

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

Thursday, June 18, 2026, 1:30:00 PM

MEMBERS PRESENT:

Dr. Richard A. Hilsenbeck, District 3, Chair
Judy Spiegel, District 3, Vice Chair
Gregory Matovina, District 1
Henry F. Green, District 5
Chuck Labanowski, District 2
Robert Olson, District 5

MEMBERS ABSENT:

Meagan Perkins, District 4

STAFF PRESENT:

Jacob Smith, Planning Division Manager
Lex Taylor III, Deputy County Attorney
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Meeting called to order by Dr. Hilsenbeck
- Pledge of Allegiance
- Reading of the Public Notice statement by Ms. Spiegel
- Approval of Agency Minutes: 06/04/2026
 - **Motioned by Ms. Spiegel, seconded by Mr. Labanowski, to approve PZA 06/04/2026 minutes (Motion carries 6/0: Absent: Ms. Perkins).**
- Item 5 was moved to Item 1 at the request of the applicant.
- Public Comments:
 - Maureen O'Connor: Opposes variances and rezonings that result in single family homes becoming short-term rentals. Complained about the outdated water and sewer systems in some of the County beach communities and that there is still a reliance on septic systems.
 - Douglas Henderson: Opposes Aspinwall variance (Agenda Item #1)
 - Nick Severt: Requested a waiver of time limits for ZVAR-2025000012 - 6951 Charles St. Various discussion occurred amongst the Agency members and Staff.

Motioned by Mr. Green, seconded by Ms. Spiegel (Motion passes 5/1: Dissenting: Dr. Hilsenbeck, Absent: Perkins) to waive the one-year time limit requirement for ZVAR- 2025000012.

Staff (Mr. Smith) advised the Agency members that the applicant would need to make a new application for the garage only at 6951 Charles St.

AGENCY ITEMS

1. ZVAR 2026-19 Aspinwall Variance

A request for a Zoning Variance to Section 6.01.03.C.3 & 2.02.04.B.16.E of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located in Residential, Single-Family (RS-3) zoning to accommodate an Accessory Family Unit (AFU). The subject property is specifically located at 6665 Broward Street.

Ex parte communication was disclosed.

Mr. Liddy presented details pertaining to Zoning Variance request.

Agency members questioned the hardship and discussed clarification regarding this lot and the setback request. Agency requested clarification of the dimensions of the proposed AFU. Discussion occurred regarding access from the driveway to the AFU as well as the drainage plan for this property.

Public Comment:

- Dr. Henderson: Opposition

Additional Discussion: None

Motion by Ms. Spiegel to approve. As there was not a second, the motion failed.

Motion by Mr. Matovina, seconded by Mr. Olson to deny (Motion passes 5/1: Dissent: Ms. Spiegel: Absent: Ms. Perkins) ZVAR 2026-19 Aspinwall Variance based on four (4) findings of fact as provided in the Staff Report.

Discussion post vote was allowed by Dr. Hilsenbeck. Agency members and Staff continued discussion around the setbacks and previously submitted clearance sheets. Agency members voiced no desire to change the motion or vote.

2. SUPMIN 2026-03 Osborne 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 in Residential, Single-Family (RS-3) zoning, specifically located at 1413 Spring Street.

Ex parte communication was disclosed.

Ms. Erzinger presented details pertaining to the Special Use Permit request.

Agency clarification and discussion occurred regarding surrounding homes and landscaping plans not being present. Staff (Mr. Smith) provided insight into approved Florida State Legislation which allows mobile / manufactured homes in all residential zonings as from January 1st, 2027.

Public Comment:

- Richard Popovich: Opposition. Recently built a single-family brick home opposite 1413 Spring Street.
- Ralph Osborne: Owner of the property. Explained why the family were temporarily living in the RV's and why the original house had to be demolished.
- Amber Osborne: Owner of the property.
- Debborah Tavianon: Representing the family who own property both sides of 1413 Spring Street.

Additional Discussion: Mr. Labanowski mentioned that according to County Codes the owners of the property are allowed to live temporarily on site in an RV while a permanent home is being constructed.

Further discussion occurred amongst Agency members with regard to the new State Legislation allowing mobile homes to be built in any residential zoning district as from January 1st, 2027.

Motion by Mr. Matovina, seconded by Mr. Labanowski (Motion passes 6/0: Absent: Ms. Perkins) to approve Special Use Permit for SUPMIN 2026-03 Osborne Mobile Home based on eight (8) findings of facts and eleven (11) conditions as provided in the Staff Report.

3. SUPMAJ 2026-04 Funkadelic Food Shack

Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-premises sale and consumption of alcoholic beverages under the State of Florida Type 4COP beverage license in connection with an existing restaurant located within Commercial Highway and Tourist zoning, specifically located at 4225 A1A South.

Ex parte communication was disclosed.

Ms. Asker presented details pertaining to the Special Use Permit request.

Agency clarification and discussion regarding location of the business, and formal parking arrangements within the resort and adjacent businesses.

Public Comment: None

Motion by Mr. Matovina, seconded by Mr. Green, (Motion passes 5/1: Dissent Ms. Spiegel: Absent Ms. Perkins) to approve SUPMAJ 2026-04 Funkadelic Food Shack based on eight (8) findings of fact and eleven (11) conditions as listed in the Staff Report.

4. 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 ten (10) feet in lieu of the required twenty-five (25) feet along Avenue C 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 request is a companion application to SUPMIN 2025-11 Tatum Duplex.

Ex parte communication was disclosed.

Mr. Tatum presented details pertaining to the Zoning Variance request.

Agency clarification and discussion with presenter regarding installing a fence.

Public Comment:

Mr. Don McGibben: Raised concerns about people using Avenue C that is now an easement and not a road.

Additional Discussion: None

Motion by Mr. Matovina, seconded by Mr. Green, (Motion passes 6/0; Absent Ms. Perkins) to approve ZVAR 2025-27 Tatum Variance based on six (6) findings of fact and five (5) conditions as provided in the Staff Report.

5. ZVAR 2026-11 Bargfrede Shed

Request for a Zoning Variance to Section 2.02.04.A.1 of the Land Development Code to allow for a detached accessory structure to be three (3) feet in lieu of the eight (8) foot required Side Yard setback in Residential, Single Family (RS-2) zoning, specifically located at 302 Deerfield Glen Drive.

Ex parte communication was disclosed.

Mr. Richard Bargfrede presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding the building permits and HOA approvals that were provided.

Public Comment: None

Motion by Mr. Labanowski, seconded by Mr. Green, (Motion passes 5/1: Dissenting: Mr. Matovina: Absent Ms. Perkins) to approve zoning variance ZVAR 2026-11 Bargfrede Shed based on six (6) findings of fact and six (6) conditions as provided by the Staff Report.

6. ADMR 2026-01 Administrative Rezoning of Utility Parcels

A request for an Administrative Rezoning of certain lands owned by St. Johns County and used for Government Services to Public Service (PS). This request is a county-initiated rezoning of 11 parcels of land totaling approximately 51 acres throughout St. Johns County. The first required hearing will be held by the Board of County Commissioners on July 21, 2026. The second BCC hearing is scheduled for August 4, 2026. Pursuant to state statute, two (2) public hearings before the Board of County Commissioners are required, one of which must be on a weekday after 5:00 PM unless a majority plus one of the Board decides to hold the meeting at another time.

Ex parte communication was disclosed.

Ms. Melissa Caraway presented details pertaining to the rezoning request for 11 parcels of land.

Agency clarification and discussion regarding the use of these public utility land parcels.

Public Comment: None

Motion by Ms. Spiegel, seconded by Mr. Green, (Motion passes 6/0: Absent Ms. Perkins) to approve ADMR 2026-01 Administrative Rezoning based on four (4) findings of fact as listed in the Staff Report.

Discussion occurred regarding the burnout. Agency asked if the utility department was able to confirm if completion would be next week.

- Staff Reports: None. Next meeting will be July 9, 2026, meeting.
- Agency Reports: Mr. Matovina mentioned the mobile home law that is about to take effect next year. Explained that if people want to control what is being built in a neighborhood, then they need to buy and build in a deed restricted community where there are requirements.
- Meeting Adjourned at 3:40pm