

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

Thursday, April 02, 2026, 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
Robert Olson, District 5
Meagan Perkins, District 4

MEMBERS ABSENT:

Henry F. Green, District 5 (Absent for Items 1 to 5 only)

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
- **Motion by Mr. Labanowski, and seconded by Ms. Perkins, (carries 6/0. Absent Mr. Green) to approve PZA minutes from 02/19/2026.**
- Public Comments: NONE

AGENCY ITEMS

1. SUPMIN 2025-11 Tatum Duplex

Request for a Special Use Permit, pursuant to Section 2.03.18 of the Land Development Code, to allow for a duplex in Residential, Single Family (RS-3) zoning, specifically located at 6857 A1A South.

Agency members declared exparte for Item 1.

Mr. Cell Tatum presented Items 1 and 2 together for a Special Use permit and a Zoning Variance for a duplex on 6857 A1A South. After various discussions with Agency members, the presenter agreed he

could work with a 25-foot set back on A1A as he would need road access from the front as the back lane did not grant access. This lack of access from the rear was confirmed by Staff.

Public Comment:

Nancy Tomansky: Opposed – concerned about flooding, wants water drainage to go to A1A.

Don McGibbon: Opposed – wants single family unit not a duplex.

Neighbor: Opposed – left a list of names in opposition.

Leonard Gerard: Opposed – Traffic concerns

Presenter provided a rebuttal and confirmed they were only building one duplex not two.

Agency members queried water issues raised by public comment. Staff confirmed engineering team will ensure the site plan development for the property will follow all regulations including not having water go onto adjacent properties.

Staff (Mr. Smith) confirmed that the variance request was for a front yard setback release and the applicant cannot increase that intensity in any way nor switch the request to the backyard.

Staff (Mr. Taylor) Confirmed that if they needed back yard setback relief then the applicant would need a new application request readvertised and heard at a later date.

Agency members and the applicant discussed the issue of a shared driveway off A1A highway for the duplex. Staff clarified that Avenue C was State property.

Motion by Mr. Matovina, seconded by Mr. Labanowski, (carries 6/0. Absent Mr. Green) to approve SUPMIN 2025-11 Tatum Duplex request for a Special Use Permit based on 8 findings of fact and 8 conditions, with the eighth condition being the duplex will be built with a shared driveway and turnaround so that all exiting traffic from the driveway can face the road.

2. ZVAR 2025-27 Tatum Variance

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of five (5) feet in lieu of the required twenty-five (25) feet for a Through Lot located in Residential, Single-Family (RS-3) Zoning to allow for the construction of a Duplex, specifically located at 6857 A1A South.

This item was heard in conjunction with Item 1.

Motion by Mr. Matovina, seconded by Mr. Labanowski (carries 6/0. Absent Mr. Green) to continue ZVAR 2025-27 Tatum Variance to a date uncertain.

3. SUPMIN 2025-15 83 North Roscoe Blvd

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 83 North Roscoe Blvd.

Exparte was declared by the Agency members.

Applicant, Mr. Brad Wester, explained the reasons for requesting a continuance to a date uncertain for this Item.

Motion by Mr. Matovina, seconded by Mr. Labanowski (carries 6/0. Absent Mr. Green) for SUPMIN 2025-15 83 North Roscoe Blvd request for a special Use Permit to continue to a date uncertain.

4. MINMOD 2025-19 109 Yellow Bill Lane

A request for a Minor Modification to North Pointe at Ponte Vedra PUD (Ord. 2005-112, as amended) to allow for an Accessory Use setback of zero (0) in lieu of the required five (5) feet to accommodate for a detached garage.

Exparte was declared by the Agency members.

Mr. Darabi presented the request for the minor modification to allow for a detached garage.

Discussion occurred between Agency members and the applicant with regard to the hardship.

Public comment: None

Motion by Ms. Spiegel, seconded by Mr. Matovina, (carries 6/0. Absent Mr. Green) to approve MINMOD 2025-19 109 Yellow Bill Lane request based on six (6) findings of fact and subject to six (6) conditions as provided within the Staff report.

5. MAJMOD 2025-11 Golfway Centre PUD

Request for a Major Modification to the Golfway Centre PUD (Ordinance 1997-67, as amended) to revise the MDP Map and MDP Text to allow the remaining development to occur on the property as either Commercial Retail and Commercial Office uses; revise the phasing schedule to a single 10-year phase; add Church and Large Places of Assembly as allowable uses; allow details of future buildings and associated development to be shown on Incremental MDP Maps; and eliminate the requirement to preserve the isolated wetland on site.

Exparte disclosed by the Agency members.

Mr. Green attended the meeting.

Ms. Whittington provided the presentation for the major modification for the Golfway Center within the Golfway Center PUD. Explained this is a 10-year construction phase.

Agency members had further discussion with regard to transport and how the traffic would be managed if there was a future mega church gathering. The applicant confirmed the right of way is deemed a minor

collector road with it becoming a four-lane road that is not owned by the applicant. Applicant explained how the mitigation credits would be handled for a potential decrease in the wetlands. Sidewalks were also discussed. Discussion occurred with regard to how to strengthen the wetlands.

Public comment: None

Motion by Mr. Matovina, seconded by Mr. Olsen, (carries 7/0) to approve MAJMOD 2025-11 Golfway Centre PUD, based on 6 findings of fact as provided in the Staff Report.

6. REZ 2025-14 Anchor Faith - Mall 2121

Request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI), located specifically at 2121 US Highway 1 S.

Exparte was disclosed by the Agency members.

Mr. James Whitehouse presented the request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI).

No discussion by the Agency members.

Public Comment: None

Motion by Mr. Matovina, seconded by Ms. Spiegel, (carries 7/0) to approve REZ 2025-14 Anchor Faith - Mall 2121 request to rezone based on 4 findings of fact as provided in the Staff report.

Meeting in recess for 10 minutes.

7. PUD 2024-02 10150 Cartwheel Bay PUD

Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of Neighborhood Business, Community Commercial, and limited Agricultural uses located at 10150 Cartwheel Bay Avenue.

Exparte declared by Agency members.

Mr. Matthew Lahti presented the request to rezone. Explained they had made many changes since the last presentation.

Agency members voiced concern about the late changes and that Staff have not had time to review those changes.

Public Comment:

Robert Flynn: Supports.

Sonia Price: Opposed.

Maria Torres: Opposed.

Denita Ryder: Opposed

Rosemary Gomez: Supports.

Tom Harmon: Opposes. Wants applicant to be compliant.

Mendel Bellamy: Supports.

Marie Trainer: Opposed. Not informed of changes. Reached out to County right-of-way three times.

David Swartz: Supports.

Stevie Minor: Supports.

Presenter Mr. Lahti provided a rebuttal.

Owner of Automatics presented a follow-up with the good customer service they provide.

Agency members questioned Staff if the changes presented today would be updated in the Staff Report for consideration by the Board of County Commissioners.

Motion by Ms. Spiegel, seconded by Ms. Perkins, to approve, (motion fails 3 /4; Dissent Mr. Labanowski, Dr. Hilsenbeck, Mr. Olson, Mr. Green), PUD 2024-02 10150 Cartwheel Bay PUD based on 9 findings of fact as per the Staff Report.

Staff (Mr. Smith) confirmed to Agency members that the current use is not allowed in Open Rural (OR) hence the reason for the rezoning request from Open Rural (OR) to Planned Unit Development (PUD). That a pride complaint had been made for a zoning violation of this property since August 4th, 2022.

Motion by Mr. Matovina, seconded by Ms. Perkins, (carries 7/0) to continue the rezoning request for PUD 2024-02 10150 Cartwheel Bay PUD until April 16th, 2026.

8. COMPAMD26-01 Comprehensive Plan Amendment Wellhead Protection, Transmittal Hearing

Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the first reading and public transmittal hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations.

Mr. Lex Taylor presented an amendment to the County's Comprehensive Plan for Wellhead Protection to become compliant with existing Florida State law. Explained that the County needs to expand the Primary Protection Zone from 200 feet to 500 feet to match the State Wellhead Protection Zone. That the County also needs to eliminate Special Use Permits in Wellhead Protection Zones to comply with State Law and loosen regulations in both the primary and secondary zones where best practices allow for uses.

Agency members had further discussion with Staff and presenter regarding the utility companies in St Johns County and the number of wells.

Staff (Mr. Gordon Smith) confirmed that the County has one privately owned utility company, Wildwood Water, that operates within St John's County. That they have to comply with the same rules as St. Johns

County with their operation. Also explained the number of well fields and how the well plants are fed from the well fields.

Mr. Matovina questioned the current setbacks and depth of wells when rezoning. Explained the current issues, citing examples, and suggested the wording be updated in the Land Development Code to protect the properties with existing wells when rezoning occurs.

Staff (Mr. Gordon Smith) confirmed that the changes requested today are for public supply wells.

Staff (Mr. Jacob Smith) confirmed that there is nothing in the St Johns County Code that lines up with wells for a use category in various zoning districts. Wells are found in all districts, typically in open rural (OR) and planned unit developments (PUD) under the category of public service, allowable use.

Mr. Matovina offered to assist Staff with modification changes for the Land Development Code at a future date in reference to the wells.

Agency members questioned Staff further with regard to well water supplies and when the well maps will be up to date.

Motion by Mr. Matovina, seconded by Mr. Labanowski, (carries 7/0) to recommend transmittal of COMPAMD26-01, Wellhead Protection Amendment, to the St. Johns County Board of County Commissioners.

- Staff Reports: None

- Agency Reports:

Mr. Matovina recommended that when the Daily's item is due to be heard again, that it becomes a time certain or a separate PZA meeting due to an expected large number of people attending.

Dr. Hilsenbeck questioned the delay in trash collection. Staff confirmed it was the time of year that they are having over capacity and are endeavoring to catch up soon.

- Motion to adjourn by Ms. Spiegel, seconded by Mr. Labanowski at 4:33pm.