

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

Thursday, October 16, 2025, 1:30:00 PM

MEMBERS PRESENT:

Meagan Perkins, District 4, Chair
Judy Spiegel, District 3
Chuck Labanowski, District 2
Henry F. Green, District 5
Robert Olson, District 5

MEMBERS ABSENT:

Dr. Richard A. Hilsenbeck, District 3
Gregory Matovina, District 1

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor III, Deputy County Attorney
Marie Colee, Assistant Program Manager
Dominique Wintons, Application Review Technician

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 10/02/2025

Motion by Mr. Olson seconded by Ms. Spiegel, carries 5/0 (Absent: Dr. Hilsenbeck, Mr. Matovina), to approve PZA Minutes 10/02/2025 subject to an addition to Item 3 in the minutes to capture that the approval of the variance will allow a historically important 1930s cottage to be rehabilitated and preserved.

Mr. Olson confirmed this additional request to Item 3 was not part of the original motion.

Mr. Labanowski mentioned that the Hastings item, with the setbacks, had a fence that was already in place. The Fence was to continue down both sides across the back, not across on Fox Street side.

Staff (Mr. Smith) mentioned that Staff have the order correct, so Staff can correct the minutes because the order reflects what Mr. Labanowski mentioned on the site and the rear.

- Public Comments - None

AGENCY ITEMS

1. **SUPMIN 2025-03 Pytel Manufactured Home.** 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 204 Jackson Boulevard.

Ex parte communication was disclosed.

Mr. Geoffrey C. Batteiger presented details pertaining to the request for a Special Use Permit by the Pytel family to allow for the placement of a new Manufactured/Mobile home located at 204 Jackson Boulevard. Advised this new mobile home will replace the existing old home.

Further discussion occurred between board members and the applicant with regard to addressing adequate drainage. Applicant advises there would be a new fill-pad, and it would provide 6 to 9 inches in height in the center so water will drain out from underneath to prevent water pools. Explained that there is an existing septic system that the Department of Health has already preapproved.

Public Comment: None

Motion by Mr. Green, seconded by Mr. Labanowski, carries 5/0 (Absent: Dr. Hilsenbeck, Mr. Matovina) to approve SUPMIN 2025-03 Pytel Manufactured Home based on 8 findings of fact and 10 conditions in the Staff report.

2. **ZVAR 2025-05 410 East Cochran Avenue.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a reduced second Front Yard setback of eight (8) feet in lieu of the required twenty (20) feet for a Corner Through Lot located in Residential, General (RG-2) zoning to accommodate construction of a single-family home; specifically located at 410 E. Cochran Avenue.

Ex parte communication was disclosed.

Mr. John Antonio presented details pertaining to ZVAR 2025-05 310 East Cochran Avenue request for a zoning variance to allow for a reduced second Front Yard setback of eight (8) feet in lieu of the required twenty (20) feet for a Corner Through Lot to accommodate construction of a single-family home.

Agency clarification and discussion regarding how much is needed to fill the site and how it will affect other properties. Applicant explained he will build 5 stonewall courses instead of just the required 3 courses by the county building requirements. The applicant explained he has built over a hundred homes in the past 35 years and none have flooded.

Mr. Olson asked how the county assures there will be no flooding on adjacent properties when they approve building permits.

Staff: (Mr. Dick D'Souza) explained the County permit review process before the applicant can apply with a building permit.

Mr. Olson asked, because of the engineering reviews, whether the drainage would be directed to one of the two streets that border the site. Staff confirmed that it is the language with the land development code in the instance of platted lots on record that would be the right-of-way. Applicant explained how this is depicted on the site plans when they submit to the review board and that they will build grass swales on each side of the house to catch the water and stop it from encroaching on the next-door neighbor.

Mr. Labanowski, who had spoken to one of the neighbors, asked if the applicant would build a fence down North Peachtree. Applicant confirmed he had already agreed with the neighbor to build the fence at construction phase so the cost would be included in the final home price. Ms. Spiegel provided

positive feedback with regard to the home being affordable housing and that the flooding issue will be addressed and not affect neighbors.

Public Comment:

Kelly McTaggart , 408 East Cockran Avenue, explained he lives on the lot that is immediate West of 410 East Cochran Avenue and is not opposed to the home being built. Presented an overlay of the lots and that the back area of each lot is mostly wet and very concerned about all the flooding in the area that occurs during hurricane season. Recommended vacating Peachtree Street so it provides better buffer between homes.

Ms. Perkins suggested that Mr. McTaggart reach out to the County Staff to help clear up the drainage issues because the County maintains the drainage and right-of-way area.

Additional discussion occurred amongst Board members and Staff with regard to the possibility of the County vacating Peachtree. Staff explained that this can be undertaken between private property owners and the County.

Staff (Mr. D'Souza) explained that for the County to vacate right-of-way land would become a two-year process as the request needs to be determined by the Board of County Commissioners.

Motion by Mr. Olson, seconded by Mr. Green, carries 5/0, (Absent Dr. Hilsenbeck, Mr. Matovina) to approve ZVAR 2025-05 410 East Cochran Avenue, Hastings based on 6 findings of fact and 6 conditions as provided in the Staff report.

3. **MINMOD 2025-08 133 Millenia Drive Pool.** Request for a Minor Modification to the Nocatee Planned Unit Development (Ordinance 2002-46, as amended) to allow for a zero (0) foot Rear Yard setback in lieu of the required five (5) feet to accommodate placement of a swimming pool.

Ex parte communication was disclosed.

Mr. Stephen Lloyd, Frank's Pool Services Inc, presented details pertaining to the request.

Mr. Olson asked what the hardship was. The presenter mentioned the owners live at Clear Water and wanted a pool for their grandchildren, who live locally, to use during summer and wintertime.

Agency obtained clarification with Staff regarding the MINMOD being within a PUD, so the variance standards apply. Agency discussed that the house was small, and also on a small lot so there was not much room to install a pool. Concern was raised with the trees being removed to install a 10-foot by 14-foot pool and that one of the trees on the border is an oak tree.

Staff (Mr. Taylor) raised the issue that if the County provides permission to build the pool, that the HOA will also need to approve the installation of the pool.

Public Comment: None

Motion by Mr. Green, seconded by Ms. Perkins, carries 3/2 (Dissent Mr. Labanowski, Mr. Olson. Absent Dr Hilsenbeck, Mr. Matovina) to approve MINMOD 2025-08 133 Millenia Drive Pool based on 6 findings of fact and 6 conditions as listed in the Staff report.

4. **PUD 2025-01 Dark Horse.** Request to rezone approximately 11.86 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 21,000 square foot health/fitness facility and a 12,250 square foot covered turf field, located on an unaddressed parcel on the north side of Greenbriar Road and approximately 1.25 miles west of Longleaf Pine Parkway.

Ex parte communication was disclosed.

Mr. Brad Wester presented details pertaining to the PUD 2025-01 Dark Horse request to rezone land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a health/fitness facility and a covered turf field.

Ms. Stephanie Sorenson provided a history and a vision for the health and fitness facility.

Mr. Wester explained in his presentation that the original covered turf field will be going to an actual turf field building. Dark Horse will be a health and fitness center designed to foster a community centered approach to wellness.

Public Comment:

Mr. Joe McAnarney: Opposed. Questioned if this facility is going to serve the immediate neighborhood or a wider market area such as possibly regional. As no marketing and financial plan has been presented, hence questioned whether there may be a need to have a much wider catchment area to be profitable. Approves of the drawings but questions if this is neighborhood commercial. If not, then considered the facility fails to meet the requirements in the Land Development code and Comprehensive Plan.

Mr. Francis Muller: Opposed. Is the closest neighbor. Dislikes all the animals coming into Kendall Creek area and the development.

Mr. Jeff Edwards: Opposed. Lives in the Kendall Creek area. Concerned about water, light pollution, noise pollution if this application is built.

Applicant: Mr. Wester provided a rebuttal.

Ms. Sorenson explained that there is a need for a sprint training area for athletes and for other coaches to use year-round.

Mr. Green asked what age groups this facility will cater for. Ms. Sorenson confirmed the health and fitness gym area is for 16 years up to adults. The indoor field will be used for children 5 years upward to adults.

Ms. Spiegel confirmed that on speaking to many people in the County there is a need for this facility as there will be no competitions held there, and no bleachers.

Mr. Olson raised concerns with regard to the catchment area to pay for the facility.

Motion by Ms. Spiegel, seconded by Mr. Green, carries 5/0, to approve PUD 2025-01 Dark Horse based on nine findings of fact listed in the Staff report.

5. **REZ 2025-10 Epic-Cure Warehouse.** Request to rezone approximately 0.90 acres of land from Open Rural (OR) to Commercial Warehouse (CW) with conditions to provide consistent zoning across the overall 2.82-acre property, located at the intersection of South Homes Boulevard and State Road 312.

Ex parte communication was disclosed.

Ms. Christina Evans presented details pertaining to REZ 2025-10 Epic-Cure Warehouse request to rezone approximately 0.90 acres of land from Open Rural (OR) to Commercial Warehouse (CW). Mr. Kent Mulford, co-founder of Epic-Cure presented a history on the charity food rescue and distribution company. The company currently processes over 1 million pounds of food to around 2000 families, approximately 6000 people, every month. Fifty percent is distributed in St Johns County. This distribution started when they realized in 2028 that 30 to 40 percent of the food produced in this country is wasted despite one in six people in the USA is food insecure. They have no paid employees, all are volunteers. Some volunteer 40 to 50 hours per week. While the need for food is rising, supply is reducing. They are sourcing new alternatives such as truck loads of food that are rejected by large food supermarkets. Rather than dumping the food in landfills, Epic-Cure is accepting this food from the truck drivers. This is the reason for the need for a warehouse at 450 South Homes Boulevard. The warehouse will have dock height delivery base so the semi-trucks can be unloaded in a timely manner and distribute the food to the people most in need. Explained there will be up to 3 truck loads a week.

Agency clarification and discussion occurred with the applicant regarding the traffic in and out of the facility. It was clarified that no customers will be coming to collect food at the warehouse facility. That only the volunteers will be collecting food to distribute to where the need is most demonstrated. Further discussion occurred around moving the access from Holmes Boulevard. Applicant confirmed that this would be considered when the expansion of State Road 312 is undertaken in the future.

Public Comment: None

Motion by Mr. Olson, seconded by Ms. Perkins, carries 5/0 (Absent Dr. Hilsenbeck, Mr. Matovina) to approve REZ 2025-10 Epic-Cure Warehouse based on 4 findings of fact as listed in the Staff reports.

- Staff Reports - None
- Agency Reports - None
- Meeting Adjourned at 3:37pm

Minutes approved on the 20 day of November, 2025.


Chair / Vice-Chair
Planning and Zoning Agency

