

ST. JOHNS COUNTY Planning & Zoning Agency

BOARD

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

Elvis Pierre
Judy Spiegel



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, April 4, 2024 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Jack Peter, District 4 Vice-Chair
Gregory Matovina, District 1
Henry F. Green, District 5
Elvis G. Pierre, District 2
Judy Spiegel, District 3

MEMBERS ABSENT:

Dr. Richard A. Hilsenbeck, District 3

STAFF PRESENT:

Teresa Bishop, Planning Manager
Cynthia May, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Amy Ring, Project Manager
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: 03/21/2024
 - Motion by Mr. Peter seconded by Mr. Pierre (motion passes 6/0; Absent: Dr Hilsenbeck)
- Public Comments: None

AGENCY ITEMS

Presenter - James Wear

Staff - Marie Colee, Assistant Program Manager

(00:03:20) District 5

1. **ZVAR 2023-36 Wear House Addition.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced Second Front Yard setback on a Corner Lot from 15' to 14' to accommodate an addition to the existing Non-Conforming Home, located at 315 Eleventh Street.

Ex parte communication was disclosed.

Mr. Wear presented details pertaining to the Zoning Variance request.

Agency Discussion: Agency asked for clarification on existing vs new foundation; potential future variances that may be needed. Discussion around concerns from the neighbors.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Green, seconded by Mr. Pierre (Motion Passes: 5/1 Dissenting vote: Mr. Matovina, Absent: Dr. Hilsenbeck) ZVAR 2023-36 Wear House Addition, based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Brad Wester

Staff - Evan Walsnovich, Planner

(00:10:37) District 4

2. **ZVAR 2023-35 Harper AFU Variance.** Request for a Zoning Variance to Section 2.02.04.B.16(d) of the Land Development Code to allow for an Accessory Family Unit to exceed the maximum allowable square footage of 2,000 square feet to allow a 4,353 Accessory Family Unit, along with allowing an existing detached garage to remain 1.8 feet from the side property line in lieu of the three (3) foot setback required by Section 2.02.04.A.3(c), specifically located at 61 South Roscoe Boulevard.

Ex parte communication was disclosed.

Mr. Wester presented details pertaining to the AFU request.

Agency asked about conversations specifically had with neighbors regarding this proposal. Discussion around the size of the accessory structure; the proposed structure does meet the required setbacks even though it will be closer to the road than the current structure. Discussed locations and sizes of current structures on current lots. Agency asked from square footage to be considered; Staff (Teresa Bishop) clarified the county considers total sq. footage. Staff (Teresa Bishop) and Agency clarifies that two separate lots with two separate structures it appears to meet code. Discussion around replatting the land in order to be compliant; Staff (Teresa Bishop) clarifies there may be issues with the current platting. Each structure has its own septic system. Agency and OCA (Lex Taylor) discuss being able to add a condition for a one-story structure. Discussion between Agency and Staff (Teresa Bishop) discuss number of AFU requests in this area as well as size being requested.

Public Comment: None

Additional Discussion: Agency provides discussion around having two lots and compliance; comments around the ask in square footage and the justification with the family need.

Motion to approve by Mr. Green, seconded by Mr. Pierre (Motion Passes 4/2, Dissenting votes: Mr. Matovina, Mr. Peter, Absent: Dr. Hilsenbeck) ZVAR 2023-35 Harper AFU Variance, based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Noah Welton

Staff - Marie Colee, Assistant Program Manager

(00:33:22) District 3

3. **NZVAR 2023-22 Welton Pool & Spa Signage.** Request for a Non-Zoning Variance to allow for proposed wall signs to exceed the maximum Advertising Display Area (ADA) prescribed within Section 9.B of the Commerce Center South Planned Special Development (ORD 1995-65), specifically located at 5830 US 1 South.

Ex parte communication was disclosed.

Ms. Welton presented details pertaining to the nonzoning variance request.

Agency Discussion: Clarification regarding the inflatable duck used during grand opening which is still out front. Owners clarified they are applying for the appropriate permit but it will also be coming down.

Public Comment: None

Additional Discussion: Mr. Henry Green discussed recusal during vote as he is related to a previous owner of the property in question. Mr. Green will abstain from voting.

Motion to approve by Mr. Matovina seconded by Mr. Peter (Motion Passes 5/0: Mr. Green Abstained, Absent: Dr. Hilsenbeck) NZVAR 2023-22 Welton Pool & Spa Signage based upon eight (8) findings of fact and five (5) conditions as provided in the Staff Report.

Presenter - Stanley B. Hollenbach, Epic Pools

Staff - Brandon Tirado, Planner

(00:40:03) District 4

4. **MINMOD 2023-22 Turner Pool.** Request for a Minor Modification to the Marsh Harbor at Palm Valley PUD (Ordinance 1997-10, as amended) to allow for a Side Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool.

Ex parte communication was disclosed.

Mr. Hollenbach presented details pertaining to the Minor Modification request.

Agency Discussion:

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina, seconded by Ms. Spiegel (Motion Passes 5/1: Dissenting Vote: Mr. Peter, Absent: Dr. Hilsenbeck) MINMOD 2023-22 Turner Pool, based upon six (6) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Karen Taylor, Land Planner

Staff - Evan Walsnovich, Planner

(00:44:36) District 3

5. **REZ 2023-30 Mai Office Complex.** Request to rezone approximately 1.65 acres from OR (Open Rural) to CN (Commercial Neighborhood) to allow for an office complex on the North side of the property.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the Rezoning request.

Agency Discussion: Discussion around wetland mitigation; Ms. Taylor identified that there is less impact than the Water Management District approved with a different site plan.

Public Comment: None

Additional Discussion: None

Motion to RECOMMEND APPROVAL by Mr. Matovina, seconded by Mr. Peter (Motion Passes 5/1; Dissenting Vote: Ms. Spiegel, Absent: Dr. Hilsenbeck) of REZ 2023-30 Mai Office Complex based on four (4) findings of fact, as provided in the Staff Report.

Presenter - Gordon Smith, Assistant Utility Director

Staff - Amy Ring, Special Projects Manager

(00:57:24)

- 6. COMPAMD 2024-01 HB 1379 Amendments- Transmittal.** The proposed change is a Comprehensive Plan text amendment adding required revisions from s. 163.3177, F.S., issued under House Bill 1379. The provisions will require the County to consider, within its jurisdiction, the feasibility within a 10-year planning horizon of providing sanitary sewer service to developments of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal systems (OSTDS) per 1 acre. The provisions will also require the County to include in its Five-Year Schedule of Capital Improvements a list of applicable pollutant load reduction projects for the Lower St. Johns River Basin Management Action Plan (BMAP) area in the County's jurisdiction.

Ex parte communication was disclosed.

Mr. Smith presented details pertaining to Comprehensive Amendment Transmittal request.

Agency Discussion: Clarification on how property owners are impacted as well as who permits septic tanks. Discussion on rural commercial who may be impacted on less than 1 area lots.

Public Comment: None

Additional Discussion: None

Motion to RECOMMEND APPROVAL by Mr. Matovina, second by Mr. Peter (Motion Passes: 6/0, Absent: Dr. Hilsenbeck) of transmittal of COMPAMD 2024-01, to add new Policies D.1.3.6 and D.1.4.9 to address the requirements of HB1379, subject to three (3) findings of fact, as provided in the staff report.

Presenter - Meagan Perkins, PZA Chair

Staff - Teresa Bishop, Planning Manager

(01:07:56)


- 7. Appointment to the Affordable Housing Advisory Committee.** Florida Statutes Chapter 420.9076 (2) (h) requires local governments, participating in the State Housing Initiatives Partnership (SHIP), to have an Affordable Housing Advisory Committee (AHAC). The Statute further provides a member of the local land planning agency will serve on the AHAC; PZA serves as the local land planning agency. Mr. Pierre currently serves as the PZA AHAC member and has requested to be replaced. Pursuant to Resolution 2010-92, this member is appointed by the PZA and no further action is required by the Agency or the Board of County Commissioners. AHAC meets on the third Wednesday of each month, for the purpose of discussion and possible action on various items that may come before the AHAC. The meetings begin at 3:00 P.M. in the Muscovy Conference Room in the St. Johns County Health & Human Services Building, 200 San Sebastian View, St. Augustine, Florida 32084. The AHAC reviews established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plan to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Mr. Pierre confirmed request to be replaced on AHAC. Ms. Perkins asked for a volunteer: Ms. Spiegel volunteered.


Motion to appoint Ms. Spiegel as the Planning and Zoning member on the Affordable Housing Advisory Committee by Mr. Matovina seconded by Mr. Green (Motion Passes 6/0, Absent: Dr. Hilsenbeck).

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 2:39 PM

Minutes approved on the 19 day of April, 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.sjcfll.us/GTV/WatchGTV.aspx>