

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

Thursday, March 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
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
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Public Comments

AGENCY ITEMS

1. ZVAR 2025-23 Conner Variance

A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet to accommodate a single-family residence in RS-3 (Residential, Single-Family) zoning, specifically located at 9031 A1A South.

Ex parte communication was disclosed.

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

Agency discussion clarifying the change from the original request of 15-foot setback to the current request of 10-foot setback as well as discussion regarding the height and elevation of the structure. Clarification regarding how the height will be measured once the fill dirt is brought in. Discussion regarding setbacks on housing setbacks on neighboring properties.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Green second by Ms. Perkins (Motion passes 6/1: Dissenting: Ms. Spiegel) ZVAR 2025-23 Conner Variance based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

2. ZVAR 2025-29 5084 A1A South Pool

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located next to an unopened right-of-way to accommodate the placement of a swimming pool in RS-3 zoning, specifically located at 5084 A1A South.

Ex parte communication was disclosed.

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

Agency discussion regarding the hardship with the property. Discussion regarding surrounding lots size and setbacks. Discussion regarding the unopened right of way provided by staff (Dick D'Souza) unless a private owner chose to develop the road on its own the county will not develop this road.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Matovina second by Mr. Green (Motion Passes 6/1, Dissenting: Mr. Olson) ZVAR 2025-29 5084 A1A South Pool based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

3. ZVAR 2025-36 O'Connell Residential Swimming Pool

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet and to allow for a reduced Side Yard setback of four (4) feet in lieu of the required eight (8) on a Corner Lot located in Residential, Single Family (RS-3) zoning to accommodate construction of a swimming pool, located specifically at 903 Prince Road.

Ex parte communication was disclosed.

Mr. O'Connell presented details pertaining to the Zoning Variance request.

Agency discussion regarding the canopy trees on the property.

Public Comment: None

Motion to approve by Mr. Matovina second by Mr. Labanowski (Motion Passes 6/1: Dissenting: Mr. Olson) ZVAR 2025-36 O'Connell Residential Swimming Pool upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

4. REZ 2024-09 401 E. Ashland Avenue

A request to rezone approximately .56 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to allow for one (1) single family home.

Ex parte communication was disclosed.

Ms. Leslie presented details pertaining to the Rezoning request.

Agency clarification and regarding the usage of this property as a rental vs purchased home as well as the street frontage for entrance and exiting.

Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Matovina second By Mr. Labanowski (Motion passes 7/0) of REZ 2024-09 401 E. Ashland Avenue based on four (4) findings of fact and one (1) condition, as provided in the Staff Report.

5. PUD 2025-05 Henry Orthodontics PUD

Request to rezone approximately 2.96 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 29,600 square feet of Neighborhood Business and Commercial uses, located at 5643 State Road 16 and 5645 State Road 16.

Ex parte communication was disclosed.

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

Agency clarification and discussion regarding reducing the development edge to buildout the site, would the site be able to maintain a 35-foot development edge regarding future potential residential developments that may occur. Clarification of square footage required for the orthodontics office.

Discussion clarifying differences between convenience store versus grocery store versus general store. Discussion regarding the timing on the development if this application were approved. Clarification regarding maximum height for signage if this were approved – ground monument road can have 30-foot monument signs. The PUD has a unified sign plan which aligns with the Land Development Code. Applicant is amenable to a 15-foot monument sign limit versus the allowed 30-foot sign.

Dick D'Souza (Staff) provided an overview of the progress being made with roadway improvements in the area.

Additional traffic discussion and insight provided by the applicant regarding traffic studies do not reflect the opening of recent road segments or improvements underway.

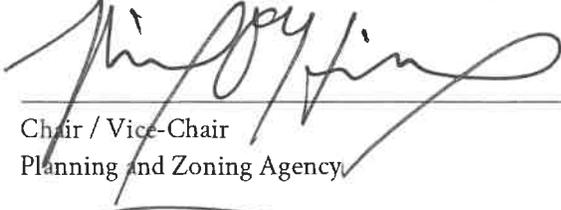
Public Comment: None

Additional Discussion: None

Motion to recommend approval by Mr. Green second by Mr. Labanowski (Motion Passes 7/0) of PUD 2025-05 Henry Orthodontics PUD, based upon nine (9) findings of fact as listed in the staff report.

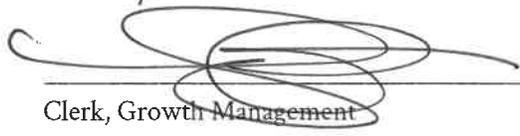
- Staff Reports: Next PZA Hearing scheduled for March 19, 2026 which will include Billboards discussion
- Agency Reports: No reports provided
- Meeting Adjourned at 2:47pm

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



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Chair / Vice-Chair
Planning and Zoning Agency



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Clerk, Growth Management