

ST. JOHNS COUNTY Planning & Zoning

BOARD

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

Charles Labanowski
Robert Olson



REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor III, Deputy County Attorney

Thursday, August 7, 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
Robert Olson, District 5

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor III, Deputy Attorney
Marie Colee, Assistant Program Manager
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
- Public Comments
 - None

AGENCY ITEMS

5-minute recess for technical issues

Presenter - Anthony Shank | Hampton Exteriors, LLC

Staff - Evan Walsnovich, Planner

(00:02:43) District 4

- 1. MINMOD 2025-05 Richard Property.** Request for a Minor Modification to the Sawgrass PUD (Ordinance 1973-08, as amended) to allow for a Rear Yard setback of zero (0) feet in lieu of the required 5 feet and a Side Yard setback of zero (0) feet in lieu of the required 5 feet to allow for a covered patio and to allow for an eight (8) foot tall privacy wall in lieu of a the six (6) foot maximum height, specifically located at 1536 Harbour Club Drive.

Ex parte communication was disclosed.

Mr. Ryan Hampton presented details pertaining to Minor Modification request. The property owner presented photographs of trees which impact her property as well as homes within the neighborhood with screen enclosures.

Agency clarification regarding the placement of the screen and the potential to shift the location of the connection of the screen to the wall. Discussion regarding water drainage into neighboring properties and how the screen would attach (with a beam addition). Discussion regarding dominant and subserviate housing terminology, HOA approval retained for the enclosure. Clarification regarding height of the enclosure.

Public Comment

Joan McCarthy: Opposition

Additional discussion regarding no connection or impact to the neighbor's roof with the additional offer of a gutter. Discussion regarding where the gutter could be located and diversion of water to a specified area. The applicant agreed to this as a possible condition.

Motion to approve by Mr. Matovina second by Dr. Hilsenbeck (Motion Passes 7/0) MINMOD 2025-05 Richard Property based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report and the additional condition "All portions of the pool cage that abut a neighbors residence shall include a gutter that discharges into the applicants property."

Presenter - William Tully, Engineer

Staff - Marie Colee, Assistant Program Manager

(00:31:20) District 2

2. **COMM 2025-26 JAMC Warehouse/Shell.** Request for Site Plan Approval to allow for a 26,600 square foot Office/Warehouse shell building with paved parking, stormwater retention, utilities and landscaping, located on property within that portion of lands rezoned by Ordinance 1987-01 designated Industrial Warehouse (IW), specifically located on Parcel A & B Agricultural Center Drive.

Ex parte communication was disclosed.

Mr. Tully presented details pertaining to the Commercial site plan approval request.

No discussion

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Green second by Ms. Spiegel (Motion Passes 7/0) site plan for COMM 2025-26 JAMC Warehouse/Shell, based on two (2) findings of fact and one (1) condition pursuant to Ordinance 1987-01, as identified in the staff report.

Presenter - Erich Negaard, Clarkson Pools

Staff - Marie Colee, Assistant Program Manager

(00:34:29) District 4

3. **ZVAR 2025-08 Pollard Residence.** Request for a Zoning Variance to allow for a proposed swimming pool to encroach three (3) feet past the platted Building Restriction Line in Residential, Single-family (RS-2) zoning; located specifically at 2453 S. Ponte Vedra Blvd.

Ex parte communication was disclosed.

Representing team presented details pertaining to the Zoning Variance request using overhead camera for site plan presentation.

Agency discussion regarding the potential of moving the footprint to be shifted two feet, as well as the relation to the coastal construction control line; applicant states they are trying to stay within existing footprint which is already impacting the coastal construction control line. Discussion that multiple properties are further encroaching on the coastal construction line. Discussion regarding what will be on the east side of the pool. Discussion regarding the south side of the property and space to shift the pool location; presenter discussed not wanting to potentially impact the utility easement located south of the property as well as potential safety implications if the pool were to move south. Clarification of the request of 3 feet past the Platted Building Restriction line versus a previously discussed 5 feet variance. There will be no additional excavation than already in existence.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Olson (Motion Passes 7/0) ZVAR 2025-08 Pollard Residence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

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

Staff - Jackie Williams, Planner

(00:49:48) District 3

4. **ZVAR 2025-09 Hyman Family Beach House.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a reduced Front Yard setback of twelve (12) feet in lieu of the required 15 feet for a Corner Through Lot located in Residential, Single Family (RS-3) zoning to accommodate construction of a swimming pool, located at 5099 Medoras Avenue

Ex parte communication was disclosed.

James Whitehouse presented details pertaining to the Zoning Variance request.

Agency discussion regarding any fencing or walling off the pool and any impacts to visibility at the intersection. Discussion regarding the application will abide by County code and regulations regarding fencing and visibility at the intersection. Clarification of irregular lot pertaining to this application property.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Green second by Mr. Olson (Motion Passes 7/0) ZVAR 2025-09 Hyman Family Beach House based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Andrew Rakowski

Staff - Evan Walsnovich, Planner

(01:03:05) District 3

5. **MAJMOD 2025-03 St. Augustine Industrial Park.** Request for a Major Modification to the St. Augustine Industrial Park PUD (Ord. 1994-10, as amended) amending the phasing and expiration schedule to account for a proposed 200,000 square foot expansion to an existing warehouse/distribution facility. A re-revised Master Development Plan (MDP) Text and Map is provided to reflect the proposed changes. The subject site is specifically located at 3660 Deerpark Boulevard.

Ex parte communication was disclosed.

Michael Sznepstajler presented details pertaining to the Major Modification request.

Agency clarification regarding the height of the development; discussion regarding measuring from the lowest part of the land to meet height requirements. Discussion regarding vacancy of site and future for development and the ability to provide employment numbers. Questions regarding the addition of large amounts of parking for future development and potential negative impacts to traffic flow; is there any plan for the addition of signals in the area. Development projects in the area have triggered traffic improvements.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Green, second by Mr. Labanowski (Motion Passes 7/0) of MAJMOD 2025-03 St. Augustine Industrial Park based upon six (6) findings of fact as provided in the Staff Report.

Presenter - Christina Evans, AICP

Staff - Marie Colee, Assistant Program Manager

(01:15:03) District 3

- 6. REZ 2024-23 United Rentals.** Request to rezone approximately 4.07 acres of land from Commercial Intensive (CI) with conditions to Commercial Intensive (CI), located at 2898 U.S. Highway 1 South. This project has a companion application, ZVAR 2025-11.

Items 6 & 7 were presented together.

Ex parte communication was disclosed.

Cristina Evans presented details pertaining to the Rezoning and Variance requests.

Agency discussion regarding removing conditions and increasing the intensity of the uses allowed even though the applicants plans are not as intense as the previous usage. Discussion regarding the potential compatibility with future uses. Concerns expressed regarding buffering between the property of the application and the residential on the opposite side of the fence; only what has grown over the fence will be removed. Discussion concerning traffic and potential improvements to allow easier passage of trailer trucks, as well as discussion regarding the use on this property. Clarification regarding materials required fencing materials in a 20/B buffer; discussion regarding reducing the buffer with a usage that will increase noise. Discussion regarding a hardship on this property.

Public Comment: None

Additional Discussion: None

Motion to recommend denial by Mr. Matovina seconded by Mr. Labanowski (Motion Passes 7/0) of REZ 2024-23 United Rentals based upon five (5) findings of fact as provided in the Staff Report.

Presenter - Christina Evans, AICP

Staff - Marie Colee, Assistant Program Manager

(01:15:03) District 3

- 7. ZVAR 2025-11 US 1 United Rentals.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to waive the required 20/B incompatibility buffer along the eastern property boundary. The applicant proposes to improve the existing ten (10) foot landscape buffer with enhanced landscaping and a six (6) or eight (8) foot fence, specifically located at 2850 and 2898 US Highway 1 South. This is a companion application to REZ 2024-23.


Items 6 & 7 were presented together.

Motion to recommend denial by Mr. Matovina seconded by Mr. Labanowski (Motion Passes 7/0) ZVAR 2025-11 US 1 United Rentals based on four (4) findings of fact, as provided in the Staff Report.

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 3:16PM

Minutes approved on the 21 day of August, 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.sjcfl.us/GTV/WatchGTV.aspx>