

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

Thursday, July 09, 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
Robert Olson, District 5

MEMBERS ABSENT:

Henry F. Green, 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
- Public Comments
 - Charlie Hunt

AGENCY ITEMS

1. 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.

Motion to Continue to July 23, 2026, PZA Hearing by Mr. Labanowski second by Ms. Perkins (Motion Passes 6/0: Absent: Green)

2. 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.

Motion to Continue to July 23, 2026, PZA Hearing by Mr. Labanowski second by Ms. Perkins (Motion Passes 6/0: Absent: Green)

3. ZVAR 2025-35 Bushrangers Brewery

Request for a Zoning Variance, pursuant to Section 2.03.02.A of the Land Development Code, to allow Alcoholic Beverage Sales and Consumption within 1,000 feet of a Church, specifically located at 470 State Road 207. This request is a companion application to SUPMAJ 2025-30.

Items 3 & 4 were presented together.

Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to the zoning variance request.

No Agency discussion

Public Comment:

- Charlie Hunt

Additional Discussion: None

**Motion to approve by Ms. Perkins second by Dr. Hilsenbeck (Motion Passes 6/0: Absent: Green)
ZVAR 2025-35 Bushrangers Brewery based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.**

4. SUPMAJ 2025-30 Bushrangers Brewery.

Request for a Special Use Permit, pursuant to Section 2.03.58 of the Land Development Code, to allow for a Microbrewery in Industrial Warehousing (IW) zoning, specifically located at 470 State Road 207. This request is a companion application to ZVAR 2025-35.

Items 3 & 4 were presented together.

**Motion to approve by Ms. Perkins second by Dr. Hilsenbeck (Motion Passes 6/0: Absent: Green)
SUPMAJ 2025-30 Bushrangers Brewery, based upon eight (8) findings of fact and nine (9) conditions as provided in the Staff Report.**

5. CPA(SS) 2025-13 Daily's Place.

A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.7 acres of land, located at 600 State Road 13 N, from Residential-B (RES-B) to Community Commercial (CC), with a Site Specific Text Amendment limiting commercial uses on the southern portion of the subject property to those uses allowed within the Commercial General (CG) Zoning District and a maximum 20,000 square feet; limiting uses on the northern portion of the subject property to passive uses including a stormwater retention system and associated vegetation/green space; a 30' Scenic Edge provided along State Road 13 N; a 35' Development Edge provided where the property abuts residential uses; and no Development Edges where the property abuts commercial uses.

Ex parte communication was disclosed.

Mr. Gabriel requests a continuance to the August 6, 2026, PZA Hearing.

Agency discusses continuance and receipt of last-minute documentations from both the applicant and the opposition and allows 1-minute public comment regarding the continuance request.

Public Comment on Continuance Request:

- Jeffery Buckholz: Concerns regarding traffic study
- Michael Dunlop: Opposed Continuance
- Abby Tetrick: Opposed Continuance
- Christopher Hewitt: Opposed Continuance
- Sharon Hartsell: Opposed Continuance
- Harry Fairfield: Opposed Continuance
- Joe McAnarney: Opposed Continuance
- Cindy Dunlop: Opposed Continuance
- Margret Ballard: Opposed Continuance
- Krista Dube: Opposed Continuance
- Andrew Bridgham: Opposed Continuance
- Ben Oliver: Opposed Continuance
- Charlie Hunt: Opposed Continuance

Motion to continue to August 6, 2026, PZA Hearing by Mr. Matovina second by Ms. Perkins (Motion Fails 2/4; Dissenting: Olson, Spiegel, Labanowski and Hilsenbeck; Absent: Green)

Mr. Gabriel presented details pertaining to the Small-Scale Comprehensive Plan Amendment application.

Agency clarification regarding access points being proposed with this application.

Additional Questions held until after public comment.

Ten-Minute Recess Taken

Public Comment:

- Michael Dunlop: Designated Speaker 5 Minutes: Opposition
- Dr. Buckholz: Designated Speaker 10 Minutes: Clarification of traffic study information; discussion with the Agency regarding aspects of road design classification.

- Cindy Dunlop Designated Speaker 5 Minutes: Opposition
- Christian Leiby Designated Speaker 5 Minutes: Opposition
- Christopher Hewitt Designated Speaker 5 Minutes: Opposition
- Keith Dube Designated Speaker 10 Minutes: Opposition
- Joe McAnarney Designated Speaker 10 Minutes: Opposition
- Jeremiah Mulligan: 5 Minutes for client representation: Summary and Opposition

Agency discussion regarding traffic studies and traffic lights as well as the length of time from discussion to implementation timeline for a working signalization; Dick D'Souza (Staff) provides approximately 18 months as a shortest timeline between conception and a working signal with details regarding the process in which signalization occurs and the timing of projects moving forward. Dick D'Souza (Staff) provides information regarding funding and necessity of the traffic lights as well as Land Development Code requirements which would need to be met.

Discussion regarding site plan access points only connecting to SR 13 with no access from the residential road. Clarification regarding retention pond drainage points which drain onto SR 13. Clarification of precautions which must be taken regarding fuel spills and contamination.

Applicant provided rebuttal to the designated speaker concerns regarding trip generations and the net new trips versus pass by trips, level of service for the roads with signalization, site design for access points with Otoes Place being the secondary access, no delivery or access for fuel trucks from Otoes Place, required storage for fuel as well as this is a separate application than previously provided applications.

Public Comment:

- Krista Dube: Opposed
- Abby Tetrack: Opposed
- Neal White: Opposed
- Sharon Hartsell: Opposed
- Harry Fairfield: Opposed
- Jeanna Ploetner: Opposed
- Andrew Bridgham: Opposed
- Holly Zetts: Opposed
- Kim Williams: Opposed
- David Kissner: Opposed
- Mark Smith: Opposed
- Claudette Prevot: Opposed
- Wayne Holland: Opposed
- Robin Clarke: Opposed

Mr. Gabriel provides a second round of rebuttal discussing intensity of proposed development compared to what is permitted and allowed today. Discussion regarding intensity of proposed development as well as the amount of fuel pumps and car washes available in the surrounding fuel stations. Agency discussion regarding fuel tanker maneuvering of parking lot. Comments regarding the enforcement of larger vehicles using residential street access. Agency discussion and clarification regarding potential guidance for FDOT regarding access points for larger vehicles.

Motion to Recommend Denial by Ms. Spiegel second by Mr. Labanowski (Motion Passes 6/0; Absent: Green) of CPA (SS) 2025-13 Daily's Place based upon four (4) findings of fact as provided in the Staff Report.

- Staff Reports: Next Meeting is July 23, 2026, the alcohol distance workshop is scheduled for the last of the agenda items on August 20, 2026 PZA.
- Agency Reports: Request for a legislative update regarding recently passed Florida State legislation and the impacts for PZA after effective dates.
- Meeting Adjourned at 5:35pm