

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, May 1, 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
Lex Taylor, Sr. Assistant Attorney
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 by Dr. Hilsenbeck

(03:05)

- PZA Meeting Minutes for Agency Approval: 04/03/2025
 - Motion by Ms. Spiegel, seconded by Mr. Labanowski, carries 5/0, to approve meeting minutes (Absent: Mr. Green, 1 Vacancy)
- Public Comments
 - Joe McAnarney – advised Agency members of his application for the PZA vacancy.

AGENCY ITEMS

Presenter - Christopher Forrest | Forrest Builders

Staff - Evan Walsnovich, Planner

1. **ZVAR 2024-24 Stowell.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for reductions to the Front, Second Front, and Side Yard setbacks to accommodate the placement of a detached pergola, in the Residential, Single-Family (RS-3) zoning, located at 6841 A1A South.

Ex parte communication was disclosed.

Sean Forrest and Kimberly Vartel presented details pertaining to the Zoning Variance request for 6841 A1A South built in 1946.

Agency members had further discussion with the applicant regarding clarifying the permitting phase of the work. Agency members discussed that the front of the structure has been on the right-of-way, and the elevation of the house in the front and back of the structure. Agency questioned what the building code is currently and the needed improvements for the pergola. Building department staff comment

Public Comment:

Richard Diaz: OPPOSED Representing 4 house sites he currently owns that are near to 6845 A1A South. Disclosed that he owns the property adjacent to this property and that there was an overhang encroaching onto his property. This has since been removed yet the new owner did not get a permit to undertake the removal of various buildings that were there. Advised, that the site was previously a homeless camp.

Presented a plan showing the four (4) home sites his company had requested for a zoning various from the PZA board. Explained he was granted a 10-foot rear setback by the PZA on these properties next to 6841 A1A South. Explained that the 6841 A1A Property was situated within just 1 foot of the back property line, not 10 feet.

Further discussion occurred between the Agency members and the public speaker with regard to parking and the number of accidents on this stretch of A1A. Explained that FEMA require them to now put in 3 feet of fill before building on these sites. The finished floor elevation was originally 7 feet. Yet they now need to fill it to 9 feet. Showed a photo of the retaining wall that is now the flood line. So, they have to fill to that line and then build a further 3 feet above.

Andy Kristin: OPPOSED Spoke to various neighbors who are also concerned with the density that may occur on this property should a variance be approved.

Further discussion by Agency members and the applicant with regard to the existing setbacks, traffic and the intention of the owner buying the building and if there was title insurance issued, and a boundary survey undertaken.

(28:59)

Motion by Ms. Spiegel, seconded by Mr. Labanowski, passes 5/0 (Absent: Mr. Green, 1 Vacancy) to deny ZVAR 2024-24 Stowell based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Kelly Varn | Taylor Sign & Design, LLC

Staff - Evan Walsnovich, Planner

(00:34:17) District 1

2. **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.

Ex parte communication was disclosed.

Mr. Taylor (Taylor Sign & Design, LLC) presented details pertaining to the Non-Zoning Variance request. Explained that the signage is approximately 408 feet from the main road. Explained the building is between 40 feet and 50 feet tall and that the sign would be 10 feet in height

Agency discussion occurred with the applicant. Agency voiced concern as to the size of the sign requested.

Staff (Mr. Smith): Confirmed that another main sign for the Church of 1122 had been approved at the St Augustine location for 266 square feet.

Public Comment:

Mr. McAnarney: OPPOSED to the larger sign. Suggested other options.

Mr. Charlie Hunt: OPPOSED Suggested that the church cross is more noticeable.

Further discussion occurred with the Agency members and the applicant who requested a further continuance to submit a reworked sign.

(57:00)

Motion by Mr. Matovina, seconded by Dr. Hilsenbeck, carries 5/0, (Absent: Green, 1 Vacancy) to continue by June 5, 2025, PZA Hearing.

Presenter - Damiane Handa | Expedite the Diehl

Staff - Justin Kelly, MPA, Senior Planner

(00:57:42) District 2

3. **NZVAR 2025-06 Mercedes Benz Sign.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 368 square feet in lieu of the required maximum of 250 square feet for an Interstate Pole Sign that is located between 500 feet and one-half (1/2) mile from the interstate system interchange, as prescribed within the World Commerce Center PUD.

Ex parte communication was disclosed.

Mr. Pete Hatcher (representing Mercedes Benz) presented details pertaining to the request for a non-zoning variance for an Interstate Pole Sign of 368 square feet in lieu of the required maximum of 250 square feet. Presented photos from South and North bound.

Further Agency discussion occurred with the applicant.

Public Comment:
Charlie Hunt: OPPOSED

Ms. Spiegel asked Staff if other dealerships would be going out to the World Commerce PUD.
Staff (Mr. Justin Kelly): Advised that the overall property is 15.5 acres, and it will be split into three (3) separate dealerships with Mercedes Benz being one of them.

Ms. Spiegel asked Staff what signage size was approved for the Bass Pro shop.
Staff (Mr. Smith) advised that the Bass Pro Shop approval covered a package of signs and the single sign with the bass on it was roughly 350 square feet.

Agency members voiced additional support for this sign.

(1:13:52)

Motion by Mr. Matovina, seconded by Dr. Hilsenbeck, carries 5/0, (Absent: Mr. Green, 1 vacancy), to approve NZVAR 2025-06 Mercedes Benz Sign based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report.

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 2:45pm

Minutes approved on the 15 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.sjcfl.us/GTV/WatchGTV.aspx>