



**Minutes**  
**Regular Meeting of the St. Johns County**  
**PLANNING AND ZONING AGENCY**

**Thursday, June 1, 2023 at 1:30 pm**

The regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency was held on Thursday, June 1, 2023 at 1:30 p.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

**MEMBERS PRESENT:** Gregory Matovina, District 1, Chair  
Meagan Perkins, District 4, Vice Chair  
Jack Peter, District 4  
Elvis G. Pierre, District 2  
Henry F. Green, District 5

**MEMBERS ABSENT:** Eugene Wilson, District 3  
Dr. Richard A. Hilsenbeck, District 3

**STAFF PRESENT:** Lex Taylor, Asst. County Attorney; Michael Roberson, AICP, Director Growth Management; Teresa Bishop, AICP, Planning Division Manager; Debbie Willis, GIS Systems Analyst; Jasmine Allen, GIS Technician; Tom Stalling, Communications Specialist; Marie Colee, Assistant Program Manager.

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- Call meeting to order at 1:30 pm
  - Pledge of Allegiance
  - Reading of the Public Notice statement by Perkins
  - Public Comments: None

(02:23)

**Motion by Perkins, seconded by Peter, carries 5/0, to approve PZA meeting minutes for 6/16/2022, 7/21/2022, 8/4/2022, 12/1/2022 and 3/16/2023.**

**AGENCY ITEMS:**

District 1

**1. ZVAR 2023-08 Rundle Residence.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of 10 feet in lieu of the 20-foot secondary front yard requirement in Open Rural (OR) zoning, and to request a Zoning Variance to Section 2.02.04.A.3.a to allow an accessory structure in a second Front Yard.

**Staff: Lauren Dwyer, Planner**

No ex parte communications declared by the agency.

**Presenter: Michael Sundberg**, Galaxy Homebuilders, 5544 Dover Crest Lane, Jacksonville, FL 32258)  
Presented the request for the zoning variance.

Further discussion occurred between the Agency and the applicant with regard to explaining the hardship.

(05:36)

**Motion by Perkins, seconded by Peter, carries 5/0, to approve ZVAR 2023-08 Rundle Residence, based on seven (7) conditions and five (5) findings of fact as provided in the Staff Report.**

**FINDINGS:**

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request supports the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.

**CONDITIONS:**

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed structure.
2. Approval of Variance does not release this project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval is pursuant to the Site Plan labeled as Exhibit B, submitted by applicant, and made a part of this application.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

District 3

**2. REZ 2023-01 RV & Boat Storage of St. Augustine.** A request to rezone approximately 4.2 acres of land located on the west side of US 1 South between Bella Terra Drive and Watson Road from Office Professional (OP) to Commercial Intensive (CI) with conditions to limit the use to RV/Boat Storage, Accessory Residential, Cultural or Institutional uses, Neighborhood Business or Commercial uses, General Business uses, or Offices and Professional uses and increased buffer and screening standards.

**Staff: Justin Kelly**, Senior Planner

Ex parte communication declared by the Agency.

**Greene:** Recused himself as he had a conflict and filled out the necessary paperwork.

**Staff (Lex Taylor):** Placed on the record, that Henry Greene disclosed today, that the item before the agency could be deemed a special gain or loss to his business associate, Steve Benninger.

**Presenter: Karen M. Taylor**, (77 Saragossa Street, St Augustine.) presented the request for a rezoning.

Further discussion occurred between the Agency and the Applicant.

(18:35)

**Motion by Perkins, seconded by Peter, carries 4/0 (Green recused) to recommend approval of REZ 2023-01 RV & Boat Storage of St Augustine, based on two (2) conditions, and four (4) findings of fact, as provided in the Staff Report.**

#### **FINDINGS:**

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial Intensive (CI) with conditions** is consistent with the Comprehensive Plan, in that:
  - a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
  - b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
  - c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial Intensive (CI) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Commercial Intensive (CI) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2025 Future Land Use Map.

**CONDITIONS:**

1. Proposed uses on the subject property, under the Commercial Intensive (CI) Zoning District, will be limited to Recreational Vehicle/Boat Storage, and will allow those uses permitted in the following Use categories as prescribed in the St. Johns County Land Development Code: Section 2.02.01.A Residential Uses (as Accessory Use Only), Section 2.02.01.C Cultural and Institutional Uses, Section 2.02.01.D Neighborhood Business and Commercial Uses, Section 2.02.01.E General Business and Commercial Uses, and Section 2.02.01.M Office and Professional Services.

All other uses and Use categories allowed within the Commercial Intensive (CI) Zoning District will be prohibited, which includes uses permitted in the following Use categories as prescribed in the St. Johns County Land Development Code: Section 2.02.01.G Highway Commercial Uses, Section 2.02.01.H High Intensity Commercial Uses, Section 2.02.01.O Neighborhood Public Service Uses, Section 2.02.01.P General Public Service and Emergency Service Uses, Section 2.02.01.Q Regional Business and Commercial Uses, and Section 2.02.01.R Regional Cultural and Entertainment Facilities.

2. In addition to the buffer and screening standards required of LDC, Section 6.06.04, the applicant will provide a row of evergreen Canopy Trees along the eastern property boundary abutting US 1 South, which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees will be planted within ten (10) feet of the property line

District 5

**3. REZ 2023-02 St. Marks Industrial.** Request to rezone approximately 15.98 acres of land from Open Rural (OR) to Industrial Warehouse (IW). The subject property is located south of International Golf Parkway, just east of US 1 North.

No ex parte communication declared by the Agency.

**Presenter: Matt Lahti**, (Gulfstream Design Group, LLC., 2225 A1A S, St Augustine) presented the request to rezone.

Further discussion occurred between the Agency and the Applicant.

(23:44)

**Motion by Peter, seconded by Green, carries 5/0, to recommend approval of REZ 2023-02 St. Marks Industrial, based on four (4) findings of fact, as provided in the Staff Report.**

**FINDINGS:**

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Industrial Warehousing (IW)** is consistent with the Comprehensive Plan, in that:
  - a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
  - b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)

- c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Industrial Warehousing (IW)** is consistent with the St. Johns County Land development Code.
4. The zoning district of **Industrial Warehousing (IW)** is consistent with the land uses allowed in the land use designation of **Industrial** as depicted on the 2025 Future Land Use Map.

District 2

4. **CPA(SS) 2021-09 Little Florence Cove.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of 19.81 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) single-family dwelling units, located South of SR 16/SR 13 N merger, approximately half mile east of the Shands Bridge.

**Staff: Evan Walsnovich, Planner**

No ex parte communication declared by the Agency.

**Presenter: Matthew Lahti,** (Gulfstream Design Group, LLC., 2225 A1A S, St Augustine) presented the request.

Further discussion occurred between the Agency and the Applicant.

**Speaker: Vincente M. Rosado** (8508 Kiley Court, St Augustine FL 32092) Questioned that there is a water shed on the side of the road and if that would remain there.

**Presenter (Lahti):** Provided a rebuttal. Mentioned they would work with neighbors to ensure historic water flow patterns were maintained. Explained that everything there would be draining through the river as the ultimate receiving body.

**Matovina:** Mentioned that Staff noted this is a "Spot Zoning" on the Comprehensive Plan. Invited staff to comment.

**Staff (Teresa Bishop):** Spot Land use changes and Spot Zonings are not always the best planning principle.

This property is designated to allow for rural/silviculture type activities. It is a smaller parcel that may not be suitable for those types of uses at this point. Staff just has the concern about the "spot" that is being placed there. It is not always an orderly development.

Further discussion occurred between the Agency and Staff.

(33:43)

**Motion by Peter, seconded by Pierre, carries 5/0, to recommend approval of CPA(SS) 2021-09 Little Florence Cove, based upon four (4) findings of fact as provided in the Staff Report.**

**FINDINGS:**

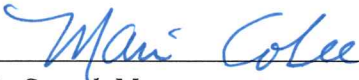
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
  4. The proposed Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.
- Staff Reports: None
  - Agency Reports: Early July meeting is cancelled.
  - Meeting Adjourned at 2:07pm.

Minutes approved on the 3<sup>rd</sup> day of August, 2023.



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Greg Matovina, Chairman  
Planning and Zoning Agency



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Clerk, Growth Management

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:  
<http://www.sjcfll.us/GTV/WatchGTV.aspx>