

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 17, 2025, 1:30:00 PM

MEMBERS' PRESENT:

Meagan Perkins, District 4, Chair
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair
Gregory Matovina, District 1
Henry F. Green, District 5
Judy Spiegel, District 3
Chuck Labanowski, District 2

MEMBERS ABSENT: None (One vacancy)

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
- Public Comments

Joe McAnarney – advised he has applied for the vacancy on the PZA. Presented his credentials verbally to the PZA members.

AGENCY ITEMS

Presenter - David Clutts - Civil Engineering Solutions, Inc.
Staff - Keisha Fink, AICP, Principal Planner

1. **COMM 2024-116 FCC Environmental Service Florida, LLC.** Requesting site plan approval through PZA in accordance with Ordinance 1987-01, to allow for Installation of 72 unmanned open-air outdoor CNG (Compressed Natural Gas) fueling stations and equipment for their Company-owned fleet of commercial refuse vehicles, located at 3375 Agricultural Center Drive.

Presenter: Mr. David Clutts presented the site plan for the CNG station.

Further discussion occurred between agency members and the presenter with regard to the site being an unpaved surface, and if the FCC reps have had contract negotiations with the County. Presenter confirmed that the facility will be unmanned and have technicians in the area who will be able to monitor and be dispatched for service. No certification is required by the code to fill the vehicle.

Mr. Matovina asked if transportation signal assessments and improvements were being reviewed by Staff.

Staff (Mr. Smith): Confirmed that this application is under review for the commercial site plan and building permit review.

Mr. Clutts confirmed all truck drivers are certified to drive these CNG trucks.

(25:59)

Motion by Dr. Hilsenbeck, seconded by Mr. Green, carries 6/0 (One Vacancy), to approve site plan for COMM 2024-116 FCC Environmental Service for the installation of an open-air outdoor CNG (Compressed Natural Gas) fueling stations and equipment for their Company-owned fleet of commercial refuse vehicles, located at 3375 Agricultural Center Drive, based on two (2) findings of fact and one (1) condition pursuant to Ordinance 1987-01 as identified in the staff report.

Presenter - Jody Ammons, Property Owner

Staff - Evan Walsnovich, Planner

2. **ZVAR 2024-19 1033 CR 13 S Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of six (6) feet along the front property line in lieu of the four (4) foot requirement, and to allow for a fence height of eight (8) feet along the side property lines in lieu of the six (6) foot requirement, specifically located at 1033 County Road 13 South.

Items 2 and 3 were presented together.

Exparte disclosed by the Agency members.

Presenter: Jody Ammons, property owner and builder, explained the request for a zoning variance to allow for an increase in height for fencing along the two sides and front of the property. This presentation was undertaken to include Item 3 that is owned by a family member who was unable to attend today.

Various discussions occurred between the Agency members, the presenter and Staff, with regard to the septic drain field, dogs that can jump the existing fences, and the gate set back.

Public Comment:

Diann Wilson OPPOSED

Teresa Blais OPPOSED

Charlie Hunt OPPOSED

(56:10)

Motion by Mr. Green, seconded by Ms. Perkins, carries 5/1 (dissent Mr. Matovina, one Vacancy) to approve ZVAR 2024-19 1033 CR13 S Fence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report with the additional condition that the solid fence is four feet high with two additional feet of slatted fencing along the front portion of the fence along CR 13 South.

Presenter - William and Linda Kelly, Property Owners

Staff - Evan Walsnovich, Planner

(00:27:06) District 2

3. **ZVAR 2024-20 1025 CR 13 S Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of six (6) feet along the front property line in lieu of the four (4) foot requirement, and to allow for a fence height of eight (8) feet along the side property lines in lieu of the six (6) foot requirement, specifically located at 1025 County Road 13 South.

Exparte disclosed by the Agency members.

Presenter: Jody Ammons explained that this property is owned by a family member who was unable to present today. This application was presented with Item 2.

(58:32)

Motion by Mr. Green, seconded by Ms. Perkins, carries 5/1 (dissent Mr. Matovina, one Vacancy) to approve ZVAR 2024-20 1025 CR13 S Fence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report with the additional condition that the solid fence is four feet high with two additional feet of slatted fencing along the front portion of the fence along CR 13 South.

Presenter - Amanda Asker, Applicant

Staff - Marie Colee, Assistant Program Manager

(00:59:45) District 3

4. **SUPMAJ-2025-02 Funkadelic Food Shack (2COP).** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-premises sale and consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in connection with an existing restaurant, specifically located at 4225 A1A South within Commercial Highway Tourist (CHT) zoning.

Exparte disclosed by the Agency members.

Presenter: Ms. Amanda Asker presented the request for a special use permit to allow for on-premises sale and consumption of alcoholic beverages under the State of Florida Type 2COP beverage license.

Further discussion occurred between the Agency and the presenter who confirmed that the restaurant will be opened to the general public who reside outside of the RV park.

(1:06:53)

Motion by Mr. Matovina, seconded by Mr. Labanowski, carries 6/0 (one vacancy) to approve SUPMAJ 2025-02 Funkadelic Food Shack, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

Presenter - Darryl Nagao, Applicant
Staff - Marie Colee, Assistant Program Manager

(01:06:06) District 1

5. **SUPMAJ-2025-04 Pecan Craft Kitchen (4COP/SFS).** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a State of Florida Type 4COP/SFS beverage license in connection with a proposed restaurant located in Commercial Intensive (CI) zoning and specifically located at 138 State Road 13 North.

Exparte was declared by Agency members.

Presenter: Mr. Darryl Nagao presented the request for the Special Use Permit to the Pecan Craft Kitchen. Explained the overall concept of the restaurant offering as being very nutritional food that is sourced and grown by local farmers. That the large oak tree will be saved and become a major focus of the look and feel of the landscape. Presented a modern restaurant design with plenty of parking and landscaping that will include new trees and shrubs.

Discussion occurred between Agency members and the applicant with regard to saving the large oak tree and in support of this restaurant concept and design.

Public Speaker:
Joe McAnarney SUPPORTS

(1:20:19)

Motion by Mr. Green, seconded by Dr. Hilsenbeck, carries 6/0 (one vacancy), to approve SUPMAJ 2025-04 Pecan Craft Kitchen based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

Presenter - Mirza Veljovic
Staff - Keisha Fink, AICP, Principal Planner

(01:20:45) District 1

6. **NZVAR 2024-18 Sprouts Wall Signage shops at SJ Parkway.** Request for a Non-Zoning Variance to The Shoppes at St. Johns Parkway Planned Unit Development (ORD. 2016-39) to allow for proposed walls signs to exceed the maximum Advertising Display Area (ADA)

prescribed, pursuant to Section 7.02.04.B.6 of the Land Development Code, located at 120 Shops Boulevard.

Exparte declared by the Agency members.

Presenter: Ms. Mirza Veljovic presented the request for a non-zoning variance wall signage.

Further discussion occurred with the Agency and the applicant with regard to the existing display sign on the building being much higher than permissible.

Public Comment:

Charlie Hunt: Has an issue with the large sign being there and not approved.

Ms. Perkins questioned Staff if the previous tenant had asked for a sign variance.

Staff (Mr. Smith): Advised that the approval for the main sign that says Sprouts Farmers Market was approved in error. The signage that says just the word SPROUTS is an appropriately sized sign. It is the Farmers Market term underneath that pushes it over the allowable signage.

Further discussion occurred within Agency members.

(1:33:26)

Motion by Mr. Green, seconded by Mr. Matovina, carries 4/2 (dissent Ms. Spiegel, Mr. Labanowski, one vacancy) to approve NZVAR 2024-18 Sprouts Wall Signage @shops at SJ Parkway, based upon eight (8) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

- Staff Reports: None
- Agency Reports: Mr. Green advised he will be absent from the next PZA meeting.
- Meeting Adjourned at 2:38pm

Minutes approved on the _____ day of _____, 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.sjcf.us/GTV/WatchGTV.aspx>