

ST. JOHNS COUNTY

Planning & Zoning

AGENCY

Meagan Perkins
Dr. Richard Hilsenbeck
Greg Matovina
Henry F. Green
Judy Spiegel

Chuck Labanowski

REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, May 15, 2025, 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair
Gregory Matovina, District 1
Judy Spiegel, District 3
Chuck Labanowski, District 2

MEMBERS ABSENT:

Henry F. Green, District 5

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Keisha Frank, Principal Planner
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 1:30pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 04/17/2025 & 05/01/2025
 - Motion to Approve by Ms. Spiegel second by Mr. Labanowski (Motion Passes 5/0:
Absent: Mr. Green, 1 Vacancy)
- Public Comments
 - Joe McAnarney: PZA Consideration
 - Suzanne Clulow: BCC 5/20 Meeting at 5pm – will include the first view of the
Comprehensive Plan update.

AGENCY ITEMS

Presenter - Jeff Mason, Prosser | Prime, Inc.

Staff - Trevor Steven, Planner

(00:05:20) District 4

1. **MINMOD 2025-07 Vicars Landing at Sawgrass Parking Garage.** Request for a Minor Modification to the Player's Club PUD (ORD 1975-15, as amended) to allow for the construction of a new multi-story parking garage that will include maintenance facilities to serve the Vicar's Landing community, located specifically at 1008 Vicars Woods Road.

Ex parte communication was disclosed.

Ryan Stilwell presented details pertaining to the Minor Modification request. The presenter provided additional documentation regarding additional conditions.

Agency clarification regarding the heights of other structures including structures within the property boundary as well as concerns regarding views and interacting with residents within Vicars Landing; many have expressed excitement. Discussion regarding the opposition letters received. Clarification and discussion regarding the maintenance shed which was built in the setback. Discussion regarding management of the garage and profitability of this clarifying that there will be no parking charges to park there. Clarified the staff (maintenance and nursing) with shift turnovers all require parking which includes Clarification regarding access behind the Marriott and gating of the access. Conversation and details regarding landscaping around the garage for buffering.

Public Comment: None

Additional discussion regarding location in a flood zone and ensuring the applicant meets county standards.

Motion to approve by Matovina, second by Ms. Perkins (Motion Passes 5/0, Absent: Mr. Green, 1 Vacancy) MINMOD 2025-07 Vicars Landing at Sawgrass Parking Garage based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report with the additional 3 conditions provided during the presentation.

Presenter - James G. Whitehouse, Esq, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

(00:29:28) District 5

2. **REZ 2025-01 Arapaho Avenue Townhomes.** A request to rezone approximately 2 acres of land from Open Rural (OR) to Residential General (RG-2), located at 1540 Arapaho Avenue.

Ex parte communication was disclosed.

James Whitehouse presented details pertaining to the Rezoning request.

Agency clarification requested regarding the two site plans provided and ultimately how many townhomes are intended to be put on the property. The applicant is willing to agree to limiting the number of townhomes as well as the varying in buffers provided in site plans. Discussion regarding a living shoreline and St Augustine City's roadway conditions. Discussion regarding tree preservation on the property during the development. Question for staff: Minimum lot size in Residential General 2; Staff (Jacob Smith) clarifies 75 feet for multifamily, 6000 sq ft lot area, anything less will require a variance.

Public Comment:

- Suzanne Clulow: questions regarding restrictions following sale of land if the land is sold.

Additional Discussion: OCA clarifies that additional conditions can be asked for if the applicant agrees and it can be included to the BCC. Mr. Whitehouse would ask that the maximum units would be 12 and that stipulation will continue if that land is sold.

Motion to recommend approval by Mr. Matovina second by Ms. Perkins (motion Pass 5/0; Absent: Mr. Green, 1 Vacancy) of REZ 2025-01 Arapaho Avenue Townhomes based upon four (4) findings of fact as provided in the Staff Report with an additional condition limiting the development to 12 units.

Presenter - James Ashe

Staff - Evan Walsnovich, Planner

(01:09:29) District 5

3. **CPA(SS) 2025-01 Apex UCC.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.8 acres of land from Rural/Silviculture to Intensive Commercial (IC), located at 140 Stratton Road. This request is a companion application to REZ 2025-03.

Items 3 & 4 presented together

Ex parte communication was disclosed.

James Ashe presented details pertaining to the Small-Scale Comprehensive Plan Amendment and Rezoning request.

Agency Discussion: Clarification of the pole barn on property being permitted.
Clarification regarding storage of vehicles or boats and precautions taken for petroleum on site.

Public Comment: None

Additional Discussion: None

APPROVE: Motion to recommend approval by Ms. Spiegel second by Mr. Labanowski (motion passes 5/0; Absent: Mr. Green, 1 Vacancy) of CPA(SS) 2025-01 Apex UCC based upon four (4) findings of fact as provided in the Staff Report.

Presenter - James Ashe

Staff - Evan Walsnovich, Planner

(01:09:29) District 5

4. **REZ 2025-03 Apex UCC.** Request to rezone approximately 1.8 acres of land from Open Rural (OR) to Commercial Intensive (CI) with use-limiting conditions, located at 140 Stratton Road. This request is a companion application to CPA(SS) 2025-01.

Items 3 & 4 presented together

Motion to recommend approval by Ms. Spiegel second by Mr. Labanowski (motion passes 5/0; Absent: Mr. Green, 1 Vacancy) of REZ 2025-03 Apex UCC based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Kevin Ledbetter, Senior Engineer, Utilities

Staff - Amy Ring, Special Projects Manager

(01:23:21)

5. **COMPAMD 2024-06 2023 North Florida Regional Water Supply Plan - Adoption.** A Comprehensive Plan text amendment incorporating updates to s. 163.3177(6)(c)4, F.S., issued under the 2023 North Florida Regional Water Supply Plan (NFRWSP). The NFRWSP requires the County to adopt an updated Water Supply Facilities Work Plan (WSFWP), covering at least a 10-year planning horizon, and incorporate selected alternative water supply projects from the NFRWSP into the Plan. This text amendment incorporates the revised plan by reference and updates references to other County water supply plans used to develop the Plan.

Kevin Ledbetter presented details pertaining to the Comprehensive Plan Amendment details

Agency Discussion: None

Public Comment: None

Additional Discussion: None

Motion to recommend adoption by Ms. Spiegel second by Mr. Labanowski (motion passes 5/0; Absent: Mr. Green, 1 Vacancy) of COMPAMD 2024-06, to amend Policies D.4.1.17 and D.4.6.2 to address the requirements of the 2023 North Florida Regional Water Supply Plan, subject to three (3) findings of fact, as provided in the staff report.

Presenter - Amy Ring, Special Projects Manager

(01:29:37)

6. **LDCA 2024-03 Land Development Code Updates.** Updates to Land Development Code (LDC) Articles II, III, V, VI, IX, and XII, and the Table of Contents, to maintain consistency with Florida Statutes and to better organize existing parts of the code.

Amy Ring presented details pertaining to the Land Development Code Amendments request

Agency Discussion: Clarification of electric substations and whether solar stations are included.

Public Comment:

- Suzanne Clulow: support of the changes and difference between workforce and affordable housing.

Additional Discussion: None

Recommendation to approve by Mr. Matovina second by Mr. Labanowski (motion Passes 5/0; Absent: Mr. Green, 1 Vacancy) the proposed amendments to the Land Development Code based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

Presenter - Jacob Smith, Planning Division Manager

(01:41:40)

7. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointment.** There is currently one Agency vacancy due to the resignation of Mr. Elvis Pierre, whose term was scheduled to expire on July 20, 2025. This position was most recently advertised for the required thirty (30) days. The attached applications meet the minimum criteria for consideration; the Planning and Zoning Agency shall recommend a new Agency Member to the Board of County Commissioners.

Public Comment:

- Suzanne Clulow: supportive of Joe McAnarney
- Sam Friedmann: PZA Applicant
- Antoni Mazzullo: PZA Applicant
- Randy Jones: PZA Applicant

Motion by Dr. Hilsenbeck, seconded by Mr. Labanowski, motion failed 2/3 (Dissent Mr. Matovina, Ms. Perkins, Ms. Spiegel, absent Mr. Green, 1 Vacancy) to nominate Mr. Joe McAnarney to the Planning and Zoning Agency for a four (4) year term.

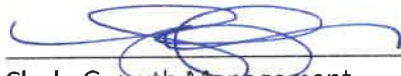
Motion by Mr. Matovina, seconded by Ms. Perkins, carries 3/2, (Dissent Dr. Hilsenbeck, Mr. Labanowski, absent Mr. Green, 1 Vacancy) to recommend the appointment of Mr. Samuel Freidman to the Planning & Zoning Agency for a four (4) year term.

- Staff Reports: None
- Agency Reports: Ms. Spiegel mentioned there is a search for a new St Johns County Schools District Superintendent. There are 4 final candidates, and the Schools Board will be deciding on May 20th at 5pm. Public comments will be available, and the Schools Board will be making a final decision that day.
- Meeting Adjourned at: 3:26 PM

Minutes approved on the 17 day of July, 2025.



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.sicfl.us/GTV/WatchGTV.aspx>