

ST. JOHNS COUNTY
Planning & Zoning Agency
REGULAR MEETING MINUTES
County Auditorium
500 San Sebastian View

Thursday, September 04, 2025, 1:30:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Gregory Matovina, District 1

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor III, Deputy County Attorney
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Public Comments
 - Mike Roberson: Expressed gratitude for the Agency as well as gratitude for the PZA's recognition of Staff.

AGENCY ITEMS

MAJMOD 2024-07 Shoppes at St Johns Parkway will NOT be heard at the Planning and Zoning Agency on September 04, 2025 (as advertised). This application will be re-scheduled with appropriate public notice.

1. MINMOD 2025-12 The Vinings PUD Veterinary Office

Request for a Minor Modification to The Vinings Planned Unit Development (Ordinance 1997-14, as amended) to allow Veterinary Offices as a permitted use, specifically located at 2220 County Road 210 West.

Ex parte communication was disclosed.

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

Agency discussion and clarification regarding exterior enclosures for animals, signage for the business needing a variance, current signage space is within code and no additional signage will be requested. Discussed the need for this in the area with the business being 24 hour if acute care is needed and the timing for opening this location.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Green second by Labanowski (Motion Passes 6/0, Absent: Matovina) MINMOD 2025-12 The Vinings PUD Veterinary Office based upon six (6) findings of fact and subject to six (6) conditions, as provided within the Staff Report.

2. ZVAR 2025-15 1925 State Road 13 N. Detached Garage

Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure; specifically located at 1925 State Road 13 North.

Ex parte communication was disclosed.

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

Agency clarification and discussion regarding the size request and potential for additional housing units on the property and the smaller home becoming an additional family unit.

Public Comment: None

Additional Discussion: None

Motion to approve by Spiegel second by Labanowski (Motion Passes 6/0, Absent: Matovina) ZVAR 2025-15 1925 State Road 13 N Detached Garage based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

3. REZ 2025-08 155 West Genung Street

Request to rezone approximately 10.86 acres from Planned Unit Development (PUD) and Residential Single Family (RS-2) to Open Rural (OR), located at 155 West Genung Street.

Ex parte communication was disclosed.

Mr. Lloyd presented details pertaining to the rezoning request.

No Agency clarification or discussion at this point.

Public Comment:

- John Waring: Supports
- Charlie Hunt: Supports

Additional Discussion: None

Motion to recommend approval by Spiegel second by Olson (Motion Passes 6/0, Absent: Matovina) of REZ 2025-08 155 West Genung Street based upon four (4) findings of fact as provided in the Staff Report.

4. DRIMOD 2025-01 NEQ Townhomes

Request to modify the St. Johns Development of Regional Impact ("DRI") Development Order (Resolution No. 1991-130, as amended), revising the Land Use Exchange Table to accommodate for a proposed 295 townhome units by increasing the maximum number of allowed residential units via conversion of Industrial entitlements, revise maps, update prior unit conversions, revise transportation mitigation, and update phasing expiration dates based on recent Development Order extensions pursuant to Section 252.363, Florida Statutes. This is a companion application to MAJMOD 2025-02. Located at the Intersection of International Golf Parkway and Interstate 95.

Items 4 and 5 were presented together.

Ex parte communication was disclosed.

Ms. Whittington and team presented details pertaining to the DRI Modification and Major Modification request.

Agency clarification and discussion regarding ad valorem tax base, shift in commercial and office space to residential as well as the current road construction is built to handle higher traffic volumes. Clarification of number of units all together – prior conversions done through DRI Land Use Exchange but must be updated with the Major Modification

Public Comment:

- Robert Parent (Designated Speaker): Suggestions and Concerns
- James Bullinger: Opposition
- Greg Letnaunchyn: Requests increased buffering
- Charlie Hunt: Concerns and opposition

Additional discussion and applicant rebuttal: there are current development rights on this property, installing a fence between the development property and the abutting residential homes to help prevent kids and wildlife from crossing between properties as well as a portion of the property that juts out toward the existing residential development originated as interconnectivity which is no longer an option offered to plat the area and convey it to the CDD or another option as appropriate.

Clarification of school data provided during the original presentation as well as roadway uses with new residential development of a left turn lane does not need to be constructed as the current left lane will become a turning lane; construction vehicles will only be staged on the land under development not of Parkland Trail. St Johns County Utility Department anticipates the ability to provide utilities to the development.

Discussion regarding the potential to earmark the roadway funding; however, tying the funds expressly to a specific project may not be to the best benefit to the County, as well as the timeline for the funding which could be up until 2038. Clarification of where the commercial entitlements are being pulled from (throughout the DRI or specifically those parcels). Discussion regarding handling of wildlife with minimal impact to the wildlife. Discussion regarding the total number of townhome units and the density.

Motion to recommend approval by Green second by Labanowski (Motion Passes 6/0, Absent: Matovina) of DRIMOD 2025-01 NEQ Townhomes based on five (5) findings of fact as provided in the Staff Report

5. MAJMOD 2025-02 NEQ Townhomes

Request for a Major Modification to the St. Johns Interchange Parcels PUD (ORD 1991-36, as amended) to increase the maximum number of permitted residential units to 3,267 resulting from the companion DRI modification application (DRI MOD 2025-01) to accommodate for a proposed 295 unit Townhome community located on Parcels 9-12 of the Interchange Parcels Northeast Quadrant; revise the MDP Text and Map; and to revise the phasing, buildout and expiration dates based on recent Development Order extensions pursuant to Section 252.363, Florida Statutes. This is a companion to DRIMOD 2025-01. Located at the Northeast Intersection of International Golf Parkway and Interstate 95.

Items 4 and 5 were presented together.

Motion to recommend approval by Green second by Labanowski (Motion Passes 6/0, Absent: Matovina) of MAJMOD 2025-02 NEQ Townhomes based on six (6) findings of fact as provided in the Staff Report.

6. SUPMAJ 2025-09 Woodlawn Road Veterinary Office

Request for a Special Use Permit, pursuant to Section 2.03.41 of the Land Development Code, to allow for a Veterinary Office/Animal Hospital in Open Rural (OR) zoning, specifically located at 1751 and 1771 Woodlawn Road.

Ex parte communication was disclosed.

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

Agency clarification and discussion of the right of way dedication to the county as well as the size of the parking lot and the number of spaces being provided, concerns regarding the number of trees that may end up being removed to provide the discussed parking lot. The applicant was required to provide the number of spaces corresponding with the sq footage of the proposed building. Discussion regarding the potential to move the outdoor area for the animal patients and the distance to surrounding areas as well as setbacks and buffering.

Public Comment:

- Dirk Schrouder: Agent for current property owners
- Charlie Hunt: Concerns regarding tree preservation

Additional rebuttal including adherence to the Land Development Code and landscaping plans are not required for Special Use Permits. Additional discussion regarding parking and tree preservation. Discussion regarding what the Agency should or should not require of the applicant. Additional comments from the Agency regarding tree preservation and the number of parking spaces.

Motion to approve by Green second by Perkins (Motion Passes 5/1: Dissenting: Spiegel, Absent: Matovina) SUPMAJ 2025-09 Woodlawn Road Veterinary Office, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

- Staff Reports: Additional gratitude for the PZA's appreciation.
- Agency Reports: Mr. Olson provided comments regarding PZA comments being added to the BCC Staff Reports. Ms. Perkins states she will not be at the September 18, 2025, hearing and appoints Dr. Hilsenbeck to serve as Chair. Mr. Labanowski provided additional comments regarding Mr. Olson's concerns. OCA provided additional insight in regards to PZA members being able to meet with Commissioners regarding items the Agency hears, but cautioned Agency members should only express their own point of views.
- Meeting Adjourned at 4:17pm

Minutes approved on the 2 day of October, 2025.



Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management