

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

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 21, 2023 1:30:00 PM

MEMBERS PRESENT:

Jack Peter, District 4 (Acting Chair)

Dr. Richard A. Hilsenbeck, District 3 (Acting Vice-Chair)

Gregory Matovina, District 1 (arrival late at 1:42pm)

Elvis G. Pierre, District 2

Henry F. Green, District 5

Judy Spiegel, District 3 (School Board Representative)

Meagan Perkins, District 4, (absent)

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 1:31pm
- Pledge of Allegiance
- Reading of the Public Notice
- Approval of meeting minutes from 8/17/23, 9/07/23, 9/21/23, 10/5/23 and 10/19/23
 - Motion to approve by Mr. Green, second by Dr. Hilsenbeck, Motion passes 5-0.
- Public Comments
 - Godfery Smith, Kenrick Smith provided public comment.

AGENCY ITEMS

(9:00) District 2

1. SUPMAJ 2023-12 Bennie Smith Road Farm Worker Housing. Request for a Special Use Permit to allow Farm Worker Housing pursuant to Section 2.03.21 of the Land Development Code in Open Rural (OR) zoning.

Ex Parte Communication: Ex Parte disclosed.

Karen M. Taylor (representative) presented the details for the Special Use Permit agenda item.

Discussion between agency, Karen Taylor and the public comments to ensure questions and concerns during public comments were addressed. Property owner provided additional information pertaining to the concerns during public comment.

Public Comment: Charlie Hunt shared public comment.

Karen M. Taylor answered additional questions from public comment.

(40:45)

Motion to Approve by Mr. Green, seconded by M. Pierre (motion carries 5/0) SUPMAJ 2023-12 Bennie Smith Road Farm Worker Housing, based on eight (8) findings of fact, and subject to nine (9) conditions, as provided in the Staff Report. Mr. Matovina abstained due to tardiness on agenda item.

(42:10) District 2

- 2. MINMOD 2023-13 Radcliff Pool.** Request for a Minor Modification to the Gran Lake PUD (ORD. 2013-29) to allow for a Rear Yard setback of two feet, nine inches (2'9") in lieu of the five (5) foot requirement to accommodate placement of a swimming pool, specifically located at 288 Cloverbank Road.

Ex Parte Communication: None

Shane Radcliff presented details pertaining to Minor Modification request.

Discussion focused on understanding of variance request, pool placement options and clarification of A/C units on property.

Public Comment: None

(46:14)

Motion to approve by Mr. Green, seconded by Ms. Speigel, (Motion passes 5/1 Matovina dissenting) MINMOD 2023-13 Radcliff Pool based on seven (7) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

(47:10) District 2

- 3. MINMOD 2023-15 ABC Fine Wine and Spirits.** Request for a Minor Modification to Six Mile Creek PUD (ORD. 1991-37, as amended) to allow for a 10,000 sf ABC Fine Wine and Spirits, which is classified as a package store, to be established within 1,000 feet of an existing church and school. Specifically located on the west side of Pacetti Road, between Registry Boulevard and State Road 16.

Ex Parte Communication disclosed.

Allyson Williams presented details of the minor modification request for ABC Fine Wine and Spirits.

Discussion: Discussion surrounding area alcohol sale locations and clarifications around the findings of fact in the staff report.

Public Comment: Chuck Lebanowski and Charlie Hunt provided public comment.

Additional Discussion: Allyson Williams provided additional insight into public comment and Agency questions and concerns. Clarification of Staff Report findings.

(1:06:10)

Motion to Approve by Mr. Matovina, seconded by Mr. Green (Technical Denial 3/3 with Dr. Hilsenbeck, Ms. Spiegel and Mr. Pierre dissenting) MINMOD 2023-15 ABC Fine Wine and Spirits based on six (6) findings of fact and eleven (11) conditions as provided in the Staff Report with the exception of the variance request on hardship.

(1:07:17) District 5

- 4. **REZ 2023-16 Mills Workforce Housing (WH).** Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to Workforce Housing (WH).

Ex Parte Communication: Agency members disclosed ex parte communications.

Douglass Burnett presented details pertaining to the rezoning request.

Discussion pertaining to traffic and safety concerns. Clarification in traffic counts and patterns of existing homes as well as approved developments not currently built. Discussion pertaining to number of single-family home units for sale versus for rent. Additional discussion around workforce housing need as well as price points for non-workforce housing units.

Public Comment: Joe McAnarney, Richard James, Charlie Hunt, Debbie James, Carole Manucy provided public comment

Additional Discussion: Douglass Burnett provided additional information regarding the public concerns and questions, workforce housing requirements as well as differentiating from previous applications.

(2:16:12)

Motion to Recommend Approve by Mr. Green seconded by Mr. Pierre, (Technical Denial 3/3 with Ms. Spiegel, Dr. Hilsenbeck, Mr. Peter dissenting) of REZ 2023-16 Mills Workforce Housing (WH) based upon four (4) findings of fact as provided in the Staff Report.

***** The public hearing for CPA (SS) 202-09 Preserve at Wards Creek and PUD 2023-18 Preserve at Wards Creek, will be rescheduled to a time certain of Feb 1, 2024. The applications will be re-advertised and noticed for the hearing date.**

- Staff Reports: January 4, 2024 meeting canceled, next meeting January 18, 2024
- Agency Reports: Holiday Greetings
- Meeting Adjourned at 3:52 PM

Minutes approved on the _____ day of _____, 2024.

Chair / Vice-Chair
 Planning and Zoning Agency

Clerk, Growth Management