

**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, February 6, 2025 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
Henry F. Green, District 5
Judy Spiegel, District 3

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Keisha Frank, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Chair announces that Item 6 has been removed from the agenda and will not be heard
- Public Comments: None

AGENCY ITEMS

Presenter - Robert Weiss, Owner

Staff - Marie Colee, Assistant Program Manager

(00:00:46) District 3

1. **ZVAR 2024-30 Weiss Carport Enclosure.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate the enclosure of an existing carport located in Open Rural (OR) zoning, specifically located at 676 Hansen Road.

Ex parte communication was disclosed.

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

Agency and presenter discussion regarding the eaves already out of compliance and defining the hardship driving the variance request; clarification regarding the 5-foot request and associated living space.

Agency requests clarification regarding staff report statement asking for a fence height variance and clarifying application reason; staff (Jacob Smith) clarified that is a typo.

Public Comment: None

During the vote, the applicant voted in favor for the variance; vote tallies will erroneously show as 8/1 approval.

(00:08:05)

Motion to approve by Mrs. Spiegel second by Mr. Peter (Motion Passes 6/1 Dissenting: Mr. Matovina) ZVAR 2024-30 Weiss Carport Enclosure based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

Presenter - James Whitehouse, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

(00:08:30) District 5

- 2. ZVAR 2024-21 430 Lakeshore Drive (Dwelling Height).** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a maximum height of 37 feet 8 inches in lieu of the required 35 feet in Residential, Manufactured/Mobile Home (RMH) zoning for a newly built single-family home; specifically located at 430 Lakeshore Drive on Lot 22.

Ex parte communication was disclosed.

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

Agency and Mr. Whitehouse discussion pertaining to the finished floor level above sea level and FEMA requirements and the measuring techniques associated with building height.

Public Comment:

Charlie Hunt: Comments regarding house heights as visible from the road and late project requests for changes.

(00:23:40)

Motion to RECOMMEND APPROVAL by Mr. Green second by Mr. Pierre (Motion Passes 7/0) of ZVAR 2024-21 430 Lakeshore Drive (Dwelling Height) based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

Presenter - Corie and Mike Hansen, Owners

Staff - Marie Colee, Assistant Program Manager

(00:23:40) District 3

3. SUPMIN 2024-09 Hansen More Than One Main Use. Request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Sections 2.03.28 and 2.04.07 of the Land Development Code, specifically located at 830 Kings Estate Road.

Ex parte communication was disclosed.

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

No Agency Discussion

Public Comment: None

(00:25:57)

Motion to approve by Mr. Peter second by Dr. Hilsenbeck (Motion Passes 7/0) SUPMIN 2024-09 Hansen More Than One Main Use, subject to eight (8) conditions and eight (8) findings of fact, as provided in the staff report.

Presenter - Douglas N. Burnett, Esq.

Staff - Keisha Fink, AICP, Principal Planner

(00:26:23) District 4

4. MINMOD 2024-22 Fairfield Ponte Vedra Point Cafe/Coffee Company. Request for a Minor Modification to the Fairfield at Ponte Vedra PUD (Ord. 1984-29, as amended) to allow for a drive-through ATM to be converted to a cafe/coffee company. This request was previously approved via MINMOD 2022-22; however, the project failed to commence within one (1) year of approval as required by Resolution 2023-05, specifically located at 854 A1A N.

Ex parte communication was disclosed.

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

Agency discussion with Mr. Burnett regarding ongoing construction and traffic patterns in vicinity of application.

Public Comment:

Charlie Hunt: Concerns regarding traffic and car stacking in drive-thru

Additional discussion regarding development order extension applying to this application.

(00:35:50)

Motion to approve by Mr. Green second by Mr. Peter (motion Passes 7/0) MINMOD 2024-22 Fairfield Ponte Vedra Point Café/Coffee Company based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

Presenter - Kristina and Kenneth Gatchell

Staff - Trevor Steven, Planner

(00:36:19) District 3

5. **REZ 2024-20 745 Wildwood Drive.** Request to rezone approximately one (1) acre of land from Open Rural (OR) to Residential, Single Family (RS-2), located specifically at 745 Wildwood Drive.

Ex parte communication was disclosed.

Mrs. Gatchell presented details pertaining to the rezoning request.

Agency clarification regarding which properties will be on sewer vs existing septic.

Public Comment: None

(00:41:50)

Motion to RECOMMEND APPROVAL Mrs. Spiegel second by Mr. Peter (Motion Passes 7/0) of REZ 2024-20 745 Wildwood Drive upon four (4) findings of fact as provided in the Staff Report.

7. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments.** Mr. Jack Peter (District 4) and Mr. Henry Green (District 5) terms expire March 16, 2025. Both Mr. Peter and Mr. Green are eligible to serve a second term and have requested to be reappointed to serve a second four-year term. Appointed members whose terms have expired continue to serve de facto until dismissed or the Board of County Commissioners appoints a replacement. This position was most recently advertised for the required thirty (30) days, with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by District; however reasonable attempt will be made to have all County Commission districts equally represented. The following 19 persons have applied: Trista Brophy Cerquera (District 2), Kim Delvin (District 5), Henry Green (District 5), Melinda Hobson (District 1), Randolph Jones (District 3), Mark Keefer (District 4), Michael Kelly (District 5), Charles Labanowski (District 2), Laila Larossi (District 4), Dirk Lobenbruck (District 1), Tony Mazullo (District 4), Paul Morris (District 3), Robert Olsen (District 5), Thomas Pauly (District 2), John (Jack) Peter (District 4), Hannah Rullo (District 5), John Simm (District 3), Raj Vavilala (District 5), Lorie Wilson (District 5). The Agency will be filling two positions. Please find the applications attached.

Introduction of item by Jacob Smith.

Public Comment: None

Discussion regarding Mr. Peter's and Mr. Green's service to the county.

Ms. Spiegel recommends Chuck Lebanowski to the PZA, second by Dr. Hilsenbeck.

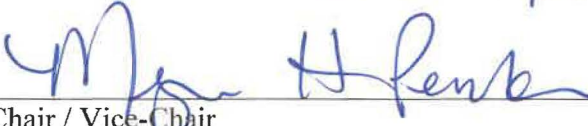
Comments regarding all three individuals motioned for appointment.

Motion by Mr. Matovina second by Mr. Pierre (Motion Passes 7/0) to recommend reappointment of Jack Peter to the Planning & Zoning Agency for a four (4) year term.

Motion by Mr. Matovina second by Mr. Pierre (Motion Passes 5/2 Dissenting vote: Mrs. Spiegel, Dr. Hilsenbeck) to recommend reappointment of Henry Green to the Planning & Zoning Agency for a four (4) year term.

- Staff Reports: Jacob Smith: Financial disclosures will be due on or before July 1, 2025. Information will be sent out with Feb 20, 205 Agenda materials.
- Agency Reports: Discussion regarding Item 6 and the results of the vote at the BCC 2/4/25 hearing.
- Meeting Adjourned at 2:18PM

Minutes approved on the 20 day of February, 2025.



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>