

ST. JOHNS COUNTY

Planning & Zoning

AGENCY

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, March 6, 2025, 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Acting Chair

Elvis G. Pierre, District 2, Vice Chair

Dr. Richard A. Hilsenbeck, District 3

Henry F. Green, District 5

Judy Spiegel, District 3

MEMBERS ABSENT:

Jack Peter, District 4

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

- Called meeting to order by Ms. Perkins at 1:38pm
- Reading of the Public Notice statement was undertaken by Mr. Pierre (02:58)
- **Approval of PZA Meeting Minutes for PZA for 02/20/25 was motioned by Mr. Pierre, seconded by Ms. Spiegel, and carried 5/0 (Absent: Matovina, Peter).**
- Public Comments - None

AGENCY ITEMS

Presenter - Sonya Jensen

Staff - Evan Walsnovich, Planner

(06:29) District 2

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

Presenter requested a continuance to a date certain.

(7 :01)

Motion by Mr. Green, seconded by Dr. Hilsenbeck, carries 5/0 (Absent: Matovina, Peter), to approve a continuance for REZ 2024-22 1675 State Road 16 to PZA meeting on April 3rd, 2025.

Presenter - Paul and Diana Shillito

Staff - Trevor Steven, Planner

(00:00:00) District 3

1. **ZVAR 2024-34 2253 Whippoorwill Drive.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for Side Yard setback of two (2) feet in lieu of the required eight (8) feet to accommodate placement of a carport in Residential, Manufactured/Mobile Home or Single Family [RMH (S)] zoning.

Ex parte communication was disclosed by Ms. Spiegel

Paul Shillito presented details pertaining to the Zoning Variance request.

Various discussion occurred between the presenter and the Agency members with regard to what the hardship was, how the water run-off from the roof will be retained and neighborhood support.

Public Comment:

Leilani L. Loos: SUPPORTS

Tera Meeks: OPPOSED

Jim Alcork: SUPPORTS

Additional discussion occurred between Agency members, staff and the applicant with regard to the driveway remaining within two feet of the boundary line and that the carport would not go beyond the current driveway. Discussion occurred on how the lot narrows at the front and widens at the rear, hence making it an irregular lot and difficult to build a two-car carport without a variance.

(29:07)

Motion by Ms. Spiegel, seconded by Mr. Pierre, carries 5/0 (Absent: Matovina, Peter) to approve ZVAR 2024-34 2253 Whippoorwill Drive upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

Presenter - Autumn Martinage; Matthews | DCCM

Staff - Justin Kelly, MPA, Senior Planner

(29:48) District 2

2. **PUD 2024-03 Foxhive Commercial.** Request to rezone approximately 4.77 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 35,000 square feet of Neighborhood Commercial uses, consistent with the Residential-B Future Land Use Map (FLUM) designation, specifically located at 3710 Pacetti Road.

Ex parte communication was disclosed by Ms. Spiegel

Ms. Autumn Martinage presented details pertaining to the Planned Unit Development request.

Dr. Hilsenbeck questioned the presenters with regard to the reduction of commercial space from 60,000 square feet for a childcare center several years prior to 35,000 square feet of commercial uses now. Ms. Christina Evans explained that the childcare center construction plans were approved. Yet when the owners ran the numbers, the project was considered non-viable at that time. Plus, there was a lot of opposition from local residents to 60,000 square feet. So, the owner decided to rework the plans for a more viable nonresidential use. Dr. Hilsenbeck mentioned that the public notices sent out at that time were not properly noticed to County Staff. Staff (Mr. Smith) explained that at that time the advertising standards and meetings with local residents were met and other than Staff not being advised of a change in meeting time the standards were followed by the applicant.

Public Comment:

Meredith Fogg: OPPOSED Concerned about increased traffic, horse trailers, and more U turns. Considers this potential development will make the roads unsafe.

Owen Hopper: OPPOSED Concerned about increased traffic and a lack of road infrastructure. Concerned lights from the parking lot will shine in his back yard. Has no issue with residential homes being built there, just not commercial.

Chuck Labanowski: OPPOSED. Concerned about placing a commercial development in a residential area. Will increase traffic.

Presenter provided a rebuttal and explained the buffer, and that the proposed landscaping will not be in the ditch. That more landscaping will be added and will provide at least 70 feet of buffer from adjacent residents. Lighting will meet St Johns County code. Applicant is prepared to move the entrances further North to not impact Silo Road. Their goal is to bring more retail options to the area. Hence trying to shorten trips for the locals.

Further discussion occurred between the Agency members and the presenter with regard to traffic for a commercial development versus a residential development.

Presenter confirmed that there would be a further workforce housing residential project submitted in the future in the vicinity.

Several Agency members voiced concerns about increased traffic occurring in this residential area and a commercial development not being compatible.

(1:04:56)

Motion by Mr. Green, seconded by Mr. Pierre, fails 2/3 (opposed Mr. Pierre, Dr. Hilsenbeck, Ms. Spiegel, Absent: Matovina, Peter) to recommend approval of PUD 2024-03 Foxhive Commercial, based on nine (9) findings of fact, as provided within the Staff Report.

Presenter - Kevin Ledbetter, Staff Engineer

Staff - Amy Ring, Special Projects Manager

4. **COMPAMD 2024-06 2023 North Florida Regional Water Supply Plan Amendments - Transmittal.** Pursuant to Section 163.3177(6)(c)4 of the Florida Statutes, the County is required to incorporate alternative water supply projects identified in the 2023 North Florida Regional Water Supply Plan into its Comprehensive Plan. The Ordinance approves the 2025-2035 St. Johns County Water Supply Facilities Work Plan, which includes select alternative water supply projects the County intends to undertake. The ordinance also amends the 2025 Comprehensive Plan to incorporate the Work Plan and revises inconsistent language to ensure clarity and consistency in referencing and utilizing water supply plans.

Ex parte communication was disclosed.

Kevin Ledbetter presented details pertaining to the Comprehensive Plan Amendment request.

Discussion occurred between the presenter and the Agency members with regard to the projected water usage of some St Johns County districts and how the population projections were estimated. Agency members were invited to meet with the research Staff to gain more knowledge.

Public Comment:

Mr. Chuck Labanowski: Questioned the St Johns County water low recovery rate to the Aquafer.


Presenter addressed the expected recovery rate of water in going forward.

(1:22:35)

Motioned by Ms. Spiegel, seconded by Dr. Hilsenbeck, carries 5/0 (Absent: Matovina, Peter) to recommend transmittal of COMPAMD 2024-06, to amend Policies D.4.1.17 and D.4.6.2 to address the requirements of the 2023 North Florida Regional Water Supply Plan, subject to three (3) findings of fact, as provided in the staff report.

- **Staff Report (Mr. Smith):** Advised the Agency that the next meeting will be March 20th, 2025, with eight (8) agenda items. BCC elected Mr. Chuck Labanowski to be the new PZA Agency member to replace Mr. Jack Peter. Mr. Henry Green was also reappointed by the BCC for another term on the PZA Agency.
- **Agency Reports:** Ms. Perkins nominated Mr. Pierre to be Chair at the March 20th, 2025, meeting in her absence.
- Meeting adjourned by Ms. Perkins at 3:04pm

Minutes approved on the 3 day of April, 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.sjcfcl.us/GTV/WatchGTV.aspx>