

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, March 21, 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
Keisha Frank, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 1:30 pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 03/07/24
 - Motion by Mr. Pierre seconded by Mr. Peter (Motion carries 6/0, Mr. Green Absent)
- Public Comments: None

AGENCY ITEMS

Presenter - Jena Dennis

Staff - Marie Colee, Assistant Program Manager

(00:03:07) District 2

1. **SUPMAJ 2024-01 Main Street Specialty Shops.** Request for a Special Use Permit pursuant to Section 3.12.04 and 2.03.01.A to allow for two Specialty Shops located within an existing building in RG-2 zoning, specifically located at 308 North Main Street.

Ex parte communication was disclosed.

Ms. Dennis presented details pertaining to the Special Use Permit request.

Agency showed support for economic development in Hastings. Agency requests clarification on the answers to questions in the staff report on page 9; Staff (Marie Colee) clarified the answers were provided by the applicant; staff agrees with answers provided.

Public Comment: Mark Monton

Additional Discussion: None

Motion to APPROVE by Mr. Matovina seconded by Mr. Peter (Motion Carries 6/0, Mr. Green Absent) SUPMAJ 2024-01 Main Street Specialty Shops, based on eight (8) findings of fact, and subject to eight (8) conditions, as provided in the Staff Report.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

(00:10:45) District 5

2. **MAJMOD 2023-16 Pappy and 210 Commercial.** Request for a Major Modification to Phase III of the Fiore Industrial Park PUD (Ord. 1987-56, as amended) to accommodate several changes to the Master Development Plan (MDP) Text and Map, specifically located at 1460 County Road 210 West.

Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to the Major Modification request.

Agency requested Floor to Area Ratio information for the self-storage; Mr. Burnett clarified there would be compliance and there are no waivers being requested in regards to the floor to area ratio. Agency requested clarification on the waiver requests regarding buffering; Mr. Burnett clarified the waivers refer to the previously written PUD. Clarification of changes between the 2000 PUD and current application regarding noise reduction and enclosures for manufacturing. Discussion around square feet of climatized self-storage.

Public Comment: Charlie Hunt, Joe McAnarney

No rebuttal or additional discussion

Motion to RECOMMEND APPROVAL by Mr. Matovina seconded by Mr. Peter (Motion carries 5/1 Dissenting Vote: Ms. Spiegel, Mr. Green Absent) of MAJMOD 2023-16 Pappy and 210 Commercial based upon six (6) findings of fact as provided in the Staff Report.

Presenter - Karen Taylor, Land Planner

Staff - Keisha Fink, AICP, Principal Planner

(00:39:33) District 5

3. **PUD 2023-24 St. Marks Industrial Park.** Request to rezone approximately 7.43 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow a maximum 78,000 square feet of Business Commerce, Light Manufacturing, Warehousing, and Outdoor Storage uses.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the Planned Unit Development request.

Agency requests clarification regarding buffering along IGP; Ms. Taylor agreed the increased buffering in the corrected text. Clarification regarding perimeter buffering with retention pond.

Public Comment: Charlie Hunt

Ms. Taylor provided insight into the stage process regarding changes requested. Agency clarified buffers being discussed as well as the Agency recommending on usage allowed during the hearing today. The building was permitted in compliance with IW zoning at the time of construction.

Motion to RECOMMEND APPROVAL by Mr. Matovina seconded by Mr. Pierre (Motion Passes 6/0, Mr. Green Absent) of PUD 2023-24 St. Marks Industrial Park, based on nine (9) findings of fact, as provided within the Staff Report.

Presenter - Michael Burchfield, Property Owner

Staff - Saleena Randolph, Senior Planner

(01:13:12) District 5

- 4. CPA(SS) 2023-07 Burchfield Property.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.89 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of two (2) dwelling units; property is located on an unaddressed parcel located to the north of 1511 St. Marks Pond Blvd.

Ex parte communication was disclosed.

Mr. Burchfield presented details pertaining to the Small-Scale Comprehensive Plan adjustment request.

Agency discussed possibility of preservation of significant natural community; staff (Teresa Bishop) clarified preservation question is correct and it would be verified during the clearance sheet process.

Public Comment: None

Motion to RECOMMEND APPROVAL by Mr. Peter seconded by Ms. Spiegel (Motion Passes 6/0, Mr. Green Absent) of CPA(SS) 2023-07 Burchfield Property based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Thomas Ingram | Sodi & Ingram, PLLC

Staff - Justin Kelly, Senior Planner

(01:19:12) District 2

- 5. CPA (SS) 2023-10 County Road 208 Multifamily.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land, located on the north side of County Road 208, approximately two miles west of the State Road 16/Interstate 95 interchange, from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% of the dwelling units shall be income-restricted from time of initial development until June 1, 2039.

Items 5 and 6 discussed together.

Ex parte communication was disclosed.

Mr. Ingram presented details pertaining to the small-scale comprehensive plan amendment and planned unit development companion requests. Ms. Evans presented additional information regarding compatibility.

Public Comment: Charlie Hunt, Chuck Lebanowski, Joe McAnarney

Mr. Ingram provided rebuttal around density and compatibility. Agency requests clarification around 1, 2, 3-bedroom apartments compared to trip generation rates. Discussion around road travel to and from this proposed development; road changes and traffic patterns. Discussion around density with Affordable Housing Density Bonus as compatible with surrounding areas and approved development. Agency and Staff discuss the term "spot zoning" or "spot changes". Discussed affordability of the proposed dwelling units; time line around the restrictions tied to 2039. Discussion around the year 2039 for restrictions however WATCH the video. Agency requests clarification on when residents would be moving in; Mr. Ingram provided 24-36 months from now but depends on building and permitting. Applicant agrees to 15 years past first CO (certificate of occupancy) agreeable for restriction period.

Motion to RECOMMEND APPROVAL by Mr. Matovina seconded by Ms. Spiegel (motion passes 4/2: Dissenting Votes: Dr. Hilsenbeck and Mr. Pierre, Mr. Green Absent) of the adoption of CPA (SS) 2023-10 County Road 208 Multifamily based upon four (4) findings of fact as provided in the Staff Report with the additional condition that the 15-year affordability starts at the time of first CO.

Presenter - Thomas Ingram | Sodl & Ingram, PLLC
Staff - Justin Kelly, Senior Planner

(01:19:12) District 2

6. **PUD 2023-19 County Road 208 Multifamily.** Request to rezone approximately 23.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 180 multifamily residential dwelling units. This request is a companion application to CPA (SS) 2023-10 County Road 208 Multifamily.

Items 5 and 6 discussed together.

Motion to RECOMMEND APPROVAL by Mr. Matovina seconded by Ms. Spiegel (motion passes 4/2: Dissenting Votes: Dr. Hilsenbeck and Mr. Pierre, Mr. Green Absent) of PUD 2023-19 County Road 208 Multifamily, based on nine (9) findings of fact, as provided within the Staff Report with the additional condition that the 15-year affordability starts at the time of first CO.

Presenter - Amy Ring, Special Projects Manager

Staff - Amy Ring, Special Projects Manager

(02:47:44)

7. **Amendments to the Land Development Code - Special Care Housing.** At the regular Board of County Commissioners meeting on September 19, 2023 staff received direction to draft an amendment to the Land Development Code regarding Assisted Living Facilities (ALFs) within Open Rural (OR) zoning. Land development regulations categorize ALFs under the broader term of Special Care Housing. Additional clarifications to Special Care Housing regulations were identified by staff and are included in the proposed amendment. The first reading of this ordinance took place at the Board of County Commissioners meeting on February 6, 2024. The Board voted unanimously to move the amendments forward to the Planning and Zoning Agency as presented. The second reading of the ordinance is anticipated to take place at the May 7, 2024 BCC meeting.

Staff (Amy Ring) presented details pertaining to the amendments request.

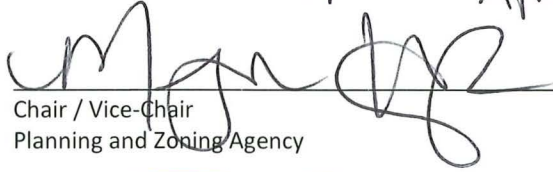
Public Comment: Charlie Hunt


Additional Discussion: Section 6.8.44 c5 floor area ratio of 00.25; Agency requests clarification on 25% vs what is written 0.25.

Motion to RECOMMEND APPROVAL of the proposed amendments to the Land Development Code for Special Care housing with revisions; by Mr. Matovina, seconded by Mr. Pierre (motion carries 6/0 Mr. Green Absent), based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan but subject to Section 6.08.44 c5 floor area ratio being changed from 0.25 to 25%.

- Staff Reports: Teresa Bishop provided reminders of community meetings dates times and locations.
- Agency Reports: Agency members expressed appreciation for staff.
- Meeting Adjourned at 4:30 PM

Minutes approved on the 4 day of April, 2024.


Chair / Vice-Chair
Planning and Zoning Agency


Clerk, Growth Management