

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 15, 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
Keisha Frank, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator
Dominique Wintons, Application Review Technician

- Call meeting to order at 1:30pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 7/18/2024 and 8/01/2024
 - Motion to Approve by Mr. Pierre, Second by Mr. Peter with the correction of vote count on Aug 1, 2024 Meeting Minutes for REZ 2023-23 Osceola Lakes (Motion Passes 6/0; Absent: Mr. Green) with the correction of vote count to 3/2.
- Public Comment: Charlie Hunt

AGENCY ITEMS

Presenter - Matthews | DCCM

Staff - Trevor Steven, Planner

(00:06:42) District 5

1. **ZVAR 2024-11 AOMH Expansion.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for mechanical equipment and the eaves of the building to encroach within a portion of the required 20/B buffer; and to allow for the use of evergreen understory trees in lieu of required canopy trees for the "B" screening standard along a portion of the east property line, specifically located at 2860 South Collins Avenue.

Ex parte communication was disclosed.

Christina Evans presented details pertaining to the zoning variance request.

Agency Discussion: Agency discussion regarding planting of evergreens impact on the sewer lines in the years to come as well as alternatives to the evergreen trees and trees that will help with sound buffering as well as different fencing options. Discussion regarding placement of the building with the sidewalks which are a requirement.

Public Comment: Ruth Thomas, Francis Bright, Ina Bright

Additional Discussion regarding the vegetation in the buffering. Clarification that the application is regarding the buffering. Clarification regarding building placement and the potential to move two A/C units requiring three A/C units to be in the variance request. There were no planned or formal meetings prior to discuss the proposed variance. Clarification regarding fencing.

Motion to approve by Ms. Spiegel seconded by Mr. Pierre (motion passes 4/2; Dissenting vote: Mr. Peter, Mr. Matovina; Absent Mr. Green) ZVAR 2024-11 AOMH Expansion based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report including the revision of site plan showing a/c units moved.

Presenter - James K. Quina, Jr. P.E.

Staff - Marie Colee, Assistant Program Manager

(00:40:40) District 5

2. SUPMAJ 2024-04 US 1 N Pickleball Courts. Request for a Special Use Permit to allow for Indoor Commercial Recreation in Industrial, Warehousing (IW) zoning per Section 2.03.43 of the Land Development Code; specifically located at 6480 US 1 North.

Ex parte communication was disclosed.

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

Agency Discussion: Clarification regarding the future development the owner of property would like to do.

Public Comment: None

Motion to approve by Mr. Matovina seconded by Dr. Hilsenbeck (motion passes 6/0; Absent: Mr. Green) SUPMAJ 2024-04 US 1 N Pickleball Courts, based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Giovanni Prignano, Applicant

Staff - Marie Colee, Assistant Program Manager

(00:44:55) District 1

3. SUPMAJ 2024-06 Bella Vista Italian Restaurant. Request for a Special Use Permit to allow for on-premise consumption of alcohol in conjunction with an existing restaurant under the regulation of a State of Florida Type 4COP/SFS beverage license pursuant to Land Development Code Sections 2.03.02 – Alcoholic Beverages, and specifically located at 540 State Road 13 North.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: Joe McAnarney

Motion to approve by Mr. Matovina second by Mr. Peter (motion passes 6/0; Absent: Mr. Green SUPMAJ 2024-06 Bella Vista Italian Restaurant, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

Presenter - Matthews | DCCM

Staff - Brandon Tirado, Planner

(00:49:20) District 5

4. **SUPMAJ 2024-07 Big Oak Assistance Center.** Request for a Special Use Permit pursuant to Sections 2.03.28 and 2.03.53 of the Land Development Code to allow for More Than One Main Use Structure on a Residential Lot and a Social Assistance Center.

Ex parte communication was disclosed.

Christina Evans presented details pertaining to the Special Use Permit request.

Agency Discussion: Clarification regarding any additional information regarding funding, government involvement and transportation to and from employment. Discussion regarding where the program managers will be living.

Public Comment: Charlie Hunt, Wesley Craig, Debbie Morales, Tiffany Peacock

Additional Discussion: Clarification regarding whether this item qualifies as a social assistance center. OCA clarifies this does fall under a social assistance center.

Motion to approve by Mr. Matovina second by Dr. Hilsenbeck (motion passes 6/0; Absent: Mr. Green) of SUPMAJ 24-07 Big Oak Assistance Center based on eight (8) findings of fact and eight (8) conditions as provided in the Staff Report.

Presenter - Matthew H. Lahti, P.E., Gulfstream Design Group, LLC

Staff - Brandon Tirado, Planner

(01:06:25) District 3

5. **SUPMAJ 2023-15 CR 305 Borrow Pit.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 and Section 6.04.09 to allow for a Borrow Pit within Open Rural (OR) zoning, specifically located at 6310 County Road 305.

Ex parte communication was disclosed.

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

Agency Discussion: Clarification regarding material removal or sale from the site and what the material removed was used for. Discussion regarding borrow pit activity impacting the horses on the property.

Public Comment: Jonathan Myers, Gail Nelson, Vicky Carregal, Jennifer Byrd, Charlie Hunt, Greg Severt

Additional discussion regarding equipment used versus the borrow pit itself contributing to a borrow pit as well as the material being removed. Clarification regarding where the horses are kept in relation to the borrow pit location.

Motion to approve by Mr. Matovina second by Mr. Peter (Motion Passes 6/0; Absent Mr. Green) of SUPMAJ 23-15 CR 305 Borrow Pit based on eight (8) findings of fact and twelve (12) conditions as provided in the Staff Report.

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

Staff - Evan Walsnovich, Planner

(01:35:00) District 5

- 6. MAJMOD 2024-03 4560 Race Track Road PUD.** Request for a Major Modification to the 4560 Race Track Road PUD (Ordinance 2017-02, as amended) to add approximately 0.1 acres to the project boundary and update the Master Development Plan Map by adding an interconnectivity access point to the adjoining Parkway Place PUD to provide access to CR 2209 (Saint Johns Parkway).

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: Joe McAnarney

Motion to RECOMMEND APPROVAL by Mr. Matovina second by Mr. Peter (Motion Passes 6/0; Absent Mr. Green) of MAJMOD 2024-03 4560 Race Track Road PUD based upon six (6) findings of fact as provided in the Staff Report.

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

(01:39:55) District 4

- 7. CPA(SS) 2024-02 Arnold Family Legacy.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 11.29 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of seven (7) residential parcels; property is located on unaddressed parcels located on the east end of Pine Island Road.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the Small-Scale request.

Agency Discussion: Clarification between the Agency and Mr. Arnold regarding the no trespassing signs as well as discussion regarding the use of Florida Land Cover Classification System (FLCS) codes vs maritime hammock one of the 6 significant habitats. Discussion regarding the timing and completion of a tree study.

Public Comment: None

Additional Discussion: None

Motion to RECOMMEND APPROVAL by Mr. Matovina second by Mr. Peter (motion passes 6/0, Absent Mr. Green) of CPA(SS) 2024-02 Arnold Family Legacy based upon four (4) findings of fact as provided in the Staff Report.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Brandon Tirado, Planner

(02:06:13) District 4

- 8. PUD 2023-26 301 North Roscoe Restaurant.** Request to rezone approximately 1.34 acres of land from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of restaurant space, consistent with the allowed Neighborhood Commercial uses within the Residential-A (RES-A) Comprehensive Plan Future Land Use Map designation, specifically located at 301 North Roscoe Blvd.

Ex parte communication was disclosed.

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

Agency Discussion: Discussion regarding architectural renderings and efforts to be “good neighbors”.

Opposition Counselor is in route from hearing in St Augustine.

Public Comment: Eric Eggenberger, Mrs. Eggenberger

***10 Minute recess taken ***

James Whitehouse provided opposition to the PUD request.

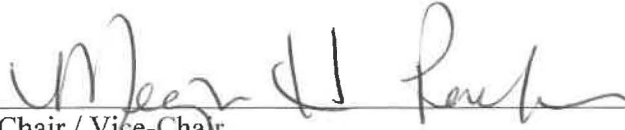
Additional discussion regarding deactivation of northern side of parking lot as well as height requirements by the ARC, explanation regarding the request for the waiver only because it is one building vs two. Discussion regarding second floor space near the commercially zone southern property. Ariel photos depicting the dock structures prior to opposition’s purchase of home. Continued discussion regarding working with the neighbors to redefine context of “outdoor dining”; intention to include in MDP for BCC hearing.

Staff and OCA provide clarification regarding the rezoning request is an allowed use in the Commercial Neighborhood Future Land Use Map designation as well as differences in noise ordinances for residential and commercial zonings.

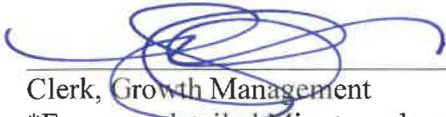
Motion to RECOMMEND APPROVAL by Mr. Peter second by Ms. Spiegel (Motion Passes 5/1; Dissenting: Mr. Pierre; Absent Mr. Green) of PUD 2023-26 301 North Roscoe Restaurant PUD, based on nine (9) findings of fact, as provided within the Staff Report.

- Staff Reports: None
- Agency Reports: Agency provided praise for the public hearing signs as well as concerns that recycling has not been picked up in two weeks.
- Meeting Adjourned at 4:35pm

Minutes approved on the 19 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.sjcfi.us/GTV/WatchGTV.aspx>