

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
Greg Matovina
Henry F. Green
Judy Spiegel

Charles Labanowski
Robert Olson



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor III., Deputy County Attorney

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

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, June 18, 2026 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
- PZA Meeting Minutes for Agency Approval: 06/04/2026
- Public Comments

AGENCY ITEMS

Presenter - Bobbi Erzinger

Staff - Evan Walsnovich, Planner

District 3

1. **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.

Presenter - Amanda Asker

Staff - Marie Colee, Assistant Program Manager

District 3

2. **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.

Presenter - Clell Tatum | Tatum Investment Group, LLC.

Staff - Evan Walsnovich, Planner

District 3

3. **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.

Presenter - Richard Bargfrede

Staff - Marie Colee, Assistant Program Manager

District 3

- 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.

Presenter - Melinda Liddy, Sparrow Holdings LLC

Staff - Patrick Heekin, Planner

District 3

- 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.

Presenter - Gordon Smith | Utility Department

Staff - Evan Walsnovich, Planner

- 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.

- Staff Reports
- 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, 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.