

# ST. JOHNS COUNTY

## Ponte Vedra Zoning and Adjustment Board

### BOARD

John Patton  
Chip Greene  
Samuel Crozier  
Anthony Peduto  
Anna Pirgousis



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Monday, April 7, 2025 3:00:00 PM

---

Please\*\* be advised that the regularly scheduled public meeting of the St. Johns County Ponte Vedra Zoning and Adjustment Board will be held on Monday, April 7, 2025 3:00:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those require approval or recommendation for approval or denial by the Ponte Vedra Zoning and Adjustment Board but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Ponte Vedra Zoning and Adjustment Board and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Approval of Hearing Minutes: 12/02/2024
- Public comment

### AGENCY ITEMS

#### **Presenter - Chris Buckner, Better Home Improvement**

#### **Staff - Trevor Steven, Planner**

#### **District 4**

1. **PVZVAR 2024-04 Szklinski Sunroom.** Request for a Zoning Variance to Section VIII.L.1 and III.B of the Ponte Vedra Zoning District Regulations to allow for a setback of twenty-one (21) feet in lieu of the twenty-five (25) foot requirement to accommodate the placement of a sunroom in R-1-C zoning, located specifically at 112 Glenmawr Court

#### **Presenter - Mitchell L. McCue, Home Services by McCue**

#### **Staff - Trevor Steven, Planner**

#### **District 4**

2. **PVZVAR 2024-05 Hill Family Pergola.** Request for a Zoning Variance to Section VIII.L.1 of the Ponte Vedra Zoning District Regulations to allow an enclosed pergola to be located outside of the Building Restriction Line (BRL) in R-1-B zoning, located specifically at 12 Lake Terrace.

**Presenter - Amy Ring, Special Projects Manager**

**Staff - Amy Ring, Special Projects Manager**

**District 4**

- 3. LDCA (PV) 2025-03 Passenger Vans.** On February 4, 2025 the Board of County Commissioners directed staff to amend the Ponte Vedra Zoning District Regulations (PVZDR) to clarify that passenger-type vans are excluded from the definition of Recreational Vehicle as applies to parking prohibitions. This amendment applies specifically to PVZDR Section VIII.S.10 (Prohibited Uses).

**Presenter - Jacob Smith - Planning Division Manager**

**Staff - Jacob Smith, Planning Division Manager**

**District 4**

- 4. Election of Chair and Vice-Chair.** The Ponte Vedra Zoning and Adjustment Board is required to annually elect a Chair and Vice-Chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for election may be made.

- Staff Report
- Board Report
- Meeting Adjourned

If a person decides to appeal any decision made by the Ponte Vedra Zoning and Adjustment Board with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Ponte Vedra Zoning and Adjustment Board is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.