

# 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

Lex Taylor III, Assistant County Attorney

Thursday, September 19, 2024 1:30:00 PM

### MEMBERS PRESENT:

Meagan Perkins, District 4, Chair

Jack Peter, District 4, Vice-Chair

Dr. Richard A. Hilsenbeck, District 3

Judy Spiegel, District 3

### MEMBERS ABSENT:

Gregory Matovina, District 1

Elvis G. Pierre, District 2

Henry F. Green, District 5

### STAFF PRESENT:

Jacob Smith, Planning Division Manager

Keisha Frank, Senior Planner

Lex Taylor, Sr. Assistant Attorney

Jennifer Gutt, Planning Coordinator

Dominique Wintons, Application Review Technician

- Call meeting to order at 1:30PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 08/15/2024
  - Motion to Approve by Mr. Peter Second Ms. Spiegel Motion Passes 4/0 (Absent: Mr. Matovina, Mr. Pierre, Mr. Green)
- Public Comments: Suzanne Clulow, Sabrina Vidal

### AGENCY ITEMS

**Presenter - Bill Lanni | Lanni Construction, Inc**

**Staff - Evan Walsnovich, Planner**

**(00:08:04) District 5**

1. **ZVAR 2024-14: 4060 Coastal Highway.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a Second Front Yard setback of 10 feet 7 inches in lieu of the required 20 feet for a Corner Through Lot located adjacent to an unopened right-of-way, in order to accommodate an addition to the existing home located in Residential, Single Family (RS-3) zoning, specifically located at 4060 Coastal Highway.

Ex parte communication was disclosed.

Mr. Lanni and property owner presented details pertaining to the Zoning Variance request.

Agency Discussion: Clarification regarding history of the property as well as the lot hardship.

Public Comment: None

**Motion to approve by Mr. Peter second by Dr. Hilsenbeck (Motion passes 4/0; Absent: Mr. Matovina, Mr. Pierre, Mr. Green) ZVAR 2024-14 4060 Coastal Highway based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.**

**Presenter - Destinee Miller Scott - Hercules Mobile Home Service**

**Staff - Marie Colee, Assistant Program Manager**

(00:12:23) District 3

2. **ZVAR 2024-09 Asselta Mobile Home @ 1105 W 15th Street (133401-0020).** Request for a Zoning Variance to Section 6.01.03.E(3) of the Land Development Code to allow for a reduced Front Yard setback of 20 feet in lieu of the required 25 feet, a reduced Second Front Yard setback of five (5) feet in lieu of the required 20 feet, and a reduced southern Side Yard setback of five (5) feet in lieu of the required eight (8) feet to allow for a Mobile Home in Residential, Single Family (RS-3) zoning.

Ex parte communication was disclosed.

Mr. Asselta presented details pertaining to Zoning Variance request.

Agency Discussion: None

Public Comment: Suzanne Clulow

**Motion to approve by Mr. Peter second by Ms. Spiegel (Motion passes 4/0; Absent: Mr. Matovina, Mr. Pierre, Mr. Green) ZVAR 2024-09 Asselta Mobile Home based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.**

**Presenter - Destinee Miller Scott - Hercules Mobile Home Service**

**Staff - Marie Colee, Assistant Program Manager**

(00:12:23) District 3

3. **SUPMIN 2024-03 Asselta Mobile Home @ 1105 W 15th Street (133401-0020).** Request for a Special Use Permit to allow for a replacement Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

Items 2 and 3 presented together.

**Motion to approve by Mr. Peter second by Dr. Hilsenbeck (motion passes 4/0; Absent: Mr. Matovina, Mr. Pierre, Mr. Green) SUPMIN 2024-03 Asselta Mobile**

home @ 1105 W 15<sup>th</sup> Street (133401-0020) based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

**Presenter - Stanley B. Hollenbach | Epic Pools**

**Staff - Evan Walsnovich, Planner**

**(00:18:22) District 1**

- 4. MINMOD 2024-13 Moser Pool (360 Conquistador Rd).** Request for a Minor Modification to The Preserve at St. Johns PUD (ORD. 2015-41, as amended) to allow for a maximum Impervious Surface Ratio (ISR) of 62.7% in lieu of the required 50% maximum to allow for the construction of a swimming pool, specifically located at 360 Conquistador Rd.

Ex parte communication was disclosed.

Epic Pools Representative presented details pertaining to Minor Modification request.

Agency Discussion: Clarification regarding flooding in the backyard conservation area.

Public Comment: None

**Motion to approve by Ms. Spiegel second by Mr. Peter (Motion passes 4/0; Absent: Mr. Matovina, Mr. Pierre, Mr. Green) MINMOD 2024-13 Moser Pool (360 Conquistador Rd) based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report**

**Presenter - Matthew Moss**

**Staff - Trevor Steven, Planner**

**(00:22:51) District 5**

- 5. REZ 2024-16 Auto Pros Consulting.** Request to rezone approximately 0.20 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for used Automobile Sales; specifically located on First Avenue, approximately .5 miles south of the Northeast Florida Regional Airport.

Ex parte communication was disclosed.

Mr. Moss presented details pertaining to the rezoning request.

Agency Discussion: Clarification regarding future use for the parcel and limiting the allowed use to this use.

Public Comment: None

**Motion to RECOMMEND APPROVAL by Ms. Spiegel second by Mr. Peter (Motion passes 4/0; Absent: Mr. Matovina, Mr. Pierre, Mr. Green) of REZ 2024-16 Auto Pros Consulting upon four (4) findings of fact as provided in the Staff Report with the condition added that this is only to be used as a small scall car business.**

**Presenter - Karen M. Taylor, Land Planner**

**Staff - Saleena Randolph, Senior Planner**

**(00:28:58) District 3**

6. **CPA(SS) 2024-05 4 Lakes Campground.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture and Agricultural-Intensive to Rural Commercial for approximately 19.97 acres of land, and to change the Future Land Use Map designation from Rural/Silviculture to Agricultural-Intensive for approximately 20 acres of land; specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request is a companion application to REZ 2024-12.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the Small-Scale Comprehensive Plan Amendment request.

Agency Discussion: None

Public Comment: Susanne Clulow

Additional Discussion: Comments regarding visual presentation through photographs included in the presentation as well as the increasing mobile living.

**Motion to RECOMMEND APPROVAL by Ms. Spiegel second Mr. Peter (motion passes 4/0: Absent: Mr. Matovina, Mr. Pierre, Mr. Green) of CPA(SS) 2024-05 4 Lakes Campground based upon four (4) findings of fact as provided in the Staff Report.**

**Presenter - Karen Taylor, Land Planner**

**Staff - Saleena Randolph, Senior Planner**

**(00:28:58) District 3**

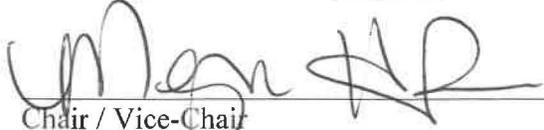
7. **REZ 2024-12 4 Lakes Campground.** Request to rezone approximately 19.97 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request has a companion application CPA(SS) 2024-05.

Items 6 and 7 presented together.

**Motion to RECOMMEND APPROVAL by Ms. Spiegel second by Dr. Hilsenbeck (motion passes 4/0: Absent: Mr. Matovina, Mr. Pierre, Mr. Green) of CPA(SS) 2024-05 4 Lakes Campground based upon four (4) findings of fact as provided in the Staff Report.**

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 2:22PM

Minutes approved on the 3 day of October, 2024.

  
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Chair / Vice-Chair  
Planning and Zoning Agency

  
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Clerk, Growth Management

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfll.us/GTV/WatchGTV.aspx>