

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, May 2, 2024 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair

Jack Peter, District 4, Vice-Chair

Elvis G. Pierre, District 2

Gregory Matovina, District 1

Dr. Richard A. Hilsenbeck, District 3

Judy Spiegel, District 3

MEMBERS ABSENT:

Henry F. Green, District 5

STAFF PRESENT:

Teresa Bishop, Planning Manager

Keisha Frank, Senior Planner

Christine Valliere, Sr. Assistant Attorney

Jasmine Allen, GIS Technician

Jennifer Gutt, Planning Coordinator

- Call meeting to order at 1:30 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 04/18/24
 - Motion to approve by Mr. Pierre, seconded by Mr. Peter (motion passes 6/0; Absent: Mr. Green)
- Public Comments None

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq.

Staff - Marie Colee, Assistant Program Manager

(00:03:00) District 5

- 1. ZVAR 2024-01 Kurosko Family (1 Zamora Street).** Request for a Zoning Variance to Section 6.01.03.E(3) of the Land Development Code to allow for a reduction in the required Second Front Yard setback to ten (10) feet in lieu of the fifteen (15) foot requirement to allow for the enclosure of existing stairs to provide for an elevator, located at 1 Zamora Street.

Ex parte communication was disclosed.

Mr. Whitehouse presented details pertaining to the Zoning Variance request.

Agency Discussion: None

Public Comment: None

Motion to approve by Mr. Matovina, seconded by Ms. Spiegel (motion passes 6/0; Absent: Mr. Green) ZVAR 2024-01 Kurosko Family (1 Zamora Street), based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Patrick Paris

Staff - Trevor Steven, Planner

(00:11:16) District 2

- 2. ZVAR 2023-10 6345 Jack Wright Island Road Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a portion of fence to be 9.5 feet in height in lieu of the six (6) foot maximum requirement, and to allow for a portion of fence to be six (6) feet in height within the front yard setback in lieu of the four (4) foot maximum requirement, located specifically at 6345 Jack Wright Island Road.

Ex parte communication was disclosed.

Mr. Paris presented details pertaining to the variance request.

Agency Discussion: Discussion between the Agency and the presenter regarding neighbor camera placement functionality, distances between applicant and other neighbors and the fences around other properties as well as when the fence was placed. Agency asked for clarification on hardship requiring the variance requests.

Public Comment: Jeffery Boden

Additional Discussion: Discussion between Mr. Boden and the Agency regarding the placement of the neighbor's fence in relation to the property lines, distance between the applicant's fence and the neighbor's property; discussion regarding the placement and functionality of the cameras.

Motion to approve by Ms. Spiegel seconded by Mr. Matovina (Motion fails 2/4; Dissenting vote: Dr. Hilsenbeck, Mr. Pierre, Ms. Perkins and Mr. Peters; Absent: Mr. Green) ZVAR 2023-10 6345 Jack Wright Island Road Fence based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

Presenter - Tony Robbins, AICP | Prosser, Inc.

Staff - Justin Kelly, Senior Planner

(00:40:00) District 2

- 3. NZVAR 2024-05 Ring of Honor Memorial at World Commerce Center.** Request for a Non-Zoning Variance pursuant to Section 7.02.04.B.6 of the Land Development Code to allow for a Flag Pole height of 120 feet in lieu of the 30-foot maximum height requirement, and a flag size that will not exceed 25% of the total height of the proposed 120-foot flag pole, in lieu of the maximum 20% requirement, as prescribed within the World Commerce Center PUD (ORD. 2003-108, as amended).

Ex parte communication was disclosed.

Mr. Robbins presented details pertaining to the Variance request.

Agency Discussion: Agency requests clarification regarding an iconic flag pole as the presenter stated; clarification regarding size of the flag the applicant would place on the flag pole. Discussion regarding the access for the public wishing to see the memorial.

Public Comment: None

Motion to approve by Mr. Matovina seconded by Mr. Pierre (Motion Passes 6/0; Absent: Mr. Green) of NZVAR 2024-05 Ring of Honor Memorial at World Commerce Center, based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report.

Presenter - Brett and Chelsey Dasher - owner

Staff - Marie Colee, Assistant Program Manager

(00:48:52) District 4

- 4. MINMOD 2024-02 Dasher Pool.** Request for a Minor Modification to the Lakes at Ponte Vedra PUD (ORD. 2015-37), as may be amended, to allow for a Second Front Yard Setback of 8' in lieu of 16' required, together with a Side Yard Setback of 3', in lieu of 5' required for pavers to allow for installation of a swimming pool and associated pool equipment, specifically located at 23 Davin Court.

Ex parte communication was disclosed.

Mr. Dasher presented details pertaining to the Minor Modification request.

Agency Discussion: None

Public Comment: None

Motion to approve by Mr. Peter, seconded by Mr. Pierre (Motion Passes 5/1: Dissenting Vote: Ms. Spiegel; Absent: Mr. Green) MINMOD 2024-02 Dasher Pool based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report

Presenter - Andrew Rakowski | Langan Engineering

Staff - Keisha Fink, AICP, Principal Planner

(00:53:37) District 5

- 5. REZ 2023-27 SWC-20 RecNation St. Augustine.** Request to rezone approximately 1.52 acres of land from Residential, Single Family (RS-3) to Industrial Warehousing (IW); specifically located at 4533 Avenue A.

Ex parte communication was disclosed.

Multiple representatives presented details pertaining to the rezoning request.

Agency Discussion: Agency inquired about a neighborhood meeting as well as traffic generation and access points for property. Staff (Jan Trantham) provided insight into traffic impacts 2.57 per acre; this is not expected to impact traffic. Discussion around protecting the wetland areas as it is a portion of the head waters of the San Sebastian River. Discussion regarding removal of mining and extraction as an acceptable use from the text as well as the height of the expected buildings, 16 feet (tallest point) with 14 feet of clearance.

Public Comment: None

Motion to recommend approval by Mr. Matovina seconded by Mr. Peter (Motion passes 6/0; Absent: Mr. Green) of REZ 2023-27 SWC – 20 RecNation St. Augustine based on four (4) findings of fact, as provided in the Staff Report with the additional condition to remove the mining and extraction allowance.

Presenter - Bill Miller | Coldwell Banker Premier Properties

Staff - Justin Kelly, Senior Planner

(01:15:35) District 3

- 6. REZ 2024-02 GSLR Enterprises.** Request to rezone approximately .43 acres of land, located along the eastern side of AIA South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)] to allow for two (2) single family homes on each of the platted lots of record.

Ex parte communication was disclosed.

Mr. Miller presented details pertaining to rezoning request.

Agency Discussion: Agency discussion with Mr. Miller regarding use of applications and clarifying two homes being built not four.

Public Comment: None

Motion to RECOMMEND APPROVAL by Mr. Matovina, seconded by Mr. Pierre (motion passes 6/0 Absent: Mr. Green) of REZ 2024-02 GSLR Enterprises based on four (4) findings of fact, as provided in the Staff Report.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

(01:20:25) District 3

- 7. MAJMOD 2024- 02 Brinkhoff Charter School.** Request for a Major Modification to the Treaty Grounds Planned Unit Development (Ordinance 1987-37, as amended) to remove approximately five (5) acres of land. This request is a companion application to REZ 2024-01 Brinkhoff Charter School, which seeks to rezone the property to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, specifically at 1600 Brinkhoff Road.

Items 7 and 8 were presented and discussed together.

Ex parte communication was disclosed.

Mrs. Avery-Smith presented details pertaining to the companion applications requests.

Agency Discussion: Agency discussion with presenters regarding placing the school in the midst of residential areas and compatibility, neighboring schools and the need for an additional school; potential impacts to surrounding local schools as well as school choice. Discussion regarding traffic generation and the stacking and cueing of school pick up and drop offs; signalization and traffic intersections. Staff (Jan Trantham) provided traffic counts for SR 207 and Wildwood.

Public Comment: Phillip Abdelnor, Debra Quinn, Michael Stearns, Jeff Petrie, Laura Grafeld, Krista Hanson

Jeff Petrie disclosed he is a Growth Management employee, he did not review this application, and was speaking as a citizen in the area.

Clarification on meeting intentions with Commissioner Alaimo.

Additional Discussion: Presenter team provided additional information regarding access points, traffic generation and other public concerns brought up during public comment. Discussion between the Agency and the presenters regarding public schools, impact as well as the benefit to St Johns County and the future uses available if the school is no longer the plan or the property is sold. Discussion around where the students are traveling from and the portion of the school that could be walking to school versus driving as a potential positive impact on traffic concerns. Clarification regarding turn lanes and transition areas to access the school. Discussion with Staff (Teresa Bishop) regarding turn lane lengths being aligned with the LDC as well as potential mitigation if applicant / private entity is

uncooperative if traffic plans are inadequate; Staff (Dick D'Souza) explains the request of an additional bond to ensure the traffic plan is functioning as it is supposed to.

Motion to RECOMMEND APPROVAL by Ms. Spiegel seconded by Mr. Matovina (Motion Passes 4/2; Dissenting Votes: Dr. Hilsenbeck, Mr. Peter; Absent: Mr. Green) of MAJMOD 2024-02 Brinkhoff Charter School based upon six (6) findings of fact as provided in the Staff Report.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

District 3

- 8. REZ 2024-01 Brinkhoff Charter School.** Request to rezone approximately five (5) acres of land from Planned Unit Development (PUD) to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, located specifically at 1600 Brinkhoff Road. This request is a companion application to MAJMOD 2024-01, which seeks to remove the property from the Treaty Grounds PUD (Ord. 1987-37, as amended).

Items 7 and 8 were presented and discussed together.

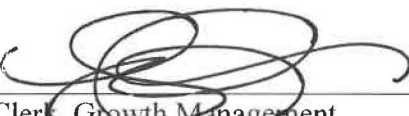
Motion to RECOMMEND APPROVAL by Ms. Spiegel seconded by Mr. Matovina (Motion Passes 4/2; Dissenting Votes: Dr. Hilsenbeck, Mr. Peter; Absent: Mr. Green) of REZ 2024-01 Brinkhoff Charter School based on four (4) findings of fact, as provided in the Staff Report.

- Staff Reports: None
- Agency Reports: Discussion regarding an email referencing an electronic submittal of the financial disclosure. Clarification will be sought and provided.
- Meeting Adjourned at 4:17 PM

Minutes approved on the 16 day of May, 2024.



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.sjcfll.us/GTV/WatchGTV.aspx>