

ST. JOHNS COUNTY
Ponte Vedra Zoning and Adjustment Board

BOARD

John Patton
Chip Greene
Anthony Peduto
Anna Pirgousis

Samuel Crozier
(Absent)



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of
Growth Management

Kealey West, Sr. Assistant
County Attorney

Monday, October 7, 2024, 3:00:00 PM

Board Members Present:

Chip Greene (Acting Chair); John Patton (Acting Vice Chair); Anthony Peduto; Anna Pirgousis

1. Call meeting to order by Greene at 3pm
2. Pledge of Allegiance
3. Reading of the Public Notice statement by Patton
4. Public comment: Kitty Switkes, Marie Colee

AGENCY ITEMS

(12:00)

District 4

1. PVZVAR 2024-02 500 Morning Side Drive Pool. Request for a Zoning Variance to VIII.P of the Ponte Vedra Zoning District Regulations to allow for a swimming pool water's edge to be six (6) feet seven (7) inches in lieu of the required 7.5 feet from the property line in R-1-D zoning, and Section VIII.M to allow for an Impervious Surface Ratio (ISR) of 44% in lieu of the required maximum of 40% for single family residential, located specifically at 500 Morning Side Drive.

Staff: Brandon Tirado, Planner

Ex parte communication disclosed by: Pirgousis; Peduto; Patton; Greene.

Presenter: James G. Whitehouse, Esq., (St. Johns Law Group, 104 Seagrove Main St, St Augustine Fl 32080) Explained that there is a hardship.

Patton: Explained this variance was approved and presented in May. Asked if the presenter had considered the Board's previous request.

Various discussion occurred between the Board members and the presenter relating to conditions being placed on this request to allow the request to be passed.

Greene: Asked Staff what the options are to direct water at that location and what is an impervious surface.

Staff (Tirado): Read the definition that is in the Land Development Code "Impervious Surfaces: Any buildings, concrete pools, wet retention, detention areas, pavement or compacted areas, and parking areas or roadways". By the definition of our Code a pool is considered an impervious surface.

Staff: Eric Clark, (Transportation Department, Growth Management) Explained that this location has the ability to drain the water out to the roadway. That Morning Side Drive Road has an inlet there to collect water. Explained there is a retaining wall across the back side of this lot and the one next door. Presented a visual on his phone to the Board members. The site has the ability to drain water off both front and back of the home. There is an option to drain water off both Morning Side Drive and Solano.

Various discussions occurred between Board members. The Board raised the issue is that this lot is small with a larger than normal home being built on it. There was not enough data presented to the Board to decide how the water would flow to avoid the homes on the back of the lot.

Greene: Advised that the Board is trying to find a way to give the homeowner a pool and also trying to protect the rights of the other property owners. Recommended that the presenter ask for a continuation and try to get the information needed to enable the Board to decide at another meeting.

Whitehouse: Agreed to meet with the engineers to determine where the water will be directed and if they can make the pool width smaller.

Staff (Tirado): Advised that continuance would be available to go forth on a November 4th meeting to allow for further advertising of this item.

(49:50)

Motion by Patton, seconded by Pirgousis, carries 4/0, to continue PVZVAR 2024-02 500 Morning Side Drive Pool request for a Zoning Variance to be moved to a date certain for November 4, 2024.

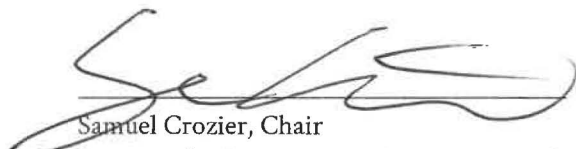
Other issues:

Patton: Discussed issues that were brought to the Board by Ms. Kitty Switkes. That the regulations and rules that the Board has established need to be enforced.

Staff: Jacob Smith, (Growth Management): Advised he spoke to Ms. Switkes and that he also reached out to Code Enforcement to investigate further to ensure Staff are enforcing the regulations.

- **Staff Report: Tirado:** Advised that an application for the Board has been received and will be circulated to Board members for review.
- **Motioned by Peduto, seconded by Patton, to adjourn meeting at 4:04 pm.**

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>