

ST. JOHNS COUNTY Planning & Zoning

AGENCY

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, March 7, 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

Henry F. Green, District 5

Elvis G. Pierre, District 2

Judy Spiegel, District 3

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

The first 8 minutes of the hearing video has no audio. The hearing took a two-minute recess in order to address the audio issue.

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 2/15/2024 PZA
 - Motion to Approve by Mr. Peter, seconded by Mr. Pierre (Motion Carries 7/0)
- Public Comments: Staff (Teresa Bishop) provided comments identifying PUD 2023-11 is not on today's agenda and acknowledged there were erroneous social media posts stating it was. Doug O'Conner, Brenda Fenech-Soler, Sue Strobel, Ginger Borgmen, Ed Kierce, Michael Reed

AGENCY ITEMS

Presenter - Dick D'Souza, Assistant Director-Transportation

Staff - Dick D'Souza, Assistant Director Transportation

1. **Transportation Presentation.** Transportation update regarding major projects.

Agency and presenter clarification regarding the developers contributing funding for these improvements.

Presenter - Janet Wantage

Staff - Evan Walsnovich, Planner

(00:34:01) District 3

2. **SUPMIN 2024-01 580 Lena St.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena St.

Ex parte communication was disclosed.

Janet Wantage presented details pertaining to the special use permit request.

Agency Discussion: None

Public Comment: None

Motion to approve by Mr. Green, seconded by Ms. Spiegel (motion carries 7/0) SUPMIN 2024-01 580 Lena St. based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Neri Benjamin Barnea, Owner

Staff - Cynthia A. May, ASLA, Principal Planner

(00:40:58) District 1

3. **ZVAR 2024-02 Barnea Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of eight (8) feet in lieu of the four (4) foot maximum height requirement on the frontage of SR 13 N, specifically located at 12 State Road 13.

Ex parte communication was disclosed.

Mr. Barnea presented details pertaining to the zoning variance request.

Public Comment: None

Additional discussion between the Agency and the presenter regarding property lines, fence placement and the portion of the fence line where there are gaps in the vegetation, clarification of gate and fence alignment.

Motion to approve by Mr. Peter, seconded by Ms. Spiegel (Motion Carries 7/0) ZVAR 2024-02 Barnea Fence based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Gina Penney, Director of Permitting - Atlas Signs Holdings, Inc.

Staff - Cynthia A. May, ASLA, Principal Planner

(00:53:05) District 5

- 4. NZVAR 2023-24 Lowes Signs (Beachwalk) Twin Creeks.** Request for a Non-Zoning Variance to Section G.4.2 of the Unified Sign Plan for New Twin Creeks PUD Ordinance 2015-52, as amended, to allow 1,357.65 square feet of total Advertising Display Area (ADA) for the Lowe's building wall signage in lieu of the maximum 200 square feet of signage per business, and to allow 1,159.66 square feet of ADA for a single sign in lieu of the maximum 150 square feet of ADA for the primary Lowe's building sign, specifically located at 87 Beachwalk Boulevard, Saint Johns.

Ex parte communication was disclosed.

Gina Penney presented details pertaining to the non-zoning variance request.

Agency requested clarification of Lowe's knowledge of county code prior to beginning the project.

Public Comment: Tom Rowand Jr., Mark Kuper

Additional Discussion: Presenter and Agency clarified main entrance as well as the additional entrance and the discussion around monument signs.

Discussion around signage requests and the potential of revising the Land Development Code, Staff (Teresa Bishop) clarified that the BOCC could direct the department to look at our sign code but signage NZVAR heard today is a deviation from the unified sign plan of Twin Creeks. Comments around the surroundings of the Lowe's building as well as allowing variances is written into the Land Development Code.

Motion to approve by Mr. Matovina, seconded by Mr. Green (Motion Passes 4/3 Dissenting votes: Ms. Spiegel, Dr. Hilsenbeck, Mr. Peter) NZVAR 2023-21 Lowe's Signs (Beachwalk), based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report.

Presenter - Doug Burnett of St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

(01:18:10) District 3

- 5. PUD 2023-21 Bella Terra.** A request to rezone approximately 37.73 acres of land from Open Rural (OR), Commercial General (CG) and Commercial Intensive (CI) with conditions to Planned Unit Development (PUD) to allow for a maximum of 155 single family dwelling units; specifically located at 150 Bella Terra Drive, 4855 Winton Circle, 4565 US Hwy 1 South, and two unaddressed parcels on US Hwy 1 South.

Ex parte communication was disclosed.

Douglas Burnett presented details pertaining to the planned unit development request.

Agency discussion regarding traffic signals, compatibility with surrounding areas; additional information and clarification around the movement of water to impact flooding of the areas.

Public Comment: Chuck Lebanowski, Susan Clulow, Jody Cowart, Allen Lauro, Wayne Fralix

Additional Discussion: Mr. Burnett provided additional insight into flooding concerns as well as compatibility with surrounding areas. Clarification on wetlands impact and mitigations.

Motion to recommend approval by Ms. Spiegel, seconded by Mr. Green (motion passes 5/2, Dissenting votes Dr. Hilsenbeck and Mr. Peter) of PUD 2023-21 Bella Terra based upon nine (9) findings of fact as provided in the Staff Report.

Presenter - Karen M. Taylor, Land Planner

Staff - Teresa Bishop, Planning Manager

(02:12:36) District 3

6. **PUD 2023-15 Sunset View PUD.** Request to rezone approximately 2.42 acres of land from Commercial General (CG), Open Rural (OR) and Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for a maximum three (3) residential units, and a maximum 6,854 square feet of commercial uses, located west of Dondanville Road, west of A1A (Saltwater Cowboys).

Ex parte communication was disclosed.

Both parties were sworn in by OCA (Lex Taylor).

Karen Taylor presented details pertaining to the planned unit development request.

Hannah Rullo and party presented opposition pertaining to the planned unit development request.

Public Comment: Linda Namie, Kathy Dennis, Bonnie Acre, May Ullrich, Kevin Beaton, Danica Roberts, Mike Ronca, Jeff Nelson, Michael Lequerique, Richard Peck.

Public Comment suspended in order to allow opposing counsel (Hannah Rullo) to close out as well as answer questions from the Agency. Opposing counsel has time constraints.

Agency and Ms. Rullo discussion around the live local act as well as potential future use concerns for this area.

Public Comment Continued: Regine DeToledo, Christopher Rauseo, Alyssa Greenwood, Jason Tirado.

Ms. Taylor provided rebuttal regarding concerns raised during public comment. The Agency and Ms. Taylor discussed and clarified setbacks, seating capacity, and beneficial improvements to the

community and the county. Staff (Teresa Bishop) provided clarification of what rezoning to PUD would impact future use of this parcel stating the PUD defines what can occur and deviation requires returning to the PZA and Board of County Commissioners.

Lee Shun provided additional insight into the property and the rezoning request.

Agency and Staff discussion around the allowance of building in OR zoning as well as any new construction must be in compliance with Mid Anastasia Design Review Board with comments around setbacks and buildable areas. Agency states the PUD verbiage lacks in specificity which supports the ability to decide.

Motion to RECOMMEND DENIAL by Mr. Matovina seconded by Mr. Pierre Motion Carries 7/0) of 2023-15, Sunset View PUD, based on ten (10) findings of fact as provided within the Staff Report.

Presenter - Curtis Hart, Hart Resources LLC

Staff - Saleena Randolph, Senior Planner

Items 7 and 8 were discussed together.

(04:22:03) District 4

7. **CPA(SS) 2023-08 Pine Island.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.67 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD); specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to PUD 2023-17.

Ex parte communication was disclosed. Ms. Perkins has recused herself due to the applicant being her employer. Ms. Perkins will abstain from voting on items 7 and 8.

Mr. Hart presented details pertaining to the small-scale comprehensive plan agreement and associated planned unit development request.

Agency requested clarification regarding intentions with property if the population growth does not reach the estimated growth rate and the housing market declines, traffic reduction despite the increase of dwelling units based on single family dwelling units already approved. Agency provided impact to the surrounding schools. Discussion regarding the height of the buildings at 45 feet. Presenter provided in depth insight regarding the surroundings the planned structures. Presenter states for the commercial use the height can be put at 35 feet while the residential is at 45 feet height. Discussion with staff (Teresa Bishop) clarifying zonings on the Future Land Use Map.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Green, seconded by Mr. Matovina (motion Passes 5/1: Dissenting Vote: Dr. Hilsenbeck, Ms. Perkins Abstained) of CPA(SS) 2023-08 Pine Island based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Curtis Hart, Hart Resources LLC

Staff - Saleena Randolph, Senior Planner

Items 7 and 8 were discussed together.

(04:22:03) District 4

- 8. PUD 2023-17 Pine Island.** Request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08.


Motion to recommend approval by Mr. Green, seconded by Mr. Matovina (motion Passes 5/1: Dissenting Vote: Dr. Hilsenbeck, Ms. Perkins Abstained) of PUD 2023-17 Pine Island based upon nine (9) findings of fact as provided in the Staff Report with the MDP text to include commercial height at 35 feet and residential height at 45 feet.

- Staff Reports: Mike Roberson discussed turn out of previous community meeting regarding the Comprehensive Plan and Strategic Meeting. Stated there will be three more community meetings: 3/26/2024, 3/27/2024, 3/28/2024. Agency clarifies will there be additional updates presented to PZA.
- Agency Reports: None
- Meeting Adjourned at 6:24pm

Minutes approved on the 21 day of March, 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.sjcfl.us/GTV/WatchGTV.aspx>