

ST. JOHNS COUNTY
Mid-Anastasia Design Review Board (MADRB)

MADRB BOARD

Maureen Long - Chair
Ann Breslauer
Dan Greene
Ginger Borgman
Robert Boese (ALT)



Meeting Minutes, January 11, 2024

Permit Center
4040 Lewis Speedway, Conf. # 1
St. Augustine, FL 32084

Saleena Randolph, Senior Planner

Meeting called to order by: Maureen Long, Chair at 3:01 pm

Board Attendance:

- Maureen Long, Chair
- Ann Breslauer
- Dan Green
- Ginger Borgman
- Robert Boese, Alternate

Board Absent: None

Reading of the Public Notice Statement: Saleena Randolph, Staff

AGENCY ITEMS

1. Elect Vice Chair

Motion: to nominate Dan Greene as Vice Chair

Motion By: Ann Breslauer

Second By: Ginger Borgman

Vote: 5 to 0 to Approve [Yes (Long, Breslauer, Greene, Borgman, Boese) to No (-)]

Results: Vote Passes to Elect Dan Greene as Vice Chair

2. MADRB 2023-03 Sunset View (Cowboy's) –

Request waivers to the setback, landscape buffer, and signage requirements of the Mid-Anastasia Overlay District. This request is a companion application to PUD 2023-15 Sunset View PUD, which proposes to rezone approximately 2.42 acres of land from CG, RS-3 and OR to a Planned Unit Development to allow a maximum of 3 residential units and 7,854 sqft of commercial uses. Site is located at 283, 285, 293 and 299 Dondanville Road.

Presenter: Karen Taylor, Land Planner – sample drawing provided to Board. Presentation provided in-person by Karen Taylor with owner, Lee, also in attendance.

Board Discussion:

- Existing buildings and use of different buildings
- Proposed changes to site
- Fencing, Lift Station, Parking
- Hurricane Matthew and flooding provisions
- Single Family to proposed Multi-family uses
- Proposed buffering
- Proposed parking improvements and handicap accessibility

Public Comment:

Speakers: Jeff Nelson, Alyssa Greenwood, and Bill Greenwood

Three (3) neighbors were in attendance and discussed the following:

- Improvements encouraged to site as currently a blight

- December 2nd street shut down for wedding/party
- 283 property being used for parking, employee parking
- Safety of neighborhood
- Food Delivery Trucks backing up all the way down Dondanville
- Palm tree trunks used in roadway/parking buffers and flooding
- Access to use kayaks blocked
- Triplex and lease of current house at road

Presenter: Karen Taylor provided clarification to the proposed MADRB waivers.

- Setbacks: Commercial Office/Storage/Residential Building – Allow a 20-foot Side Yard setback from the neighboring residential sites (not rear yard)
- Setbacks: Residential Structure – Allow a 30-foot setback from neighboring north residential site
- Signage: Commercial Parcel – Allow existing ground sign and wall sign to remain as-is

Motion: to Approve MADRB 2023-03 based on the proposed revisions and conditions as provided

Motion By: Dan Greene, Vice Chair

Second By: Ann Breslauer

Vote: 5 to 0 to Approve [Yes (Long, Breslauer, Greene, Borgman, Boese) to No (-)]

Results: Vote Passes

ADMINISTRATIVE APPROVALS – None.

STAFF REPORTS –

- Discussion about open Overlay Planner position
- Discussion about two (2) pending applications for Board Members to be heard at February meeting
- Discussion about two (2) proposed pending projects under staff review

BOARD REPORTS –

- Discussion about ability to get Agenda emailed directly
- Discussion about Island Fresh Market and signs not approved by Board

MINUTES – None.

ADJOURNMENT

Motion: to Adjourn

Motion By: Maureen Long, Chair

Second By: Ginger Borgman

Vote: 5 to 0 to Adjourn [Yes (Long, Breslauer, Greene, Borgman, Boese-proxy) to No (-)]

Results: Meeting Adjourned by Maureen Long at 5:13 pm