

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, June 20, 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:

Jacob Smith, Planning Division Manager
Cynthia May, Senior Planner
Kealey West, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 06/06/24
 - Motion to Approve Mr. Matovina second by Mr. Pierre (Motion Passes 6/0; Absent: Mr. Green)
- Public Comments: None

AGENCY ITEMS

Presenter - Inspire Placemaking Collective

Staff - Mike Roberson, Director

1. **Evaluation and Appraisal Report (EAR) and Comprehensive Plan Update.** The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed that a consultant be hired to assist the county through process. The consultant, Inspire Placemaking Collective, will provide an update on the overall process.

Agency Discussion: Discussion regarding materials being provided before the July 11, 2024 hearing. Discussion clarifying the 2035 and 2050 timelines. Identify expectations for the upcoming open houses. Discussion around take aways from listening sessions being available.

Public Comment: Greg Burke

Presenter - Walt Shepard

Staff - Evan Walsnovich, Planner

(00:42:23) District 3

- 2. TUP 2023-02 Beaver Temporary Parking for Office Employees.** Request for a Temporary Use Permit to allow for a property zoned Commercial General (CG) to be used as an off-site parking area for employee parking in association with the Beaver Toyota Dealership for an additional two-year period due to the expiration of TUP 2021-01, specifically located on Parcel 8-7B, St. Johns Medical Park.

Ex parte communication was disclosed.

Mr. Shepard presented details pertaining to the Temporary use Permit request.

Agency Discussion: Discussion regarding the time length of the temporary use permit and the potential to reduce to one-year vs the requested two year.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Pierre (Motion passes 6/0; Absent Mr. Green) TUP 2023-02 Beaver Temporary Parking for Office Employees based upon four (4) findings of fact and subject to twelve (12) conditions, as provided within the Staff Report with the change of a 2-year term reduced to 1 year.

Presenter - Kavlyn Johnson, Applicant

Staff - Brandon Tirado, Planner

(00:45:16) District 2

- 3. CPA(SS) 2024-01 Johnson Home @ 8460 CR 13 S.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.34 acres of land from Agriculture-Intensive(A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single family home.

Ex parte communication was disclosed.

Ms. Johnson presented details pertaining to the Small-Scale Amendment request.

Agency Discussion: Agency provided comment regarding letters of support and the inclusion of a document not needed in the application.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Peter second by Ms. Spiegel (Motion Passes 5/1; Dissenting: Mr. Matovina, Absent: Mr. Green) of the adoption of CPA (SS) 2024-1 Johnson Home @ 8460 CR 13 S based upon four (4) findings of fact as provided in the Staff Report.

Presenter - John Tesdorpf, Property Owner

Staff - Amy Ring, Special Projects Manager

(00:52:00) District 5

- 4. REZ 2023-28 105 Venetian Blvd.** Request to rezone approximately .75 acres of land from Industrial Warehousing (IW) to Commercial Intensive (CI) with conditions, specifically located at 105 Venetian Blvd.

Ex parte communication was disclosed.

Mr. Tesdorpf presented details pertaining to the Rezoning request.

Agency Discussion: Clarification requested regarding the Live Local Act waiver.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Matovina Second by Mr. Pierre (Motion Passes 6/0; Absent: Mr. Green) of REZ 2023-28 105 Venetian Blvd. to rezone to the Commercial Intensive zoning district with the condition to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Blair Knighting, AICP and Mark Shelton, AICP of Kimley-Horn and Associates, Inc

Staff - Saleena Randolph, Senior Planner

(00:58:08) District 2

- 5. PUD 2023-09 Rivers Self Storage PUD.** Request to rezone approximately 5.99 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 100,000 square foot Self Storage facility, specifically located at 1065 State Road 16.

Ex parte communication was disclosed.

Multiple presenters provided details pertaining to the Planned Unit Development request.

Agency Discussion: Clarification on intentions around buffering specifically preserving current vegetation vs clearing then planting. Discussion regarding the waivers being requested. Requested clarification regarding lighting for after dark. Presenters discussed the partnership and cooperation between the applicant and the adjacent PUD (Mission Trace). Discussion around the future impact of future roadways.

Public Comment: Bill Thompson

Additional Discussion: None

Motion to recommend approval by Mr. Matovina second by Mr. Peter (Motion Passes 6/0; Absent: Mr. Green) of PUD 2023-09 Rivers Self Storage PUD based upon nine (9) findings of fact as provided in the Staff Report.

Presenter - Autumn L. Martinage, Matthews | DCCM

Staff - Trevor Steven, Planner

(01:38:43) District 2

6. **CPA(SS) 2023-11 Shearwater 210 PUD.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.04 acres of land from Rural/Silviculture to Residential-C; specifically located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to PUD 2023-22. This request was originally heard at the 4/18/2024 PZA, where it was continued with a 4-2 vote.

Items 6 & 7 were discussed together.

Ex parte communication was disclosed.

Ms. Martinage presented details pertaining to Companion Application requests.

Agency Discussion: Discussion around traffic generation and the capacity of roadways; infill definition as well as a need for these types of commercial uses. Developer wants to refrain from starting construction until the 210W upgrades are completed. Discussion around the amount of wetlands being impacted by this proposal. Discussion regarding the rear of buildings facing 210 West or Shearwater, future site plan changes and the approved uses.

Public Comment: Bud Lawdenslager, Anne Ryan, Babette Tuomie, Ronnie Murphy, Rick Meling, Dianna Lawrence, Tom Heberle, Linda Lee, Mary Lou Christopolis, Frank Murphy

Additional Discussion: Ms. Martinage provided rebuttal to public comment regarding JAE Water connections, the current developer intentions with ownership of property, reiterated there will be refined site plans in future steps. Discussion between Agency and Staff regarding a potential land use change and ownership of roadway for Shearwater.

Motion to recommend denial by Ms. Spiegel seconded by Dr. Hilsenbeck (motion passes 6/0 Absent: Mr. Green) of the adoption of CPA (SS) 2023-11 Shearwater 210 PUD based upon four (4) findings of fact as provided in the Staff Report

Presenter - Autumn L. Martinage, Matthews | DCCM

Staff - Trevor Steven, Planner

(01:38:49) District 2


7. **PUD 2023-22 Shearwater 210 PUD.** Request to rezone approximately 6.04 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 72,480 square feet of commercial, retail, and/or office uses; located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to CPA (SS) 2023-11. This request was originally heard at the 4/18/2024 PZA, where it was continued with a 4-2 vote.

Items 6 & 7 were discussed together.


Motion to recommend denial by Ms. Spiegel seconded by Dr. Hilsenbeck (motion passes 6/0 Absent: Mr. Green) of PUD 2023-22 Shearwater 210 PUD, based on ten (10) findings of fact as provided within the Staff Report.

- Staff Reports: Next PZA Hearing scheduled for July 11, 2024 (recently added) July 18, 2024 regularly scheduled hearing.
- Agency Reports: Recommended consultant and staff to look at the land use designation in the area of the Shearwater applications. Clarification on the JEA situation regarding water being provided to the St Johns County and the renewal of that contract. Clarification of MAJMOD 2023-03 Marsh Landing Golf Course lots being scheduled on August 01, 2024 PZA. Discussion regarding opposition representation awaiting a response from OCA regarding the MAJMOD 2023-03 application. Mr. Peter will not be at the August 01, 2024 PZA Hearing.
- Meeting Adjourned at 4:15 PM

Minutes approved on the 11 day of July, 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.sjcf.us/GTV/WatchGTV.aspx>