

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, June 6, 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

Judy Spiegel, District 3

MEMBERS ABSENT:

Elvis G. Pierre, District 2,

STAFF PRESENT:

Jacob Smith, Planning Manager

Cynthia May, Senior Planner

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 Board Approval: 05/16/2024
 - Motion to Approve by Mr. Peter seconded by Mr. Henry (motion passes 6/0, Absent: Mr. Pierre)
- Public Comments: None

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq.

Staff - Cynthia A. May, Principal Planner

(00:03:45) District 2

1. **ZVAR 2023-38 Jennings Fence.** ZVAR 2023-38 Jennings Fence, a request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence and shrub height of eight (8) feet on a portion of the lot on the northwest side in lieu of the six (6) foot maximum height requirement, specifically located at 601 County Road 13 South.

Ex parte communication was disclosed.

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

Agency Discussion: Clarification between Agency and presenter regarding neighborly dispute vs hardships as well as hedges and fencing.

Public Comment: Jean Lambertson, Charlie Hunt, Shawn Morris

Additional Discussion: Clarification regarding fence location in regards to the property lines being a civil matter while the height of the current fence being the issue of the variance request.

Motion to approve by Mr. Matovina seconded by Ms. Spiegel (motion carries 6/0; Absent: Mr. Pierre) ZVAR 2023-28 Jennings Fence based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Douglas Tarbox, CIP Program Manager

Staff - Keisha Fink, AICP, Principal Planner

(00:29:57) District 2

2. **ZVAR 2024-05 Hastings Community Center and Library.** Request for a Zoning Variance pursuant to the following: Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: Jeana Dennis, Charlie Hunt

Additional Discussion: None

Motion to approve by Mr. Peter seconded by Mr. Green (Motion Carries 6/0 Absent: Mr. Pierre) ZVAR 2024-05 Hastings Community Center and Library based on four (4) findings of fact, as provided in the Staff Report. Correction to the record: Five (5) findings of fact.

Presenter - Tony Robbins, AICP | Prosser

Staff - Evan Walsnovich, Planner

(00:39:57) District 5

3. **MINMOD 2024-07 Twin Creeks Parcel 6B (Oil Change Facility).** Request for a Minor Modification to the New Twin Creeks PUD (ORD. 2015-52, as amended) to add "Oil Change Facility" as a permissible Neighborhood Commercial use on Parcel 6B, specifically located on the south side of CR 210W, west of Beacon Lake Parkway.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: None

Additional Discussion: None

Motion to approve Mr. Matovina seconded by Mr. Peter (Motion Carries 6/0 Absent: Mr. Pierre) MINMOD 2024-07 Twin Creeks Parcel 6B (Oil Change Facility) based upon six (6) findings of fact and subject to eight (8) conditions, as provided within the Staff Report.

Presenter - Mark Shelton, AICP

Staff - Cynthia A. May, Principal Planner

(00:45:47) District 2

- 4. PUD 2023-23 Village Commons PUD.** Request to rezone three (3) parcels from Open Rural (OR) and PUD (Ord 2008-20) to PUD to accommodate a maximum of 55,000 square feet of commercial/retail uses as permitted in the Neighborhood Commercial zoning designation of the Land Development Code, and a 7,000 square foot expansion of the existing church, specifically located at 5845, 5865, and 5885 State Road 16, Saint Augustine.

Ex parte communication was disclosed.

Mr. Shelton presented details pertaining to the Planned Unit Development request.

Agency Discussion: Clarification on reason behind combining the three parcels even though there are different owners but are combining for infrastructure needs and cohesive designs. Discussion regarding the stormwater pond need and any potential impact on the wetlands. Discussion regarding the traffic generation around State Road 16; difference between the presenter and the county's data.

Public Comment: Charlie Hunt, Chuck Lebanowski

Additional Discussion: Clarification on State Road 16 improvements and statuses of the improvements. Staff (Jan Trantham) provides insight into extending 2209 from Silverleaf and the relief this construction could provide. Presenter agrees to reduce the signage as described in public comment. Additional discussion regarding the holding pond on the plans for the property. Discussion amongst the Agency regarding separating the church from the commercial; this can be suggested to the applicant however it is up to the applicant.

Motion to recommend approval by Mr. Matovina, seconded by Mr. Green (Motion 5/1; Dissenting: Dr. Hilsenbeck; Absent: Mr. Pierre) of PUD 2023-23 Village Commons PUD, based on nine (9) findings of fact, as provided within the Staff Report.

Presenter - Zach Miller, Esq.

Staff - Keisha Fink, AICP, Principal Planner

(01:23:52) District 1

- 5. CPA(SS) 2023-12 ALSOP Race Track Road Commercial PUD.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.64 acres of land from Residential-A and Rural/Silviculture to Mixed Use District, specifically located at 4280 and 4286 Race Track Road.

Items 5 and 6 were heard together.

Ex parte communication was disclosed.

Mr. Miller presented details pertaining to the Small-Scale Comprehensive Plan Amendment and Planned Unit Development requests.

Agency Discussion: Clarification regarding the size reduction in buildings in order to stay at the new height of 20 feet. Discussion regarding conservation easement release.

Discussion regarding traffic generation change based on reduction in size of proposed facilities.

Public Comment: Cheryl Steven, Betsy Gleysteen, Charlie Hunt, Nick Swetonic

Additional Discussion: Presenter explained the adjustments made in order to address the two biggest concerns regarding this development.

Motion to recommend approval Mr. Matovina, seconded by Mr. Green (Motion Fails 3/3: Dissenting Votes: Dr. Hilsenbeck, Ms. Spiegel, Mr. Peter; Absent: Mr. Pierre) of CPA (SS) 2023-12 ALSOP Race Track Road based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Zach Miller, Esq.

Staff - Keisha Fink, AICP, Principal Planner

(01:23:52) District 1

6. **PUD 2023-27 ALSOP Race Track Road Commercial PUD.** Request to rezone approximately 10.64 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of general business and commercial, and light industrial uses, specifically located at 4280 and 4286 Race Track Road. This request is a companion application to CPA(SS) 2023-12 ALSOP Race Track Road Commercial with the address of 4280 and 4286 Race Track Road.

Items 5 and 6 were heard together.

Recommending motion made in order to have it on the record and to provide feedback on the PUD despite the failure of a passing motion in the Small-Scale Amendment.

Agency discussion and statements for the record.

Motion to recommend approval by Mr. Green second by Ms. Perkins (Motion Fails 3/3; Dissenting Vote: Dr. Hilsenbeck, Ms. Spiegel, Mr. Peter; Absent: Mr. Pierre) of PUD 2023-27 ALSOP Race Track Road PUD, based on ten (10) findings of fact, as provided within the Staff Report.

- Staff Reports: None at this time with the next meeting occurring on 6/20/2024.
- Agency Reports: None at this time.
- Meeting Adjourned at 3:41 PM

Minutes approved on the 20 day of June, 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>