

# 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, April 3, 2025, 1:30:00 PM

### MEMBERS PRESENT:

Meagan Perkins, District 4, Chair  
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair  
Henry F. Green, District 5  
Judy Spiegel, District 3  
Chuck Labanowski, District 2

### MEMBERS ABSENT:

Gregory Matovina, District 1

### STAFF PRESENT:

Jacob Smith, Planning Division Manager  
Keisha Frank, Senior 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: 03/06/25 & 03/20/25
  - **Motion to approve by Ms. Spiegel, second by Mr. Labanowski, carries 5/0 to approve meeting minutes (Absent: Mr. Matovina, 1 Vacancy)**
- Public Comments
  - Ed Slavin: Request for sharing information regarding a recent Supreme Court ruling and discussion of technical denial usage.
  - Charlie Hunt: Comments regarding the Comprehensive Plan.

### AGENCY ITEMS

Presenter - Sonya Jensen

Staff - Evan Walsnovich, Planner

**(00:09:18) District 2**

1. **REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW), located specifically at 1675 State Road 16.

Ex parte communication was disclosed.

**Presenter: Mr. James Hasse** presented details pertaining to the rezoning request after discussion regarding the agent's absence.

Agency discussed existing use and surrounding areas usage. Discussed to retain and preserve a large 75-inch Oak tree as well as proposed buildings for the property.

Public Comment: None

Additional Discussion: None

(15:44)

**Motion to recommend approval by Dr. Hilsenbeck, second by Mr. Labanowski, carries 5/0 (Absent: Matovina, 1 Vacancy) of REZ 2024-22 1675 State Road 16, to rezone approximately 6.09 acres of land from open rural to commercial warehouse located specifically at 1675 based on four (4) findings of fact, as provided in the Staff Report with the added condition that the 75 inch live oak tree on the property is to remain healthy with some considerations and trimming or impacts to the routes from vehicles or construction activities.**

**Presenter - Tina Arcuri | Coastal Sign Services**

**Staff - Justin Kelly, MPA, Senior Planner**

**(00:16:59) District 3**

2. **NZVAR 2025-04 Beaver Toyota Sign.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.E of the Land Development Code, to allow for an On-Premises Permanent Sign height of 29.8 feet in lieu of the maximum height requirement of 20 feet for a sign located along a roadway classified as a Local Road, specifically located at 900 Marketplace Drive.

Ex parte communication was disclosed.

**Presenter: Ms. Tina Arcuri** presented details pertaining to the nonzoning variance request.

Agency discussed signage increases as well as placement. Discussion regarding moving the existing sign from the current location and the request to move the sign to the new location.

**Staff (Mr. Smith):** Provided clarification that the request is for the sign height not the placement of the sign but will be held to sign setback placement codes.

Public Comment:

- Nick Ruther: General Manager, Beaver Toyota discussed the movement of the existing sign.
- Charlie Hunt: Comments regarding last-minute signage requests - Oppose

Additional discussion occurred with agency members regarding clarification of road types where the dealership is currently located versus the new location and the signage allowed on each type. Agency discussed granting variances based on financial reasons.

(36:00)

**Motion to approve by Mr. Green, seconded by Mr. Labanowski, carries 5/0, (Absent: Mr. Matovina, 1 Vacancy) the NZVAR 2025-04 Beaver Toyota Sign, based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report.**

**Presenter - Christina Evans; Matthews | DCCM**

**Staff - Justin Kelly, MPA, Senior Planner**

3. **REZ 2025-02 SR 207/Helen Road Commercial.** Request to rezone approximately 0.97 acres of land, located at 180 State Road 207, from Residential, Manufactured/Mobile Home (RMH) to Commercial Intensive (CI) with conditions, to be consistent with the CI zoning on the remaining one (1) acre portion of the overall 1.97-acre property.

Ex parte communication was disclosed.

**Presenter: Ms. Christina Evans** presented details pertaining to the rezoning request.

Agency discussion regarding neighborhood contacts and clarification regarding living quarters on property.

Public Comment:

- Aaron Canter – neighbor neutral, no discussion with applicant.

Additional comments provided by the applicant regarding fronting and entrance to the property. Agency requested clarification of usage and traffic generation as well as plans to preserve the trees currently on the property.

(43:05)

**Motion by Mr. Green to recommend approval, that fails as NO SECOND, for REZ 2025-02 SR 207/Helen Road Commercial based on four (4) findings of fact, as provided in the Staff Report.**

Agency had further discussion around the compatibility with surrounding areas as well as preservation of existing trees and the ability to stack arrivals if needed without impacting traffic on SR 207.

(45:16)

**Motion by Ms. Spiegel, second by Mr. Green, to recommend denial of REZ 2025-02 SR 207/Helen Road Commercial based on five (5) findings of fact, as provided in the Staff Report.**

Ms. Evans advised they would undertake a tree survey and conserve as many trees as possible.

(49:08)

**Motion and second withdrawn by Ms. Spiegel and Mr. Green respectively.**

(49:30)

**Motion by Ms. Spiegel, second by Mr. Labanowski, carries 5/0, (Absent: Mr. Matovina, 1 Vacancy) to recommend the approval of REZ 2025-02 SR 207/Helen Road Commercial based on four (4) findings of fact, as provided in the Staff Report with the inclusion of tree protections.**

Ten-minute recess taken prior to the start of the last agenda item.

**Presenter - Douglas N. Burnett, Esq.**

**Staff - Keisha Fink, AICP, Principal Planner**

4. **COMPAMD 2024-05 Water Lily - Transmittal Hearing.** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1,110 acres of land from Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) to Residential-C to accommodate for a proposed age-restricted development that will consist of a maximum of 3,000 single family homes and commercial/office uses. The subject property is located at the northeast intersection of County Road 214 and County Road 13 South.

**Presenter: Mr. Burnett** (St Johns Law Group) requested continuance for the agenda item.

Discussion regarding reasons for continuance, public comments, hearing process for application in its entirety.

(1:06:08)

**Motion by Ms. Spiegel, second by Mr. Green, carries 5/0 (Absent: Mr. Matovina, 1 Vacancy) to deny continuance of COMPAMD 2024-05 Water Lily Transmittal Hearing.**

Mr. Burnett presented details pertaining to the Comprehensive Plan Amendment request. Mr. Burnett also introduced the other presenters working on this project.

**Jenny Urcan**, Civil Engineer, explained the layout of the site plan on the 1100 acres. That the wetlands totaled 273 acres with the project only impacting 3.6 acres leaving 269 acres being preserved. Showed where commercial development would be central on the site plan allowing residents' easy access within the development to grocery stores, pharmacy and other retail shops. Explained the location where a police and fire station would be located within the site plan.

**Rajesh Shindalur**, (Shindalur Traffic Solutions) presented the Traffic Study for the project. Explained they studied roadways within the 10-mile travel distance of the project. Explained they had allocated \$7 million to the proportional share and \$17 million for the impact fees. Deficiencies found in the project study are the roadways on IGP and one section of SR16. These are outside the 10 linear mile travel distance of the project.

Mr. Burnett explained that they are presenting for just the transmittal hearing because the property is more than 50 acres. That they have a PUD application pending that will require two hearings and it will be in line with the Comprehensive Plan amendment. The process for stature changes for this type of project is to obtain the approval of various State Departments. Explained the process for the benefit of the audience attending.

Mr. Burnett also explained the benefits of this project for an ageing community.

Dr. Hilsenbeck asked about the relationship between a leapfrog development, that was referenced in the Staff Report, and urban sprawl.

Mr. Burnett mentioned he would explain that in the rebuttal after public comment.

Dr. Hilsenbeck also mentioned that the platted lots in that area were originally put into place for lots that are equivalent to 8 units per acre. That the platted lot only allowed for 205 single family homes on approximately 100 acres with the remaining acreage preserved.

Dr. Hilsenbeck questioned the revenues the County would get from this development versus what the County has to provide by way of different services.

Mr. Burnett explained the average home would be \$449,000 in today's value so it would not be a drain on public services.

Agency members questioned if the roundabout effect goes into SR 214. Ms. Spiegel questioned Staff as to the number of historical residential units or historical amount of

residential land use changes have been placed over agriculture land and if they are outside the development boundary.

(2:00:00)

Public Comment:

- Jessie Howell Designated Speaker 15 minutes OPPOSED
- Kyle Cubbedge Designated Speaker 10 minutes OPPOSED
- Diann Wilson Designated Speaker 10 minutes OPPOSED
- Jeanne Siragusa OPPOSED
- Roxanne Yam OPPOSED
- Cindy Long OPPOSED
- Benjamin Heise OPPOSED
- Christine Wilson OPPOSED
- Ben Homer OPPOSED
- Larry Peterson OPPOSED
- Jay Kamys OPPOSED
- Richard Hardy OPPOSED
- Cleopatra Marie SUPPORTS
- Brad Velie OPPOSED
- Penny Velie OPPOSED
- Joe McAnarney OPPOSED
- Rebecca Jones OPPOSED
- Byron Jones OPPOSED
- Alena Cochrane OPPOSED
- Jennifer Scott OPPOSED
- Elliott Mar SUPPORTS
- Charlie Hunt OPPOSED
- Ed Slaven OPPOSED
- Henry Rowe OPPOSED

(3:33:16)

Mr. Burnett, Ms. Urcan and Mr. Shindalur presented a rebuttal. Explained that the traffic flow would be around a four-lane roundabout allowing farm equipment to navigate. Storm water runoff from this development would be addressed, allowing for better than predevelopment conditions. Presented all the benefits to the County for this project both financially and with amenities for the public.

Additional discussion occurred between the Agency and the presenters. Agency members agreed it was a great presentation on both sides and that a 55 plus development like this is needed. Yet it is the wrong location to be in the middle of well-established farmland.

**Staff (Ms. Terry Shoemaker, St Johns County Utilities):** Explained to agency members that the utilities would need to be discussed in more detail to assess if the County could address a lack of utilities to the project. That the project is currently not looking large enough for the Utilities department to provide water and sewage to the area.

**Staff (Mr. Smith):** Advised the Agency that when researching the areas near Water Lily and South to the Elkton and Hastings areas, there had been less than a dozen land-use changes to residential areas. They were mostly the scale and size for a single-family home. That did not include the absorption of the town of Hastings.

(4:01:00)

**Motion by Mr. Green, seconded by Ms. Spiegel, (carries 5/0, Absent Mr. Matovina, 1 vacancy) to recommend denial of the transmittal of COMPAMD 2024-05 Water Lily based upon four (4) findings of fact as provided in the Staff Report.**

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 5:34pm

Minutes approved on the 1 day of May, 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.sjcfll.us/GTV/WatchGTV.aspx>