

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

Lex Taylor III, Assistant County Attorney

Thursday, August 1, 2024 1:30:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jack Peter, District 4

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Cynthia May, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Dominique Winton,
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order 1:31pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 7/11/24
 - Motion to Approve: Mr. Green second Mr. Pierre Motion passes 6/0; Absent: Mr. Peter
- Public Comment: Heather Harley Davidson, Suzanne Clulow

AGENCY ITEMS

Presenter - Gary B. Davenport, PA

Staff - Evan Walsnovich, Planner

(00:08:09) District 3

1. **ZVAR 2024-10 Guerra Fence Variance.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for portions of a fence to be developed at a developed at a height of eight (8) feet and ten (10) feet, as shown on the provided site plan, in lieu of the six (6) foot and four (4) foot maximum height requirements along the western property boundary, specifically, at 5513 Sunset Landing Circle.

Ex parte communication was disclosed.

Mr. Davenport presented details pertaining to the variance request.

Agency Discussion: None

Public Comment: None

Motion to approve by Ms. Spiegel second by Mr. Green (motion passes 6/0; Absent: Mr. Peter) ZVAR 2024-10 Guerra Fence Variance based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

Presenter - Matthew Lahti | Gulfstream Design Group, LLC
Staff - Evan Walsnovich, Planner

(00:15:20) District 5

- 2. ZVAR 2024-06 Whole 9 Yards Outdoor Storage.** Request for a Zoning Variance pursuant to Section 6.06.04 of the Land Development Code to allow for 10/A buffering and screening in lieu of the 30/C requirement, specifically located at 5285 Big Oak Rd S.

Ex parte communication was disclosed.

Mr. Lahti presented details pertaining to the variance request.

Agency Discussion: Clarification regarding a wooden fence in an area with a swale as well the location of the fence. Clarification of where the new building would be placed as well as letters of support from a neighbor. Clarification regarding current access and structures on the property.

Public Comment: William Rossignol, Heather Harley Davidson, Bruce Alvarez

Additional Discussion: None

Motion to approve by Mr. Green, second by Mr. Pierre (motion passes 6/0; Absent: Mr. Peter) ZVAR 2024-06 Whole 9 Yards Outdoor Storage based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report with the additional condition of 8-foot fencing along Big Oaks road south.

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

Staff - Saleena Randolph, Senior Planner

(00:35:42) District 5

- 3. MAJMOD 2024-05 Bannon Lakes PUD.** Request for a Major Modification to the Bannon Lakes PUD (Ord. 2015-11, as amended) to combine the permitted office and commercial development rights; revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes; clarify buffering and screening; and revise the Master Development Plan (MDP) Text and Map to reflect the proposed changes, specifically located at 250 Duran Drive.

Ex parte communication was disclosed.

Ms. Avery Smith presented details pertaining to the Major Modification request.

Agency Discussion: Clarification and discussion regarding a previously planned soccer field.

Public Comment: None

Motion to RECOMMEND APPROVAL by Mr. Green second by Mr. Pierre (motion passes 6/0; Absent: Mr. Peter) of MAJMOD 2024-05 Bannan Lakes PUD based upon six (6) findings of fact as provided in the Staff Report.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow

Staff - Evan Walsnovich, Planner

(00:46:17) District 3

- 4. MINMOD 2024-10 Retail Plant Nursery (Cacique).** Request for a Minor Modification to the St. Augustine Shores PUD (ORD 1974-16, as amended) to add Retail Plant Nursery as an allowable use, specifically located at the SW Corner of Cacique Dr and Shores Blvd.

Ex parte communication was disclosed.

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

Agency Discussion: Clarification and discussion regarding the entrance and exit off Shores instead of Cacique as well as proposed operating hours. Discussion regarding uses that do not require permission with higher intensity. Clarification on delivery of purchases as well as growth of plants restricted to potted growth.

Public Comment: Don Reed, Jerrold Hirsch, Mike McDonald, Suzanne Clulow, Dirk Schroeder, Deena Woodall, Thomas Hoversend, Karen Gurley

Additional Discussion: Continued discussion regarding location of entrance or exit; compatibility and clarification on number of parking spaces.

Motion to approve by Mr. Green second by Mr. Pierre (Motion Passes 6/0; Absent: Mr. Peter) MINMOD 2024-11 Retail Plant Nursery (Cacique) based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report with the added approval of no deliveries during peak traffic hours.

Presenter - Zach w. Miller, Esq.

Staff - Jacob Smith, AICP, Planning Manager

(01:30:41) District 4

- 5. MAJMOD 2023-03 Marsh Landing Golf Course Lots.** Request for a Major Modification to the Marsh Landing PUD (ORD. 1975-15, as amended) to convert approximately 1.9 acres of golf course to one (1) single-family lot. This item was heard at the regularly scheduled February 1, 2024 Planning and Zoning Hearing and was continued with a vote of 7-0. The original request was for four single-family homes but has since been reduced to one single-family home on the Kingfisher parcel.

Ex parte communication was disclosed.

Mr. Miller presented details pertaining to the Major Modification request.

Agency and applicant discussion and clarification regarding platted lots that could be developed but are not; clarification on the maintenance of the retention pond.

Mr. Burnett provided designated speaker comment representing homeowner opposition.

Mr. Whitehouse provided designated speaker comment representing homeowner opposition.

Public Comment: Mike McDonald, Heather Harley Davidson, Richard Polisner, Chris Golding

Mr. Miller provided rebuttal regarding HOA vote including lots, views, lots size and open space. Provided information regarding the Linkside property and the requirement to build the pond.

Additional Discussion: Clarification regarding design review board input and approval for the structures being built as well as increased lot size. Clarification of property being a tract. Discussion regarding finding a mutual way forward between parties. Member of Agency requests the applicant to define and explain compatibility between requested application and existing development.

Agency offered both parties to discuss a mutual way forward; opposition parties declined.

Motion to RECOMMEND APPROVAL by Mr. Matovina seconded by Mr. Green (motion passes 4/2, Dissenting Votes: Ms. Spiegel, Dr. Hilsenbeck; Absent: Mr. Peter) of MAJMOD 2023-03 Marsh Landing Golf Course Lot, based on six (6) findings of fact, as provided in the staff report with two additional conditions: 1- the house not be moved more than 20 feet in any direction from today's presentation location; 2- minimum size of lot be increased by more than half an acre.

Mr. Matovina declared a conflict of interest prior to the start of item number 6. All required documentation was provided.

10-minute recess prior to item number 6.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

(02:38:40) District 3

- 6. REZ 2023-23 Osceola Lakes (WF Housing).** Request to rezone approximately 145 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Workforce Housing (WH) to allow for a maximum 640 single-family, duplex and townhouse dwelling units; specifically located south of Wildwood Drive and north of Watson Road.

Ex parte communication was disclosed.

Ms. Avery-Smith and Mr. Matovina presented details pertaining to the Rezoning request.

Agency Discussion: Agency and applicant discussion and clarification regarding deficient and impacted roadways, traffic impacts with this development; concurrency and proportionate fair share dollars. Discussion regarding the impacts of cleaning out the ditch on the property and the impact on Moultrie Creek; treatment of water and

stormwater plans. Conversation regarding wetlands, hydric soils and ponding leading to fill for development; elevation changes and potential flooding impacts to neighboring properties with mitigation plans. Discussion regarding compatibility with the proposed density. Clarification regarding school availability as well as the proportionate fair share.

Designated Speaker: Steve Godfrey given 15 minutes for presentation.


Public Comment: Jerry Wilkes, Mike McDonald, Nancy Piesco, Jim Wilcox, John Thompson, Kelvin Merrick, Sean Hess, Joann Parnes, Kathy Frederick, Gerry Anzalone, Sue Lederach, Nancy Rawson, Susan Earwood, Paul Mayo, Marianne Huston, Denise Stamps, Tammy Morabito, Tim Martello, Heather Harley Davidson, Glen Roberts, Eric Reagan, Donna Fogle, Melissa Petersen, Suzanne Clulow, Jim Stockton, Clay Murphy

Additional Discussion: Applicant traffic expert provides information regarding traffic impacts associated with this application; additional information regarding the ditch and water quality, flood mitigation through retention ponds created with the application. Applicant is willing to do a 10-year affordability agreement. Discussion regarding way forward if the application is built out and the roads fail.

Motion to RECOMMEND APPROVAL by Mr. Pierre seconded by Ms. Spiegel (motion passes 3/2; Dissenting Votes: Dr. Hilsenbeck, Mr. Green; Abstained: Mr. Matovina, Absent: Mr. Peter) of REZ 2023-23 Osceola Lakes (WF Housing) based on four (4) findings of fact, as provided in the Staff Report.

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 7:46pm

Minutes approved on the 5 day of September, 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>