

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

Thursday, May 07, 2026, 1:30:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Dr. Richard A. Hilsenbeck, District 3

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 by Ms. Spiegel
- Pledge of Allegiance
- Opening Prayer by Ms. Spiegel for National Day of Prayer
- Reading of the Public Notice statement
- Approval of Agency Minutes: 04/02/2026
 - **Motion by Mr. Labanowski, seconded by Ms. Perkins (Motion passes: 6/0 Absent: Dr. Hilsenbeck) to approve minutes 04/02/2026.**
- Public Comment: NONE

Ms. Spiegel moves agenda item number 6 to agenda item number 5 and vice versa.

AGENCY ITEMS

1. SUPMAJ 2026-02 Deerpark Garden (Brewery)

Request for a Special Use Permit, pursuant to Section 2.03.58 of the Land Development Code, to allow for a Microbrewery in Commercial General (CG) zoning, specifically located on the corner of State Road 207 and Deerpark Boulevard.

Ex parte communication was disclosed.

Mr. Jeremiah Mulligan presented details pertaining to the Special Use Permit request. Explained the project included a distillery, tasting room with retail, a restaurant, bakery, greenhouse concept and outdoor nature-

orientated areas. Mentioned the total project covers 43,000 square feet. Requesting the special use request only today.

Clarification regarding the site plan identifying where alcohol consumption will take place in the site plan; consumption will only occur in the distillery. Clarification between distillery activities, tasting and retail sales locations and restaurant allowances. Clarification will be needed in the motion to ensure the transferability of special use permits. Discussion regarding anticipated traffic related to this request. Clarification regarding brewery and distillery as well as monument sign height restriction to 15 feet. Staff provided clarification this special use permit request, not looking at signage. Discussed anticipated opening with the intention to move forward quickly.

Public Comment: None

Motion by Mr. Green, seconded by Ms. Perkins (Motion passes 6/0: Absent: Dr. Hilsenbeck) to approve by SUPMAJ 2026-02 Deerpark Garden (Brewery), based upon eight (8) findings of fact and eight (8) conditions as provided in the Staff Report with the additional condition of one allowed transfer of the special use permit.

2. ZVAR 2026-04 Cooks Mobile Home (Minimum Lot Area)

Request for a Zoning Variance to Table 6.02 of the Land Development Code to allow for a Minimum Lot Area Based on Utilities of 16,836 square feet in lieu of the required 21,780 square feet for a lot with Central Water and Private Septic specifically located at 675 N. McLaughlin Street. This request is a companion application to SUPMIN 2025-12 Cooks Mobile Home.

Items 2 and 3 presented together.

Ex parte communication was disclosed.

Ms. Cooks presented details pertaining to the Zoning Variance Request and Special Use permit request.

Public Comment: None

Additional Discussion: None

Motion by Mr. Perkins, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Dr. Hilsenbeck) to approve ZVAR 2026-04 Cooks Mobile Home – Lot Area based upon six (6) findings of fact and seven (7) conditions as provided in the Staff Report.

3. SUPMIN 2025-12 Cooks Mobile Home

Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, specifically located at 675 N. McLaughlin Street.

Items 2 & 3 Presented together.

Motion by Ms. Perkins, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Dr. Hilsenbeck) to approve SUPMIN 2026-12 Cooks Mobile Home based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

4. REZ 2026-01 3025 Old Moultrie Road

REZ 2026-01 3025 Old Moultrie Road, a request to rezone approximately one (1) acre of land from Open Rural (OR) to Residential, Single-Family (RS-3), specifically located at 3025 Old Moultrie Road.

Ex parte communication was disclosed.

Mr. Yuro presented details pertaining to the Rezoning request.

Public Comment: None

Motion by Ms. Perkins, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Dr. Hilsenbeck) to recommend approval of REZ 2026-01 3025 Old Moultrie Road based upon four (4) findings of fact as provided in the Staff Report.

5. CPA(SS) 2025-12 Shofner Property

A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one (1) single family dwelling unit; located at 8995 Barrel Factory Road.

Ms. Alberta Hipps presented details pertaining to the Comprehensive Plan Amendment Small-Scale request.

Public Comment: None

Additional Discussion: None

Motion by Mr. Matovina, seconded by Mr. Green (Motion passes 5/1: Dissenting: Mr. Olson, Absent: Dr. Hilsenbeck) to recommend approval of CPA(SS) 2025-12 Shofner Property based upon four (4) findings of fact with a text amendment as provided in the Staff Report.

6. LDCA 2026-02 Home Based Business

This amendment amends Land Development Code Article II (Zoning Districts and Special Uses), Article III (Special Districts) and Article XII (Definitions) to codify changes to State Statute that went into effect on July 1, 2021, with the enactment of House Bill 403. The bill added Florida Statute 559.955, which stipulates the policies local governments may implement to regulate home-based businesses.

This amendment brings the Land Development Code into compliance with F.S. 559.955 by adding the allowed specified criteria to Home-Based Business as permitted in zoning districts allowing residential use. The amendment also removes outdated language no longer in statute.

Ms. Ring presented details pertaining to the Land Development Code Amendment request.

Agency clarification and discussion regarding tables within the redline clarifying there is no replacement text. Agency clarification regarding impact of HOA rules clarification from OCA stating there needs to be completed research to determine how HOAs are impacted. Staff confirmed that the County would be enforcing any over parking via Code Enforcement via pride reports.

Public Comment: None

Additional Discussion: None

Motion by Ms. Perkins, seconded by Mr. Green (Motion passes 5/1: Dissenting: Mr. Olson: Absent: Dr. Hilsenbeck) to recommend approval of the proposed amendments to the Land Development Code for Home-Based Business pursuant to 559.955, Florida Statutes.

- Staff Reports: Next meeting on May 21st, 2026, will have 8 items to consider.
- Agency Reports: Mr. Labanowski asked what the next steps would be to potentially change the requirement for amending the 1,000 feet distance between alcohol establishments and a place of worship and/or school. Discussion ensued on upcoming Board of County Commissioners agenda which could provide insight into the need for investigating a change.
- Meeting Adjourned at 2:43 pm