

ST. JOHNS COUNTY

Planning & Zoning

BOARD

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, June 5, 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
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

- Meeting called to Order at 1:30pm
- Pledge of Allegiance
- Reading of the Public Notice Statement
- Public Comments: None

AGENCY ITEMS

Presenter - Randy Taylor | Taylor Sign & Design, LLC

Staff - Evan Walsnovich, Planner

(00:02:42) District 1

1. **NZVAR 2024-20 Church of Eleven 22 Signage.** Request for a Non-Zoning Variance to the Greenbriar Downs Planned Unit Development (ORD. 2019-15, as amended) to allow for proposed wall signs to exceed the maximum Advertising Display Area (ADA) prescribed pursuant to Section 7.02.04.B.6 of the Land Development Code, specifically located at 2101 Longleaf Pine Parkway. This item continued from May 1st PZA Hearing.

Ex parte communication was disclosed.

Mr. Randy Taylor (Taylor Sign & Design, LLC) presented details pertaining to non-zoning variance request. Provided visuals of the proposed sign and what the sign would look like if it was sized to Code. The reason for requesting a larger sign is that the building is 408 feet from the road that has a 45-mph speed limit. Hence it is difficult for those driving to see a sign that is made to Code.

The last sign that was approved was 21.6% of the length of the building. The current sign they are trying to get approved is 13.9% of the length of the building.

Clarification and discussion regarding the applicant's return with different options for the sign versus presenting the previously proposed sign and further discussion about the sign being very large and the percentage of sign compared to building size. Discussion regarding existing signage for the location and the visibility of the monument signs. Applicant presented an additional rendering which proposes alternate size for Agency consideration which is 20% smaller (approximately 100 sq ft smaller) than the originally proposed signage.

Public Comment: None

Motion by Mr. Green, seconded by Ms. Spiegel, carries 4/2 (Dissenting: Dr. Hilsenbeck, Mr. Matovina, 1 Vacancy) to approve NZVAR 2024-20 Church of Eleven 22 Signage, based upon eight (8) findings of fact and subject to six (6) conditions, as provided within the Staff Report and providing that the main sign does not exceed 376 square feet.

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

Staff - Marie Colee, Assistant Program Manager

(00:23:07) District 3

- 2. ZVAR-2024-25 Schuler Family Fence 136795-1340.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of ten (10) feet in lieu of the six (6) foot requirement, specifically located at 1129 S. Winterhawk Drive.

Ex parte communication was disclosed.

Mr. James Whitehouse (St Johns Law Group) presented details pertaining to the zoning variance

Various discussions occurred between the Agency members and the applicant regarding the sloping of the land near the back fence, the water flow in the area and the installation of weirs to allow for water flow. Discussion regarding fence heights variation on property which results from the required weir installment.

Public Comment:

Diana Habershtock: No objections

Clarification and discussion regarding the fence itself is 8 feet tall positioned 2 feet off the ground. Discussion also occurred around the 2 feet height difference from one end of the fence to the other due to the uneven ground slope and ultimately providing a 10-foot variance request.

Motion by Mr. Green, seconded by Ms. Perkins, carries 6/0 (1 Vacancy), to approve ZVAR 2024-25 Schuler Family Fence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

Presenter - Chris Myers, Coastal Luxury Outdoors

Staff - Marie Colee, Assistant Program Manager

(00:48:55) District 4

3. **MINMOD 2025-01 7300 Oakmont Court Pool.** Request for a Minor Modification to the Marsh Landing PUD (Ordinance 1975-15, as amended) to allow for a Rear Yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet to allow for replacement of pool and screen enclosure.

Ex parte communication was disclosed.

Ms. Chris Myers (Coastal Luxury Outdoors) presented details pertaining to request to replace the existing pool to allow for a rear yard setback of 15 feet in lieu of the required 25 feet. Presented various photos of neighbors' pools with similar setbacks. Showed photos of flooding with the current pool. Explained the new pool and deck would be approximately 18 inches higher to eliminate flooding.

Agency and applicant discussed changing of the grading as well as ensuring the elevation change will not create worse flooding problems.

Public Comment: None

Motion by Mr. Matovina, seconded by Mr. Labanowski, carries 6/0 (1 Vacancy), to approve MINMOD 2025-01 7300 Oakmont Court based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

Presenter - Sina Venus | Property Theater, LLC.

Staff - Evan Walsnovich, Planner

(00:57:48) District 4

4. **PUD 2024-15 Powers Center.** Request to rezone approximately 1.88 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow for a maximum 57,000 square feet of non-residential uses, specifically located at 9990 US-1 North.

Ex parte communication was disclosed.

Mr. Justin Clark presented details pertaining to a rezoning of 1.88 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD).

Discussion regarding traffic reduction as well as the 60-foot height request which is different than the adjacent development; the applicant was open to dropping the height to 45 feet. Discussion regarding retention of the trees on the lot and clarification of existing vegetation. Discussion regarding sq ft per acre and comparison to surrounding developments, allowable uses range as well as open space being accomplished through drainage ponds.

Public Comment: None

Motion by Ms. Perkins, seconded by Mr. Green, to recommend approval 2/4 (Dissenting: Mr. Matovina, Dr. Hilsenbeck, Ms. Spiegel, Mr. Labanowski, 1 Vacancy) MOTION FAILS of PUD 2024-15 Powers Center, based on nine (9) findings of fact as listed in the staff report with the recommendation of a 45-foot height limit.

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

Staff - Saleena Randolph, Senior Planner

(01:24:31) District 2

5. **WH 2024-03 Andre Land Holdings Workforce Housing.** Request to rezone approximately 11.37 acres of land from Open Rural (OR) to Workforce Housing (WH), located at 3165 County Road 208, Unit F.

Ex parte communication was disclosed.

Mr. Doug Burnett (St Johns Law Group) presented details pertaining to WH 2024-03 Andre Land Holdings Workforce Housing rezoning request from Open Rural (OR) to Workforce Housing (WH).

Discussion occurred between Agency members and the presenter with regard to the site plan being similar to what was presented to the PZA in 2021. Presenter confirmed that they were requesting a rezoning to be Workforce Housing. That Andre Land Holdings were willing to put a limit on the number of units as part of the condition of the ordinance.

Public Comment:

Suzanne Cludlow: Opposed

Garrett Dunlop: Opposed

Gary Dunlop: Opposed

Steve Brandbull: Opposed

Stephanie Smith: Opposed

Gwen Pierce: Opposed

The applicant provided a rebuttal. Explained that the property had not been denied when presented 4 years ago as it did not go to the Board of County Commissioners. Explained that they have no control over what the GIS department produces for the adjacent property owners' notices. Explained this project is in a development boundary area and that there is a need for workforce housing that is not getting completed. A project of this magnitude would not seek more than 44 units as it is the number to be a minor project for traffic concurrency. This project has been envisioned to be a smaller unit project. A project of this size only requires one access.

Additional discussion occurred between the Agency and the applicant. Agency members would have appreciated a site plan and possible specimen trees on the site. The applicant and agency members discussed the density in the area and the compatibility. Agency comments and discussion regarding price points, deed restrictions and number of units that could potentially be built in addition to the types of housing that can be built.

Motion by Mr. Matovina, seconded by Mr. Labanowski, carries 6/0 (1 Vacancy) to recommend denial of WH 2024-03 Andre Land Holdings Workforce Housing based upon five (5) findings of fact as provided in the Staff Report.

Presenter - James G. Whitehouse, Esq.

Staff - Keisha Fink, AICP, Principal Planner

(02:13:57) District 2

6. **NZVAR 2025-09 Bass Pro Shops Interstate Identification Sign.** Request for a Non-Zoning Variance to Section G.6 Signage of the World Commerce Center PUD to allow for a combined Advertising Display Area (ADA) to exceed the maximum 300 square feet for an Interstate Identification Sign, pursuant to Section 7.02.05.B.1 of the Land Development Code, specifically located at 355 World Commerce Center Parkway.

Ex parte communication was disclosed.

Mr. James Whitehouse (St. Johns Law Group) presented details pertaining to NZVAR 2025-09 Bass Pro Shops Interstate Identification Sign request for a Non-Zoning Variance.

Agency discussion regarding currently approved signage and the size of display areas. Clarification of current request is to consider 825 square feet of signage as well as the reduction of signage on building itself. Staff (Jacob Smith) clarified that the previously approved NZVAR will be reduced to accommodate the interstate signage being presented today.


Motion by Mr. Matovina, seconded by Mr. Labanowski, carries 4/2 (Dissenting: Ms. Spiegel, Dr. Hilsenbeck, 1 Vacancy) to approve NZVAR 2025-09 Bass Pro Shops Interstate Identification Sign, based upon eight (8) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

- Staff Reports: Mr. Jacob Smith advised that the Board of County Commissions approved Mr. Bob Olson as the new PZA member, who will attend the next meeting. The next PZA meeting will be Thursday June 26, 2025. The Comprehensive Plan will also be scheduled for Thursday June 26, 2025, and a draft copy will go to members as soon as possible.
- Agency Reports: Ms. Spiegel mentioned she would like a discussion on signs when the PZA has a short meeting. Consider that the signs issue may be something to be addressed and changed in the Land Development Code after the Comprehensive Plan is approved. Mr. Matovina advised he will be on vacation on June 26th. Asked staff if the July 3rd meeting was moved.
Staff (Mr. Jacob Smith) confirmed that Thursday 17th July would be the only July meeting.
- Meeting Adjourned at 4:20pm.

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>