

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre
Judy Spiegel



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, December 7, 2023 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Jack Peter, District 4 Vice-Chair
Gregory Matovina, District 1
Dr. Richard A. Hilsenbeck, District 3
Henry F. Green, District 5
Elvis G. Pierre, District 2
Judy Spiegel, District 3 (School Board Representative)

STAFF PRESENT:

Teresa Bishop, Planning Manager
Cynthia May, Senior Planner
Keisha Frank, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator
Marie Colee Assistant Program Manager

- Meeting called to order at 1:30 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- Approval of meeting minutes for PZA 7/20/2023 and 8/3/2023
 - Motion to Approve by Mr. Pierre, Second by Mr. Peter, Motion passes 7/0
- Public Comments
- Chair stated items 8 and 9 would be heard first after the Comprehensive Plan Update item.

AGENCY ITEMS

1. **Consultant Briefing on the County's Comprehensive Plan Update.** The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed that a consultant be hired to assist the county through process. The consultant, Inspire Placemaking Collective, provided a briefing on the overall process including the schedule.

Public Comment: Joe McAnarney provided public comment.

(35:45) District 2

8. **CPA(SS) 2023-04 4400 South Francis.** Request for a Small-Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Mixed Use District with a text amendment limiting development to 100,000 square feet of Community Commercial uses, and/or the sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment. Residential uses are not allowed. Proposed changes to allow residential uses or to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan. The property is approximately 28.37 acres and located at 4400 South Francis Road. This application is companion to PUD 2023-06. This item was continued from the November 16, 2023 meeting to allow the applicant to complete a traffic count on S. Francis Road, which is anticipated to be provided at this meeting.

Ex parte communications were disclosed.

Thomas Ingram presented the details of the road traffic study results.

Public Comment: Karen Cowart, Alex Nunchuck, Diane Ross, Rick Guld provided public comment.

Thomas Ingram provided information regarding traffic signal inclusion with this project to help address safety concerns.

Staff answered (Teresa Bishop) questions regarding improvements to South Francis rd.

(1:02)

Motion to recommend approval by Mr. Matovina, second by Mr. Green (motion carries 5/2) of CPA (SS) 2023-04 4400 South Francis, based on four (4) findings of fact as provided in the staff report. Dissenting votes: Dr. Hilsenbeck, Ms. Spiegel

(1:03) District 2

9. **PUD 2023-06 4400 South Francis.** Request to rezone approximately 28.37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for approximately 100,000 square feet and allow for Community Commercial uses, which also include, the sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment. Residential uses are not allowed. The property is approximately 28.37 acres and located at 4400 South Francis Road. This application is companion to CPA(SS) 2023-04. This item was continued from the November 16, 2023 meeting to allow the applicant to complete a traffic count on S. Francis Road, which is anticipated to be provided at this meeting. In addition, the applicant has made changes to the proposed MDP Text to provide a waiver to Land Development Code Section 5.03.02.G2, to allow for a non-detail (bubble) MDP, provide language to address the Live Local Act, and correct minor inconsistencies. At this writing, staff has not received the revised MDP Text.

(1:04)

Motion to recommend approval by Mr. Matovina, second by Mr. Green (motion carries 5/2) of PUD 2023-06 4400 South Francis, based on nine (9) findings of fact as provided in the staff report. Dissenting votes: Dr. Hilsenbeck, Ms. Spiegel

(1:04) District 3

2. **ZVAR 2023-27 11 Mary Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of ten (10) feet in lieu of the Twenty-Five (25') foot requirement in Residential, General (RG-1) zoning to accommodate a proposed bathroom addition, located at 11 Mary Street.

Ex parte communications were disclosed.

Jason Forest presented the details and specifics regarding the zoning variance request.

Public Comment: None

Agency discussed placement options of bathroom placement in the presentation (all including zoning variance requests) as well as the property line location. Discussion around roof line and alignment relating to the current roofing.

Discussion around hardship requirements, staff provided hardship is related to the lot. It is an existing, non-conforming lot with two front yards. Staff (Teresa Bishop) provided that each property is its own piece with its own evaluation and this does not create a precedent.

(1:18)

Motion to approve by Mr. Green, second by Mr. Pierre (motion carries 7/0) ZVAR 2023-27 11 Mary Street based on five (5) findings of fact and seven (7) conditions as provided in the staff report.

(1:19) District 1

- 3. MINMOD 2023-17 Port St. John Fence.** Request for a Minor Modification to the Riverpoint PUD (Ordinance 2003-97) to allow for an eight (8) foot fence along the northern boundary of the Riverpoint PUD adjacent to the Amity Marina parcel (Parcel ID# 000410-0000) in lieu of the current maximum height of six (6) feet.

There was no ex parte communication.

Brad Karmasin and Dean Cantis presented details pertaining to the Minor Modification request.

Public Comment: Debbie Sharp, Jenny Donovan, George Sharp, Jenny Dapis provided public comment.

(1:36)

Motion to approve by Mr. Green, second by Dr. Hilsenbeck (motion carries 7/0) MINMOD 2023-17 Port St. Johns Fence, based on six (6) findings of fact and ten (10) conditions as provided in the staff report.

(1:38) District 3

- 4. MINMOD 2023-19 The Greenery.** Request for a Minor Modification to the St. Marks PUD (ORD. 1998-08, as amended) to allow for an increase in impacted wetland acreage to accommodate a proposed 3,800 SF Lawn Care business, specifically located at 0 Bronz-Glo Way.

Ex parte communication disclosed.

Matt Lahti and Ron McDonald presented details of the minor modification request.

Discussion and clarification occurred between presenters and Agency around the wetlands and the holding pond. Staff (Teresa Bishop) answered questions around the St. Marks development future plans.

Public Comment: None

(1:47)

Motion to approve by Mr. Peter, second by Dr. Hilsenbeck (motion carries 7/0) MINMOD 2023-19 The Greenery, based on six (6) findings of fact and seven (7) conditions as provided in the staff report.

(1:47) District 5

5. **REZ 2023-11 Baker Property.** Request to rezone approximately 3.07 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI), located at 1020, 1040, & 1060 State Road 16.

Ex parte communications were disclosed.

The manager of SWI presented details of the rezoning request.

Discussion pertaining to State Road 312 extension future location impact on property. Staff (Jan Thrantham) provided additional comments on the future location of State Road 312 right of way and funding.

Public Comment: None

Agency questioned compatibility; staff (Teresa Bishop) clarified current zoning and compatibility.

(1:54)

Motion to recommend approval by Mr. Matovina, second by Mr. Peter (motion carries 7/0) REZ 2023-11 Baker Property, based on four (4) findings of fact as provided in the staff report.

(1:55) District 5

6. **REZ 2023-17 4656 First Avenue.** Request to rezone approximately .34 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), located at 4656 First Ave.

Ex parte communications were disclosed.

Blakely Hughes presented details of the rezoning request.

Agency discussion pertaining to right of way location.

Public Comment: None

(2:00)

Motion to recommend approval by Mr. Matovina, second by Dr. Hilsenbeck (motion carries 7/0) REZ 2023-17 4656 First Avenue, based on four (4) findings of fact as provided in the staff report.

(2:01) District 5

7. **MAJMOD 2022-12 Sandy Creek PUD.** Request for a Major Modification to the Sandy Creek PUD (ORD. 2003-67, as amended) to add a secondary access to CR 210; to remove all the currently allowed industrial entitlements; to add additional multi-family and single-family units; and to revise the Master Development Plan (MDP) text and map. The Sandy Creek PUD is located on the south side of CR 210 at Sandy Creek Parkway and CR 210.

Ex parte communications were disclosed.

Randy Martinuzzi presented details of the requested major modification.

Discussion pertaining to quantity of residential units being requested as well as the secondary access placement. Staff (Dick D'Souza) provided additional clarification around future transportation plans and funding. He also provided details around design and construction of additional roadway construction in the area. Discussion and clarification pertaining to traffic reports associated with this request as well as the need for this modification in order to complete project.

Public Comment: Rodney Jensen, Norman Gannon, Joe McAnarney, Harry Campbell, William Rogers, Donna Jensen, Pam Greta, John Kochanski provided public comment.

Randy Martinuzzi provided details and explanations pertaining to public comment. Discussed concurrency and the use of the concurrency funds. Discussion between Agency and Randy Martinuzzi regarding requested unit amounts.

(3:29)

Motion to recommend approval by Mr. Green, second by Mr. Green (technical denial 3/3) MAJMOD 2022-12 Sandy Creek PUD based on six (6) finds of fact, as provided in the staff report. Dissenting votes: Dr. Hilsenbeck, Mr. Pierre, Ms. Spiegel. Absent members: Mr. Matovina

- Staff Reports: no staff reports
- Agency Reports: season's greetings from the Agency; next meeting is 12/21/2023 Meagan will be absent. Mr. Peter will Chair the meeting, 6-8 items on the agenda.
- Meeting Adjourned at 5:05 PM

Minutes approved on the _____ day of _____, 2024.

Chair / Vice-Chair
Planning and Zoning Agency

Clerk, Growth Management