

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton
Chip Greene
Samuel Crozier
Anthony Peduto
Anna Pirgousis



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of
Growth Management
Kealey West, Sr. Assistant
County Attorney

Monday, September 9, 2024, 3:00:00 PM

Board Members Present:

Sameul Crozier (Chair); Chip Greene (Vice Chair); John Patton; Anthony Peduto; Anna Pirgousis.

- Call meeting to order by Crozier at 3pm
- Pledge of Allegiance
- Reading of the Public Notice statement by Greene
- Public comment: None

AGENCY ITEMS

(3:20)

District 4

1. **PVZVAR 2023-16 Miles Residence (532 Morning Side).** Request for a Zoning Variance to Section VIII.N of the Ponte Vedra Zoning District Regulations to allow for an eight (8) foot fence in the rear yard in lieu of the six (6) foot maximum height.

Staff: Brandon Tirado, Planner

Ex parte communication: Declared by Patton; Greene; Crozier.

Presenter: Donald Miles (532 Morning Side Dr, Ponte Vedra Beach, FL 32082) Explained the reasons for wanting to retain the eight (8) foot natural fence.

Various discussions occurred between Board members.

(20:12)

Motion by Patton, seconded by Greene, carries 5/0, to approve PVZAR2023-16 Miles Residence based on 5 conditions and 4 findings of fact provided in the Staff report on the stipulation that a replacement fence gets replaced with a six (6) foot fence or what is currently allowed by zoning regulations at that time.

2. **San Juan Drive Parking Ordinance.** Public Hearing – Proposed amendment to the Ponte Vedra Zoning District Regulations (PVZDR) ordinance No. 2003-05, as amended: Amending Section IX.D,

“off -street parking -General provisions” to modify San Juan Drive Parking Requirements and limitations.

Presenter - Brad Wester, (Ponte Vedra MSD Trustee, 628 Ponte Vedra Boulevard, Ponte Vedra Beach Fl) presented the request for amending off-street parking for San Juan Drive.

Various discussion occurred between Board members and the presenter.

(34:25)

Public Comment:

Megan McKinley: SUPPORTS.

Ellen Avery Smith: SUPPORTS.

Claudia Thomas: OPPOSED.

Claire Seibly: OPPOSED.

Kitty Switkes: SUPPORTS.

Jim Middleton: SUPPORTS.

Wes Moore: SUPPORTS.

Presenter and Board members had further discussions with regard to the amended parking ordinance on San Juan Drive along with a discussion on installing a pedestrian sidewalk in the future.

Further discussion occurred between board members who agreed these amendments were a positive step towards improving traffic flow and safety on San Juan Drive.

(1:04:31)

Motion by Greene, seconded by Patton, carries (4/1, dissent Peduto) to approve proposed amendment to the Ponte Vedra Zoning District Regulations (PVZRD) Ordinance NO. 2003-05, as amended: Amending Section IX.D, “off-street parking- general provision” to modify San Juan Drive Parking Requirements and limitations.

District 4

- 3. Recommendation to the Board of County Commissioners the reappointment of Mr. Samuel Crozier to the Ponte Vedra Zoning and Adjustment Board.** Mr. Samuel Crozier has requested to be reappointed to the Ponte Vedra Zoning and Adjustment Board (PVZAB). Mr. Crozier's term expires September 1, 2024. Mr. Crozier is eligible to serve an additional four-year term. The PVZAB members serve at the pleasure of the Board of County Commissioners as the local planning agency for the Ponte Vedra Zoning District and fulfill any other duties and responsibilities as provided in Section XII.B., Ponte Vedra Zoning District Regulations.

Staff: Keisha Fink, Principal Planner

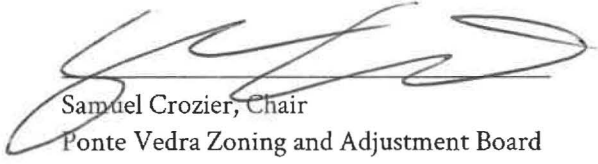
(1:06:30)

Motion by Greene, seconded by Patton, carries 5/0, to recommend to the Board of County Commissioners, reappointing Mr. Samuel Crozier as Chair of the Ponte Vedra Zoning and Adjustment Board (PVZAB) for another four-year term.

(1:07:30)

- **Motion by Crosier, seconded Patton, carries 5/0 to approve the minutes for 7/8/2024.**
- **Staff Report (Tirado):** Advised there will be an October 7th meeting with one item for consideration.
- **Motioned by Greene, seconded by Crosier, to adjourn meeting at 4:09pm**

Minutes approved on the 2nd Day of DECEMBER 2024



Samuel Crozier, Chair
Ponte Vedra Zoning and Adjustment Board

For more detailed Minutes, please visit the St. Johns County GTV video recording:
<http://www.sjcf.us/GTV/WatchGTV.aspx>