

ST. JOHNS COUNTY

Planning & Zoning

AGENCY

Meagan Perkins
Dr. Richard Hilsenbeck
Greg Matovina
Henry F. Green
Judy Spiegel

Charles Labanowski
Robert Olson

REGULAR MEETING MINUTES

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Kealey West, Deputy County Attorney

Thursday, June 26, 2025, 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair
Henry F. Green, District 5
Judy Spiegel, District 3
Charles Labanowski, District 2
Robert Olson, District 5

MEMBERS ABSENT:

Gregory Matovina, District 1

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order at 1:31pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 05/15/25 & 06/05/25
 - Minutes not voted on due to errors found in documents.
- Public Comments: NONE

AGENCY ITEMS

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Marie Colee, Assistant Program Manager

(00:03:00) District 5

1. **SUPMAJ 2025-06 SJC Pickleball.** 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. Wester presented details pertaining to the Special Use Permit request.

Agency clarification regarding 2024 special use permit for same property as well as direction of traffic flow. Clarification of hours of operation: 9am to 9pm and the facility maintains electric

sewer and water. Discussion regarding traffic and the potential of large trucks entering and existing property.

Public Comment:

- Rick Smith: Opposed
- Charlie Hunt: Please consider additional parking
- Matt Ctundelfinger: Opposed

Additional Discussion: Mr. Wester addressed concerns from public comments regarding safety; designated parking related to the entrance to the business park as well as the patronage specific to pickleball. Mr. Wester addressed the zoning and what is allowed in the zoning.

Agency requested clarification regarding access to this site via roads and utilizing the retention ponds. Discussion regarding who owns North 1 Rd and restriction on road usage. Clarification regarding whether tournaments will be taking place at this location is taking place here. Clarification regarding zoning and allowability.

Motion to approve by Mr. Green second by Ms. Spiegel (6/0, Absent: Mr. Matovina) SUPMAJ 2025-06 SJC Pickleball, based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report with the additional condition the applicant agrees to provide signage designating parking and restricting overflow parking

Presenter - Jason C. Hill, Lippes Mathias, LLP

Staff - Marie Colee, Assistant Program Manager

(00:34:39) District 1

2. **MINMOD 2025-06 Veterans Plaza.** Request for a Minor Modification to the ICI Middlebourne PUD (Ordinance 2018-29, as amended) to allow for the sale for off-site consumption of Alcoholic Beverages as an allowed use together with a request for relief from the required 1,000-foot separation between Churches/Schools. Specifically located on the northeast corner of the Veterans Parkway and Longleaf Pine Parkway.

Ex parte communication was disclosed.

Mr. Hill presented details pertaining to the minor modification request.

Agency discussion regarding approaching the church regarding the application and whether the Publix will ask for on-site consumption (only offering off-site consumption).

Public Comment:

- Charlie Hunt: Asks why there are restrictions regarding alcohol sales within 1000 ft of church / school.

Additional discussion regarding the sale of alcohol within 1000 ft of a school as well as clarification regarding the alcohol sales being apart from the Publix grocery store. Conversation regarding separation between properties and the buffering around the locations. Clarification regarding communications between the applicant and the church and school.

Motion to approve by Mr. Labanowski second by Mr. Olson (Motion Passes 5/1: Dissent: Ms. Spiegel, Absent: Mr. Matovina) MINMOD 2025-06 Veterans Plaza based upon five (5) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Jennifer Woods, Owner

Staff - Evan Walsnovich, Planner

(00:56:19) District 1

3. **MINMOD 2025-04 Woods Pavillion.** Request for a Minor Modification to The Preserve at St. Johns PUD (Ord. 1987-48, as amended) to allow a Rear Yard setback of three (3) feet in lieu of the required ten (10) feet and an Impervious Surface Ratio (ISR) of 53% in lieu of the maximum 50% ISR to allow for a covered pavilion, specifically located at 169 Coppinger Place.

Ex parte communication was disclosed.

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

Agency discussion regarding identification of a hardship and the feasibility of constructing the pavilion within the setback requirements for the lot, the location of the pavilion and neighboring backyards as well as access to easement, does the patio qualify as a structure? Clarification regarding existing patio as a structure and current compliance. Discussion and clarification regarding the building restriction line versus the easement

Public Comment: None

Additional Discussion: None

Motion to approve by Ms. Spiegel, second by Mr. Green (Motion Passes 5/1: Dissent: Mr. Olson, Absent: Mr. Matovina) MINMOD 2025-04 Woods Pavillion based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.

Presenter - Alex Harden; Douglas Law Firm

Staff - Justin Kelly, MPA, Senior Planner

(01:15:16) District 5

4. **REZ 2025-05 940 State Road 16.** Request to rezone approximately 0.24 acres of land from Commercial Neighborhood (CN) with conditions to Commercial General (CG) with conditions.

Ex parte communication was disclosed.

Alex Harden presented details pertaining to the Rezoning request.

Agency clarification on lot width and the required buffer reducing the amount of building development area.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Green second by Mr. Olson (Motion Passes 6/0 Absent: Mr. Matovina) of REZ 2025-05 940 State Road 16 based on four (4) findings of fact, as provided in the Staff Report.

5 Minute recess taken prior to the start of item 5.

(01:22:21) District 2

5. **REZ 2024-18 Enclave at World Golf (Workforce Housing).** Request to rezone approximately 18.5 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH), located at 3740 Pacetti Road.

Ex parte communication was disclosed.

Mr. Jason Gabriel and Cristina Evans presented details pertaining to the Rezoning request and provided an updated traffic record on the floor.

Agency Discussion: Agency clarification regarding the road improvements completion dates. Staff (Mr. D'Souza) projected 18-month completion once expected roughly 2026-2027.

Public Comment:

- Robin Caswell: Opposed based on traffic / school crossing and workforce housing available in area
- Beth Breeding: on behalf of northern adjacent property owner: support concerns about the easement
- Charlie Hunt: Opposed to 64 units
- Owen Hopper: Opposed based on traffic pattern
- Peter Pope: Opposed
- Morgan Lozano: Opposed based on traffic / school crossing and workforce housing available in area
- Tracey Meinel: Opposed based on traffic / school crossing and workforce housing available in area

Additional Discussion: Mr. Gabriel provided additional comments regarding rental costs discussed during the presentation and public comments. Discussion regarding the missing middle housing within the county. Applicant traffic engineer provided additional insight into the traffic pattern and entry and exit from the community; discussion included DOT preferring right turn outs with a U-turn required for safety.

Agency discussion regarding current location of workforce housing within Samara Lakes, Jerry Andrews provided insight into the workforce housing location is on the right. Agency discussion regarding workforce housing in Samara Lakes.

Discussion regarding the expansion of 21 approved homes and HOA covenants requiring road and landscaping to be paid by homeowners and the burden on workforce housing and the two-year deed restrictions. Clarification regarding the number of sites that the developer plans to build and the classification of infill development within the development boundary. Discussion regarding compatibility within the area and density allotted during the 2003 era.

FIRST MOTION:

Motion to recommend approval by Mr. Green second by Ms. Perkins (Motion Fails: 2/4 Dissent: Mr. Olson, Ms. Spiegel, Dr. Hilsenbeck, Mr. Labanowski; Absent Mr. Matovina) of REZ 2024-18 Enclave at World Golf (Workforce Housing) based upon four (4) findings of fact as provided in the Staff Report.

SECOND MOTION:

Motion to recommend denial (Ms. Spiegel second by Mr. Labanowski (Motion Passes: 4/2 Dissent: Ms. Perkins, Mr. Green, Absent Mr. Matovina) of REZ 2024-18 Enclave at World Golf (Workforce Housing) based upon five (5) findings of fact as provided in the Staff Report.

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

Staff - Trevor Steven, Planner

(02:28:54) District 2

6. **CPA(SS) 2024-13 Deer Park Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.61 acres of land from Rural/Silviculture to Residential-C, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to PUD 2024-12. This application was originally heard at the 3/20/2025 PZA meeting and was voted to be continued to a date uncertain. The application was subsequently readvertised to the 6/26/2025 PZA meeting.

Items 6 & 7 were presented and discussed together.

Ex parte communication was disclosed.

Mr. Lahti presented details pertaining to the companion applications request and provided updated traffic study and site plan design on the floor.

Agency Discussion regarding the access onto 210 and the possibility of an acceleration lane as well as the changing of land use that would allow usage that would impact the capacity of the roadways. Staff (Mr. D'Souza) the county will not permit acceleration lanes on the county right of ways. Discussion regarding how many parking slots, hours of access as well as increased security. Discussion considering restricting the usage to boat and RV storage versus the other allowable uses within Residential – C.

Public Comment:

- Beth Breeding: Support
- Anna Bryan: Questions to need for this type of facility

Additional Discussion: Mr. Lahti and agency discussed eliminating additional uses within the PUD text but not restricting to just boat and RV storage. Staff (Mr. D'Souza) provided insight into potential improvements in the area. Discussion regarding a left turn into the driveway.

Motion to recommend approval by Mr. Green second by Ms. Perkins (motion fails 3/3 Dissent: Ms. Spiegel, Mr. Olson, Dr. Hilsenbeck; Absent Matovina) of CPA(SS) 2024-13 Deer Park Boat & RV Storage based upon four (4) findings of fact as provided in the Staff Report.

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

Staff - Trevor Steven, Planner

(02:28:50) District 2

7. **PUD 2024-12 Deer Park Boat & RV Storage.** Request to rezone approximately 10.61 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 106,200 square feet of commercial uses, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to CPA(SS) 2024-13. This application was originally heard at the 3/20/2025 PZA meeting and was voted to be continued to a date uncertain. The application was subsequently readvertised to the 6/26/2025 PZA meeting.

Items 6 & 7 were presented and discussed together.

Motion to recommend approval By Mr. Green second by Ms. Perkins of PUD 2024-12 Deer Park Boat & RV Storage, based on nine (9) findings of fact as listed in the staff report.

Motion to amend the motion by Ms. Spiegel – motion fails due to no second and reverts to original motion.

Motion to recommend approval By Mr. Green second by Ms. Perkins (motion technically fails 3/3, Dissent: Ms. Spiegel, Mr. Olson, Dr. Hilsenbeck; Absent Mr. Matovina) of PUD 2024-12 Deer Park Boat & RV Storage, based on nine (9) findings of fact as listed in the staff report.

5 Minute recess taken prior to the start of item 8: Ms. Perkins left the hearing and Dr. Hilsenbeck moved into the Chair position.

Presenter - James G. Whitehouse, Esq., St. Johns Law Group

Staff - Jackie Williams, Overlay Planner

(03:21:27) District 5

8. **ZVAR 2024-27 233 Hidden Dune Court.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for an encroachment of three feet, five inches into the required twenty-five (25) foot Front Yard setback to allow for a constructed second-story balcony.

Ex parte communication was disclosed.

Mr. Whitehouse presented details pertaining to the Zoning Variance request.

Agency clarification regarding timing of variance request compared to the certificate of occupancy timing which requires the variance.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Green and seconded by Mr. Olson (Motion Passes 5/0: Absent Perkins and Matovina) ZVAR 2024-27 233 Hidden Dune Court based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

Presenter - Jacob Smith, AICP, Planning Division Manager

(03:29:56)

Staff - Jacob Smith, Planning Division Manager

9. **2050 Comprehensive Plan - Transmittal Hearing.** The County's Comprehensive Plan requires an update pursuant to Florida Statutes 163.3184 and 163.3191. The St. Johns County 2050 Comprehensive Plan, prepared by the County's consultant, Inspire Placemaking Collective, is scheduled for transmittal at the Board of County Commissioners meeting on July 22, 2025. The Planning and Zoning agency may propose changes and make a recommendation on the transmittal of the 2050 Comp Plan to the Board of County Commissioners. The 2050 Comprehensive Plan has previously been heard at two public hearings before the Board of County Commissioners, on May 20, 2025, and June 3, 2025. Both the Board of County Commissioners' recommendations and public input from these meetings have been incorporated into this Transmittal item.

Chris Dougherty presented details pertaining to the 2050 Comprehensive Plan.

Agency discussion regarding what is being asked of the PZA at this time (OCA:) Suggestions will be made to the BCC and the Commissioners to have the final vote. Clarification, discussion and questions regarding the summarized changes.

Ongoing discussion between Agency members and Inspire Place Making with GMD Staff regarding various points within the current Comprehensive Plan and proposed changes.

Public Comment:

- Charlie Hunt
- Austin Nicholas

Additional Discussion: None

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 7:27 PM

Minutes approved on the 21 day of August, 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>