

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

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  
Lex Taylor III Deputy County Attorney

Thursday, July 17, 2025 1:30:00 PM

### MEMBERS PRESENT:

Meagan Perkins, District 4, Chair  
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair  
Gregory Matovina, District 1  
Judy Spiegel, District 3  
Chuck Labanowski, District 2  
Robert Olson, District 5

### MEMBERS ABSENT:

Henry F. Green, District 5

### 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 1:30pm
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 05/15/25 and 06/05/25
  - Motion by Spiegel, second by Labanowski (Motion Passes 6/0, Absent: Mr. Green)
- Public Comments
  - Charlie Hunt: Concern about decorum

### AGENCY ITEMS

Presenter - Harold Timmons, TEP Group

Staff - Evan Walsnovich, Planner

(00:06:30) District 3

1. **TOWER 2025-01 Wildwood Treaty Wireless Facility.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 150-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1152 Fort Peyton Drive.

Ex parte communication was disclosed.

Mr. Timmons presented details pertaining to the Special Use Permit request. A real estate study and additional simulation photos were presented on the floor.

Agency discussion regarding the proximity to western sided homes and the potential compatibility conflicts. Discussions regarding the study methodology and the impact the housing market increases potential impact on the home values. Discussions regarding optimal density of cell towers in an area versus the coverage being provided as well as the existing St. Johns County owned tower or the previous approved tower which

has not been built. The existing and planned towers are not close enough to provide coverage. Discussion regarding the lighting associated with the tower and the potential impact to residential units in the area as well as the potential to change the aesthetics of the tower. Discussion regarding tower placement and potential coverage.

Public Comment:

- Mary Ellen Christianson: Opposed
- Mark Pelchat: Opposed
- Heather Connahey: Opposed
- Robert Chalmers: Opposed
- Mindy Lepp: Opposed
- Monica Johnson: Opposed
- Alexander Jones: Opposed
- Chris Jones: Opposed
- Jessica Hurtubise: Opposed
- Buddy Powell: Opposed
- Tom Powell: Opposed
- Phil Flamond: Opposed
- Charlie Hunt: Opposed

Additional discussion provided by Mr. Timmons regarding the gopher tortoises and the potential of rehoming any found, light and noise pollution associated with cell towers. Mr. Timmons addressed concerns regarding historic aspects of the property as well as reference to the Land Development Code regarding tower types.

**Motion to deny TOWER 2025-01 Wildwood Treaty Wireless Facility by Mr. Matovina second by Mr. Labanowski (Motion passes 6/0, Absent: Mr. Green) based upon ten (10) findings of fact as provided in the Staff Report.**

Presenter - Evan Asoudegan, Mox Group

Staff - Marie Colee, Assistant Program Manager

(01:48:06) District 4

2. **SUPMAJ 2025-03 Koi Sushi Thai & Bar.** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a State of Florida Type 4COP/SFS beverage license in connection with a proposed restaurant located in Commercial Intensive (CI) zoning and specifically located at 10870 US 1 North, Units 101-103.

Ex parte communication was disclosed.

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

Agency discussion regarding adjacent restaurant sale on alcohol permissions.

Public Comment: None

Additional Discussion: None

**Motion to approve SUPMAJ 2025-03 Koi Sushi Thai & Bar by Mr. Matovina second by Mr. Olson (Motion passes 6/0, Absent: Mr. Green), based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.**

Presenter - Mason McNally

Staff - Justin Kelly, MPA, Senior Planner

(01:51:18) District 2

3. **MINMOD 2025-09 393 Canopy Forest Drive Pool.** Request for a Minor Modification to the Silverleaf PUD (Ord. 2006-117, as amended) to allow for a Rear Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool, and to allow an Accessory Structure setback of three (3) feet in lieu of the required five (5) feet for a screen enclosure, specifically located at 393 Canopy Forest Drive.

Ex parte communication was disclosed.

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

Agency discussion regarding the size of the pool being requested versus what could be built without the variance; was there any consideration to reconfigure the pool. Clarification of the application request regarding the relief being requested.

Public Comment: None

Additional Discussion: None

**Motion to Approve by Mr. Labanowski second by Dr. Hilsenbeck (Motion passes 6/0, Absent: Mr. Green) MINMOD 2025-09 393 Canopy Forest Drive Pool based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report.**

Presenter - Douglas Burnett | St. Johns Law Group

Staff - Evan Walsnovich, Planner

(02:08:03) District 5

4. **CPA(SS) 2024-14 Kellie Pacetti Family.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 11.4 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A); located at an unaddressed property south of Saint Marks Pond Blvd.

Mr. Burnett presented details pertaining to the small-scale Comprehensive Amendment Plan request.

No Agency discussion.

Public Comment: None

Additional Discussion: None

**Motion to Recommend Approval by Ms. Spiegel second by Mr. Labanowski (Motion passes 6/0, Absent: Mr. Green) of CPA(SS) 2024-14 Kellie Pacetti Family based upon four (4) findings of fact as provided in the Staff Report.**

Presenter - Reginald & Laura Stratton

Staff - Trevor Steven, Planner

(02:16:04) District 4

5. **CPA(SS) 2025-04 1235 Pine Island Road.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.2 acres of land from Rural Commercial (RC) to Residential-A (RES-A) to allow for one (1) residential dwelling unit. This is a companion application to REZ 2025-07 1235 Pine Island Road

Items 5 & 6 were presented together.

Ex parte communication was disclosed.

Mr. Stratton presented details pertaining to the Small-Scale Comprehensive Plan Amendment request.

No Agency discussion.

Public Comment: None

Additional Discussion: None

**Motion to Recommend Approval by Ms. Spiegel second by Mr. Hilsenbeck (Motion passes 6/0, Absent: Mr. Green) of CPA(SS) 2025-04 1235 Pine Island Road based upon four (4) findings of fact as provided in the Staff Report.**

Presenter - Reginald & Laura Stratton

Staff - Trevor Steven, Planner

(02:16:04) District 4

6. **REZ 2025-07 1235 Pine Island Road.** Request to rezone approximately 1.2 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2025-04 1235 Pine Island Road.

Items 5 & 6 were presented together.

**Motion to Recommend Approval by Ms. Spiegel second by Mr. Hilsenbeck (Motion passes 6/0, Absent: Mr. Green) of REZ 2025-07 1235 Pine Island Road upon four (4) findings of fact as provided in the Staff Report.**

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

Staff - Saleena Randolph, Senior Planner

(02:19:24) District 3

7. **COMPAMD 2024-03 Schneider Family Campground (Adoption).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC) for approximately 120 acres of land, specifically located at 8000 US Hwy 1 South.

Items 7 & 8 were presented together.

Ex parte communication was disclosed.

Mr. Whitehouse presented details pertaining to the Comprehensive Plan Amendment request, with the consideration of only amending 77 acres portion of the original project.

Agency discussion regarding campgrounds becoming residential like and conversation regarding long term leasing or rentals. Clarification regarding any permanent structures versus RVs as well as park models being allowed. Clarification regarding compatibility and wildfire concerns. Discussion regarding intensity, compatibility, and potable water on site.

Public Comment:

- Alan O'Neil: Opposed

Additional Discussion: None

**Motion to recommend approval by Mr. Matovina second by Mr. Labanowski (Motion fails 3/3: Dissenting: Ms. Spiegel, Dr. Hilsenbeck, Mr. Olson; Absent: Mr. Green) of the adoption of COMPAMD 2024-03 Schneider Family Campground based upon four (4) findings of fact as provided in the Staff Report with the added condition of limiting it to the 77 acres discussed.**

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

Staff - Saleena Randolph, Senior Planner

(02:19:24) District 3

8. **REZ 2024-11 Schneider Family Campground.** Request to rezone approximately 77 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, located at 8000 US Hwy 1 South. This request has a companion application COMPAMD 2024-03.

Items 7 & 8 were presented together.

**Motion to recommend approval by Mr. Matovina second by Mr. Labanowski (Motion fails 3/3: Dissenting: Ms. Spiegel, Dr. Hilsenbeck, Mr. Olson; Absent: Mr. Green) of REZ 2024-11 Schneider Family Campground based upon four (4) findings of fact and two (2) conditions as provided in the Staff Report.**

*5-minute recess taken*

Presenter - Autumn Martinage, Senior Planner, Matthews | DCCM

Staff - Keisha Fink, AICP, Principal Planner

(03:05:48) District 5

9. **CPA(SS) 2025-03 St. Marks Pond Industrial Park South.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 13.2 acres of land from Rural/Silviculture (R/S) to Industrial (I); located at an unaddressed parcel fronting Saint Marks Pond Blvd. This request is a companion application to PUD 2025-02.

Items 9 & 10 were presented together.

Ex parte communication was disclosed. Mr. Matovina declared a conflict of interest and abstains from voting. Mr. Matovina provided an 8B form pertaining to these companion items.

Autumn Martinage presented details pertaining to the Small-Scale Comprehensive Plan Amendment request.

Agency discussion regarding Live Local Act, buffers, phasing timeline with clarification regarding

Public Comment:

- Charlie Hunt: requesting traffic study on International Golf Parkway

Additional discussion regarding the traffic study that was completed and included in the staff packet.

**Motion to Recommend Approval by Ms. Spiegel second by Mr. Olson (Motion Passes 5/0; Absent: Mr. Green, Abstained Vote: Mr. Matovina) of CPA(SS) 2025-03 St. Marks Pond Industrial Park South based upon four (4) findings of fact as provided in the Staff Report.**

Presenter - Autumn Martinage, Senior Planner, Matthews | DCCM

Staff - Keisha Fink, AICP, Principal Planner

(03:05:48) District 5

10. **PUD 2025-02 St Marks Pond Industrial Park South.** Request to rezone approximately 13.2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) located 0 St Marks Pond Blvd, to allow for a maximum 136,500 square feet of industrial uses. This request is a companion application to CPA(SS) 2025-03.

Items 9 & 10 were presented together. Mr. Matovina declared a conflict of interest and abstains from voting. Mr. Matovina provided an 8B form pertaining to these companion items.

**Motion to Recommend Approval by Ms. Spiegel second by Mr. Olson (Motion Passes 5/0; Absent: Mr. Green, Abstained Vote: Mr. Matovina) of PUD 2025-02 St Marks Pond Industrial Park South, based on nine (9) findings of fact as listed in the staff report.**

- 11. LDCA 2025-04 -Tree Ordinance Update.** Presentation on proposed Land Development Code amendments requested by the Board of County Commissioners to update the method of measuring and designating Specimen trees (LDC Article IV), increase the per-inch Tree Deficiency Charge from \$25.00 to \$100.00 (LDC Article IV) and increase of the minimum preservation of upland natural vegetation required for certain Planned Unit Developments from 5% to 10% preserved (LDC Article V). Also, an update to the definition of Specimen Tree is proposed in Article XII for consistency with the relevant provisions in Article IV.

Inspire presented details to the County initiated Tree Ordinance.

Agency discussion regarding Table 4.01.05.D.3. and the change in specimen tree minimums. Clarification requested regarding the specimen tree suggested applying to different development types. Discussion regarding the difference between protected trees and specimen trees. Discussion between the Agency and staff regarding section 5 and what is included. Agency requested clarification of the verbiage used in the code. Concerns regarding the increased size in specimen trees in the proposed changes. Clarification regarding land clearing without proper documentation.

Public Comment:

- Maureen O'Connell
- Sacha Martin
- Chris Shea'

Additional Discussion: None

**Motion to recommend approval with modifications by Mr. Matovina, second by Ms. Perkins (Motion Fails: 2/5; Dissenting: Ms. Spiegel, Dr. Hilsenbeck and Mr. Olson; Absent: Mr. Green) of the proposed amendments to the Land Development Code based on the modifications being consistent with the St. Johns County Comprehensive Plan and being in the best interest of the County and in furtherance of the health, safety, and welfare of the public.**

Discussion regarding recommended modifications and suggested changes between Agency members.

**Motion to recommend approval by Ms. Spiegel second by Dr. Hilsenbeck (Motion Passes 4/2; Dissenting: Ms. Perkins, Mr. Matovina; Absent: Mr. Green) of the proposed amendments to the Land Development Code based on the modifications being consistent with the St. Johns County Comprehensive Plan and being in the best interest of the County and in furtherance of the health, safety, and welfare of the public with the correction of numbering.**

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 5:53pm

Minutes approved on the 21 day of August, 2025.

  
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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.sjcf.us/GTV/WatchGTV.aspx>