

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, January 18, 2024 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

Elvis G. Pierre, District 2

Judy Spiegel, District 3

MEMBERS ABSENT:

Henry F. Green, District 5

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

- Call meeting to order at 1:30 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Board Approval: 11/02/23, 11/16/23, 12/07/23, 12/21/23
 - Motion to Approve Mr. Peter, Second by Mr. Pierre, (Minutes Approved)
- Public Comments: Joe McAnarney and Dr. Hilsenbeck provided public comment.
- Staff (Teresa Bishop) provided insight into how school data can be incorporated into applications coming to the board. Staff (Teresa Bishop) provided additional information regarding affordable housing contributions from previously approved developments.
- Ms. Perkins provided comment regarding previously heard item REZ 2023-16 Mills Workforce Housing.

AGENCY ITEMS

(17:04) District 2

1. **COMM 2023-46 Agricultural Center Warehouse Phase 2.** Phase 2 of the Agricultural Center Warehouse development will consist of two (2) new Office/Warehouse buildings totaling approximately 36,400 square feet with associated access, utilities and stormwater management.

No ex parte communications.

Alex Acree presented details pertaining to COMM 2023-46.

The Agency and presenter discussed traffic generation. Questions regarding ordinance verbiage provided by staff; Staff (Teresa Bishop) provided information supporting routing of applications through construction plan review which will address traffic mitigation measures.

Public Comment: None

Motion to approve Mr. Matovina, Second by Mr. Pierre, (Motion Carries 6/0) Agricultural Center Warehouse Phase 2 Site Plan – Interstate Industrial Park, pursuant to Ordinance 1987-01, based upon two (2) findings of fact and one (1) conditions as provided in the Staff Report.

(23:06) District 3

2. **SUPMIN 2023-10 Victorious Covenant Church.** Request for a Special Use Permit pursuant to Section 2.03.12 of the Land Development Code to allow for a Church within Residential, Single Family (RS-3) zoning, specifically located at 1075 W. King Street.

Ex parte communication was disclosed.

Dustin Felix presented details pertaining to the Special Use Permit (minor) request.

The Agency and presenter discussed access points as the majority of access will be from King St; discussed buffer screening along property lines.

Public Comment: None

Motion to approve by Ms. Spiegel, second by Mr. Peter (motion carries 6/0) SUPMIN 2023-10 subject to 8 conditions and 9 findings of fact, as provided in the staff report.

(31:00) District 3

3. **ZVAR 2023-28 7006 Middleton Ave.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of fourteen (14) feet in lieu of the required twenty-five (25) feet; a Rear Yard setback of nine (9) feet, six (6) inches in lieu of the required ten (10) feet; a Side Yard setback of four (4) feet, six (6) inches in lieu of the required eight (8) feet; and a maximum lot coverage by all buildings of 32% in lieu of the required 25% in the Residential General (RG-1) zoning district.

Ex parte communication was disclosed.

Joshua Foster presented details pertaining to the zoning variance request.

The Agency and presenter discussed a property located adjacent to the property; discussed drainage and flooding around the property.

Public Comment: Ann Carney, Robert Carney provided public comment.

Additional Discussion: The Agency asked staff if flooding issues would be mitigated through the permit / building process, Staff (Ben Powelson) provided insight into lot and adjacent lot flooding impact in the building process.

Motion to approve by Mr. Matovina, Second by Mr. Peter (Motion Passes 5/1, Dissenting: Ms. Spiegel) ZVAR 2023-28 7006 Middleton Ave., based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

(41:50) District 3

4. **ZVAR 2023-17 920 Francis Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Side Yard setback of 1.3 feet in lieu of the eight (8) foot requirement in Residential, Single Family (RS-3) zoning to accommodate the placement of an existing detached Accessory Structure, located at 920 Francis Street.

Ex parte communication was disclosed.

Bill Woinski presented details pertaining to the zoning variance request.

The Agency and presenter clarified there will be two houses on the lot if variance is approved.

Public Comment: None

Motion to approve by Mr. Peter, second by Dr. Hilsenbeck (motion passes 5/1 Dissenting: Mr. Pierre) ZVAR 2023-17 920 Francis Street, based on seven (7) conditions and five (5) findings of fact as provided in the Staff Report.

(49:17) District 2

5. **ZVAR 2023-34 Miller Accessory Structure.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a Front Yard setback of five (5) feet in lieu of the 25-foot requirement, a Second Front Yard setback of five (5) feet in lieu of the twenty (20) foot requirement for a Corner Lot, and to Section 2.02.04.B.4 to allow for the eave height of a detached Accessory Structure (garage) to exceed the maximum eave height of the Main Use structure so long as the height of the roof of the garage does not exceed seventeen feet nine inches (17'9") in Residential, Single Family (RS-3) zoning, located at 871 CR 13 South.

Ex parte communication was disclosed.

Vernon Miller presented details pertaining to the zoning variance request.

The Agency and presenter discussed surrounding properties and proposed structure size.

Public Comment: None

Motion to approve by Mr. Peter Second by Ms. Spiegel and Mr. Pierre (motion passes 5/1, Dissenting: Mr. Matovina) ZVAR 2023-34 Miller Accessory Structure, based on eight (8) conditions and five (5) findings of fact as provided in the Staff Report.

(57:44) District 4

6. **ZVAR 2023-31 169 River Marsh Drive Pool & Screen.** Request for a Zoning Variance to Sections 2.02.04.A.3 and 2.02.04.B.8 of the Land Development Code to allow for a 2nd Front Yard setback of 5'4" for a screen enclosure and 8'4" for a swimming pool in lieu of the 20' requirement in Residential Single Family (RS-2) zoning, located at 169 River Marsh Drive.

Ex parte communication was disclosed.

Stephen Rippon presented details pertaining to the zoning variance request.

Agency Discussion: None

Public Comment: None

Motion to approve by Mr. Matovina, Second by Mr. Peter (motion carries 6/0) ZVAR 2023-31 169 River Marsh Drive Pool & Screen based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

(01:03:56) District 4

7. **ZVAR 2023-29 Oak View Circle Sun Room.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of 2 feet, 8 inches (2'-8") in lieu of the required eight (8) feet in Residential, General (RG-1) zoning to allow for the construction of a sunroom, located at 104 Oak View Circle.

Ex parte communication was disclosed.

James Crenshaw presented details pertaining to the zoning variance request.

The Agency and presenter discussed the lands behind the lot and clarified the footprint of the proposed structure footprint is exactly the same as previous structure and the possibility of creating a different structure to meet the setbacks.

Public Comment: None

Motion to approve by Ms. Spiegel, Second by Dr. Hilsenbeck (motion passes 5/1, Dissenting: Mr. Matovina) ZVAR 2023-29 104 Oak View Circle Sun Room, based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

(01:12:58) District 5

8. **ZVAR 2023-32 Sasso Residence @ 2827 S. Ponte Vedra Blvd.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Front Yard setback of 15 feet in lieu of the 20-foot platted BRL requirement to allow for the construction of a new single-family home, located at 2827 S. Ponte Vedra Boulevard.

Ex parte communication was disclosed.

Brad Wester presented details pertaining to the zoning variance request.

The Agency and presenter discussed the bulkhead of proposed structure.

Public Comment: None

Motion to approve by Mr. Matovina, second by Dr. Hilsenbeck (motion passes 5/1; Dissenting: Mr. Pierre) ZVAR 2023-32 Sasso Residence @ 2827 S. Ponte Vedra Blvd. based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

(01:21:09) District 3

9. **REZ 2023-19 ML Conner Rezoning.** Request to rezone approximately .85 acres of land from Commercial Neighborhood (CN) to Residential, Single Family (RS-3).

Ex parte communication was disclosed.

Bill Miller presented details pertaining to the rezoning request.

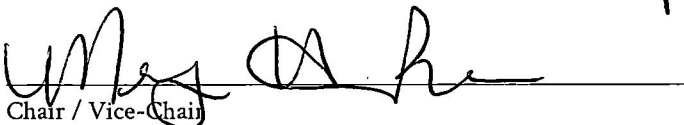
The Agency and presenter discussed preservation of lands as required pertaining to the six significant natural communities.

Public Comment: None

Motion to recommend approval by Mr. Matovina, second by Mr. Peter (motion carries 6/0) of REZ 2023-19 ML Conner Rezoning, based on four (4) findings of fact, as provided in the Staff Report.

- Staff Reports – Teresa Bishop thanked the Agency for the appreciation shown and expanded on the staff efforts regarding applications.
- Agency Reports – Ms. Spiegel provided additional appreciation for staff.
- Meeting Adjourned at 2:57 pm

Minutes approved on the 1 day of February, 2024.


Chair / Vice-Chair

Planning and Zoning Agency


Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording: <http://www.sjcf1.us/GTV/WatchGTV.aspx>