

ST. JOHNS COUNTY
Planning & Zoning Agency
Regular Meeting Minutes
County Auditorium
500 San Sebastian View

Thursday, February 05, 2026, 1:30:00 PM

MEMBERS PRESENT:

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

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 - None

AGENCY ITEMS

1. SUPMIN 2025-06 2819 Adams Road (MH)

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 2819 Adams Road.

Ex parte communication was disclosed.

Mr. Adam Jennings presented details pertaining to a Special Use Permit request to move an existing mobile home to the South half of the 2819 Adams Road property.

Agency clarification and discussion with the applicant regarding the giant tree stump that he had moved to the property for a water feature.

Public Comment:

James Whitehouse: OPPOSED. Presented on behalf of adjacent neighbors who have built single family homes on the same street side as this mobile home.

Applicant provided a rebuttal explaining that the will enhance the look of the property and increase property value and County property taxes. Agreed to a one-year commencement period when asked by the Agency. Confirmed there

would be no commercial activity on the property. Explained there will be a new septic tank installed. Confirmed that he will be living in the mobile home when it is completed. Explained that the well is located on the Southwest corner of the property in the small shed. Confirmed it will be located behind the mobile home.

Agency members voice their reason for voting in favor of this request given the number of mobile homes already in the neighborhood.

Motion by Mr. Matovina, seconded by Ms. Perkins, carries 7/0, to approve SUPMIN 2025-06 2819 Adams Road based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

2. SUPMIN 2025-13 Simms Mobile Home

Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single-Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, specifically located at 520 Thomas Street.

Ex parte communication was disclosed.

Ms. Kristan Fleet presented details pertaining to the Special Use Permit for replacing an old home that had deteriorated beyond repair with a new home. Presented photos of the current home and images of how the new home would look when replaced.

Agency clarification and discussion with the applicant regarding replacing the septic system and removing the old shed at the back.

Public Comment:

Mr. Michael Gilletter: OPPOSED

Ms. Candice Scapino: OPPOSED

Ms. Nancy Snell: OPPOSED

Applicant provided a rebuttal. Confirmed there will be 5 adults living in the home. Confirmed she will be selling her condo to help pay for the purchase.

Motion by Ms. Spiegel, seconded by Mr. Green, carries 7/0, to approve SUPMIN 2025-13 Simms Mobile Home, based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

3. ZVAR 2025-24 51A Beachcomber Way

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 7'6" in lieu of the required fifteen (15) feet for a Non-Conforming Lot of Record located in Residential, General (RG-1) zoning to allow for an addition to the existing single-family home, specifically located at 51A Beachcomber Way.

Ex parte communication was disclosed.

Mr. Toni Munoz presented details pertaining to a zoning variance request to allow for a reduced second front yard setback of 7 feet 6 inches in lieu of the required 15 feet for a non-conforming lot.

Agency clarification and discussion regarding the hardship. Asked the applicant if they had discussed the proposed building with neighbors as the proposed two-story building will look into the neighbors back yard and pool area. Applicant advised the agency members that the windows on the second floor will not be facing the neighbor's pool.

Staff (Mr. Smith): Confirmed that the adjacent properties located in the same location are all nonconforming lots and all the buildings are nonconforming on the setback. It is not the required 15 feet.

Motion by Mr. Green, seconded by Mr. Labanowski, carries 6/1 (Dissent Mr. Matovina) to approve ZVAR 2025-24 51A Beachcomber Way based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

4. REZ 2025-16 SR 207/Wildwood

REZ 2025-16 SR 207/Wildwood, a request to rezone approximately 1.48 acres of land from Open Rural (OR) to Commercial General (CG) with conditions. Located on the northeast corner of Wildwood Drive and State Road 207.

Ex parte communication was disclosed.

Mr. James Whitehouse presented details pertaining to the rezoning request.

Agency clarification and discussion regarding tree survey and the environmental report only evaluating a small area as a flood plan. Applicant confirmed that they are not asking for filling and not trying to put in a retention pond. Agency members mentioned they would like to see many of the long leaf pines retained. Agency members questioned whether the neighbor who has resided there since 1966 was contacted. Applicant mentioned a 20-foot buffer would be developed.

Staff (Mr. Smith) confirmed that a 20-foot buffer is substantial and would end up helping to keep many canopy trees and that the developers are also proposing to build a six-foot solid fence.

Public Comment:

Theresa Freedman OPPOSED – Raised concerns about flooding.

Staff (Mr. Smith) Confirmed that the property must meet technical, engineering, and storm water standards. That developers are not allowed to build that will flood other properties.

Mr. Whitehouse provided a rebuttal confirming the developers will meet all code requirements.

Motion by Mr. Olson, seconded by Mr. Labanowski, carries 7/0, to recommend approval of REZ 2025-16 SR 207/Wildwood based on four (4) findings of fact and one (1) condition, as provided in the Staff Report.

(10-minute break)

5. MAJMOD 2025-10 WBL End Parcels.

Request for a Major Modification to the Pirates Landing Planned Unit Development (Ordinance 1985-11, as amended) to grant a portion of a 1.5-acre parcel to St. Johns County for a proposed public beach access facility, and to allow for two (2) single-family dwellings. Located at 3175 S Ponte Vedra Blvd.

Ex parte communication was disclosed.

Mr. James Whitehouse presented details pertaining to the major modification of the Pirates Landing Planned Unit Development (PUD) request for two parcels to allow for two single family dwellings. Mentioned that the public parking area was being offered by the developer as a benefit to the property owners in the PUD.

Public Comment:

Greg Hagerman: OPPOSED: Need beach access for Ocean Grand residences.

Hal Lewis: SUPPORTS: Need beach access for the Ocean Grand residences.

Marty Garcia: OPPOSES: Concerned about traffic and safety, despite the extra parking.

Morris Maple: SUPPORTS: Wants and appreciates the additional parking spots.

Fred Henpel SUPPORTS: Needs beach access at the south end of Ocean Grand, close to the proposed new car parking, the crossing, and to the club.

Jennifer Reyes: OPPOSED: Questioned residential development rights for these two parcels. Concerned they will lose their beach view and hence have reduced property value.

Renzo Zucconi: OPPOSED: Would like beach access for the Ocean Grand residences. Lost access to the beach that he had via the Club due to their bankruptcy.

Bill Wehrle: OPPOSED: Would like to see a fence between the two properties and around the swimming pool for safety reasons. Concerned about additional traffic coming off A1A.

Mario Elham: OPPOSED: Concerned about traffic safety for members going to and from the County Club.

Leslie Lewis: OPPOSED. Wants access to the South end of the beach only for the locals with no additional parking.

Dan Harkins: OPPOSED. Need beach access for those living in Ocean Grand.

Gail Heagan: OPPOSED. Concerned about safety with the additional parking.

Jane Tulen: OPPOSED. Beach preservation interest. Wants two beach accesses.

Ronald Hastings: SUPPORTS: Wants public access to the beach. Traffic concerns.

David Otzel: OPPOSED. Will lose beach view. Concerned about increased traffic.

Pat LeRoy: OPPOSED. Realtor. Provided a copy of an agreement written by the previous owners relating to the southern area of the northern lot. Provided this agreement to Staff (Mr. Taylor).

Mr. Whitehouse responded with a rebuttal. Explained that the two (2) family units are compatible with the units next to them. Mentioned they will not create transport issues on A1A and will not block views. Advised these units will have their own beach access.

Further discussion occurred between Agency members and the applicant. Mr. Matovina asked for clarification as to what is allowed on the southern part of the northern parcel. Questioned the parking lot location. Ms. Spiegel discussed the southern parcel and questioned why there is no beach access offered there. Agency members questioned the number of parking spaces required to meet the Federal and State requirements for beach access. Staff confirmed that the County could benefit from a full-cost share of 20 parking spaces, from the State and Federal governments, for beach access provided by this development. Applicant confirmed the developers are willing to work on providing beach access in the northern part of the southern parcel and will bring it to the Board of County Commissioners to get approved. Dr. Hilsenbeck endorses a second beach access at the southern end with a potential trolley stop. Mr. Labanowski asked staff if there was a minimum width requirement for beach access. Staff confirmed there was no minimum requirement for access to the beach as long as a walkway fits.

Motion by Mr. Matovina, seconded by Ms. Perkins, carries 6/0 (absent Mr. Green) to recommend approval of MAJMOD 2025-10 WBL End Parcels on six (6) findings of fact as provided in the Staff Report with the condition that the text Section F be modified to read as follows “a County parking area with facilities will be allowed on the southern part of the northern parcel on the lot granted to the County”.

Applicant agreed with Ms. Spiegel to bring a discussion to the Board of County Commissioners to work on possible public beach access at the northern part of the southern property lot.

- Staff Reports: None. Next meeting February 19th, 2026.
- Agency Reports: Dr. Hilsenbeck raised the issue of billboards. Read an email from a concerned neighbor who mentioned that Flagler County had made a concerted effort to buy out and remove the billboards in their County to help beautify scenic A1A and 195 highways.

Staff (Mr. Smith) confirmed that the County has a billboard reduction program. The County code has a buy down program that when the billboard expires the County can remove it and that gives credits for compliant billboards. It is a slow process of removing the billboards. The St. Johns County billboard permits are currently historic and a vestige of the past. The PZA may make a recommendation to the Board of County Commissions to consider more regulations.

Due to the fact that two members had already left, Dr. Hilsenbeck decided to put that forward for a vote at a future PZA meeting.


Staff (Mr. Taylor) advised that the County was not the only entity that controls what billboards can be placed on roadways. Different roads have State components that do permitting for billboards. Billboards are nonconforming. Staff would need to check with the State as some of the existing billboards are under their control.

- Meeting Adjourned by Dr. Hilsenbeck at 5:27pm

Minutes approved on the 19th day of March, 2026.



Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management