

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, January 23, 2025, 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Jack Peter, District 4, Vice-Chair
Elvis G. Pierre, District 2
Gregory Matovina, District 1
Henry F. Green, District 5
Judy Spiegel, District 3

MEMBERS ABSENT:

Dr. Richard Hilsenbeck, District 3

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator

- Meeting called to order by Ms. Perkins.
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Peter.

(2:18)

- **Motion to approve PZA meeting minutes for 12/19/2024 by Mr. Pierre, seconded Mr. Green, carries 6/0.**

AGENCY ITEMS

(2:56)

Item 8. WH 2024-05 Laurel Hill Workforce Housing.

Presenter Mr. Burnett (St. Johns Law Group, 204 Seagrove Main Street, St Augustine FL):

Requested a continuance of this item to an uncertain date. Explained they are undertaking various meetings with residents in the community. Already had a meeting at the Classic Car Museum with approximately 70 plus people attending. Ms. Spiegel, a PZA Board member, and Mr. Clay Murphy, BCC District Commissioner, were also in attendance plus a couple of Growth Management Staff members. Requested more time to revise the storm water modelling, to complete the traffic study and

some adjustments to the site plan. Appreciated they will need to go through the advertising again to get this item back on the agenda.

Mr. Matovina questioned if there was a difference between pulling this item or requesting a continuance.

Staff (Mr. Taylor): Confirmed that there was no difference to a continuation to a date uncertain or if it stays with Staff for further review. If the item is not withdrawn it will need to be readvertised.

Public Comments:

Suzanne Clulow agreed with a continuance.

Suzanne Albanese concerned with density.

(14:21)

Motion by Mr. Matovina, seconded by Mr. Pierre carries 6/0, to move WH 2024-05 Laurel Hill Workforce Housing, back into Staff review to be readvertised and placed as an item at a later date.

Presenter - Melvin O. Lugo-Viera, Owner

Staff - Evan Walsnovich, Planner

District 2

1. **ZVAR 2024-29 3554 Pacetti Road.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Minimum Lot Width of 105 feet in lieu of the 120-foot requirement in Residential, Single Family (RS-1) zoning to accommodate construction of a single-family home, specifically located at 3554 Pacetti Road.

Public Comment: None

Ex parte communication: None

Mr. Melvin O. Lugo presented details pertaining to the ZVAR 2024-29 355 Pacetti Road zoning variance request to allow for a single-family home to be built on a lot width of 105 feet in lieu of the 120-foot requirement for RS-1.

Agency Discussion: None

(17:00)

Motion by Ms. Spiegel, seconded by Mr. Peter, carries 6/1 (dissent Mr. Matovina), to approve ZVAR 2024-29 3554 Pacetti Road request for a zoning variance based upon 6 findings of fact and 6 conditions as provided in the Staff Report.

Presenter - Matthew Moss

Staff - Trevor Steven, Planner

District 5

2. **ZVAR 2024-15 Auto Pros Consulting.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for a proposed building and associated parking area to encroach within the required 20/B incompatibility buffer, and to Table 6.17 to allow for relief of the onsite parking requirement in relation to the size of the building, specifically located on the west side of First Avenue and east of US 1 N.

Ex parte communication was disclosed.

Mr. Moss presented details pertaining to ZVAR 2024-15 Auto Pros Consulting zoning variance. Various questions relating to a letter signed by the neighbor not being in the packet and feedback from other neighbors was discussed by Ms. Speigel. Mr. Peter raised the issue of the septic tank as the sewerage was not available there. Applicant confirmed it would be a small septic tank. Mr. Pierre questioned the applicant if he had been operating in Florida previously and applicant confirmed he had operated in Jacksonville previously. Confirmed the vehicles for sales would be used vehicles ranging from \$5000 to \$30000.

Public Comment: None

(32:10)

Motion by Ms. Speigel, seconded by Mr. Peter, carries 5 /1 (dissent Mr. Matovina), to approve zoning variance ZVAR 2024-15 Auto Pros Consulting based on 6 findings of fact and 6 conditions as provided in the Staff Report.

Presenter - Mark Shelton, Kimley-Horn and Associates, Inc.

Staff - Jackie Williams, Overlay Planner

District 4

3. **SUPMAJ 2024-12 Shores Fine Wine & Spirits.** SUPMAJ 2024-12 Shores Fine Wine & Spirits, request for a Special Use Permit per Section 2.03.01 and 2.03.02 of the Land Development Code to allow for the package sale for off-site consumption, specifically located at 3795 Palm Valley Road.

Ex parte communication was disclosed.

Mr. Shelton presented details pertaining to the request for a Special Use Permit for the Shores Fine Wine & Spirits in a building that had previously been a bank. Explained there would be no exterior changes to the building and no sign changes other than the business logo. The building is next door to Publix which does not have a liquor store attached.

Applicant requested two of the conditions listed to be amended. The first request to list the name of the company as being "Shores FWS at Palm Valley LLC". The second condition needs to have the clause removed after "approval as issued by the State of Florida".

Agency discussion with applicant occurred. Ms. Spiegel asked how far the nearest liquor store was.

Public Comment: None

(38:21)

Motion by Mr. Peter, seconded by Mr. Pierre, carries 5/1 (dissent Ms. Spiegel) to approve SUPMAJ Shores Fine Wine & Spirits special use permit, as per 8 findings of fact and subject to 11 conditions as provided in the Staff Report with the modification made by the applicant to the conditions.

Presenter - Shawn Maxwell

Staff - Marie Colee, Assistant Program Manager

District 3

4. **MINMOD 2024-23 Church of Eleven 22.** Request for a Minor Modification to the Lewis Point Plaza PSD (ORD. 1987-79, as amended) to allow for the development of a 29,000 square foot worship facility located within 1,000 feet of a retailer of alcoholic beverages as outlined in Land Development Code Section 2.03.02.A, specifically located at 2469 US 1 South.

Ex parte communication was disclosed.

Mr. Maxwell presented details pertaining to the request for MINMOD 2024-23 Church of Eleven22.

Public Comment: Suzanne Clulow supports the project.

(48:50)

Motion by Ms. Spiegel, seconded by Mr. Green, carries 6/0, to approve MINMOD 2024 – 23 Church of Eleven 22 request for a minor modification based on 6 findings of fact and 6 conditions as provided within the Staff Report.

Presenter - Kelly Varn, Taylor Sign & Design, LLC

Staff - Marie Colee, Assistant Program Manager

District 3

5. **NZVAR 2024-15 Church of Eleven 22 Signage.** Request for a Non-Zoning Variance to the Lewis Point Planned Special Development (ORD. 1987-79, 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 2469 US 1 South.

Ex parte communication was disclosed.

Mr. Randy Taylor (Taylor Sign & Design, LLC) presented details pertaining to the wall sign request for NZVAR 2024-15 Church of Eleven 22 signage. Explained that the sign on the building is 580 feet from the street. Building sign is not visible from the roadway. Drivers need to drive into the shopping center to view it.

Discussion occurred between Ms. Spiegel and the applicant with regard to the Cross and its location.

Public Comment: Suzanne Clulow supports the request.

Staff (Mr. Taylor): Advised confirmation from Staff that the Cross would not be going over 35 feet. Recommend to the Applicant that they include the Cross in the site plan.

(58:00 and 1:10:14)

Motion by Mr. Green, seconded by Mr. Pierre, carries 5/1 (dissent Mr. Peter), to approve NZVAR 2024 – 15 Church of Eleven 22 signage based on 8 findings of fact and subject to 6 conditions as listed in the Staff Report with adding the Cross to the site plan and that it meets the sign code of staying within 35 feet.

Presenter - Bruce Humphrey, Esq., Birchfield & Humphrey

Staff - Cynthia A. May, ASLA, Principal Planner

District 3

6. **PUD 2023-25 3229 State Road 207 PUD.** Request to rezone approximately 2.07 acres of land from Residential, Single-Family (RS-2) to Planned Unit Development (PUD) to allow for Neighborhood Commercial uses, specifically located at 3229 State Road 207.

Ex parte communication was disclosed.

Mr. Bruce Humphrey presented details pertaining to PUD 2023-25 3229 State Road 207 PUD. request. Explained the maximum building area will be 9600 square feet, and a maximum building height of 35 feet.

Various discussion occurred by the Agency with the Applicant and Staff regarding alcohols sales in a PUD.

Staff (Mr. Smith): Advised a bar would not be allowed as that would be seen as high intensity use. So would not be allowed in neighborhood commercial.

Mr. Green: Asked if this was going to be a multiple tenant building. Applicant advised they are looking for a single tenant for the building.

Public Comment: None

(1:08:49)

Motion by Mr. Green, seconded by Ms. Pierre, carries 5/1 (dissent Ms. Spiegel), for PUD 2023-25 3229 State Road 207 PUD to rezone land from Residential to a Planned Unit Development based on 9 findings of fact as listed in the Staff Report.

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

District 2

7. **WH 2024-07 Cypress Village.** Request to rezone 3.94 acres of land from Residential, Single-Family (RS-2) to Workforce Housing (WH), specifically located on property situated at the intersection of King Street Extension and N. Clay Street.

Ex parte communication was disclosed.

Mr. Chris Deverell (Construction Manager, Habitat for Humanity), presented details pertaining to WH 2024-07 Cypress Village request.

Explained that the price of the homes is expected to be between \$250,000 to \$275,000. The design of the homes is similar to the homes they are currently building at Volusia Woods subdivision within the West St Augustine area. Presented images of the current homes and advised they had currently completed 9 homes and a further 9 homes are still under construction. Habitat for Humanity has built 170 workforce housing homes to date and this project will bring the total to 200 homes.

Explained that the potential homeowners need to meet a criterion of:

- Have lived and worked in St Johns County for one year.
- Have a need for safe affordable housing
- A willingness to volunteer 200 hours of sweat equity in building houses
- A credit score of 640
- An income of between 30% and 80% of the area median income.

Further discussion occurred between the Agency and the presenter. Ms. Spiegel asked about increasing the deed restriction from 2 years to 5 years.

Public Comment:

Suzanne Clulow supports this project.

Winnie Cooper Snr: Supports. Yet concerned about whether there will be a lift station and the lack of sewerage connection in West St Augustine. Requested PZA recommend sewerage expansion to that area.

Bari Boyd: Concerned about the value of local single-family properties reducing in price if too many work force housing projects are built in her area by Habitat for Humanity.

Bridget Putt Bounds: Concerned about water and drainage.

Additional discussion occurred within the Agency and the engineer on the project who confirmed there will be a master lift station and that they are addressing the sewerage situation with the City of St Augustine. Explained why they will not be impacting other adjacent properties with their storm water management for this project. Explained that run off of water in this property will be contained within the storm water pond.

Mr. Matovina suggested that the design and elevation from the front of the homes be reconsidered.

(1:45:00)

Motion by Ms. Spiegel, seconded by Mr. Green, carries 6/0, to approve WH 2024-07 Cypress Village based on 4 findings of fact as listed in the Staff Report.

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

Staff - Amy Ring, Special Projects Manager

District 3

8. WH 2024-05 Laurel Hill Workforce Housing.

(2:56)

Presenter: Mr. Burnett requested a continuation of this item to an unset date at the start of the meeting.

- Staff Reports: None
- Agency Reports: Mr. Matovina complemented Ms. Perkins work as the outgoing President of Northeast Florida Builders Association and that she is also on the Habijax (Habitat for Humanity) Board.
- Meeting Adjourned at 3:17PM

Minutes approved on the 20 day of February, 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>