

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

Thursday, February 19, 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 at 1:30 PM
- Pledge of Allegiance
- Reading of the Public Notice statement
- Approval of Agency Minutes 01/15/2026
 - **Motion by Ms. Perkins, seconded by Mr. Olson to approve PZA minutes 01/15/2026, with the correction of Mr. Olson's name spelling (Motion passes 7/0).**
- Public Comments
 - Mr. and Mrs. O'Connor: Raised concerns regarding billboards / signs along roadways and highways in St Johns County and presented images to reflect those concerns.

Agency members recommended a discussion on the potential of the sign-buyback policy as an agenda item: Ms. Spiegel, Mr. Olson, Mr. Labanowski, and Dr. Hilsenbeck support having a discussion item.

Ms. Perkins questioned who regulates billboards in the county.

Staff(Jacob Smith): Confirmed that billboards fall under the Sign code and that there is a current program regarding billboard takedown handled by code enforcement under the building department. Billboards can be discussed and brought through by the Planning and Zoning area of planning and development.

Mr. Matovina is open to examining the billboards policy. Mentioned this goes beyond the scope and charges of the Planning and Zoning purview. Explained that if the PZA does investigate this, the PZA must strictly adhere to the Code section that deals with billboards and not address the buyout program as the Board of County Commissioners makes fiscal decisions.

Mr. Green voiced support for the PZA having a discussion regarding the County's Code sign policy.

Mr. Matovina stressed that the PZA makes recommendations with regard to the Comprehensive Plan within the Land Development Code.

Agency members requested Staff bring back the Sign code discussion in 4-6 weeks. Staff confirmed the April 2nd meeting will be 6 weeks.

- Charlie Hunt – wants County sign plan to be reviewed.

AGENCY ITEMS

1. SUPMAJ 2025-25 The Cajun Beach at St. Augustine.

Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in connection with an existing restaurant located within Commercial Neighborhood (CN) zoning and specifically located at 5545 A1A South.

Ex parte communication was disclosed.

Ms. Toni Albright presented details pertaining to the special use permit request.

Agency clarification and discussion occurred with the applicant who confirmed there will be fencing of the outdoor seating on both sides. That the hours of operation will remain 9am to 10pm 7 days a week.

Public Comment: None

Motion to approve by Mr. Green, seconded by Mr. Labanowski (Motion passes 7/0) SUPMAJ 2025-25 Cajun Beach St. Augustine, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

2. MINMOD 2026-01 Giambrone Family Pool.

Request for a Minor Modification to the Julington Creek Plantation PUD (Ord. 1993-43, as amended) to allow for an Impervious Surface Ratio (ISR) of 51% in lieu of the 45% maximum requirement to allow for a swimming pool and deck, specifically located at 465 East Kesley Lane.

Ex parte communication was disclosed.

Mr. Ryan LaGanke presented details pertaining to the Minor Modification request.

Agency clarification and discussion regarding HOA approval and the preserve area in the rear of the property.

Public Comment: None

Motion to approve by Ms. Perkins second by Mr. Labanowski (Motion passes 7/0) MINMOD 2026-01 Giambrone Family Pool based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report

3. ZVAR 2025-32 Main Street Pizza.

Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship and specifically located at 125 North Main Street. This request is a companion application to SUPMAJ 2025-27 Main Street Pizza.

Items 3 & 4 Presented together.

Ex parte communication was disclosed.

Mr. Matt Glass presented details pertaining to the zoning variance and special use permit requests. Advised they are willing to limit their wine and beer alcoholic sales during church hours. Mentioned that the Dollar General across the road also sold wine and beer.

Agency clarification and discussion regarding items on the menu as well as hours of operations clarifying seven days a week. Discussed the opening date of the restaurant being 2024 and that the applicant purchased the restaurant in September 2025. Applicant clarified that there was only limited outdoor dining. Discussion with the Agency members occurred around the conversations the applicant had with the places of worship within 1000 feet.

Public Comment:

- Benjamin Rodda: Opposed
- Kent Holloway: Opposed
- Chris Stanton: Opposed
- Kelly McTaggart: Supports
- Sally O'Hara: Supports
- Charlie Hunt: Opposed
- Archie Watson: Opposed
- Jenna Dennis: Supports
- Alan Perrod: Supports
- Craig Lans: Opposed
- Dale Barnes: Opposed

Additional discussion from the applicant regarding working together to ensure smooth operations if the variance is approved.

Mr. Olson discusses the need for revitalizing Hastings and the joint effort it will take. Ms. Spiegel provided comments regarding the balance of businesses operating within close proximity of church activities and the need for greater communication.

Ms. Perkins raised concerns that 1000 feet is too stringent a distance from the church.

Motion by Mr. Matovina, seconded by Ms. Perkins, (Motion passes 4/3, dissent Mr. Labanowski, Ms. Spiegel, Dr. Hilsenbeck) to approve ZVAR 2025-32 Main Street Pizza based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

4. SUPMAJ 2025-27 Main Street Pizza.

Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street. This request is a companion application to ZVAR 2025-32.

Items 3 and 4 were presented together.

Motion by Mr. Matovina, seconded by Mr. Olson, (Motion passes 4/3, dissent Mr. Labanowski, Ms. Spiegel, Dr. Hilsenbeck) to approve SUPMAJ 2025-27 Main Street Pizza, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

- Staff Reports: None. Next meeting on March 5th, 2026.
- Agency Reports: Dr. Hilsenbeck raised concerns about the Fox Street variance. Staff agreed to bring information back to the Agency on the condition of the site after getting an update from Code Enforcement. Mr. Matovina explained that the PZA agency has three main roles. They are advisory, decision making and local planning leading to suggesting new policies. Decisions around developing new policies would require a workshop. Explained that the PZA members main role was to offer general suggestions for the matter at hand on the agenda presented.

- Staff (Mr. Taylor) explained the process for workshops on various issues. Recommended that members may reach out to the Board of County Commissioners to gain their feedback with regard to revising existing or suggesting new policy decisions before undertaking a workshop.
- Meeting Adjourned at 3:38 PM

Minutes approved on the 2nd day of APRIL, 2026.



Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management