

ST. JOHNS COUNTY

Planning & Zoning

BOARD

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

Charles Labanowski
Robert Olson



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor III, Deputy County Attorney

Thursday, August 21, 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
Henry F. Green, District 5
Robert Olson, District 5

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor III, Deputy County 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: 06/26/25, 07/17/25, and 08/07/25
 - Motion to Approve by Spiegler second by Hilsenbeck (Motion Passes 7/0)
- Public Comments

AGENCY ITEMS

Discussion regarding the requested withdrawal of Agenda Item 10 SUPMAJ 2024-10 Crosby Family Venue resulting in the **Motion to approve application withdrawal by Labanowski second by Olson (Motion Passes 7/0).**

Presenter - Tracy Smith

Staff - Marie Colee, Assistant Program Manager

(00:05:48) District 3

1. **SUPMIN 2025-01 Smith Mobile Home.** Request for a Special Use Permit pursuant to Section 2.03.08 of the Land Development Code to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, specifically located at 1088 W. 15th Street.

Ex parte communication was disclosed.

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

Agency Discussion: regarding home foundation, skirting, ground securing techniques and potential impact on home values in the area as well as taxation purposes. Discussion regarding tree preservation.

Public Comment: None

Additional Discussion: None

Motion to approve by Matovina second by Hilsenbeck (motion passes 7/0) SUPMIN 2025-01 Smith Mobile Home based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Jerrica Wrench

Staff - Marie Colee, Assistant Program Manager

(00:16:35) District 3

2. **SUPMAJ 2025-08 Cheerworks.** Request for a Special Use Permit, pursuant to Section 2.03.43 of the Land Development Code, to allow for Commercial Recreation in Industrial Warehousing (IW) zoning, specifically located at 501 Marshall Circle Units 505 & 506.

Ex parte communication was disclosed.

Ms. Wrench presented details pertaining to the Special Use Permit request.

Agency Discussion regarding transferability of permit between businesses.

Public Comment: None

Additional Discussion: None

Motion to approve by Spiegel second by Hilsenbeck (motion passes 7/0) SUPMAJ 2025-08 Cheerworks, based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Malinda Peebles

Staff - Marie Colee, Assistant Program Manager

(00:23:51) District 2

3. **SUPMAJ 2025-10 SEA Community Help Resource Center Expansion.** Request to revise a previously approved Special Use Permit (SUPMAJ 2022-11), allowing a Resource Center in Residential, Single Family (RS-3) zoning, to add four (4) new lots and a storage building to the proposed project boundary, specifically located at 6284 Armstrong Road.

Ex parte communication was disclosed.

Ms. Taylor presented details pertaining to the Special Use Permit request.

Agency Discussion: Potential movement of storage building a little north of depicted site plan location.

Public Comment: None

Additional Discussion: None

Motion to approve by Spiegel second by Olson (motion passes 7/0) SUPMAJ 2025-10 SEA Community Help Resource Center Expansion, based upon eight (8) findings of fact and eight (8) conditions as provided in the Staff Report.

Presenter - Zak Adams; Entire Inc.

Staff - Patrick Heekin, Planner

(00:38:37) District 3

4. **ZVAR 2025-12 6951 Charles Street (Detached Garage).** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of three (3) feet in lieu of the required fifteen (15) feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage.

Ex parte communication was disclosed.

The applicant requested to continue to a date uncertain.

Agency Discussion regarding items to be included in continuance as well as staff provided time frame for scheduling.

Public Comment: Bill Hamilton: clarification of applicant's request

Additional Discussion: Clarification of sign placement during the next public notice cycle as well as applicant's request to include the wall built but not moving the garage.

Motion to continue to a date uncertain by Matovina second by Green (Motion Passes 7/0)

Presenter - Alexander Kimmel III

Staff - Marie Colee, Assistant Program Manager

(00:44:14) District 5

5. **ZVAR 2025-10 341 Lures Lane.** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the eave height of an accessory metal building structure (18') to be greater than the eave height of the Main Use structure (11') along with a request to allow the square footage of 4,000 to exceed the main use of 2,064 square feet.

Ex parte communication was disclosed.

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

Agency Discussion clarification of tree removal and access points as well as clarification of single-family home heights compared to requested unit height.

Public Comment: Richard Newton in support, Pam Kimmel in support

Additional Discussion: None

Motion to approve by Labanowski second by Olson (Motion passes 6/1 Dissenting: Matovina) ZVAR 2025-10 341 Lures Lane based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

Presenter - Courtney Gaver; Rogers Towers, P.A.

Staff - Justin Kelly, MPA, Senior Planner

(00:57:07) District 3

6. **REZ 2025-06 RaceTrac at Dixie Highway.** Request to rezone approximately eight (8) acres of land from Open Rural (OR) and Commercial Intensive (CI) with conditions to Commercial Highway and Tourist (CHT) with conditions, located at the southwestern corner of County Road 204 and Highway US 1 South intersection.

Ex parte communication was disclosed.

Courtney Gaver presented details pertaining to the Rezoning request.

Agency discussion and clarification regarding septic capacity and need, traffic pattern changes proposed during this application, discussion regarding the conservation easement. Clarifies there is no plan for electric vehicle charging currently.

Public Comment: Edward Griffin requesting clarification

Additional discussion regarding potential sale of fireworks and environmental impacts that may have occurred prior to this application.

Motion to recommend approval by Spiegel second by Labanowski (Motion Passes 7/0) of REZ 2025-06 RaceTrac at Dixie Highway based on four (4) findings of fact, as provided in the Staff Report.

Presenter - Christina Evans, Matthews | DCCM

Staff - Evan Walsnovich, Planner

(01:18:38) District 4

7. **CPA (SS) 2025-06 Elam Family Legacy.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.74 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A), with a site-specific Text Amendment limiting the number of residential uses allowed on the subject property to a maximum four (4) single-family residential dwelling units, located on Pine Island Road.

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

Agency Discussion regarding availability of utilities, clarification regarding lots lines.

Public Comment: Lisa Groeschel- concerned neighbor

Additional comments from Mr. Elam regarding neighbor concerns. Discussion concerning the amount of frontage on Pine Island Road – estimated about 300 ft.

Motion to recommend approval by Green second by Perkins (Motion Passes 7/0) of CPA (SS) 2025-06 Elam Family Legacy, based on four (4) findings of fact, as provided in the Staff Report.

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

Staff - Saleena Randolph, Senior Planner

(01:35:54) District 3

8. **MAJMOD 2025-04 Hyde Park PUD.** Request for a Major Modification to the Hyde Park PUD (Ord. 2009-42, as amended) to clarify allowed uses, add prohibited uses, increase building heights, allow fencing, clarify signage, correct typographical errors, update phasing, and update the Master Development Plan (MDP) Text to reflect all proposed changes. The site is located at US Highway 1 South and Faver Dykes Road.

Items 8 and 9 were presented together.

Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to two Major Modification requests.

Agency discussion regarding the requested changes in phasing and the extension of the development timeline as well as the distance between water and sewer availability; applicant would need to extend the infrastructure as well as comparison between this project and surrounding development. Discussion regarding relocating gopher tortoises from the subject property. In depth discussion regarding commencement timeframes, height changes and temporary uses.

Public Comment: Edward Griffin statements on area development

Additional discussion regarding phasing language and partnering with staff prior to the Commissioners' hearing. No time frame provided on county utility services extending to this area. Agency discussion regarding compatibility of the project with the surrounding area although the area is already zoned for these projects.

Motion to recommend approval by Matovina second by Green (Motion passes 4/3: Dissenting: Olson, Hilsenbeck and Labanowski) of MAJMOD 2025-04 Hyde Park PUD based upon six (6) findings of fact as provided in the Staff Report.

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

Staff - Saleena Randolph, Senior Planner

(01:35:54) District 3

9. **MAJMOD 2025-06 Hyde Park PRD.** Request for a Major Modification to the Hyde Park PRD (Ord. 2009-41, as amended) to clarify design standards and to state the allowed uses within the designated Areas. The changes also include allowing road improvements, allowing agricultural activities, correcting typographical errors, updating phasing, and updating the Master Development Plan (MDP) Text to reflect all proposed changes. The site is located at 570 Faver Dykes Road and east of US Highway 1 South.

Items 8 and 9 were presented together.

Motion to recommend approval by Matovina second by Green (Motion passes 4/3: Dissenting: Olson, Hilsenbeck and Labanowski) of MAJMOD 2025-06 Hyde Park PRD based upon six (6) findings of fact as provided in the Staff Report.

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

Staff - Trevor Steven, Planner


District 3

10. **SUPMAJ 2024-10 Crosby Family Venue.** Request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road.

Item addressed prior to Agenda Item #1.

- Staff Reports None
- Agency Reports: Agency asked for presentation earlier than the hearing; staff replied we receive these presentations 24 hours in advance. Acknowledgment of Jasmine Allen in her support of PZA.
- Meeting Adjourned at 4:12pm

Minutes approved on the 18th day of September, 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.sjcfl.us/GTV/WatchGTV.aspx>