

**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 16, 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
Henry F. Green, District 5
Dr. Richard A. Hilsenbeck, District 3
Judy Spiegel, District 3

STAFF PRESENT:

Jacob Smith, Planning Manager
Cynthia May, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Dominique Wintons, Application Review Technician
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 1:30PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 05/02/24
 - Motion to Approve by Mr. Matovina, seconded by Mr. Pierre (Motion Passes 7/0)
- Chair introduces and welcomes Jacob Smith; the new Planning Division Manager as Teresa Bishop prepares for retirement.
- Public Comments

AGENCY ITEMS

Presenter - Alex Acree, Matthews | DCCM

Staff - Evan Walsnovich, Planner

(00:04:02) District 1

- 1. SUPMAJ 2023-16 JEA Blackford WRF.** Request for a Special Use Permit pursuant to Section 2.03.25 of the Land Development Code to allow for the expansion of the existing JEA Wastewater Treatment Facility within Open Rural (OR) and Industrial Warehousing (IW) zoning, specifically located at 1245 Reclamation Drive.

Ex parte communication was disclosed.

Ms. Autumn Martinage presented details pertaining to the Special Use request.

Agency Discussion: None

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Matovina, Second by Mr. Peter (Motion Carries 7/0) of SUPMAJ 2023-16 JEA Blackford WRF, based on nine (9) findings of fact, and subject to seven (7) conditions, as provided in the Staff Report.

Presenter - James G. Whitehouse, Esq.

Staff - Marie Colee, Assistant Program Manager

(00:07:08) District 5

2. **SUPMAJ 2024-03 Neligan's at Vilano Beach Town Center.** SUPMAJ 2024-03 Neligan's at Vilano Beach Town Center, a request for a Special Use Permit to allow for on-premise consumption of beer and wine in conjunction with a proposed Pub under the regulation of a State of Florida Type 2COP beverage license pursuant to Land Development Code Sections 2.03.02 – Alcoholic Beverages and Section 2.03.47 – Bars, Pubs, Nightclubs, and specifically located at 176 Vilano Road.

Ex parte communication was disclosed.

Mr. Whitehouse presented details pertaining to the Special Use Permit request.

Agency Discussion: Agency requests clarification regarding occupancy of residential units in the rear which are unoccupied. Agency requests discussion of uses of surrounding areas / buildings.

Public Comment: Vivian Browning

Additional Discussion: None

Motion to approve by Mr. Matovina seconded by Mr. Peter (Motion Carries 7/0) 2024-03 Neligan's at Vilano Beach Town Center based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

Presenter - Charles Knight, Heritage Signs

Staff - Saleena Randolph, Senior Planner

(00:18:51) District 5

3. **NZVAR 2024-04 IGP Place Monument Sign.** Request for a Non-Zoning Variance to the Unified Sign Plan for the Saint Johns Interchange Parcels PUD (Ord. 1991-36, as amended), to allow for a monument sign that does not meet the design criteria or maximum size allowance of the World Golf Village Unified Sign Plan, specifically located at 520 West Twincourt Trail.

Ex parte communication was disclosed.

Mr. Knight presented details pertaining to the non-zoning variance request.

Agency Discussion: Agency requests clarification regarding proposed sign placement.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Green (Motion Carries 7/0) NZVAR 2024-04 IGP Place Monument Sign, based upon eight (8) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

Presenter - Jeremy Siebert, Anthony & Sylvan Pools

Staff - Marie Colee, Assistant Program Manager

(00:24:15) District 1

- 4. MINMOD 2024-06 44 Arella Way Pool.** Request for a Minor Modification to the Bartram Park PUD (ORD. 2006-102 as amended) to allow for a maximum Impervious Surface Ratio (ISR) of up to 70% in lieu of the 55% limitation, to accommodate placement of a swimming pool, specifically located at 44 Arella Way.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Peter (Motion Carries 7/0) MINMOD 2024-06 44 Arella Way based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

Presenter - George Zucconi and Nancy Kloss-Zucconi, Homeowners

Staff - Saleena Randolph, Senior Planner

(00:32:15) District 3

- 5. MINMOD 2024-09 23 Deerfield Meadows Pool.** Request for a Minor Modification to the Deerfield Meadows PUD Ord. 2004-20, as amended, to allow a reduced Side Yard and Rear Yard setback to accommodate placement of a swimming pool and deck pavers, specifically located at 23 Deerfield Meadows Circle.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: Chuck Lebanowski

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Peter (Motion Carries 7/0) MINMOD 2024-09 23 Deerfield Meadows Pool based upon six (6) findings of fact and subject to eight (8) conditions, as provided within the Staff Report.

Presenter - Andrew Simpson, No Limit Contracting, LLC

Staff - Marie Colee, Assistant Program Manager

(00:44:37) District 1

- 6. MINMOD 2024-08 3180 SR 13 Watson Family Pool/Cabana.** Request for a Minor Modification to the Rivertown North Riverfront PRD (Ordinance 2002-53) to allow for a Side Yard setback of six (6) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool and cabana, specifically located at 3180 State Road 13 N.

Ex parte communication was disclosed.

Mr. Simpson and Mr. Watson presented details pertaining to the Minor Modification request.

Agency Discussion: Agency clarification regarding discussions with neighbors or HOA approval; the neighbor would have received an adjacent property owner notice. Discussion regarding roof line distance and landscaping plan. Clarification requested regarding a concrete slab as well as potential pool equipment in rendering drawings; discussion regarding where the overhang and pool equipment not within the 6 feet variance. Clarification regarding applicant seeking HOA approval after vs prior to the PZA hearing.

Public Comment: None

Additional Discussion: Agency discussion and clarification regarding nothing intruding on the 6 feet variance if granted.

Motion to approve by Ms. Spiegel second by Mr. Green (Motion Passes 4/3; Dissenting Votes: Dr. Hilsenbeck, Mr. Matovina, Mr. Pierre) MINMOD 2024-08 3180 SR 13 Watson Family Pool/Cabana based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

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

Staff - Justin Kelly, Senior Planner

(00:57:45) District 2

- 7. PUD 2023-14 The Preserve at St. Augustine Lakes.** Request to rezone approximately 247.26 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum 376 single family residential dwelling units.

Ex parte communication was disclosed.

Mr. Whitehouse presented details pertaining to the Planned Unit Development request.

Agency Discussion: Clarification and discussion regarding the request to not schedule BCC hearing at the current time; traffic generation and mitigation. Agency requests flood plain map for application and discussion pertaining after public comment.

Public Comment: Chuck Lebanowski, Ezekiel Williams, Chuck McClellan, David Banks, Gary Fairman, James Smith, Joanne McClellan, Dawn Smith, John Maguire

Additional Discussion: Discussion between Mr. Whitehouse and the Agency regarding compatibility, additional traffic survey / mitigation conversation as well as the need for this given what has already been approved for development. Discussion regarding flood plain and majority of property is in flood zone x. Discussion regarding major roadways and traffic movements around property and existing roadways with potential improvements. Staff (Jan Trantham) explained that a major collector was required to be built with St Augustine Lakes prior; no official interconnectivity at this moment. Clarification regarding obligation to use by Staff (Jan Trantham) explains that proportionate fair share should be used on the application property; general rule puts the funding towards the deficient roadways but cannot guarantee all roads will be fixed.

Motion to recommend approval by Mr. Matovina, Second by Mr. Green (motion Passes 4/3; Dissenting votes: Dr. Hilsenbeck, Mr. Peter and Ms. Spiegel) of PUD 2023-14 The Preserve at St. Augustine Lakes, based on nine (9) findings of fact, as provided within the Staff Report.

Presenter - Gordon Smith, Assistant Utility Director

Staff - Amy Ring, Special Projects Manager

(2:33:21)

8. **COMPAMD 2024-01 HB 1379 Amendments- Adoption.** The proposed change is a Comprehensive Plan text amendment adding required revisions from s. 163.3177, F.S., issued under House Bill 1379. The provisions will require the County to consider, within its jurisdiction, the feasibility within a 10-year planning horizon of providing sanitary sewer service to developments of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal systems (OSTDS) per 1 acre. The provisions will also require the County to include in its Five-Year Schedule of Capital Improvements a list of applicable pollutant load reduction projects for the Lower St. Johns River Basin Management Action Plan (BMAP) area in the County's jurisdiction. This item was presented at the PZA meeting on April 4, 2024 and received a vote to recommend transmittal (6/0; Dr. Hilsenbeck absent). On April 16, 2024, the Board of County Commissioners voted to transmit the proposed amendment with a 5-0 vote.

Ex parte communication was disclosed.

Mr. Ledbetter presented details pertaining to the Comprehensive Plan Amendment request.

Agency Discussion: Agency requests clarifications on cost estimates over the next five to ten years as well as potential impacts on affordable housing and infrastructure.

Public Comment: None

Additional Discussion: None


Motion to recommend adoption by Mr. Matovina second by Mr. Peter (Motion Carries 7/0) of COMPAMD 2024-01, to add new Policies D.1.3.6 and D.1.4.9 to address the requirements of HB1379, subject to three (3) findings of fact, as provided in the staff report.

- Staff Reports: Jacob Smith provides clarification on upcoming meeting dates: June 6, June 20 and July 18. There is no PZA hearing on the first Thursday of July as it falls on July 4, 2024.
- Agency Reports: See meeting clarifications above.
- Meeting Adjourned at 4:13 PM

Minutes approved on the 6 day of June, 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.sjcfcl.us/GTV/WatchGTV.aspx>