

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, December 19, 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

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

Amy Ring, Special Projects Manager

- The meeting was called to order by Ms. Perkins at 1.30pm
- Pledge of Allegiance by all.
- Reading of the Public Notice statement by Mr. Peter.
(2:31)
- **Motion to approve PZA Meeting Minutes for 11/21/2024 by Dr. Hilsenbeck, seconded by Mr. Green, carries 7/0.**

AGENCY ITEMS

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Amy Ring, Special Projects Manager

(2:50)

4. **WH 2024-05 Laurel Hill Workforce Housing.** Request to rezone approximately 16.74 acres of land from Open Rural (OR) to Workforce Housing (WH); specifically located at 5025 US Highway 1 S, 111 Watson Road, and 121 Watson Road.

Mr. Burnett requested that this item be continued on the January 23, 2025, meeting to enable an update on stormwater and other updates referencing Watson Road.

(3:50)

Motion by Mr. Green and seconded by Mr. Peter, carries 7/0, to move Item 4, to be heard at the PZA meeting on January 23, 2025.

(4:31)

Public comments:

Ms. Donna Connelly: Opposed. Raised concerns with regard to the Cypress trees. Traffic on US1 as there is a carwash next to CVS.

Ms. Suzanne Albanese: Opposed. It is in the front and back yards of adjacent neighbors. Does not consider the workforce housing project to be compatible.

Mr. Michael Connelly. Opposed. Concerned about the Cypress trees, car accidents and increased traffic with the carwash close by.

Presenter: Mr. Burnett advised he will provide a mailed notice to adjacent property owners and hold a meeting at the Classic Car Museum before the January 23rd 2025, meeting.

Presenter - Blake Buckley, Aqua Luxe Custom Pools

Staff - Trevor Steven, Planner

(20:08)

District 2

1. **MINMOD 2024-20 Fleming Residence.** Request for a Minor Modification to the St Johns Golf & Country Club PUD (ORD. 2004-111, as amended) to allow for a maximum Impervious Surface Ratio (ISR) of 65% in lieu of the required 55% to accommodate placement of a swimming pool, specifically located at 2020 Glenfield Crossing Court.

Ex parte communication was disclosed by Ms. Spegal.

Mr. Blake Buckley presented details pertaining to the minor modification as a hardship request.

Agency and presenter had further discussion. Mr. Matovina questioned if the putting green was going to be impervious.

(20:57)

Motion by Ms. Spiegel, seconded by Mr. Pierre, carries 7/0, to approve MINMOD 2024-20 Fleming Residence minor modification as per 8 conditions and 6 findings of fact as provided in the Staff Report.

Presenter - Christina Evans, Matthews | DCCM

Staff - Trevor Steven, Planner

(21:27)

District 3

2. **SUPMAJ 2024-13 SAYS Independent Living Village.** Request for a Special Use Permit to allow Level III Special Care Housing Facility in Open Rural (OR) zoning, pursuant to Section 2.03.23 of the Land Development Code. This is a companion application to ZVAR 2024-26. The subject property is located northeast of the intersection of US1 S and SR 206.

Ex parte communication was disclosed by Ms. Spiegel.

Ms. Christina Evans presented details pertaining to request.

Agency member, Ms. Spiegel mentioned reasons why this project is favorable.

(27:38)

Motion by Ms. Spiegel, seconded by Dr. Hilsenbeck, carries 7/0, to approve SUPAJ 2024-13 SAYS Independent Living Village special use permit, based on 8 findings of fact, and 8 conditions as provided in the Staff Report.

Presenter - Christina Evans - Matthews | DCCM

Staff - Trevor Steven, Planner

(21:27)

District 3

- 3. ZVAR 2024-26 SAYS Independent Living Village.** Request for a Zoning Variance to Section 2.03.23.E.1 of the Land Development Code to allow for the living units of a Level III Special Care Housing facility to encroach within the required fifty (50) foot setback, and Section 6.08.44.C.2 to allow for a Level III Special Care Housing facility to be located within a radius of 1,200 feet of an existing Level II or Level III Special Care Housing facility or within 500 feet of single-family zoning or existing residential development. This is a companion application to SUPMAJ 2024-13. The subject property is located northeast of the intersection of US1 S and SR 206.

(27:52)

Motion by Ms. Spiegel, seconded by Dr. Hilsenbeck, carries 7/0, to approve SAYS Independent Living Village based on 6 findings of fact and 6 conditions as provided in the Staff Report.

Presenter - Ellen Avery-Smith

Staff - Jacob Smith, Planning Division Manager

(28:34)

District 2

- 5. SUPMAJ 2024-05 Coastal Aggregates Borrow Pit.** Request for a Special Use Permit for a Borrow Pit located in Open Rural (OR) zoning, located at 9087 Barrel Factory Road. This item was continued to a date certain of December 19, 2023 at November 7, 2024 Planning and Zoning Agency Hearing.

Ex parte communication was disclosed by all Agency members.

Ms. Avery-Smith presented a detailed explanation of the background pertaining to 5 years of planning of the proposed special use permit request for the SUPMAJ 2024-05 Coastal Aggregates Borrow Pit. Presented the team that included the owners, along with the environmental, engineering and legal representatives. The mine is already in the process of construction.


Various discussions occurred between the Agency members and the presenter with regard to the previous owners and the previous haul routes. It was confirmed that the proposed new haul route comes out at Hasting Boulevard.

(43:05)

Motion by Mr. Green, seconded by Mr. Matovina, carries 7/0, to approve SUPMAJ 2024-05 Coastal Aggregates Borrow Pit based on 8 findings of facts and 13 conditions as listed in the Staff Report.

- Staff Reports: None. Confirmed the next PZA meeting is January 23, 2025.
- Agency Reports: None. Mr. Green requested a schedule for the 2025 PZA meetings.
- Meeting Adjourned 2:18pm

Minutes approved on the 23 day of January, 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.sjefl.us/GTV/WatchGTV.aspx>