

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

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  
Christine Valliere, Sr. Assistant County Attorney

Thursday, February 15, 2024 1:30:00 PM

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### **MEMBERS PRESENT:**

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

### **MEMBERS ABSENT:**

Jack Peter, District 4 Vice-Chair

### **STAFF PRESENT:**

Teresa Bishop, Planning Manager  
Keisha Frank, Senior Planner  
Lex Taylor, Sr. Assistant Attorney  
Jasmine Allen, GIS Technician  
Jennifer Gutt, Planning Coordinator

- Meeting called to Order at 1:30 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Board Approval: 02/01/2024
  - Motion by Ms. Siegel seconded by Mr. Pierre (motion passes 6/0)
- Public Comments: None

### **AGENCY ITEMS**

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Evan Walsnovich, Planner

(00:03:21) District 3

1. **REZ 2023-20 Dobbs Road Plant Rezoning.** Request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road.  
Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to the rezoning request.

Agency discussion pertaining to the amount of overlap between the site and heavy industrial park Staff (TB) stated the plat map may be the only document showing the overlap, staff will try to pull the old zoning map. Agency discussion around the noise generated by the equipment and process pertaining to the rezoning request as well as the vegetative buffering on the site.

Public Comment: Kirk Wittington, Dennis Barry, Timothy Glaser, Heddy Hamidi, Frank Morrison, Michele Gavin, Gail Haynes, Kelly Simmons, Sheria Glasgow, Cordie Darden, Vicki Berry, Christina Hernandez, Ron Sailor, Kayla Peloquin, Todd Unsell, Lindsey Rollins, Sheri Daniello, Branden Belloni, Joe Teisan, George Haynes, Brian Payne.

Mr. Burnett discussed noise ordinance requirements, additional buffering, equipment specifics, traffic related to the requested rezoning. The agency requested an in-depth explanation of the process and clarification regarding materials being brought in. The agency requested clarification of other heavy industrial in the area. Discussion regarding the use of the FPL right-of-way / easement in this request.

Staff (TB) discussed current maps showing Heavy Industrial zoned areas in the county. The Heavy Industrial zone is a fairly new zone. Industrial Warehouse zoning does encompass the other activities in this area.

The Agency asks for clarification of what materials are brought in and the specifics of the process. Presenter specifics the raw products will be mixed on site, the silo(s) will have additional filtration. Discussion regarding height and number of silo(s). Agency asks for clarification of raw materials and which materials are brought in. Clarification of required EPA permitting.

Staff (Teresa Bishop) clarified the setbacks and height allowances for the proposed zoning vs Industrial Warehousing.

**Motion to RECOMMEND DENIAL by Mr. Matovina second by Dr. Hilsenbeck (motion passes 5/1 dissenting vote: Mr. Green) of REZ 2023-20 Dobbs Road Plant Rezoning based upon five (5) findings of fact as provided in the Staff Report.**

Presenter - Debi Sharpe

Staff - Evan Walsnovich, Planner

(02:10:38) District 1

2. **Request for Reconsideration or Waiver of One -Year Time Limit to Reapply for Port St. John Fence MINMOD 2023-17.** MINMOD 2023-17 Port St. John Fence, was heard by the Planning and Zoning Agency on December 7th, 2023 and was approved 7-0. The approved Minor Modification allows an eight (8) foot fence along the northern boundary of the Riverpoint PUD adjacent to the Amity Marina, in lieu of the maximum six (6) foot height. This request to waive the time limits, as provided in Section 10.04.02.A.3 is from one of the homeowners included in the MINMOD 2023-17 application. Section 10.04.02.A.3 states: Whenever the PZA has granted or denied a Variance, it shall not then consider any petition for Variance on any part or all of the same property for a period of one (1) year from the effective date of the Development Order granting the Variance. LDC Section 10.04.02.A.4 allows for a waiver of the above time limits and states: The time limits in Section 10.04.02. A.3. above may be waived by the affirmative vote of a majority of the PZA when such action is deemed necessary to prevent injustice or to facilitate the proper Development of the County. The applicant is requesting this waiver to apply for a separate Minor Modification application to allow for a ten (10) foot fence on solely the applicant's property.

Ex parte communication was disclosed.

Ms. Sharpe presented details pertaining to the reconsideration of one-year time limit request.

Public Comment: None

**Motion to approve the waiver by Mr. Matovina, second by Ms. Spiegel (motion passes 5/1, dissenting vote Ms. Perkins) of time limits pursuant to Land Development Code Section 10.04.02. A.4.**

Presenter - George Casale, Representing the Applicant Jennifer & Mitesh Desai

Staff - Keisha Fink, AICP, Principal Planner

(02:18:31) District 2

3. **SUPMAJ 2023-18 We Rock the Spectrum (St. Augustine).** A request for a Special Use Permit to allow for an indoor sensory kids Gym to provide open play, classes for families, host birthday parties, pursuant to Section 2.03.43 of the Land Development Code to allow for Commercial Recreation in Industrial Warehousing (IW) Zoning. The property is located at 104 Liberty Center Place, off Agricultural Center Drive.

Ex parte communication was disclosed.

Mr. Casale presented details pertaining to the Special Use request.

Agency clarification regarding operating hours of neighboring businesses.

Public Comment: None

**Motion to approve Mr. Matovina second by Dr. Hilsenbeck (passes 6/0) SUPMAJ 2023-18 We Rock the Spectrum based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.**

**Presenter - Lee Harris - Premier Pools and Spas**

**Staff - Keisha Fink, AICP, Principal Planner**

**(02:30:04) District 4**

- 4. ZVAR 2023-30 204 Duckwood Lane.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for a reduced Second Front Yard setback in lieu of the required 25 feet for a Through Lot located in Residential General (RG-1) zoning to accommodate placement of a swimming pool.

Ex parte communication was disclosed.

Mr. Harris presented details pertaining to the zoning variance request.

Agency clarification on pool size, placement and proximity to roadways and right-of-way.

Public Comment: None

**Motion to recommend approval by Mr. Matovina second by Mr. Pierre (motion passes 5/1 Dissenting vote Ms. Spiegel) of ZVAR 2023-30 240 Duckwood Lane based on four (4) findings of fact, as provided in the Staff Report.**

**Presenter - William Steely, Owner**

**Staff - Marie Colee, Assistant Program Manager**

**(02:39:07) District 2**

- 5. REZ 2023-25 Steely Residence.** Request to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR), specifically located on County Road 13.

Ex parte communication was disclosed.

Mr. Steely presented details pertaining to the rezoning request.  
Agency requests clarification on zoning on expired rezoning, staff (Teresa Bishop) clarifies that when a PUD or PRD expires the parcel does not revert back to original zonings.

Public Comment: None

**Motion to recommend approval (Mr. Matovina second by Dr. Hilsenbeck (motion passes 6/0) of REZ 2023-25 Steely Residence, based on four (4) findings of fact, as provided in the Staff Report.**

**Presenter - Autumn Martinage, Senior Planner Matthews DCCM**

**Staff - Amy Ring, Special Projects Manager**

**(02:43:10) District 2**

- 6. REZ 2023-26 Fidus Warehouse & RV/Boat Storage.** Request to rezone approximately 4.7 acres of land from Open Rural (OR) to Industrial Warehousing (IW) with conditions to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, specifically located south of SR16, west of Race Track Rd.

Ex parte communication was disclosed.

Ms. Martinage presented details pertaining to the rezoning request.

Agency clarification regarding parcels and the development proposed in the rezoning application as well as clarification regarding the Live Local Act. OCA (Lex Taylor) provided insight into the deed restrictions run with title to the property and Live Local Act.

Public Comment: None

**Motion to recommend approval Mr. Matovina second by Mr. Pierre (motion passes 6/0) of REZ 2023-26 Fidus Warehouse & RV/Boat Storage with conditions based upon four (4) findings of fact as provided in the Staff Report.**

**Presenter - Bill Miller | Premier Properties**

**Staff - Justin Kelly, Senior Planner**

**(02:51:35) District 3**

7. **REZ 2023-31 Biera Mar Lots.** Request to rezone approximately .47 acres of land, located along the eastern side of A1A South, north of E. Palmetto Avenue, from Commercial General (CG) to Residential, Single Family (RS-3) to allow for three (3) single-family homes on each of the three (3) platted lots.

Ex parte communication was disclosed.

Mr. Miller presented details pertaining to the rezoning request.

Agency and presenter clarification regarding rear beach access.

Public Comment: None

**Motion to recommend approval by Mr. Matovina second by Mr. Green (motion passes 6/0) of REZ 2023-31 Biera Mar Lots based on four (4) findings of fact, as provided in the Staff Report.**

**Presenter - Ellen Avery-Smith, Esq., Rogers Towers, P.A.**

**Staff - Brandon Tirado, Planner**

(02:56:13) District 5

8. **PUD 2023-20 State Road 16 Medical and Commercial PUD.** Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space. The property is located on the northeastern corner of Woodlawn Road and State Road 16.

Ex parte communication was disclosed.

Ms. Avery-Smith presented details pertaining to the Planned Unit Development request.

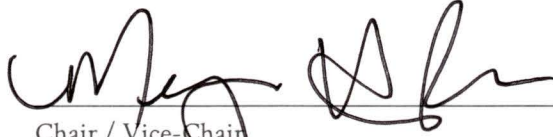
Public Comment: None

**Motion to recommend approval by Mr. Matovina second by Mr. Pierre (Motion passes 6/0) of PUD 2023-20 State Road 16 Medical and Commercial PUD based upon nine (9) findings of fact as provided in the Staff Report.**


- Staff Reports: There will be a transportation presentation next PZA meeting (03/07/24).
- Agency Reports: Excitement for public involvement in the Comprehensive Plan process and addressed public meetings.

- Meeting Adjourned at 4:41 PM

Minutes approved on the 7 day of March, 2024.



Chair / Vice-Chair  
Planning and Zoning Agency



Clerk, Growth Management

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:

[Watch GovTV Live - St. Johns County \(sjcf.us\)](http://www.sjcf.us)