

ST. JOHNS COUNTY

Planning & Zoning

AGENCY

Meagan Perkins
Elvis Pierre
Greg Matovina
Henry F. Green
Dr. Richard Hilsenbeck

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, March 20, 2025, 1:30:00 PM

MEMBERS PRESENT:

Dr. Richard A. Hilsenbeck, District 3, Chair
Elvis G. Pierre, District 2, Vice-Chair
Gregory Matovina, District 1
Henry F. Green, District 5
Judy Spiegel, District 3
Chuck Labanowski, District 2

MEMBERS ABSENT:

Meagan Perkins, District 4

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 by Mr. Pierre.
- Pledge of Allegiance
- Reading of the Public Notice statement by Mr. Matovina
(0: 02:51)
- Public Comments:

Charlie Hunt: More affordable housing required.

Suzanne Clulow: More affordable housing required for both purchase and rentals, including more ADU's (Additional Dwelling Units).

Virginia Evans: OPPOSED to PUD Tidal 210.

Staff (Mr. Taylor): Advised the Agency that the applicant for Item 8, PUD Tidal 210, has requested a continuance for a date certain of April 17th, 2025.

Agenda Item 8.

Presenter: Ms. Ellen Avery-Smith (Rogers Towers) requested a continuation of item PUD 2024-13 Tidal 210 to April 17th, 2025, to enable time to speak with transportation Staff regarding their traffic studies.

Public Comment:

Joe McAnarney: OPPOSED Presented 4 slides regarding traffic on the 36.1 link as being overcrowded and is unfunded. Requested a denial of the continuance. Would like to hear the presentation and public comments.

Harry Campbell: OPPOSED Traffic concerns

Keith Vellinga: OPPOSED Traffic concerns

Norman Gannon: OPPOSED Traffic concerns.

Carolyn Ward: OPPOSED Traffic concerns

Rob Salls: OPPOSED Traffic concerns. Infrastructure needs to be fixed before approving more development.

Suzanne Clulow: OPPOSED Roads are currently not capable of taking the increased traffic.

Charlie Hunt: OPPOSED Traffic concerns

Robert Taylor: OPPOSED Traffic concerns

Andrew Fletcher: OPPOSED to the continuance due to traffic concerns. Supports smart growth.

In the rebuttal, the applicant requested the continuance to discuss traffic concerns with Staff.

Further discussion occurred amongst the Agency members and the applicant with regard to the continuance request. Mr. Matovina raised the issue as to why the applicant did not consider building a road further to the East and relieve some traffic congestion. Suggested the Agency give the applicant the time to consider a creative solution given the opposition and traffic situation.

(0:49:00)

Motion to continue to a date certain by Mr. Matovina second by Mr. Green (motion Fails 3/3, dissenting: Ms. Spiegel, Dr. Hilsenbeck, Mr. Labanowski: absent Ms. Perkins)

Item 8 will be heard at today's hearing.

AGENCY ITEMS

Presenter - Jacob Smith, Planning Manager

Staff - Jacob Smith, Planning Division Manager

1. **Election of Vice-Chair.** The Vice-Chair position is currently vacant, and the position must be elected by the Agency. Staff recommended the Agency refer to the attached Nomination and Voting procedures.

Public Comment: None

(0:52:11)

Motion by Ms. Speigel, seconded by Mr. Labanowski, carries 6/0 (absent Ms. Perkins), to recommend Dr Hilsenbeck as Vice-Chair.

Five-minute recess for Agency members to reposition.

Presenter - Ellen Avery-Smith, Esq.

Staff - Jackie Williams, Overlay Planner

District 2

2. **ZVAR 2024-33 Hastings Dunkin Donuts.** ZVAR 2024-33 Hastings Dunkin Donuts, a request for a Zoning Variance seeking relief from Section 6.08.16.A to allow for an Order Box to be within 103 feet of a residentially zoned property, in lieu of the required 200 feet, and seeking relief from Section 6.06.04 to allow for a 10-foot landscaped buffer along the western boundary of the Property, in lieu of the required 20-foot buffer., specifically located at the corner of W Church Street and S Main Street.

Ex parte communication was disclosed by Agency members.

Presenter: Ellen Avery-Smith (Rogers Towers) presented details pertaining to the zoning variance request and the architectural design and colors to fit in with the Hastings Mainstreet committee.

Agency discussion with presenters regarding signage, canopy tree addition to property and fencing materials. Concerns expressed regarding parking spaces adjacent to the residential lot.

Public Comment:

Charlie Hunt: OPPOSED

Sally O'Hara: SUPPORTS

Additional discussion occurred by Mr. Labanowski who recommended a low monument sign facing the highway.

(1:16:00)

Motion by Ms. Spiegel, seconded by Mr. Labanowski, passes 6/0 (absent Ms. Perkins), to approve ZVAR 2024-33 Hastings Dunkin Donuts based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Kevin and Kamli Howard

Staff - Jackie Williams, Overlay Planner

District 3

3. **ZVAR 2024-35 6947 Middleton Avenue.** The applicant is requesting a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required fifteen (15) feet to accommodate the placement of a detached pergola, located in the Residential, Single-Family (RS-2) zoning district, located at 6947 Middleton Ave.

Ex parte communication was disclosed by Agency members.

Ms. Kamli Howard presented details pertaining to the zoning variance request to allow for a second front yard setback of 10 feet.

Further discussion occurred between the Chair and applicant with regard to the existing 6-foot fence.

Public Comment: None

(1:29:49)

Motion by Mr. Green, seconded by Mr. Labanowski, carries 5/1 (dissent Mr. Matovina; absent Ms. Perkins) to approve ZVAR 2024-35 6947 Middleton Avenue based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Gregory A. Remaly, Owner

Staff - Saleena Randolph, Senior Planner

District 2

4. **MINMOD 2025-02 Remaly Pool.** Request for a Minor Modification to the South Hampton PUD (Ord. 1997-41, as amended) to allow for a Rear Yard setback of six feet six inches (6'6") for a swimming pool and five feet (5') for a screen enclosure in lieu of the required ten feet (10'), specifically located at 2404 Winchester Lane.

Ex parte communication was disclosed.

Applicant Mr. Greg Remaly presented details pertaining to a minor modification request.

Public Comment: None

(1:34:40)

Motion by Mr. Green , seconded by Mr. Pierre, carries 6/0 (absent Ms. Perkins), to approve MINMOD 2025-02 Remaly Pool based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

Presenter - Williams Broekema

Staff - Jackie Williams, Overlay Planner

District 4

5. **REZ 2024-21 247 Canal Blvd.** Request to rezone approximately 0.53 acres of land from Open Rural (OR) to Residential, Single Family (RS-2). The 0.53 acre is a portion of a larger 2.5 acres parcel.

Ex parte communication was disclosed.

Applicant Mr. Williams Broekema presented details pertaining to rezoning request.

Agency members discussed they would like to see the large tree retained should the lot be sold.

Public Comment: None

(1:41:15)

Motion by Mr. Green, seconded by Mr. Pierre, carries 6/0 (absent Ms. Perkins), to recommend approval of REZ 2024-21 247 Canal Blvd based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Jenifer Dills, Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

6. **CPA(SS) 2024-13 Deer Park Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.61 acres of land from Rural/Silviculture to Business and Commerce Park, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to PUD 2024-12.x

Items 6 & 7 presented together.

Ex parte communication was disclosed by Agency members.

Presenter: Matthew H. Lahti (Gulfstream Design Group LLC) presented details pertaining to a Small-Scale amendment to the Future Land Use Map for 10.61 acres of land from Rural/Silviculture to Business and Commerce Park.

Agency members and presenter had further discussion regarding the proposed 161 Boat and RV storage spaces, the height of the fencing, if there was job creation, manning of the site, lighting, cameras and security. Not a high demand traffic area.

Mr. Matovina requested Staff to show a map as to where the development boundary is. Also requested confirmation of whether the PUD allows other uses that might achieve the same result.

Staff (Mr. Smith): Confirmed there are other options for the applicant to consider all the way to Residential C that would still allow for Boat and RV storage. Business and Commerce Park provides for a whole host of listed uses.

Mr. Lahti: Advised that they were trying to secure a land-use that provided reasonable assurance that there would not be a residential development here at a higher intensity land-use at a later stage. The PUD really controls what can be done here.

Dr. Hilsenbeck queried the traffic congestion given traffic on SR 210 is currently at 122 percent capacity.

Staff (Ms. Jan Trantham): Advised the traffic of 122 percent is based on a four-lane capacity.

Further discussion occurred around this property being contiguous with a public elementary school.

Public Comment: None

Mr. Matovina explained that the Agency had previously looked at previous proposals for changes to zoning in an around this area. Explained that this request is too intense for this area as there are homeowners here who have four and five acres. The Agency had already turned down another request to the West of the Shearwater entrance.

Dr. Hilsenbeck agrees that this project is too intense for the area.

(2:02:42)

Motion by Mr. Matovina, seconded by Ms. Spiegel, to recommend denial of CPA(SS) 2024-13 Deer Park Boat and RV based upon four (4) findings of fact as provided in the Staff Report. (Motion not voted on)

Applicant requested a continuance to work on the issues raised by the Agency.

(2:07:15)

Mr. Matovina withdrew the first motion of recommending denial.

(2:07:30)

Motion by Mr. Matovina, seconded by Mr. Green, carries 6/0 (absent Ms. Perkins), to allow a continuance of a date uncertain for CPA(SS) 2024-13 Deer Park Boat and RV and for PUD 2024-12 Deer Park Boat and RV Storage.

Presenter - Jenifer Dills, Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

7. **PUD 2024-12 Deer Park Boat & RV Storage.** Request to rezone approximately 10.61 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 106,200 square feet of commercial uses, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to CPA(SS) 2024-13.

Items 6 & 7 presented together. Agency voted to allow a continuance to a date uncertain.

(2:09:16)

Agency members in recess for 10 minutes.

Presenter - Ellen Avery-Smith | Rogers Towers, P.A.

Staff - Evan Walsnovich, Planner

(2:11:00) **District 5**

8. **PUD 2024-13 Tidal 210.** Request to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for the development of a maximum of 297 townhome units; located on the east side of Sandy Creek Parkway, south of County Road 210 and east of I-95.

Ex parte communication was disclosed.

Presenter: Ms. Ellen Avery Smith (Rogers Towers) presented details pertaining to the PUD 2024-13 Tidal 210 request. Explained that the applicant is Mattamy Jacksonville LLC, and the owner is Durban Creek National, LLC. Also presented the project team from Prosser, Inc; Chindalur Traffic Solutions, Inc, and SES Environmental Resource Solutions LLC.

Discussion occurred between Agency members and Staff with regard to traffic on 210. Requested if there could be a total of six (6) lanes and not five (5) lanes in that area and if so, a rough estimate of the cost. The other concern is that there is only one way in and out of this community.

Staff (Mr. D' Souza) Explained the reasoning behind a 5-lane consideration and that it would cost approximately \$5 million. The D.O.T agreed with that estimate. Going six (6) lanes would be extremely complicated, lengthy, and possibly litigious. They would need additional right-of-way to make that additional lane go in the westbound direction and the cost would be well in excess of \$5 million.

Presenter: Mr. Brad Davis (Prosser Inc) Explained that there would be a lock box configuration for emergency vehicles to overcome blockages on the road and help with safety concerns.

Discussion occurred between the applicant and Agency regarding the \$2.7 million impact fees that Mattamy has agreed to prepay and that there would be additional cost for the developer to provide improvements to the intersection of Moon Bay Parkway and SR 210 including a right-hand turn lane, and changes to the traffic signal. Various discussion occurred around flooding.

Mr. Davis confirmed that Florida State roads are not built to withstand Category three hurricanes.

Public Comment:

Joe McAnarney: OPPOSED. Traffic concerns.

Harry Campbell: OPPOSED. Traffic concerns.

Carolyn Ward: OPPOSED. Traffic concerns.

Keith Vellinga: OPPOSED Traffic concerns.

Andrew Fletcher: OPPOSED. Suggested the traffic issue be corrected first before building project.

Dane Selby: OPPOSED. Traffic issues.

Suzanne Clulow: OPPOSED Traffic on the road is currently substantially over capacity.

Applicant provided a rebuttal regarding the traffic issues and presented the transportation trip generation in the area. Agency and staff discussed if Moon Bay Parkway had ever been flooded. Agency and staff discussed also the number of units allowed to be built per this development area.


Agency members further discussed their reasons for either approval or not approval.

(3:25:21)

Motion by Mr. Matovina, seconded by Mr. Green, technical denial 3/3 (dissenting Dr. Hilsenbeck, Ms. Spiegel, Mr. Labanowski; absent Ms. Perkins) to approve PUD 2024-13 Tidal 210, based on nine (9) findings of fact as listed in the staff report.

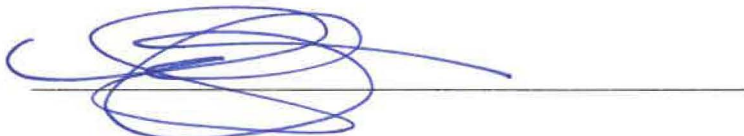
- Staff Reports: None
- Agency Reports: Mr. Matovina stated he may not be available for the next hearing.
- Meeting Adjourned at approximately 5:03pm

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.sjcfl.us/GTV/WatchGTV.aspx>