

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

Thursday, September 17, 2026, 1:30:00 PM

MEMBERS PRESENT:

Dr. Richard A. Hilsenbeck, District 3, Chair
Judy Spiegel, District 3, Vice-Chair
Meagan Perkins, District 4
Chuck Labanowski, District 2
Robert Olson, District 5
Henry F. Green, District 5

MEMBERS ABSENT:

Gregory Matovina, District 1

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: None

AGENCY ITEMS

1. SUPMAJ 2026-14 NFS Ranch

A request for a Special Use Permit to allow for an Event Venue and unpaved parking meeting the General Special Use Criteria of Land Development Code Section 2.03.01.A and Land Development Code 2.03.15.D; specifically located at 5381 Don Manuel Road.

Ex parte communication was disclosed.

Mr. LeRoy presented details pertaining to the Special Use Permit request.

Agency clarification and discussion regarding availability and signage identifying handicapped parking and accessibility for event attendees as well as discussion regarding paving of the parking lot.

Public Comment:

- Lacey and Kyle Runk: Opposed
- Michelle Stiefel: Opposed
- Craig Lamond: Opposed

Additional information provided from applicant regarding events taking place at the proposed venue site. Discussion regarding limiting activities as well as providing accessible amenities if the application is approved. Clarification regarding the site, original intent, and the proposed usages . Discussion regarding limiting the number of events as well as the capacity of the parking lot. Clarification with Staff regarding controlling the number of events being limited and compliance with the limitations.

Continued discussion regarding defining an event as well as concerns regarding limiting the number of events. Discussion regarding following up in one year to assess the compatibility and compliance which will be publicly noticed and reheard by the Agency.

Motion to approve by Ms. Spiegel second by Mr. Labanowski (Motion Passes 6/0: Absent: Matovina) SUPMAJ 2026-14 NFS Ranch based upon eight (8) findings of fact and eleven (10) conditions as provided in the Staff Report with the additional conditions limiting events to 15 per year and the permit expiration one year.

2. ZVAR 2026-08 Water Plant Road Borrow Pit

Request for a Zoning Variance to Section 2.03.10.A.3.a of the Land Development Code to allow for direct access to a Borrow Pit operation from a Local roadway in lieu of an Arterial, Minor, or Major Collector roadway.

Items 2 and 3 were presented together.

Ex parte communication was disclosed.

Mr. Lahti presented details pertaining to Zoning Variance and Special Use Permit requests.

Agency clarification regarding the loss of previous access and attempts to have a new agreement for usage. Discussion regarding the length of the permit which is five years as well as where the road ends versus where the property begins as well as maintenance and repair of the road. Discussion regarding any school concerns regarding the safety along Water Plant Rd.

Public Comment:

- Lesha Corrigan: Opposed
- Kay Horner: Opposed
- Mardell Barnett: Opposed
- Sandra Beverly: Opposed
- Donna Sparks: Opposed
- Mike Corrigan: Opposed
- Carolyn Roth: Opposed

Additional information provided by Mr. Lahti regarding concerns discussed public comment. Mr. Simms provided information regarding a point of contact for concerns from the neighbors as well as ensuring

compliance. Discussion with the agency regarding the daily average of trucks while using previous route. Clarification regarding the size of trucks as well as the road condition impacted by the hauling trucks, discussion regarding a school bus stop as well as intersection improvements.

Motion to approve by Mr. Green second by Ms. Perkins (Motion Passes 4/2: Dissenting: Olson and Spiegel, Absent: Matovina) ZVAR 2026-08 Water Plant Road Borrow Pit, based on fourteen (14) conditions and six (6) findings of fact, as provided in the staff report with additional conditions including 80 trips per day and the variance expiring after 30 months.

3. SUPMAJ 2026-15 Water Plant Road Borrow Pit

Request for a Special Use Permit, pursuant to Section 2.03.10 of the Land Development Code, to provide revisions to the final order of a previously approved Special Use permit (SUPMAJ 2022-12) by modifying conditions limiting site access to a Borrow Pit operation.

Items 2 and 3 were presented together.

Motion to approve by Mr. Green second by Ms. Perkins (Motion Passes 4/2: Dissenting: Olson and Spiegel, Absent: Matovina) SUPMAJ 2026-15 Water Plant Rd. Borrow Pit, based on nineteen (19) conditions and eight (8) findings of fact, as provided in the staff report with additional conditions including 80 trips per day and the variance expiring after 30 months.

4. ZVAR 2026-07 Steinberg Residence (5349 Atlantic View)

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 23 feet in lieu of the required 25 feet to accommodate the installation of an aluminum patio cover over the existing third-floor deck in Residential, Single-Family (RS-3) zoning.

Ex parte communication was disclosed.

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

Agency clarification and discussion regarding the roofline and framing end at the same place.

Public Comment: None

Additional Discussion: None

Motion to deny by Mr. Olson: No second, Motion Fails.

Motion to approve by Ms. Perkins second by Ms. Spiegel (Motion Passes 5/1: Dissenting: Olson, Absent: Matovina) ZVAR 2026-07 5349 Atlantic View based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

5. MAJMOD 2026-09 Durbin Park

Request for a Major Modification to the Durbin Park Planned Unit Development (Ordinance 2020-20) to add a maximum 330 Single Family Residential units as an allowed use within Mixed-Use Parcel E (AKA

East Parcel), located on the eastern side of Interstate 95, to modify residential setbacks within the East Parcel, and to reduce the maximum number of Multi-family Residential units allowed from 2,265 to 1,520.

Ex parte communication was disclosed.

Ms. Avery-Smith presented details pertaining to the Major Modification request.

Agency clarification and discussion regarding the mixture of residential development as well as the design of the parking and garages, discussion regarding the allowance of manufactured / mobile home. Discussion regarding setbacks and the single-family homes being detached structures.

Public Comment:

- Josh Kilmer: questions regarding drainage and locations of dwelling types

Additional information provided by Ms. Avery-Smith regarding the allowance of multifamily dwelling since 2020, building height is allowed up to 100 feet with caveats and these are not being modified with this application. Discussion regarding adhering to County requirements and the St Johns County Water District management requirements regarding drainage. Clarification regarding possible lay out of single family and multifamily locations as well as discussion regarding the potential to put single family near the neighboring developments. Clarification regarding the potential impact of student generation with application allowance of single-family dwelling units. Clarification regarding having smaller units and setbacks in regards to commercial development, however there is no established master development plan at this time.

Motion to recommend approval by Ms. Spiegel second by Mr. Green (Motion Passes 5/1: Dissenting Labanowski, Absent: Matovina) of MAJMOD 2026-09 Durbin Park, based upon six (6) Findings of Fact, as provided in the Staff Report.

Five Minute Recess Taken

6. MAJMOD 2026-01 Grand Oaks

Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text.

Ex parte communication was disclosed.

Mr. Miller presented details pertaining to the Major Modification request; Justin Dudley presented additional details pertaining to the application with the inclusion of the historical context of the development and how the application can provide a beneficial way forward for the residents and the county.

Agency clarification and discussion regarding signal placement timing. Discussion regarding interconnectivity with 2209.

Public Comment:

- Angela Reeves: Support
- Kim Hoskot: Support
- Steve Marzocca: Support

- David Folkening: Support
- Frank Grillo: Support
- Lisa Kathy: Support
- Frank Stinger: Support

Additional discussion regarding the financial burden for residence and the additional impact if this application is not approved. Discussion regarding the BUILD grant and the impact of the county having funding to seed the BUILD grant request. Discussion regarding use of the school site donated to the district but no further information was gained.

Motion to recommend approval by Mr. Labanowski second by Ms. Spiegel (Motion Passes 6/0: Absent: Matovina) of MAJMOD 2026-01 Grand Oaks, based upon six (6) Findings of Fact, as provided in the Staff Report.

- Staff Reports: Next PZA meeting is October 01, 2026.
- Agency Reports: Recognize staff for their work.
- Meeting Adjourned at 5:38 PM