

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 20, 2025 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair

Jack Peter, District 4, Vice-Chair

Gregory Matovina, District 1

Dr. Richard A. Hilsenbeck, District 3

Henry F. Green, District 5

Judy Spiegel, District 3

MEMBERS ABSENT:

Elvis G. Pierre, District 2

STAFF PRESENT:

Jacob Smith, Planning Division Manager

Kealey West, Sr. Assistant Attorney

Carly Meek, Assistant County Attorney

Jasmine Allen, GIS Technician

Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 01/23/2025 and 02/06/2025
 - Motion to approve Spiegel second Peter (motion approved 6/0, Absent: Pierre)
- Public Comments

AGENCY ITEMS

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

Staff - Saleena Randolph, Senior Planner

(00:04:00) District 3

1. **MAJMOD 2024-09 St. Johns Marketplace PUD.** Request for a Major Modification to the St. Johns Marketplace PUD (Ord. 2014-4, as amended) to (i) allow the community to be gated; (ii) eliminate the option of constructing an assisted living facility; (iii) provide a change in interconnectivity; and (iv) revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes. A revised Master Development Plan (MDP) Text and Map is provided to reflect the proposed changes. Site is specifically located at 320, 350, 375, 400 and 425 Bay Laurel Drive.

Ex parte communication was disclosed.

Ellen Avery-Smith and Christina Evans presented details pertaining to the Major Modification request.

Agency Discussion: None

Public Comment: None

Additional Discussion: None

(00:13:26)

Motion to recommend approval by Mr. Matovina, second by Mr. Peter (Motion Passes 6/0; Absent: Mr. Pierre) of MAJMOD 2024-09 St. Johns Marketplace PUD based upon six (6) findings of fact as provided in the Staff Report.

Presenter - William Harvey, Absolute Construction & Pools, Inc.

Staff - Marie Colee, Assistant Program Manager

(00:13:26) District 3

2. **ZVAR 2024-28 Johnson Pool.** Request for a Zoning Variance to Section 6.01.03.E.3 and Table 6.01 of the Land Development Code to allow for second Front Yard setback of ten (10) feet in lieu of the required twenty (20) feet to accommodate placement of a swimming pool in RS-3 zoning, specifically located at 3692 Flamingo Street.

Ex parte communication was disclosed.

Mr. Brandon Travis presented details pertaining to the zoning variance request.

Agency discussion clarifying the distance being requested as well as discussion regarding the hardships associated with the lot as missed in the visual presentation.

Public Comment: None

Additional Discussion: None

(00:21:40)

Motion to approve by Ms. Spiegel second by Mr. Peter (motion passes 6/0; Absent: Pierre) ZVAR 2024-28 Johnson Pool based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

Presenter - Emily Vazquez

Staff - Evan Walsnovich, Planner

(00:21:40) District 5

3. **MINMOD 2024-21 369 Tavistock Drive.** Request for a Minor Modification to the Kensington Planned Unit Development (ORD. 2005-107, as amended) to allow for a swimming pool to encroach into the required 10-foot landscape/natural vegetated perimeter buffer, specifically located at 369 Tavistock Drive.

Ex parte communication was disclosed.

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

Agency Discussion: None

Public Comment: None

Additional Discussion: None

(00:26:26)

Motion to approve by Ms. Spiegel second by Dr. Hilsenbeck (Motion Passes 6/0; Absent: Mr. Pierre) MINMOD 2024-21 369 Tavistock Drive based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

Presenter - Abby Porter, TEP Group

Staff - Evan Walsnovich, Planner

(00:26:26) District 3

4. **TOWER 2024-03 Entrada.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1740 State Road 207.

Ex parte communication was disclosed.

Harold Timmons presented details pertaining to the Special Use Permit request.

Agency discussion held until after public comment.

Public Comment:

- Charlie Hunt concerns around the fall radius, aesthetics and potential to disguise the size of the tower.

Additional Discussion: Presenter discussed a community meeting in which no one attended as well as the representation of what the tower would look like, photo simulation and ballon test as well as complying with county requirements. Discussion regarding the distance from the tower placement of the antenna within 160 ft of residential area.

(00:44:56)

Motion to approve by Mr. Peter second by Mr. Green (Motion Passes 5/1: Dissenting Ms. Spiegel; Absent: Mr. Pierre) TOWER 2024-03 Entrada based upon eleven (11) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Karen Taylor

Staff - Evan Walsnovich, Planner

(00:44:56) District 2

5. **REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW).

Five Minute Recess for presenter arrival.


Motion to Continue to Date Certain of March 06, 2025 by Mr. Matovina second Mr. Peter (Motion Passes 6/0; Absent: Mr. Pierre)

- Staff Reports
- Agency Reports: Mr. Green clarified the record regarding a previous hearing stating he is not an attorney.
- Meeting Adjourned at 2:27

Minutes approved on the 16 day of March, 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.sjcf.us/GTV/WatchGTV.aspx>