

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

Thursday, May 21, 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

MEMBERS ABSENT:

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
- Approval of Agency Minutes:
  - **Motion by Mr. Labanowski, seconded by Ms. Perkins (Motion passes 6/0: Absent: Mr. Olson) to approve PZA Minutes 04/16/2026.**
- Public Comments: None
- Staff: Mr. Taylor requested a continuance to a date certain for items 7 and 8.  
**Motion by Mr. Green, seconded by Ms. Spiegel (Motion passes 6/0: Absent: Mr. Olson) to continue items 7 and 8 to a date certain of June 4, 2026, PZA.**

AGENCY ITEMS

**1. SUPMAJ 2026-03 Rudis JiuJitsu**

Request for a Special Use Permit, pursuant to Section 2.03.43 of the Land Development Code, to allow for Indoor Commercial Recreation in Industrial Warehousing (IW) zoning, specifically located at 5130 Crescent Technical Court.

Ex parte communication was disclosed.

Mr. Daniel Pizzero presented details pertaining to the Special Use Permit request.

Agency discussion regarding the hours of operations as well as the property location address as the application states a different application.

Public Comment: None

Additional Discussion: None

**Motion by Ms. Spiegel, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Mr. Olson) to approve SUPMAJ 2026-03 Rudis JiuJitsu based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report with a change in operating hours to reflect 4:00pm through 8:30pm.**

## **2. ZVAR 2025-31 Glisson Variance (2260 Whippoorwill)**

Request for a Zoning Variance to Table 6.01 of the Land Development Code (LDC) to allow for a reduced Side Yard setback from the required eight (8) feet to two (2) feet, as measured from the eave, and LDC Table 6.01 to allow for a reduced Front Yard setback from the required twenty-five (25) feet to twenty-four (24) feet, as measured from the structural framing, to accommodate placement of a proposed carport in Residential, Manufactured/Mobile Home or Single Family [RMH(S)] zoning, specifically located at 2260 Whippoorwill Drive.

Ex parte communication was disclosed.

Mr. Chet Glisson presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding the setback relief being requested as well as the current setback for the current slab.

Public Comment:

- Mr. Paul Shulato - Supports

Additional Discussion: None

**Motion by Ms. Perkins, seconded by Mr. Green (Motion passes 6/0: Absent: Mr. Olson) to approve ZVAR 2025-31 Glisson Variance (2260 Whippoorwill) based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.**

## **3. MINMOD 2026-03 Volcano Japanese Cuisine**

Request for a Minor Modification to the Six Mile Creek PUD (ORD. 1991-37, as amended) to allow for the sale and consumption of Alcoholic Beverages within 1,000 feet of a Church in connection with a proposed restaurant specifically located at 180 Registry Boulevard.

Ex parte communication was disclosed.

Mr. Wang presented details pertaining to the Minor Modification request.

No Agency discussion

Public Comment: None

Agency members noted that the ABC liquor store is also in the plaza and was previously approved.

**Motion by Mr. Labanowski, seconded by Ms. Perkins (Motion passes 5/1: Dissenting: Ms. Spiegel: Absent: Mr. Olson) to approve MINMOD 2026-03 Volcano Japanese Cuisine based upon five (5) findings of fact and ten (10) conditions as provided in the Staff Report.**

#### **4. MAJMOD 2026-02 Ashford Mills PUD**

Request for Major Modification to the Ashford Mills PUD (Ord. 2006-119, as amended) to modify the Master Development Plan (MDP) Text and Map, specifically for the designated commercial use property located at the intersection of Shearwater Parkway and County Road 210 West; (Parcel #009945-0100).

Ex parte communication was disclosed.

Ms. Blair Knighting presented details pertaining to the Major Modification request.

Agency clarification and discussion regarding the right in and right out onto Shearwater as shown on the MDP and the flow of traffic as well as the front facing of the building facing west; discussion regarding site plan set design. Questions regarding gopher turtles on location; it will be evaluated later. Discussion of height allowance for the development, however there is no design at this point. Discussion regarding increase in height usually equates to increased parking requirements; CDD approval has been attained.

Public Comment:

- Mr. Sam Poley: Supports

Additional discussion regarding traffic congestion potential with the current design. Agency members recommended a continuous to a date certain to ensure a traffic study is undertaken before the final vote.

Staff (Mr. Smith) advised there will need to be an access analysis if this application is approved.

Staff advised that the school is out next week until August so the traffic counts would not be accurate.

**Motion by Ms. Perkins, seconded by Mr. Matovina (Motion passes 6/0: Absent: Mr. Olson) to continue MAJMOD 2026-02 Ashford Mills PUD request to date certain of June 4, 2026.**

#### **5. REZ 2026-02 177 Surfside Avenue**

Request to rezone approximately 0.75 acres from Commercial Highway and Tourist (CHT) to Residential Single Family (RS-3), located at 177 Surfside Avenue.

Ex parte communication was disclosed.

Mr. James Whitehouse presented details pertaining to the Rezoning request.

Agency members requested clarification regarding current structures on the property. Applicant advised there currently is a home in the middle lot. They need to rezone all three lots. Discussion occurred on the historic nature of the house on the property as well as the vegetation in the western section being maritime hammock. Applicant explained why they needed a vesting letter from the County Staff. Staff also replied to the Agency questions on conservation and why the vesting letter is allowed.

Public Comment: None

Additional Discussion: None

**Motion by Mr. Green, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Mr. Olson) to recommend REZ 2026-02 177 Surfside Avenue based upon four (4) findings of fact as provided in the Staff Report.**

## 6. REZ 2026-04 SR 16 Commercial

Request to rezone approximately 8 acres of land from Open Rural (OR) to Commercial Intensive (CI), specifically located on the southeast corner of State Road 16 and Green Acres Road.

Ex parte communication was disclosed.

Mr. Miller and Ms. Haga presented details pertaining to the Rezoning request.

Agency clarification and discussion regarding access to the property. Traffic concerns were raised regarding State Road 16 already having over capacity.

Agency members requested a commitment from the applicant to a 40-foot buffer on the East side. Staff (Mr. D'Souza) explained what the County would require of the development to address potential traffic issues.

Public Comment:

- Ms. Debra Cox: Opposed.
- Mr. Gary Howell: Traffic concerns.

Additional Discussion: None

**Motion by Mr. Matovina, seconded by Ms. Perkins, (Motion carries 5/1, dissent Dr. Hilsenbeck: Absent: Mr. Olson) to approve REZ2026-04 SR 16 Commercial based upon 4 findings of fact in the Staff Report and handling a condition that the buffer along the Eastern boundary where it is parallel, but not adjacent to Harvest Land, outside the wetland, will be increased from 20 feet to 40 feet.**

## 7. COMPAMD 25-01 Wellhead Protection Adoption 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 Comprehensive Plan Amendment was sent to the State for Review. This is the second reading and public 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.

Request by Staff (Mr. Taylor) to continue the item to a date certain of June 4, 2026, PZA.

**Motion by Mr. Green, seconded by Ms. Spiegel (Motion passes 6/0: Absent: Mr. Olson) to continue items 7 and 8 to a date certain of June 4, 2026, PZA.**

## 8. LDCA 25-07 Wellhead Protection

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 hearing of the proposed Land Development Code Amendments that correspond with COMP Plan Amendment 2026-01 on Wellhead Protection goals and regulations.

Request by Staff (Mr. Taylor) to continue the item to a date certain of June 4, 2026, PZA.

**Motion by Mr. Green, seconded by Ms. Spiegel (Motion passes 6/0: Absent: Mr. Olson) to continue items 7 and 8 to a date certain of June 4, 2026, PZA.**

- Staff Reports: None – Advised next PZA hearing date is June 4<sup>th</sup>, 2026. There will be a July 9<sup>th</sup> PZA meeting and July 23<sup>rd</sup>.
- Agency Reports: Dr. Hilsenbeck recommended a workshop on the 1000feet distance from Churches. Raised questions around the Ferber property regarding having a right turn lane. Asked if Staff (Mr. D’Souza) would update the Agency at next meeting.
- Meeting Adjourned at 3:34pm