

# 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, September 5, 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:

Cynthia May, Senior Planner

Lex Taylor III, Sr. Assistant Attorney

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 Board Approval: 08/15/2024: corrections to be made prior to a motion for approval.
- Public Comments: None

### AGENCY ITEMS

Presenter - Larry Einheuser, Pool Contractor

Staff - Brandon Tirado, Planner

(00:03:07) District 3

1. **ZVAR 2024-12 5324 A1A South Pool.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of three (3) feet in lieu of the required eight (8) feet to accommodate the placement of a swimming pool in Residential, Single Family (RS-3) zoning.

Ex parte communication was disclosed.

Mr. King presented details pertaining to the zoning variance request.

Agency Discussion: Clarification regarding annotations on the site plan as well as the retaining wall in relation to the rear property line. Clarification requested pertaining to lighting of the area.

Public Comment: Jim Wilson, Lynn Atlas

Additional Discussion: Discussion regarding placement of the pool further towards the front of the property. Agency recommended time be set aside for the applicant and opposing neighbor to discuss and potentially agree on a compromising way forward. Both parties agreed and were provided a conference room to meet. At the end of the hearing, the applicant and opposing neighbor had agreed to a revised setback of 4ft as well as pool dimensions of 8ft by 25ft. These

agreements were included with the motion and the final order documents updated (including the site plan).

**Motion to approve with adjusted setback request of 4ft by Ms. Spiegel seconded by Mr. Pierre (motion passes 6/0; Absent: Mr. Peter) ZVAR 2024-12 5324 A1A South Pool based upon five (5) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.**

**Presenter - Kevin Smith, Property Owner**

**Staff - Evan Walsnovich, Planner**

**(00:36:44) District 3**

2. **SUPMIN 2024-05 460 Aiken Street Mobile Home.** Request for a Special Use Permit to allow for the placement of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 460 Aiken Street.

Ex parte communication was disclosed.

Ms. Gallo presented details pertaining to the Special Use Permit request.

Agency Discussion: None

Public Comment: None

Additional Discussion: None

**Motion to approve by Mr. Matovina second by Dr. Hilsenbeck (motion passes 6/0; Absent: Mr. Peter) SUPMIN 2024-05 460 Aiken Street Mobile Home based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.**

**Presenter - Efrain G. Reyes**

**Staff - Trevor Steven, Planner**

**(00:40:04) District 1**

3. **MINMOD 2024-05 473 Servia Drive Pergola & Deck.** Request for a Minor Modification to the Durbin Crossing PUD (Ordinance 2004-07, as amended) to allow for reduced Side Yard setbacks to accommodate an existing pergola and deck.

Ex parte communication was disclosed.

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

Agency Discussion: Clarification regarding adjusting the currently existing pergola and distances between pergola and neighbors.

Public Comment: None

**Motion to approve by Mr. Green Second by Mr. Pierre (Motion Passes 5/1; Dissenting Vote: Mr. Matovina, Absent: Mr. Peter) MINMOD 2024-05 473 Servia Drive Pergola & Deck based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.**

**Presenter - Christina Evans, Planner**

**Staff - Keisha Fink, AICP, Principal Planner**

**(00:45:41) District 1**

- 4. MINMOD 2024-15 V-Pizza Longleaf Pine Parkway.** Request for a Minor Modification to the Durbin Crossing PUD (ORD. 2004-7, as amended) to increase commercial development rights for parcel 023630-0083 from 44,561sq. ft. to 46,561 sq. ft. to allow for the construction of an 8,000 ft. V-Pizza restaurant with an outdoor patio and bar.

Ex parte communication was disclosed.

Ms. Evans presented details pertaining to the Minor Modification request.

Agency Discussion: None

Public Comment: None

**Motion to approve by Mr. Green second by Mr. Pierre (motion passes 6/0; Absent: Mr. Peter) MINMOD 2024-15 V-Pizza Longleaf Pine Parkway based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.**

**Presenter - Casey Dendor, AICP**

**Staff - Cynthia A. May, Principal Planner**

**(00:49:41) District 1**

- 5. MINMOD 2024-14 Shoppes of Mill Creek Signage.** MINMOD 2024-14 Shoppes of Mill Creek Signage, Request for a Minor Modification to the Shoppes at Mill Creek Forest Unified Sign Plan (Ordinance 2018-45, as amended) to correct a scrivener's error on the Signage Standards Table to match the text, so that Outparcel Building Signage shall be in accordance with Land Development Code Section VII.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: None

**Motion to approve Mr. Green second by Mr. Pierre (motion passes 6/0; Absent Mr. Peter) MINMOD 2024-14 Shoppes of Mill Creek Signage based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.**

**Presenter - Karen M. Taylor**

**Staff - Justin Kelly, Senior Planner**

**(00:55:25) District 5**

- 6. REZ 2024-08 U-Haul of Palencia.** Request to rezone approximately 1.85 acres of land, located at the northeast corner of the US 1 North and Stokes Landing Road intersection, from Commercial General (CG) to Commercial Warehouse (CW) with conditions to allow for a Self-Storage and Rental Vehicle facility.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the rezoning request.

Agency Discussion: Clarification regarding size of property of rezoning request as well as type of facility.

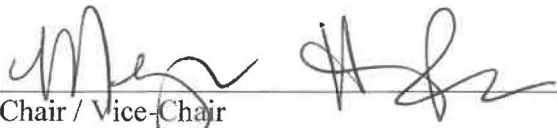
Public Comment: Trish Becker


Additional Discussion: Discussion regarding the buffer remaining between the application property and the neighbors.

**Motion to RECOMMEND APPROVAL by Mr. Green second by Mr. Pierre (Motion passes 6/0; Absent Mr. Peter) of REZ 2024-08 U-Haul of Palencia based on four (4) findings of fact, as provided in the Staff Report.**

- Staff Reports: Comprehensive Plan Open House September 30, 2024, two sessions 10-12pm and 5-7pm in Auditorium
- Agency Reports: Mr. Pierre and Mr. Matovina will not be here for 9/19/2024 PZA Hearing. Mr. Green may not be able to attend the 9/19/2024 hearing
- Meeting Adjourned at 2:55 PM

Minutes approved on the 3 day of October, 2024.

  
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Chair / Vice-Chair  
Planning and Zoning Agency

  
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Clerk, Growth Management

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfll.us/GTV/WatchGTV.aspx>