

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

Thursday, August 06, 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
Henry F. Green, District 5

MEMBERS ABSENT:

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: Distance between alcohol and churches / schools as well as defining what schools are.

OCA would like to withdraw the Wellhead Protections companion applications to retransmit the Comprehensive Plan Amendment proposal.

AGENCY ITEMS

1. NZVAR 2026-03 Walmart Signs

Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 793.5 square feet for thirteen (13) proposed wall signs in lieu of the required maximum of 200 square feet per business, to allow for an increased ADA of 160 square feet in lieu of the required maximum of 150 square feet for a Gas Station monument sign, and relief from Section 7.02.04.G to allow for Automatic Changeable Message signs on the Gas Station canopy in lieu of

the requirement that such signs shall only be allowed on ground signs, all located within the World Commerce Center PUD.

Ex parte communication was disclosed.

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

Agency discussion held for public comment.

Public Comment:

- Don Tyson: Opposed
- Sharon Berman: Opposed
- Claire Roth: Opposed
- Sharon Stradley: Opposed
- David Stradley: Opposed
- Barry Swizer: Opposed
- David Bowmen: Opposed
- Margaret James: Opposed
- Charlie Hunt: Opposed

Agency clarification regarding this application being a portion of the World Golf Commerce PUD approved in 2003. Discussion regarding the covenants and restrictions. Discussion regarding the signage in the canopy – the gas prices being lit as well as discussion regarding needing gas prices on both the canopy and the monument sign. Clarification for a hardship requirement during Nonzoning variance – signage Nonzoning variance not requiring a hardship but a very specific set of considerations.

Light pollution discussion regarding photometric plans which would have to be approved. The gas monument sign direction regarding lighting should not be facing the residential across the street.

Discussion regarding alternative sign proposals as well as the elimination of the requested canopy signage.

Motion to approve by Mr. Green second by Perkins (Motion Fails 4/3, Dissenting: Hilsenbeck, Spiegel, Olson, Labanowski) NZVAR 2026-03 Walmart Signs, based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report.

Motion to approve by Spiegel second by Perkins (Motion Passes 4/3, Dissenting: Hilsenbeck, Olson, Labanowski) NZVAR 2026-03 Walmart Signs, based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report, with the removal of canopy signage.

2. NZVAR 2026-11 Taco Bell (CR 210 W)

NZVAR 2026-11 Taco Bell (CR 210 W), a request for a Non-Zoning Variance to Section 7.02.04.C of the Land Development Code to allow for an Advertising Display Area (ADA) of 201.5 square feet for four (4) proposed wall signs in lieu of the allowed maximum of 113 square feet per business in conjunction with a proposed restaurant.

Ex parte communication was disclosed.

Ms. Dowling presented details pertaining to the zoning variance request.

Agency discussion regarding the requested signage including a pylon sign as well as a wall sign with clarification regarding the wall sign being a design element versus any other purpose. Clarification regarding allowance of pylon sign height being 25 feet.

Public Comment:

- Charlie Hunt

No additional discussion.

Motion to approve by Green second by Perkins (motion passes 5/2 Dissenting: Olson, Labanowski)
Motion to approve NZVAR 2026-11 Taco Bell (CR 210 W), based on eight (8) findings of fact, and subject to five (5) conditions, as provided within the Staff Report, with the removal of the bell wall sign.

3. ZVAR 2026-15 5072 A1A South Pool

Request for a Zoning Variance to Table 6.01 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 next to an unopened right-of-way to accommodate the placement of a swimming pool in RS-3 zoning, specifically located at 5072 A1A South.

Ex parte communication was disclosed.

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

Agency clarification regarding equipment accessing the property which will be through the property sides.

Public Comment: None

No additional discussion.

Motion to approve by Olson second by Labanowski (Motion Passes 6/1: Dissenting: Matovina)
2026-15 5072 A1A South Pool based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

4. REZ 2026-06 STA Cabinet Depot Warehouse Showroom

REZ 2026-06 STA Cabinet Depot Warehouse Showroom, request to rezone approximately 0.77 acres of land from Residential, Mobile Home (RMH) to Commercial Warehouse (CW), specifically located at 106 and 110 Ronald Road.

Ex parte communication was disclosed.

Mr. Jabs presented details pertaining to the rezoning request.

Agency clarification regarding a different zoning classification that would limit future uses allowed in Commercial Warehouse zoning. Discussion regarding buffering between the property and the residential area adjacent to the property.

Public Comment:

- Lorie Wilson: Opposed to other allowed usages with requested zoning.

Additional discussion from the applicant regarding traffic and aesthetics pertaining to public comment. Discussion regarding excluding allowed uses in commercial warehouse zoning. Discussion regarding wall / fence and buffering. Clarification regarding walk in clients versus appointments, elaboration on when the business is open to the public for walk ins.

Discussion on willingness to exclude specific usages allowed in this zoning: car wash, oil change and tire changing facilities.

Motion to Recommend approval by Mr. Green second by Mr. Labanowski (Motion Passes 7/0: Absent: Matovina) of REZ 2026-06 STA Cabinet Depot Warehouse Showroom based upon four (4) findings of fact as provided in the Staff Report with request to remove specific allowed uses prior to BCC hearing date.

5. REZ 2026-09 6241 A1A South

Request to rezone approximately 0.23 acres of land from Commercial Neighborhood [CN] to Residential, Manufactured/Mobile Home or Single Family [RMH(S)].

Ex parte communication was disclosed.

The applicant presented details pertaining to the zoning variance request.

Agency clarification regarding legislative updates which may impact this application.

Public Comment: None

No additional discussion

Motion to recommend approval by Mr. Olson second by Mr. Green (Motion Passes 6/0: Absent: Matovina) of REZ 2026-09 6241 A1A South based on four (4) findings of fact, as provided in the Staff Report.

6. CPA(SS) 2025-11 Moseley Property

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one (1) single-family dwelling unit; located at an unaddressed parcel north of County Road 208 and east of County Road 13 N.

Mr. Moseley presented details pertaining to the Small-Scale Comprehensive Plan Amendment request.

Agency discussion regarding access to the property from SR 13 or CR 208. Agency and applicant discussion regarding the easement granted at the time of the property division.

Public Comment:

- Mr. Bell: disputes the easement legitimacy.

Additional discussion regarding the easement access and alternative access to the property to which OCA redirects the focus of this application is the future land change proposal. OCA comments regarding easement codes via civil court and the issue before the Planning and Zoning Agency is whether the Small-Scale Comprehensive Plan Amendment change is recommended for approval or denial regarding land use not access to the property.

Motion to recommend approval by Mr. Green second by Mr. Labanowski (Motion Passes 6/0: Absent: Matovina) of CPA(SS) 2025-11 Moseley Property based upon four (4) findings of fact with a text amendment as provided in the Staff Report.

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.

Item removed from the Agenda and will be noticed with a new hearing date.

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.

Item removed from the Agenda and will be noticed with a new hearing date.

9. LDCA26-05 Food Truck Parks

The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks; the BCC requests input from the PZA regarding the proposed ordinance.

Mr. Smith (Planning Division Manager) presented details pertaining to Land Development Code.

Agency discussion regarding the St Johns County noise ordinance as well as questions about live entertainment, noise impacts, adjacency to residential areas, and how the rules would interact with unique situations such as West Augustine's CRA and rural commercial parcels located near neighborhoods. Staff emphasized that amplified music and other outdoor activities would already be subject to the county noise

ordinance, but board members requested that this be explicitly referenced in the food truck park standards. They also discussed whether any zoning categories should require a special use permit. Clarification regarding a single operation of a food truck versus a food truck park.

Public Comment: None

Additional Discussion: None

Motion to recommend approval with changes of LDCA26-05 Food Truck Parks to the Board of County Commissioners with the inclusion of reference to St Johns County noise ordinance.

- Staff Reports:
 - Staff discussion regarding Florida Legislative Updates which potentially impact St Johns County Planning and Zoning Agency and / or applications with discussions regarding mobile home placement in residential zoning as well as agricultural enclaves going directly to the Board of County Commissioners as well as potential impacts to capital improvement projects.
- Agency Reports: None
- Meeting Adjourned at 4:59 PM