mr. Peduto (Motion Passes 4/0; Absent: Pirgousis and Nickerson) TUP 2026-05 506 Le Master Drive, request for Temporary Use Permit to allow a six (6) foot fence in lieu of the required four (4) foot height for a period of fourteen months during active construction as well as the

addition of a fence and gate across the front of the property, based on four (4) findings of fact and subject to seven (7) conditions as listed in the Staff Report.

3. PVZDR Tree Mitigation Discussion Item

At their regularly scheduled meeting on September 14, 2026, the Ponte Vedra Zoning and Adjustment Board requested that staff provide an update and analysis regarding tree mitigation regulations within the PVZDR.

Staff (Environmental Division) provided clarification of the code verbiage and how it is applied in the Ponte Vedra Zoning District as well as mitigation of tree removal.

Board clarification regarding a current request for changes.

No further direction to staff provided by Board.

- Board Review of Meeting Minutes August 03, 2026, and September 14, 2026
    - Motion by Mr. Crozier second by Mr. Patton (Motion Passes 4/0, Absent: Nickerson and Pirgousis)
- Staff Reports: Next hearing is November 02, 2026.
- Board Reports: Direction from the Board for Staff to address temporary construction fencing in the Ponte Vedra Zoning District Regulations.
- Meeting Adjourned at 4:32 PM.