

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

Thursday, September 18, 2025, 1:30:00 PM

MEMBERS PRESENT:

Dr. Richard A. Hilsenbeck, District 3, Chair
Judy Spiegel, District 3, Vice-Chair
Gregory Matovina, District 1
Chuck Labanowski, District 2
Henry F. Green, District 5
Robert Olson, District 5

MEMBERS ABSENT:

Meagan Perkins, District 4

STAFF PRESENT:

Michael Roberson, Director of Growth Management
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
- PZA Meeting Minutes for Agency Approval: 08/21/25
 - Motion to approve By Labanowski second by Green (Motion passes 6/0, Absent: Perkins)
- Public Comments
 - James Whitehouse: request rehearing ZVAR 2025-09 with public noticing as applicable due to inaccurate measurement with right of way. Motion to reconsider by Matovina second by Green (Motion Passes 6/0 Absent: Perkins)

AGENCY ITEMS

1. MAJMOD 2025-07 Tocoï River Estates PRD

Request for a Major Modification to the County Road 214 Planned Rural Development (Ordinance 2006-45) to rename the project to Tocoï River Estates PRD and to reset the expired phasing for a 205-unit residential subdivision. Located northeast of the County Road 214 and County Road 13 South intersection.

Ex parte communication was disclosed.

Mr. Burnett requests continuation of this item, after the Agency discussion Mr. Burnett proceeded to present the request for the Major Modification.

Agency clarification regarding preservation lands versus development areas as well as there is no ability to do anything with this property because the PRD zoning expired nine years ago. Discussion regarding the original owners with the PRD zoning but was sold to the current owner potentially after PRD expiration. Clarification regarding a previously approved PRD Honey Branch reserve area. Discussion regarding the previous map and the currently proposed map and the impact to the wetlands in the area.

Agency requests clarification regarding exceeding development amounts in a calendar year, potential zoning options and land uses which are limited in commercial and residential options. Clarification regarding this application being within the development area, and applicability regarding a PRD and where they are encouraged for development. Discussion regarding clustered development and the proposed site plan. Clarification regarding who will own and manage the undeveloped land in the reserve area – is it a single entity or an HOA.

Public Comment:

- Stan Kamys (Designated Speaker): Opposition
- Diann Wilson (Designated Speaker): Opposition
- David Eckes (Designated Speaker): Opposition
- Christine Wilson: Opposed
- Christopher Harness: Opposed
- Daniel Palmer: Opposed
- Ann Lott: Opposed
- Ben Sparacin: Opposed
- Betsy Bloom: Opposed
- Kathy Baker: Opposed
- Ben Heise: Opposed
- Maureen O'Connor: Opposed
- Joe McAnarney: Opposed
- Syd Perry: Opposed
- Charlie Hunt: Opposed

Mr. Burnett provided rebuttal and additional information regarding traffic information presented in the staff report as well as a marina and boat access, which is not something the client is interested in having marina access, wetland impacts discussed earlier. Agency requests clarification regarding consideration to not include preserve area on the lots, as well as the inclusion of prohibiting development west of SR 13 and undisturbed buffer along roadway. Discussion regarding reactivating an expired PRD versus establishing a new PRD, development rights reserve area and septic tanks collocated, and no requested waivers. Comments concerning compatibility. Further discussion regarding urban sprawl and PRD, compatibility and potential traffic impacts.

Discussion regarding competent and substantial evidence, urban sprawl should be controlled, and new residential development should be clustered and by nature PRD would not be urban sprawl. Discussed traffic concerns and compatibility and the application is a new request not renewing an expired PRD.

Motion to recommend denial by Matovina, second by Spiegel (Motion Passes: 6/0 Absent: Perkins) of MAJMOD 2025-07 Toco River Estates PRD based upon seven (7) findings of fact as provided in the Staff Report.

7-minute recess taken prior to Item 2.

2. SUPMAJ 2025-13 San Sebastian Dog Park

Request for a Special Use Permit to allow for the construction of an outdoor dog park with associated sale and on-site consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in Industrial Warehouse (IW) zoning, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located on a 4.27-acre unaddressed property on San Sebastian View.

Ex parte communication was disclosed.

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

Agency discussion regarding operations requiring membership as well as understanding what a bark ranger is, artificial turf in the dog area and real grass elsewhere. Discussion regarding trees on property and the square footage of the café, square footage is roughly 1300 square feet. County staff provided information regarding the buffer and bulkhead on the site, there is on going work with the applicant to remove the bulkhead where possible but keeping it where it is needed.

Public Comment:

- Charlie Hunt: Expressed Concerns

Additional discussion and clarification regarding the bulkhead and buffer requirements.

**Motion to approve By Green second by Labanowski (Motion Passes 6/0: Absent Perkins)
SUPMAJ 2025-13 San Sebastian Dog Park, based upon eight (8) findings of fact and eleven (11)
conditions as provided in the Staff Report.**

3. ZVAR 2025-04 201 Thirteenth Street.

Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of eight (8) feet in lieu of the required 15 feet for a Non-Conforming Lot of Record located in Residential, Single Family (RS-3) zoning to accommodate construction of a single-family residence.

Ex parte communication was disclosed.

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

Agency clarification regarding hardship which would justify a variance request, discussion regarding 27-foot-wide house blueprints and impervious surface area ratio.

Public Comment:

- John Holl: Opposed
- Shane Jones: Opposed
- Tina Osbourne: Opposed
- Ross Howatt: Opposed
- Maureen O'Conner: Opposed
- Mike Compton: Opposed
- Charlie Hunt: Comments regarding residential versus commercial

Additional discussion provided by Mr. Miller regarding a lot of record and clarifies that the lot is not going to be split as public comments stated as well as a lack of side yard setback variances request that were approved in this area. Clarified this is a side yard setback request which abuts an unopened right of way. Provided input that length of stay does not impact commercial versus residential. Discussion regarding lots 201 and 203 being two separate lots. Discussion regarding the hardship pertaining to this variance request. Clarification regarding the number of homes and driveway length being impacted by the variance request. Discussion regarding the

second front yard abutting an unopened right of way. Discussed a road vacation and the option to apply for the road vacation, however, a road vacation disperses the land to various owners.

Motion to approve by Spiegel second by Green (Motion Passes: 4/2 Dissenting Labanowski and Olson, Absent: Perkins) ZVAR 2025-04 201 Thirteenth Street, based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

4. REZ 2025-09 2195 State Road 16.

Request to rezone approximately 4.9 acres of land from Commercial Highway and Tourist (CHT) to Commercial Intensive (CI).

Mr. Green recuses himself due to family member ownership of the property.

Ex parte communication was disclosed. OCA clarified that PZA members were able to discuss it with Mr. Green as he had already stated he would be recusing himself prior to the hearing.

Ms. Gow presented details pertaining to the Rezoning request.

Agency clarification regarding impacts of traffic as well as access other than State Road 16. Discussed intensity of development abutting residential, discusses regarding buffers.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Spiegel second by Labanowski (Motion Passes: 5/0, Absent Perkins, Abstained: Green) of REZ 2025-09 2195 State Road 16 based upon four (4) findings of fact as provided in the Staff Report.

5. PUD 2024-08 St. Augustine Tire.

Request to rezone approximately 1.07 acres of land from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for a maximum 7,500 square feet of commercial/office type uses, specifically located at 300 South Holmes Boulevard.

Ex parte communication was disclosed.

Mr. Morgen presented details pertaining to the Planned Unit Development request.

Agency requested clarification regarding reducing the buffers to ten feet while having residential on two sides. Discussion regarding traffic on Homes Blvd as well as access to the property.

Public Comment:

- Rosa Hudson: Expressed Concerns
- Charlie Hunt: Expressed Concerns
- Claude Hendry: Support

Rebuttal regarding traffic and the current location currently operating is unsafe whereas this property would provide safer operations. There will be no vehicles having to back into the property. Discussion regarding potential plans for future widening of Homes Blvd (unknown currently).

Motion to recommend approval by Matovina second by Spiegel (Motion Passes: 6/0 Absent: Perkins) of PUD 2024-08 St. Augustine Tire, based on nine (9) findings of fact as listed in the staff report.

- Staff Reports: None
- Agency Reports: None
- Meeting Adjourned at 5:40pm

Minutes approved on the 2 day of October, 2025.



Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management