

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina                      Zach Miller  
Meagan Perkins                    Elvis Pierre  
Dr. William McCormick           Jack Peter  
Dr. Richard Hilsenbeck



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management  
Christine Valliere, Sr. Assistant County Attorney

Thursday, March 17, 2022 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 17, 2022 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order.
- Pledge of Allegiance
- Reading of the Public Notice statement.
- Public Comments.

### AGENCY ITEMS

#### **Presenter - Tony Bargas**

#### **Staff - Evan Walsnovich, Planner**

#### **District 2**

1. **TUP 2022-01 Arbor Mill @ Mill Creek HOA.** Request for a Temporary Use Permit to allow for Food Trucks at the Amenity Center within the Arbor Mills PUD (ORD 2014-11, as amended) pursuant to Section 2.02.05.B.3 of the Land Development Code for a period of five years.

#### **Presenter - Caroline Collins**

#### **Staff - Justin Kelly, Senior Planner**

#### **District 3**

2. **ZVAR 2021-20 Collins RV.** Request for a Zoning Variance to Land Development Code, Section 6.01.03.H.5 to allow for a recreational vehicle to be located within the required Front Yard; specifically located at 230 Pizzaro Road.

#### **Presenter - Joe Bartosch, Owner**

#### **Staff - Marie E Colee, Assistant Program Manager**

#### **District 3**

3. **ZVAR 2022-01 Bartosch AFU.** Request for a Zoning Variance to Section 2.02.04.B.16.d to allow an 840 square foot Accessory Family Unit (AFU) in lieu of the maximum 800 square feet and Section 2.02.04.B.16.f to allow for a mobile home as an AFU on less than two (2) acres.

**Presenter - Karen M. Taylor, Land Planner**

**Staff - Trevor Steven, Planner**

**District 5**

4. **REZ 2021-39 County Road 210 Hotel.** Request to rezone approximately 2.59 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI) to provide for the same zoning district over the entirety of the site, and accommodate the construction of a hotel.

**Presenter - Karen M. Taylor, Land Planner**

**Staff - Saleena Randolph, Planner**

**District 3**

5. **REZ 2021-40 Spanish Forest.** Request to rezone approximately 31.75 acres of land from Residential, Single Family (RS-3) to Workforce Housing (WH) to allow for 106 residential dwelling units, consisting of 52 single family and 54 townhomes. The property is unaddressed and located south of Columbus Street and northeast of the Solomon Calhoun Community Center.

**Presenter - Janice Fleet - Fleet Architects Planners**

**Staff - Jacob Smith, Senior Supervising Planner**

**District 3**

6. **PUD21-09 Bacon Storage (Brinkoff Rd).** Request to rezone approximately 4.9 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 16,000 square feet of neighborhood commercial uses and a RV/Boat Storage facility. The Planning and Zoning Agency previously recommended denial with a vote of 6-0. The Board of County Commissioners remanded this item back to the Planning and Zoning Agency and required the Applicant to hold a community meeting on the project.

**Presenter - Ellen Avery-Smith, Esq. Rogers Towers, P.A.**

**Staff - Teresa Bishop, Planning Division Manager**

**District 2**

7. **PUD 2021-21 Adler Creek.** A request to rezone approximately 734 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 1,682 residential dwelling units, located east of Pacetti Road, west of the future CR 2209, and south of Scaff Road.

- Staff Reports: Next PZA 4/7/22 with 7 items.
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.