6	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 8, 2026**

FROM: **Evan Walsnovich, Planner** **PHONE:** **904 209-0596**

SUBJECT OR TITLE: **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville**

AGENDA TYPE: **Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with a use-limiting condition.This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. The applicant requested an expedited public hearing before the Board of County Commissioners, and has waived their right to an updated Staff Report. County staff will provide the Board of County Commissioners with a separate document summarizing the events of the PZA hearing as well as their recommendation.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to enact Ordinance 2026-_____, approving REZ 2026-16 Fruit Cove Baptist Church of Jacksonville based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to deny REZ 2026-16 Fruit Cove Baptist Church of Jacksonville based upon five (5) findings of fact as provided in the Staff Report.

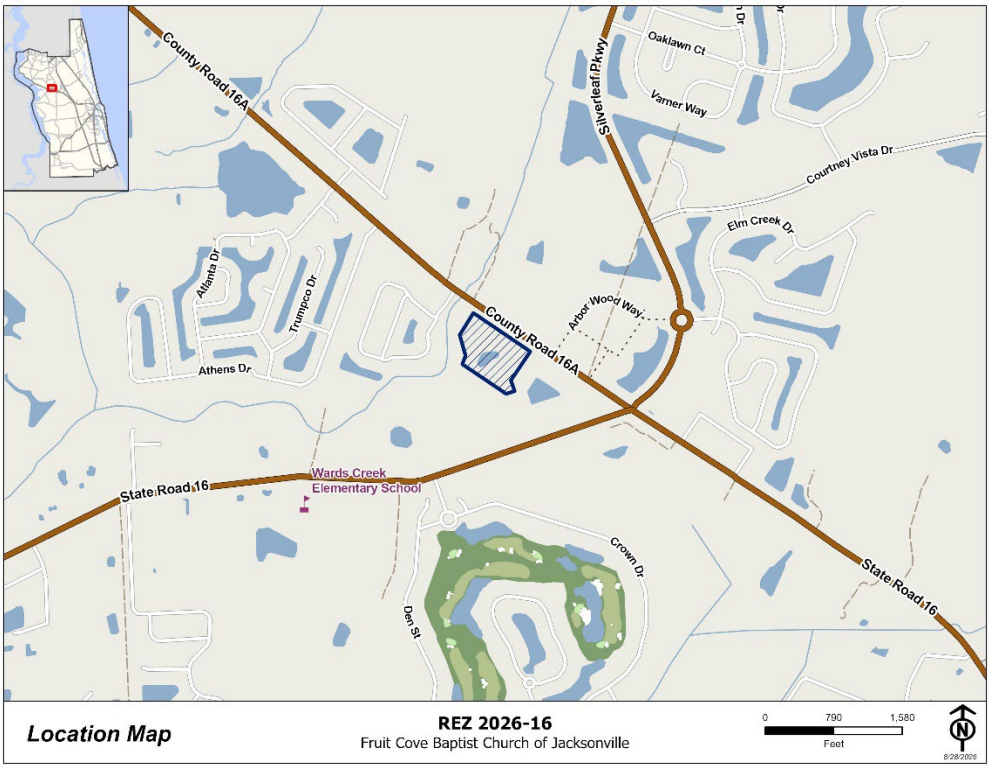
For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: JDD 10/22/2026**

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-16 Fruit Cove
Baptist Church of Jacksonville

To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Evan Walsnovich, Planner
Date:	October 16, 2026
Subject:	**REZ 2026-16 Fruit Cove Baptist Church of Jacksonville,** a request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with conditions.
Applicant:	Casey Dendor, AICP | England-Thims & Miller, Inc.
Property Owner:	Fruit Cove Baptist Church of Jacksonville Florida, Inc.
Hearing Dates:	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners – November 3, 2026
Commissioner District:	District 2

MAP SERIES

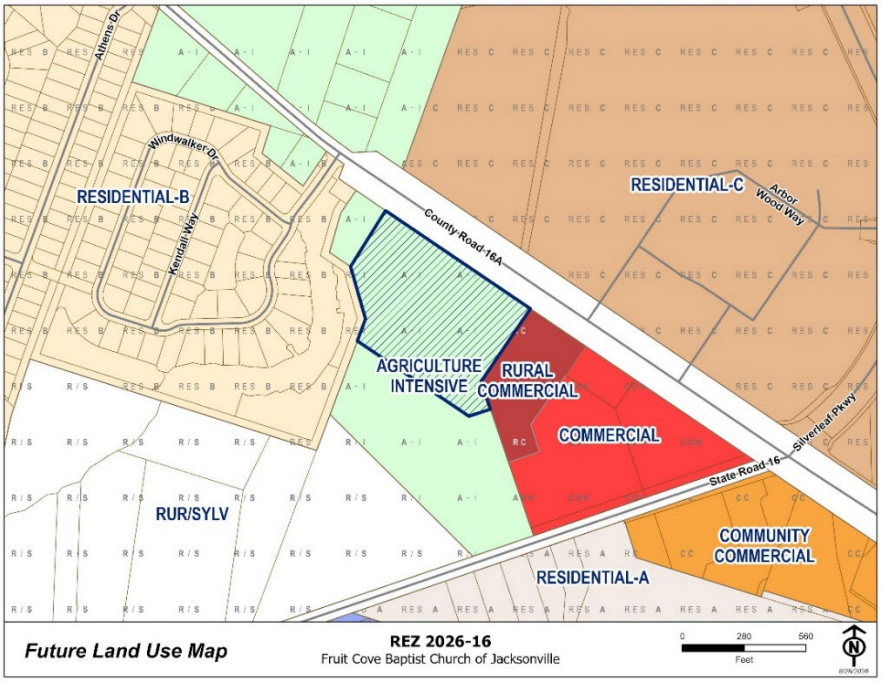
Location: The subject property is located on the south side of County Road 16A and is approximately 0.25 miles northwest of the County Road 16A and State Road 16 intersection.



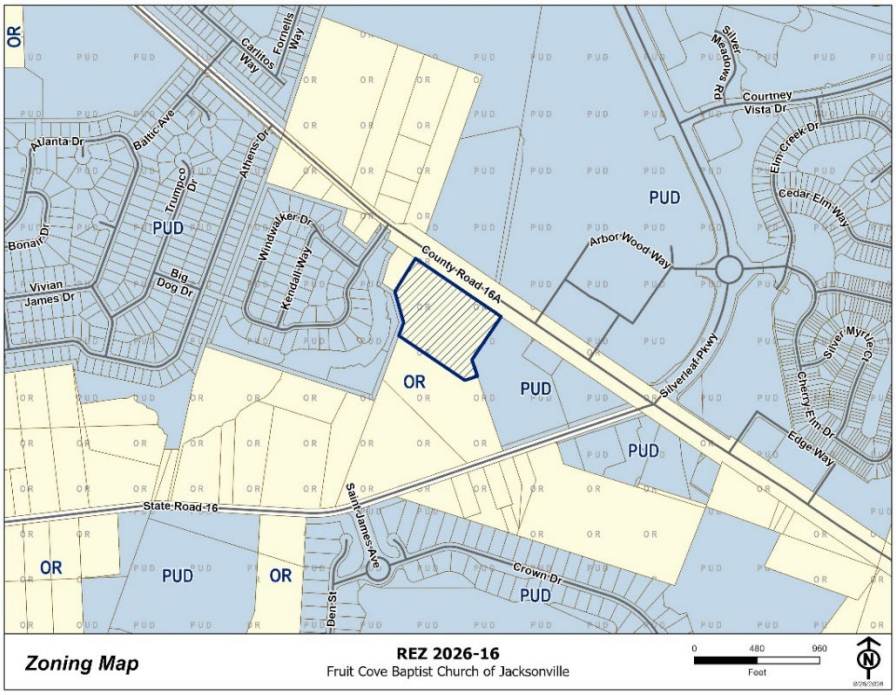
Aerial Imagery: The subject property contains approximately 9.5 acres of land and is currently utilized as a cattle pasture. West of the subject property is the Wards Creek subdivision while a U-Haul storage facility is located to the east. To the north Across County Road 16A, a large commercial shopping development within the Silverleaf PUD is being developed.



Future Land Use: The subject property and several of its surrounding properties have a Future Land Use Map (FLUM) designation of Agricultural-Intensive. Within the vicinity, there are properties that are designated as Rural/Silviculture, Residential-A, Residential-B, Residential-C, Commercial, Rural Commercial, and Community Commercial. A companion application has been provided with this rezoning request that seeks to change the Future Land Use Map designation of the subject property to Community Commercial.



Zoning District: The subject property is currently zoned Open Rural (OR). There are various Planned Unit Developments (PUDs) within the vicinity of the subject property including the Wards Creek PUD (Ord. 2015-56, as amended) to the west, the Bridle Ridge PUD (Ord. 2010-42, as amended) to the east, and the Silverleaf PUD (Ord. 2006-117, as amended) to the northeast. A companion rezoning is proposed with this request.

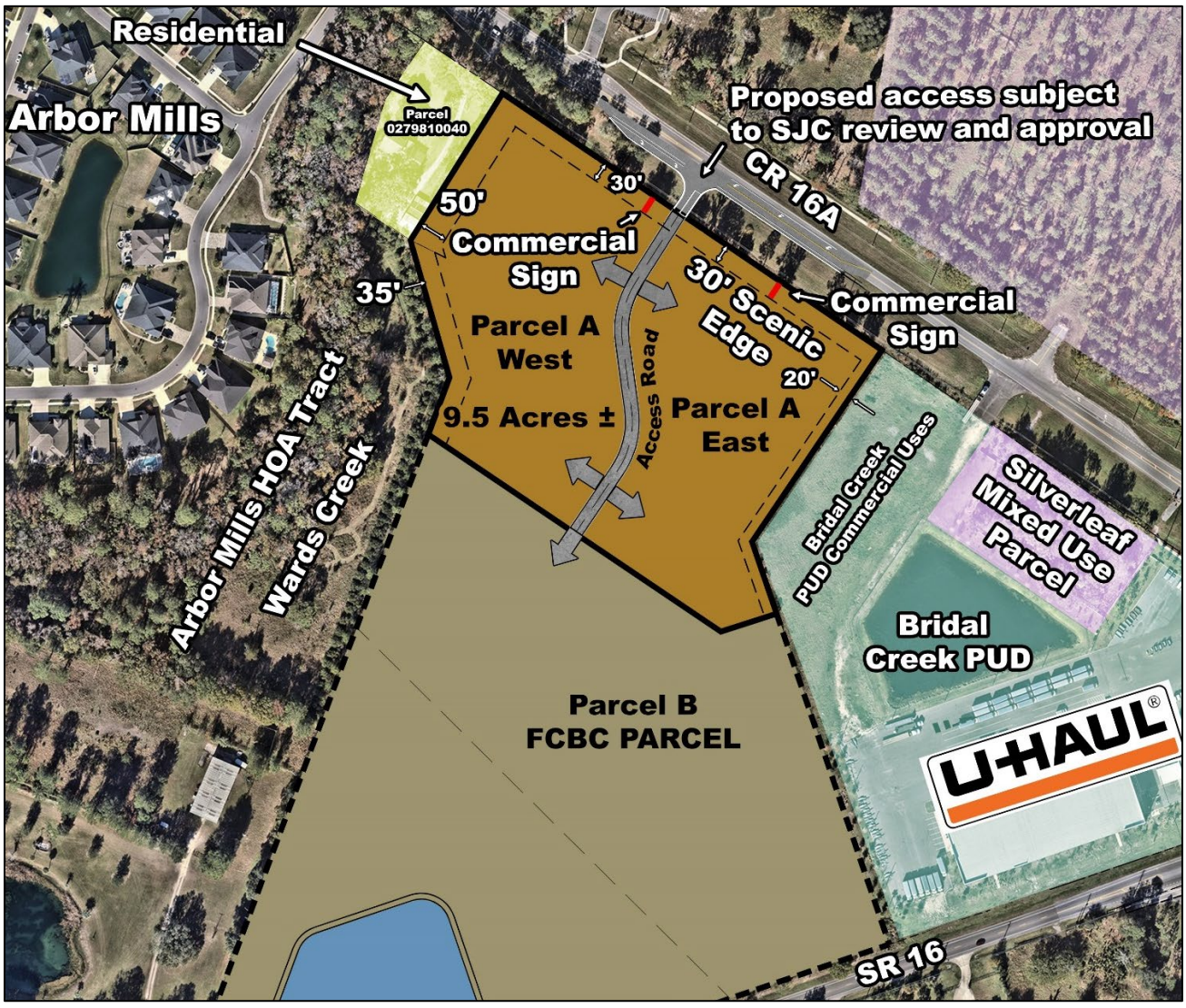


APPLICATION SUMMARY

The applicant seeks to rezone an approximately 9.5-acre portion of the subject property from Open Rural (OR) to Commercial General (CG) with a use-limiting condition to allow for a commercial outparcel along County Road 16A that will coincide with the change to the Future Land Use Map designation proposed by the companion comprehensive plan amendment to Community Commercial (CC).

The applicant contends that the proposed commercial rezoning is a continuation of the existing commercial node located at the intersection of County Road 16A and State Road 16. The full Narrative, provided by the applicant, is included in **Attachment 2 –Supporting Documents**.

Conceptual Site Plan:



Prior to the latest Comprehensive Plan update, rezonings that increase the intensity of a subject property located in the Northwest Sector Overlay District require a Planned Unit Development (PUD) rezoning as opposed to a standard rezoning application. With the changes made to the 2050 Comprehensive Plan, applicants can now rezone properties with the understanding that the Planning and Zoning Agency (PZA) will have final site plan approval at one of their regularly scheduled meetings. The applicant has provided a conceptual site plan that depicts the Development Edges and Scenic Edges required by the Northwest Sector Overlay District. The conceptual plan can be found in **Attachment 2 –Supporting Documents**.

Please note that site plans are not required as part of a Rezoning application. If the rezoning is approved, use of the site and placement of the buildings may differ from the above drawings; and proposed construction plans will need to meet the requirements found in the Land Development Code.

CRITERIA FOR ACTION

Comprehensive Plan, Policy A.1.4.11 (provided in part)

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

a) A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.

b) A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

c) A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.

d) A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

e) A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

f) With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
   1. Permitted uses, structures, and activities allowed within the Future Land Use designation;
   2. Building location, dimension, height, and floor area ratio;
   3. Location and extent of parking, access drives, loading areas, and service areas;
   4. Hours of operation, noise levels, and lighting;
   5. Roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.4.11

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.

2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities result in a public nuisance.

4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

    a. permitted uses, structures, and activities allowed within the Future Land Use designation;

    b. building location, dimension, height, and floor area ratio;

    c. location and extent of parking, access drives, loading areas, and service areas;

    d. hours of operation, noise levels, and lighting;

    e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Comprehensive Plan Policy A.2.1.1.(c)

New development or rezoning, which increases the potential density and/or intensity of the sites within the Northwest Sector, shall be submitted and reviewed pursuant to the planned unit development process/standards as provided in the LDC or site plan approval by the PZA, the Northwest Sector Overlay Map and the goals, objectives, and policies contained herein.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review: This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from

competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating. As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #027981-0000, as well as the current primary fire station location at 235 Murabella Pkwy. and creditable water supply, ISO would assign a rating of Class 3.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Planning and Zoning Division Review: The subject property is currently zoned Open Rural (OR). This zoning district only allows for Agricultural, Cultural/Institutional, low-density residential, and other similar uses. The applicant is proposing to rezone the subject property to Commercial General (CG) with a use-limiting condition that will prohibit certain uses to help mitigate potential nuisances and impacts to the residential communities established along County Road 16A. The following uses are proposed to be prohibited on the entire 9.5-acre commercial area:

- Billiards and Pool Parlors
- Bed and Breakfast (max. 10 units)
- Mini Warehouse / Personal Property
- Recreational Vehicle / Boat Storage
- Brewpub
- Microbrewery
- Psychics, Astrologists, Palmists (Ord. 98-18)
- Community Marinas
- Outdoor Storage
- Bail Bonds & Bail Bond Agencies

- Treatment Facilities with Housing
- Package Liquor Sales
- On-site Liquor Consumption

The following commercial uses will only be limited to the eastern portion of the subject property, labeled as Parcel A (East) on the map below, which is adjacent to the existing non-residential uses located within the Bridle Ridge PUD.

- Gas Stations
- Car Wash Facilities
- Tire Sales and Service
- Oil Change Facilities

Figure 1: Parcel A (East and West) Map



Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is bordered on the west by a single-family residential homesite and a subdivision, while on the eastern side there is a commercial storage facility. Since this application is only meant to rezone a portion of the subject property, the rest of the site has been included in **Figure 1** as the adjacent property to the south.

Figure 2: Compatibility Analysis

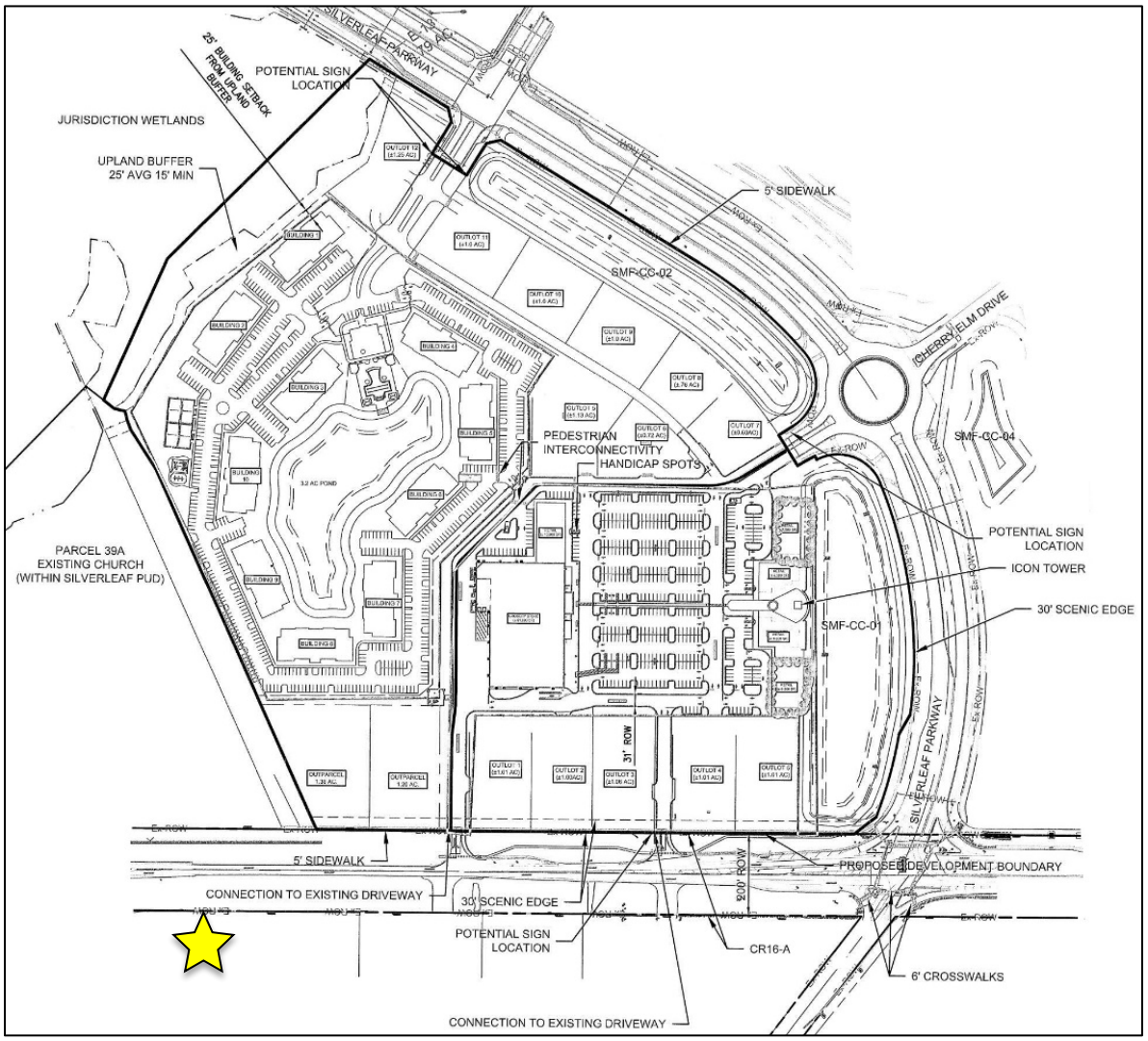
Criteria	Subject Property (Proposed)	East	South	West	North (across CR 16A)
Current / Proposed Zoning	OR	Bridle Ridge PUD	Open Rural	Open Rural and Wards Creek PUD	Silverleaf PUD
FLUM	Community Commercial (CC)	Rural Commercial	Agricultural-Intensive	Agricultural-Intensive and Residential-B	Residential-C
Current / Proposed Use	Commercial/Retail	Storage Facility	Agricultural	Residential	Vacant Commercial

Figure 3: Compatibility Map



Planning staff notes that the subject property appears to be located in a defined commercial node that is located in the area of the County 16A/State Road 16/Silverleaf Parkway intersection. The Bridle Ridge PUD is located on the adjacent property to the east. This PUD was approved in 2021, allowing a maximum of 155,000 SF of high-intensity commercial uses. That site is currently improved with a U-Haul self-storage facility. The Mill Creek Hardware PUD is located east on the south side of State Road 16, allowing a maximum of 45,000 SF of commercial uses. Commercial use areas of the Silverleaf PUD are located directly north of the subject property across County Road 16A. A commercial shopping center recently received construction plan approval in this location that will include eight (8) commercial outparcels fronting County Road 16A and a 61,000-square-foot anchor grocery store. The subject property subject to this request has been denoted with a yellow star on the MDP Map provided for context.

Silverleaf Retail Marketplace MDP Map (PUD Drawing Book 54 Pages 29-30)



Staff notes that there have been two (2) previously proposed residential projects on the subject property, both of which received significant public opposition and were ultimately denied by the Board of County Commissioners. The first project, Wade's Creek [PUD 2021-24], proposed a maximum of 115 single-family residential units with a companion FLUM change to the Residential-C designation [CPA(SS) 2021-26] . The second project, Preserve at Wards Creek [PUD 2023-18], proposed a maximum of 288 multifamily apartments meeting requirements for Affordable Housing with a companion FLUM change to Residential-D [CPA(SS) 2023-09]. In 2022 and 2024, concerns were raised by the public and the Board of County Commissioners regarding the potential traffic impacts of these two projects on County Road 16A and State Road 16. Despite the inclusion of proposed concurrency payments for the residential developments, both applications were ultimately denied during their respective public hearings before the Board of County Commissioners on July 17, 2022, and May 7, 2024.

Figure 4 (below) depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed rezoning classification of Commercial General (CG) with a use-limiting condition.

Figure 4: Zoning Designation Allowable Use Comparison

Permitted Use Categories	CG (proposed)	OR (current)
Residential	X *	X
Agricultural		X **
Cultural / Institutional	X	X
Neighborhood Business	X	
General Business	X	
Mining & Extraction		X
Office & Professional	X	
Outdoor / Passive		X
Neighborhood Public Service	X	X
General Public Service	X	
Solid Waste & Correctional Facilities		X ***

* = single family or two-family dwelling unit permitted as an accessory to the commercial use and for occupancy by owners/employees (LDC 2.02.04.C.2)
** = when not incompatible with the surrounding area [Comp Plan Policy A.1.13.1(p)]
*** = when not incompatible with the surrounding area and subject to Policy A.1.11.9 [Comp Plan Policy A.1.13.1(p)]

Figure 5 depicts the development standards required within the current zoning classification of OR in comparison to the proposed standards allowed in the rezoning classification of CG with a use-limiting condition.

Figure 5: Designation Development Standards Comparison

Development Standard	CG (proposed)	OR - Single Family or Mobile Home (current)	OR – All Other Uses (current)
Minimum Lot Width:	N/A	100 ft	100 ft
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	150% **	150% **
Maximum Impervious Surface Ratio (ISR):	70%	70%	75%
Minimum Setbacks:	Front: 15 ft Side: 5 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft
Maximum Height of Structures:	40-60 ft * +	35 ft	None +

* = the structure may exceed the prescribed maximum height of 40 feet; A 5 feet additional setback shall be required for each 5 feet of structure height above the prescribed maximum height up to a maximum increase of 20 feet (LDC Table 6.01)
** = per Mixed Use District FLUM
+ = maximum height of structure is 35 feet unless protected with an automatic sprinkler (LDC Table 6.01)

NORTHWEST SECTOR COMMUNITY MEETING

The applicant conducted the required Northwest Sector Community Meeting at Mill Creek Academy on Wednesday, September 23, 2026. County staff was in attendance, and the meeting was properly noticed. The project was presented to approximately 7 attendees, not including county staff. Ellen Avery-Smith of Roger Towers and Casey Dendor and Jessica Pierdhita of ETM led the meeting, presenting maps of proposed Zoning and Land Use changes and a preliminary site plan with access via County Road 16A. The Fruit Cove Baptist Church purchased the property to develop a new church and recreational facilities in this part of the county, aiming to replicate their current location near State Road 13 South, adjacent to commercial areas. Residents from Arbor Mill at Mill Creek voiced concerns about increased traffic, noise, and light pollution due to commercial activity along County Road 16A, referencing impacts from the nearby U-Haul facility. They inquired about the church's role in managing the commercial outparcel and its future uses. The Community Meeting packet, provided by the applicant, is included in **Attachment 3 - Northwest Sector Community Meeting Documents**.

PLANNING AND ZONING AGENCY MEETING

This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. A motion recommending approval was offered by Member Matovina and seconded by Member Perkins. That motion passed unanimously, 7-0. There was discussion between the Agency and the applicant team regarding the schedule of development for the subject property which included the majority of the parcel that is not being rezoned. The applicant believes that the property owner's plan is to develop the church first followed by expanded their services at that location.

Concerned members of the nearby residential community have concerns about the impact that this will have on their homes and the local wildlife. The applicant spoke to how the wildlife that they are concerned about would be located on the Arbor Mill conservation area not the subject property, which is currently utilized as a cattle pasture. The applicant's provided environmental report has been included in **Attachment 2 - Supporting Documents** for CPA(SS) 2026-08 Fruit Cove Baptist Church.

CORRESPONDENCE/PHONE CALLS

County staff has received one letter of opposition and has included this in **Attachment 4 – Correspondence**. Additionally, staff has been included on emails between concerned neighbors and the applicant team.

FINDINGS/ACTION

Staff offers four (4) findings of fact to support a motion to recommend approval or five (5) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents
3. NW Sector Community Meeting Documents
4. Correspondence

PROPOSED FINDINGS OF FACT
REZ 2026-16 Fruit Cove Baptist Church of Jacksonville

APPROVE	DENY
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial, General (CG) with conditions** is consistent with the Comprehensive Plan, in that: a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13) c) The proposed project is consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.	2. The rezoning to **Commercial, General (CG) with conditions** is not consistent with the Comprehensive Plan, in that: a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.13) c) The proposed project is not consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial, General (CG) with conditions** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Commercial, General (CG) with conditions** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial, General (CG) with conditions** is consistent with the land uses allowed in the land use designation of **Community Commercial (CC)** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Commercial, General (CG) with conditions** is not consistent with the land uses allowed in the land use designation of **Community Commercial (CC)** as depicted on the 2050 Future Land Use Map.
	5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NUMBER: 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated July 10, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.

2. The rezoning to **Commercial, General (CG) with conditions** is consistent with the Comprehensive Plan, in that:

   (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11)

   (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13)

   (c) The proposed project is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan.

3. The rezoning to **Commercial, General (CG) with conditions** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Commercial, General (CG) with conditions** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed-Use District (MD), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-16 Fruit Cove Baptist Church of Jacksonville** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Residential, Commercial, General (CG) with conditions.

SECTION 3. Development of the land shall be subject to the following conditions:

1. The following uses will be prohibited on the entire subject property:

   - Billiards and Pool Parlors
   - Bed and Breakfast (max. 10 units)
   - Mini Warehouse / Personal Property
   - Recreational Vehicle / Boat Storage
   - Brewpub
   - Microbrewery
   - Psychics, Astrologists, Palmists (Ord. 98-18)
   - Community Marinas
   - Outdoor Storage
   - Bail Bonds & Bail Bond Agencies
   - Treatment Facilities with Housing
   - Package Liquor Sales
   - On-site Liquor Consumption

2. The following uses will only be limited to the eastern portion of the subject property, labeled as Parcel A (East) on the site plan recorded as Exhibit "B":

   - Gas Stations
   - Car Wash Facilities
   - Tire Sales and Service
   - Oil Change Facilities

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 7. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

EFFECTIVE DATE:
_____

Exhibit A

ETM SURVEYING & MAPPING
14775 Old St. Augustine Road, Jacksonville, Florida 32258
etminc.com | 904.642.8550

June 8, 2026

Work Order No. 26-001.00
File No. 131H-04.00A

Zoning Parcel

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 6013, page 103, of the Public Records of said county, being more particularly described as follows:

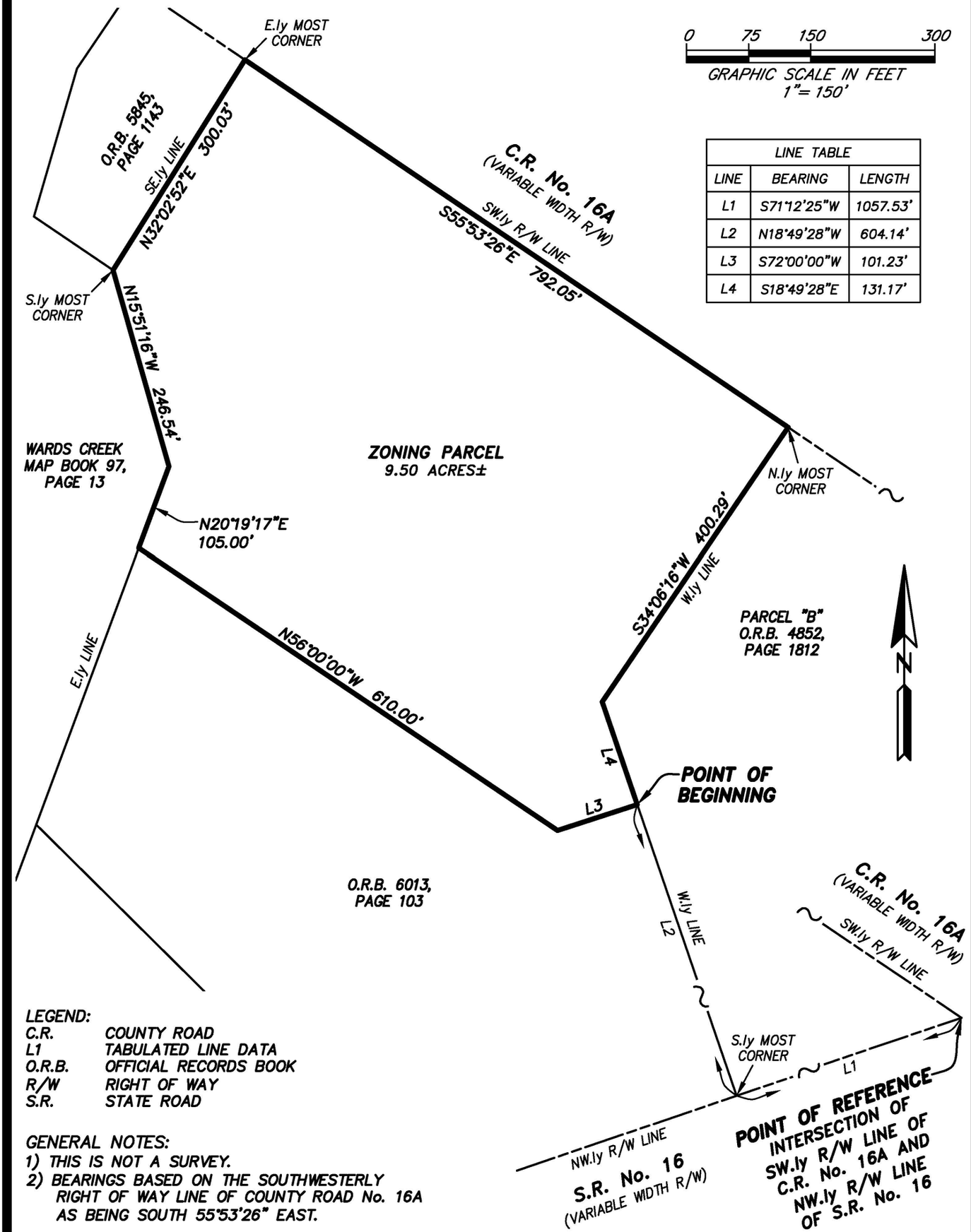
For a Point of Reference, commence at the intersection of the Southwesterly right of way line of County Road No. 16A and the Northwesterly right of way line of State Road No. 16, both variable width rights of way as presently established; thence South 71°12'25" West, along said Northwesterly right of way line, 1057.53 feet to the Southerly most corner of Parcel "B", as described and recorded in Official Records Book 4852, page 1812, of said Public Records; thence North 18°49'28" West, departing said Northwesterly right of way line and along the Westerly line of said Parcel "B", 604.14 feet to the Point of Beginning.

From said Point of Beginning, thence South 72°00'00" West, departing said Westerly line of Parcel "B", 101.23 feet; thence North 56°00'00" West, 610.00 feet to a point lying on the Easterly line of Wards Creek, a plat recorded in Map Book 97, page 13, of said Public Records; thence North 20°19'17" East, along said Easterly line, 105.00 feet; thence North 15°51'16" West, continuing along said Easterly line, 246.54 feet to the Southerly most corner of those lands described and recorded in Official Records Book 5845, page 1143, of said Public Records; thence North 32°02'52" East, departing said Easterly line and along the Southeasterly line of said Official Records Book 5845, page 1143, a distance of 300.03 feet to the Easterly most corner thereof, said corner lying on said Southwesterly right of way line of County Road No. 16A; thence South 55°53'26" East, along said Southwesterly right of way line, 792.05 feet to the Northerly most corner of said Parcel "B"; thence South 34°06'16" West, departing said Southwesterly right of way line and along said Westerly line of Parcel "B", 400.29 feet; thence South 18°49'28" East, continuing along said Westerly line, 131.17 feet to the Point of Beginning.

Containing 9.50 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6013, PAGE 103, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°12'25"W	1057.53'
L2	N18°49'28"W	604.14'
L3	S72°00'00"W	101.23'
L4	S18°49'28"E	131.17'

LEGEND:

C.R.	COUNTY ROAD
L1	TABULATED LINE DATA
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
S.R.	STATE ROAD

GENERAL NOTES:

1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 16A AS BEING SOUTH 55°53'26" EAST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM SURVEYING & MAPPING

Trusted Advisors, Creating Community®

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8550
www.etminc.com
Certificate of Authorization No: LB 3624

ANDREW OLOF KNUPPEL License Number 6511 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Andrew O Knuppel

SCALE: 1"=150'

DATE: JUNE 8, 2026

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6511

ORDER NO.: 26-001.00 FILE NO.: 131H-04.00A DRAWN BY: BAC CAD FILE: I:\Survey\RMAproj\Silverleaf\Sketches\Silverleaf FCB Zoning Parcel.dwg

Exhibit B: Site Plan



END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Rezoning

Date 7.10.2026 Property Tax ID No 027981-0000

Project Name Fruit Cove Baptist Church of Jacksonville

Property Owner(s) Fruit Cove Baptist Church of Jacksonville Florida Inc Phone Number

Address 501 State Road 13 Fax Number

City SAINT JOHNS State FL Zip Code 32259 e-mail

Are there any owners not listed? ☐ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative England Thims &Miller Inc; Attn: Casey Dendor Phone Number --

Address 14775 Old. St. Augustine Rd Fax Number

City Jacksonville State FL Zip Code 32258 e-mail dendorc@etminc.com

Property Location 6351 County Road 16A St Augustine FL 32092

Major Access County Road 16A Size of Property 9.5 Cleared Acres (if applicable) 0

Zoning Class OR No. of lots (if applicable) 0 Overlay District (if applicable)

Water & Sewer Provider SJCUD Future Land Use Designation A-I

Present Use of Property Vacant Land Proposed Bldg. S.F. 0

Project Description (use separate sheet if necessary)

This request is to rezone the property located at 6351 County Road 16A from Open Rural (OR) to Commercial General (CG). The rezoning application is a companion to a Small Scale Comprehensive Plan Amendment (SSCPA) and associated Text Amendment to amend the Future Land Use designation from Agriculture (A-I) to Community Commercial (CC).

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: CPA(SS) 2026-08

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Casey Dendor, AICP

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

October 1, 2026

RE: Fruit Cove Baptist Church – Northwest Sector Community Meeting Follow Up

As a follow-up to the Northwest Sector Community Public Participation Meeting held on September 23, 2026, regarding the proposed Small-Scale Comprehensive Plan Amendment and Rezoning for the Fruit Cove Baptist Church property, the Applicant team committed to reviewing with the Church the uses permitted within the proposed Community Commercial future land use designation and Commercial General (CG) zoning district.

During the Community Meeting, several community members requested greater clarity regarding the type of commercial uses that could be developed on the property and whether the church would be willing to restrict certain otherwise allowable uses. Following the meeting, the Church reviewed the list of uses permitted within the Commercial General (CG) zoning district when considered in conjunction with the Community Commercial future land use designation.

The Church reviewed the permitted uses identified in Table 2.03.01 of the St. Johns County Land Development Code. The uses listed below are proposed to be prohibited by the Applicant in response to the discussion at the community meeting and are intended to provide additional certainty regarding the types of uses envisioned for the property by identifying those uses the Church has determined would not be compatible with its long-term vision for the site.

The uses listed below are those the Church is willing to prohibit on the subject property:

- Billiards and Pool Parlors
- Bed and Breakfast (max. 10 units)
- Mini Warehouse / Personal Property
- Recreational Vehicle / Boat Storage
- Brewpub
- Microbrewery
- Psychics, Astrologists, Palmists (Ord. 98-18)
- Community Marinas
- Outdoor Storage
- Bail Bonds & Bail Bond Agencies
- Treatment Facilities with Housing
- Package Liquor Sales
- On-site Liquor Consumption

The following uses shall be limited to the eastern portion of the property labeled as Parcel A – East on the attached site plan, adjacent to the existing non-residential uses, and shall not be permitted within the western portion of the property:

- Gas Stations
- Car Wash Facilities
- Tire Sales and Service
- Oil Change Facilities

Residential

Arbor Mills

Parcel
0279810040

Proposed access subject
to SJC review and approval

CR 16A

Silverleaf Master Plan

30'

50'

Commercial
Sign

35'

Parcel A
West

9.5 Acres ±

Access Road

30' Scenic
Edge

Commercial
Sign

20'

Parcel A
East

Arbor Mills HOA Tract

Wards Creek

Bridle Creek
PUD Commercial Uses

Silverleaf
Mixed Use
Parcel

Bridle
Creek PUD

Parcel B
FCBC PARCEL

U-HAUL®

TURNER HOME

ACE
Hardware

SR 16

Mill Creek PUD

July 13, 2026

VIA Email: LockwoodS@etminc.com

Scott Jordan Lockwood, P.E.
ETM – England, Thims & Miller, Inc.
14775 Old St Augustine Road
Jacksonville, FL 32258

RE: Water & Sewer Availability
Fruit Cove Baptist Commercial CR 16A – Rev 1 **PIN(s): 027981 0000**

Mr. Lockwood:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 100,000 square foot commercial space with a total anticipated water demand of 15,000 gallons per day (gpd) and wastewater flow of 12,000 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service can be provided by the NW Water Treatment Plant (WTP) with connection to the existing 16-inch water main along CR 16A. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. See specific conditions section below.

Point of Connection - Wastewater:
The wastewater capacity can be provided by the NW Water Reclamation Facility (WRF) with connection to the existing 10-inch force main along SR 16.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) pursuant to County Ordinance 2026-07, and will have one of the following requirements:

1. If the project will have a landscaped irrigable area less than two (2) acres at buildout, the development will qualify for an exemption for reclaimed water connections pursuant to County Ordinance 2026-07 and shall utilize an alternative water source for irrigation that is separate from the potable water distribution system.

2. If the project will have landscaped irrigable area larger than two (2) acres at buildout, the development shall install reclaimed water facilities for irrigation with provisions for temporary

supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, and shall be coordinated during design with SJCUD staff.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

3. The availability of capacity will expire 180 days from the date of this letter on **January 9, 2027**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2026-07.

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app here.

5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

1. To ensure adequate water capacity, Developer shall loop the water main through the project from CR 16A to SR 16. In addition, Developer must install a 16-inch water main along SR 16 between Ace Hardware and the King and the Bear.

2. SJCUD will require a 10-foot wide easement along the frontage of SR 16 located outside of the right-of-way reservation for future extension along this corridor.

3. The development is located along a water, wastewater, and/or reuse transmission corridor and is required to install main sizes specified by SJCUD. The developer may qualify for unit connection fee reimbursement for some or all of the transmission corridor improvements.

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
St. Johns County Utility Department

ATTACHMENT 3
Northwest Sector
Community Meeting
Documents

St. Johns County Growth Management Department
Planning & Zoning Section
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: 904 209-0675 | Fax: 904 209-0576 | E-mail: plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 9-24-2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number(s) CPA(SS) 2026-08; REZ 2026-16 for a Community Meeting held on September 23rd, 2026. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
☑ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	9-08-26 CLD
☑ Sign(s) Posted 15 days prior to scheduled meeting	9-08-26 CLD
☑ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	9-08-26 CLD
☑ Signs posted at location meeting	9-23-26 CLD
☐ Flyers posted within Northwest sector *(optional)*	

Applicant Signature: _____ Date: 9-24-2026

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of September, 2026

By Casey Dendor (name of person acknowledging).

_____
Notary Signature

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
SHARLENE LEE WOLTERMAN
MY COMMISSION # HH 747845
EXPIRES: February 2, 2030

Sharlene L Wolterman
Name of Notary *(Typed, Printed, or Stamped)*

Personally Known ✓ OR Produced Identification ___

Type of Identification Produced _____

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

September 29, 2026

Evan Walsnovich
Growth Management Department
Planning & Zoning Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway | St. Augustine, FL 32084

RE: Northwest Sector Community Meeting
Fruit Cover Baptist Church – CPA 2026-08 and REZ 2026-16
ETM No. 01-118-04 FCBC

On Wednesday September 23, 2026, at 6:00 PM England-Thims and Miller (ETM), on behalf of the applicant, Fruit Cove Baptist Church of Jacksonville, hosted a Northwest Sector community public participation meeting at Mill Creek Academy. The meeting was noticed in accordance with Development Review Manual Section 33 in the form of mail-outs, NBR notification, newspaper advertisement, and sign postings.

In addition to the Applicant team, public attendance included, but not limited to, Evan Walsnovich, St. Johns County Planner; Chuck Labanowski, PZA member; and other members of the public. A copy of the sign-in sheet is attached.

The meeting was held in the school cafeteria, with map exhibits laid out on the tables to promote a conversational setting and allow attendees to review the property, surrounding development pattern, and proposed application area. The project was presented by Casey Dendor, ETM, and Ellen Avery-Smith, the land use attorney.

A PowerPoint presentation was provided to outline the proposed Small-Scale Comprehensive Plan Amendment and rezoning application and to guide the discussion. The community meeting focused on the following topics: (1) the proposed change in future land use designation from Agricultural to Community Commercial; (2) the proposed rezoning from Open Rural to Commercial General; (3) the location of the proposed commercial area within the existing and planned commercial node along the intersection of SR 16 and CR 16A; (4) compatibility with adjacent residential neighborhoods, including the enhanced 50-foot western development edge and existing vegetated and wetland separation; (5) the church's long-term vision for the property and future church campus; (6) the types of commercial uses that could be permitted and the church's intent to identify prohibited uses; (7) traffic, access, turn lanes, speeding, and existing roadway conditions along CR 16A; and (8) lighting requirements, noise, hours of operation, and other potential operational impacts associated with future commercial development and the future church operations.

A significant portion of the community discussion focused on providing greater clarity regarding the specific uses that may be develop on the property and the level of control the church would retain if commercial parcels were leased or sold. The meeting concluded with the Applicant team agreeing to review the permitted-use list with the church and identify uses that could be prohibited or otherwise restricted. A copy of the PowerPoint presentation including the maps shared during the meeting is attached.

Those attending the public participation meeting asked questions and made statements regarding the following subjects:

- Greater clarity on what the church intends to develop on the commercial portion of the property.

- Whether the church would retain ownership, ground lease, or sell the commercial parcels.
- How the church would control future uses if ownership changed and whether certain uses could be prohibited through deed restrictions or similar limitations.
- Requested additional information on the uses permitted under the proposed Community Commercial future land use and Commercial General zoning.
- The location of the commercial area along CR 16A and whether it would be more appropriate closer to SR 16 and the existing commercial development.
- Concerns about additional traffic, existing congestion, speeding, and school bus stop safety along CR 16A, particularly during peak travel times.
- Weather turn lanes, access improvements, traffic signals, or other roadway improvements would be required as the property develops.
- Concerns regarding wildlife and environmental impacts associated with development of the site.
- Concerns regarding lighting, noise, hours of operation, and early-morning service activities, particularly for homes adjoining or near the site.
- Weather the proposed buffers and development edges would provide sufficient separation and compatibility with the nearby Arbor Mill neighborhood.
- How the proposed commercial development would relate to the church's broader plans for a sanctuary, school, recreation facilities, and ball fields.

Please note that this letter is a summary of the meeting held on September 23, 2026. Should County require additional information or have any questions regarding the contents of this letter please do not hesitate to contact this office utilizing the contact information below.

Thank you,
ENGLAND-THIMS & MILLER, INC.



_____

Jessica Piedrahita, AICP
Planner
(904) 642-8990
piedrahitaj@etminc.com

Attached: Attendance Sign-In Sheet
Power Point Presentation (PDF)
Meeting Notice Posting

ATTACHMENT 4
CORRESPONDENCE

Outlook

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From MARK HANGS <mhangs@msn.com>
Date Thu 10/1/2026 1:07 PM
To Jessica Piedrahita <PiedrahitaJ@etminc.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Jessica:

If you eliminate on premises liquor sales, we will not be able to get any type of sit-down restaurants which is an attraction to residents. Totally favor a ban on liquor stores as the area already has too many along with the balance of your No list.

As far as further restrictions, I would include the entire list that you have listed as potential, don't need oil change, tire shops, another gas station or car washes.

My take.

Regards

Mark Hangs
909.938.6613
mhangs@msn.com

From: Jessica Piedrahita <PiedrahitaJ@etminc.com>
Sent: Thursday, 01 October 2026 11:04:48
To: rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Subject: Fruit Cove Baptist Church Property – Meeting Follow-Up

Hello,

Thank you again for attending the Northwest Sector Community Meeting for the Fruit Cove Baptist Church property and for taking the time to provide your feedback.

As a follow-up to the discussion at the meeting, we have since coordinated with the Church to obtain additional clarification regarding the uses they would be willing to prohibit on the property. Based on comments received during the community meeting, we have prepared the attached list of proposed prohibited uses.

We appreciate your participation in the community meeting and the feedback provided as we continue to work through the proposed application.

Thank you again for your time and participation!

ETM
ENGLAND-THIMS & MILLER
JACKSONVILLE BUSINESS JOURNAL
#1 Best Place to Work 2024 & 2025

Jessica Piedrahita, AICP
Planner
PiedrahitaJ@etminc.com

office: 904.470.3901
etminc.com
Career Opportunities

Outlook

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From SCOTT CRAIG <sjcsgt05@hotmail.com>
Date Thu 10/1/2026 5:27 PM
To Jessica Piedrahita <PiedrahitaJ@etminc.com>; MARK HANGS <mhangs@msn.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Hi Jessica,
Can you also express to the church that if a restaurant is permitted then a restriction regarding outdoor music/live musical performances should be attached due to the close proximity to the residences adjacent to the property.
Thank you,
Scott Craig

Get Outlook for iOS

From: Jessica Piedrahita <PiedrahitaJ@etminc.com>
Sent: Thursday, 01 October 2026 15:51:36
To: MARK HANGS <mhangs@msn.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Subject: RE: Fruit Cove Baptist Church Property – Meeting Follow-Up

Hi Mark,
Thank you for your feedback. We will share your comments with the Church.

Regarding restaurants, establishments with bona fide alcohol sales (i.e., beer and wine) for on-premises consumption would still be allowed. The restriction is intended to apply to restaurants that offer liquor for on-premises consumption (i.e., restaurants with a full service liquor bar), as well as establishments engaged in package liquor sales, as previously mentioned.

The intent is to allow restaurants to serve the area while also addressing residents' concerns regarding liquor sales.

Let us know if you have any additional questions. Hope this helps clarify.

Have a great night!

Jessica Piedrahita, AICP Planner
PiedrahitaJ@etminc.com | office: 904.470.3901
England-Thims & Miller, Inc. | Career Opportunities

From: MARK HANGS <mhangs@msn.com>
Sent: Thursday, October 1, 2026 1:08 PM
To: Jessica Piedrahita <PiedrahitaJ@etminc.com>; rsrichardson84@gmail.com; clmcgyver@aol.com; support@op2work.com; sjcsgt05@hotmail.com; meghan.craig1@gmail.com; sizemoresolutions@earthlink.net; charles.j.sizemore@gmail.com; deparis53@icloud.com; matt_henry@comcast.net
Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Subject: Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

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Regards

Mark Hangs
909.938.6613
mhangs@msn.com

From: Jessica Piedrahita <PiedrahitaJ@etminc.com>
Sent: Thursday, 01 October 2026 11:04:48

To: rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Subject: Fruit Cove Baptist Church Property – Meeting Follow-Up

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Thank you again for your time and participation!

ENGLAND-THIMS & MILLER

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Jessica Piedrahita, AICP
Planner
PiedrahitaJ@etminc.com

office: 904.470.3901
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Career Opportunities

CAUTION: This email originated from outside of ETM. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Outlook

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From Sylvie Durand-Wilder <deparis53@icloud.com>
Date Thu 10/1/2026 5:30 PM
To Jessica Piedrahita <PiedrahitaJ@etminc.com>
Cc rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; matt_henry@comcast.net <matt_henry@comcast.net>; Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

2 attachments (5 MB)
Community Meeting Follow Up Letter.pdf; CR16 and SR 16 A FCBC Site Plan 2026-10-1.pdf;

Jessica,

Thank you for holding the meeting. Like Mark, I do not agree with the list of tenants that the Church would agree to have. We certainly do not need another gas pump. No oil change station or tire store—these would be an eyesore and too close to a residential enclave. A restaurant or coffee shop would be welcome. Please relay this information to the Church.

Thank you.

Sylvie

> On Oct 1, 2026, at 11:04 AM, Jessica Piedrahita <PiedrahitaJ@etminc.com> wrote:
>
> Hello,
>
> Thank you again for attending the Northwest Sector Community Meeting for the Fruit Cove Baptist Church property and for taking the time to provide your feedback.
>
> As a follow-up to the discussion at the meeting, we have since coordinated with the Church to obtain additional clarification regarding the uses they would be willing to prohibit on the property. Based on comments received during the community meeting, we have prepared the attached list of proposed prohibited uses.
>
> We appreciate your participation in the community meeting and the feedback provided as we continue to work through the proposed application.
>
> Thank you again for your time and participation!

ENGLAND-THIMS & MILLER

JACKSONVILLE BUSINESS JOURNAL

#1 Best Place to Work 2024 & 2025

Jessica Piedrahita, AICP
Planner
PiedrahitaJ@etminc.com

office: 904.470.3901
etminc.com
Career Opportunities

Outlook

Public comment OPPOSING CPA(SS) 2026-08 and REZ 2026-16, 6351 County Road 16A – please include in the record

From Vivian Hernandez <vivian@op2work.com>
Date Thu 10/15/2026 12:49 AM
To FAXPLANDEPT <plandept@sjcfl.us>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Cc Ernest Hernandez <ernhern3@gmail.com>

3 attachments (21 MB)

Wildlife of the Patch.pptx; Comment Form - REZ 2026-16 - Vivian Hernandez.jpg; Comment Form - CPA(SS) 2026-08 - Ernest Hernandez.jpg;

Good morning,

Please include this email, the two attached signed comment forms, and our attached slide deck, **"Wildlife of the Patch,"** in the public record for **CPA(SS) 2026-08** (Fruit Cove Baptist Church of Jacksonville) and the companion rezoning **REZ 2026-16**, for both the Planning and Zoning Agency hearing on **Thursday, October 15, 2026 at 1:30 p.m.** and the Board of County Commissioners hearing on **November 3, 2026**. We plan to present the deck during public comment at the PZA hearing.

Our position

We own and live in the home directly behind 6351 County Road 16A. We **oppose** the change from Agricultural-Intensive to Community Commercial and the companion rezoning, and respectfully ask the Agency to **recommend denial**. We are not against the church; this community welcomed its purchase of the land. Community Commercial use simply does not fit this site.

Facts in opposition

1. **Not compatible (Comp Plan Policy A.1.3.11).** Community Commercial is the County's sub-regional commercial category. It would place a public parking lot and loading area at our back fence, active up to 18 hours a day, with no buffer yet required, next to homes and the neighborhood's conservation easement. Policy A.1.3.11 requires uses to co-exist "in a stable fashion over time," judged by traffic, noise, lighting, hours of operation, drainage and listed species.
2. **Lights, noise and hours (A.1.3.11).** All-night lighting into backyards that are dark today; deliveries and dumpster pickups as early as 4:30 a.m.; loading, engines and customer activity until 10–11 p.m.
3. **Traffic and access safety (A.1.3.11).** All traffic would enter from CR 16A, a two-lane road with no signal, near Wards Creek Elementary and school-bus routes. The applicant's own plan marks the access point "subject to County review and approval."

4. **No demonstrated need (Policy A.1.2.5).** Commercial already serves this intersection (U-Haul, Ace Hardware, Bridal Creek), as the applicant's own map shows. A.1.2.5 requires amendments to show need and no harm to natural resources.
5. **Bald eagle and protected wildlife (LDC Sec. 4.01.10; Bald and Golden Eagle Protection Act; Migratory Bird Treaty Act).** We have personally watched a bald eagle over the parcel, and neighbors have reported sightings for the past two years. Red-shouldered hawks, including young hawks, hunt and feed along our fence line. Eagle nesting season began October 1, and LDC Sec. 4.01.10 sets 750-ft primary and 1,500-ft secondary protection zones around nest trees.
6. **Natural resources (A.1.2.5, A.1.3.11).** The parcel is a mature wooded tract adjoining our conservation easement and Wards Creek.
7. **Safety and security of residents (A.1.3.1 buffers).** Many surrounding homes belong to veterans, including disabled veterans, and older residents. A public lot open at our back fence undermines the security and predictability they rely on.
8. **Recent precedent.** In July 2026, this Agency voted 6–0 to deny a Community Commercial change in Fruit Cove on traffic, lighting, noise and compatibility grounds. The same facts apply here.

About the attached slide deck: "Wildlife of the Patch" (12 slides)

The deck documents, with photos taken from our own backyard along the parcel's edge and the conservation easement:

- **Where we are:** a Property Appraiser map showing our lot running straight back into the parcel's tree canopy.
- **The habitat:** the mature, moss-draped tree line and understory directly behind our fence.
- **Protected birds:** a red-shouldered hawk and young hawks feeding on our fence, and a bald eagle photographed over the parcel.
- **Our eagle survey request:** a summary of the LDC Sec. 4.01.10 protection zones and the October 1 – May 15 nesting season.
- **Other wildlife:** a southern black racer, eastern gray squirrels, wild turkey and Canada geese that depend on this edge habitat.
- **The corridor:** cattle grazing along CR 16A, showing the area remains rural and agricultural, consistent with the current designation.
- **Our request:** deny the change, require an eagle nest survey, and preserve the parcel's edge as a natural buffer.

Attachments

1. Signed comment form – REZ 2026-16 (Vivian Hernandez)
2. Signed comment form – CPA(SS) 2026-08 (Ernest Hernandez)
3. Slide deck – "Wildlife of the Patch.pptx"

Our requests

1. **Recommend denial** of CPA(SS) 2026-08 and REZ 2026-16 and keep the parcel Agricultural-Intensive.
2. **Require a bald eagle nest survey** of the parcel and the land within 1,500 feet this nesting season, coordinated with FWC and USFWS, before any land-use, zoning or construction decision.

3. **Preserve the parcel's edge**, Wards Creek and our fence line as open space or a conservation buffer.
4. Please send us the **staff report, traffic study and any environmental reports** for both applications.

Thank you for your time and consideration.

Respectfully,
Vivian Hernandez and Ernest Hernandez
Wards Creek, St. Augustine FL, 32092

FILE NUMBER: REZ-2026000016 Fruit Cove Baptist Church of Jacksonville

Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary) I Live directly behind 6351 County Road 16A and oppose CPA(SS) 2026-08 and the companion rezoning REZ2026-16 Community commercial is not compatible with our homes, our conservation easement, Wards Creek, or the protected bald eagles and hawks that live here (Comprehensive Plan Policies A.1.3.11 and A.1.25). It would bring all-night lights, trucks as early as 4:30am, activity until 11pm, and a public parking lot at our back fence It would add traffic to a two-lane road with no signal. It does NOT fit our Community or safety and wellbeing. Please recommend denial and keep this land Agricultural-Intensive. Photos Attached.

Signature: [signature]

Address: 177 Windwalker Drive St. Augustine FL 32092



FILE NUMBER: CPA(SS)-2026000008 Fruit Cove Baptist Church of Jacksonville

Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary) I oppose the plan, amendment and rezoning. My property backs up to the area where the construction will occur. I do not want my privacy infringed upon by the developments that would take place on that land. I request analysis of compatibility, traffic, and access safety. I request denial where the evidence demonstrates that standards cannot be met. Please see attached documentation.

Signature:

Address: 177 Windwalker Dr, SA, FL 32092



Location Map

CPA(SS) 2026-08
Fruit Cove Baptist Church of Jacksonville

0 790 1,580
Feet

N

8/26/2026



6351 COUNTY ROAD 16A · ST. JOHNS COUNTY

Who Lives at the Patch

Wildlife photographed from our backyards, along the parcel’s edge and the neighborhood’s conservation easement



WHERE WE ARE

Our back lot line meets the woods

Our lot, outlined in blue, runs straight back into the tree canopy.

The patch sits directly behind our home, next to the neighborhood's conservation easement. Every photo in this deck was taken from here.

Map: St. Johns County Property Appraiser

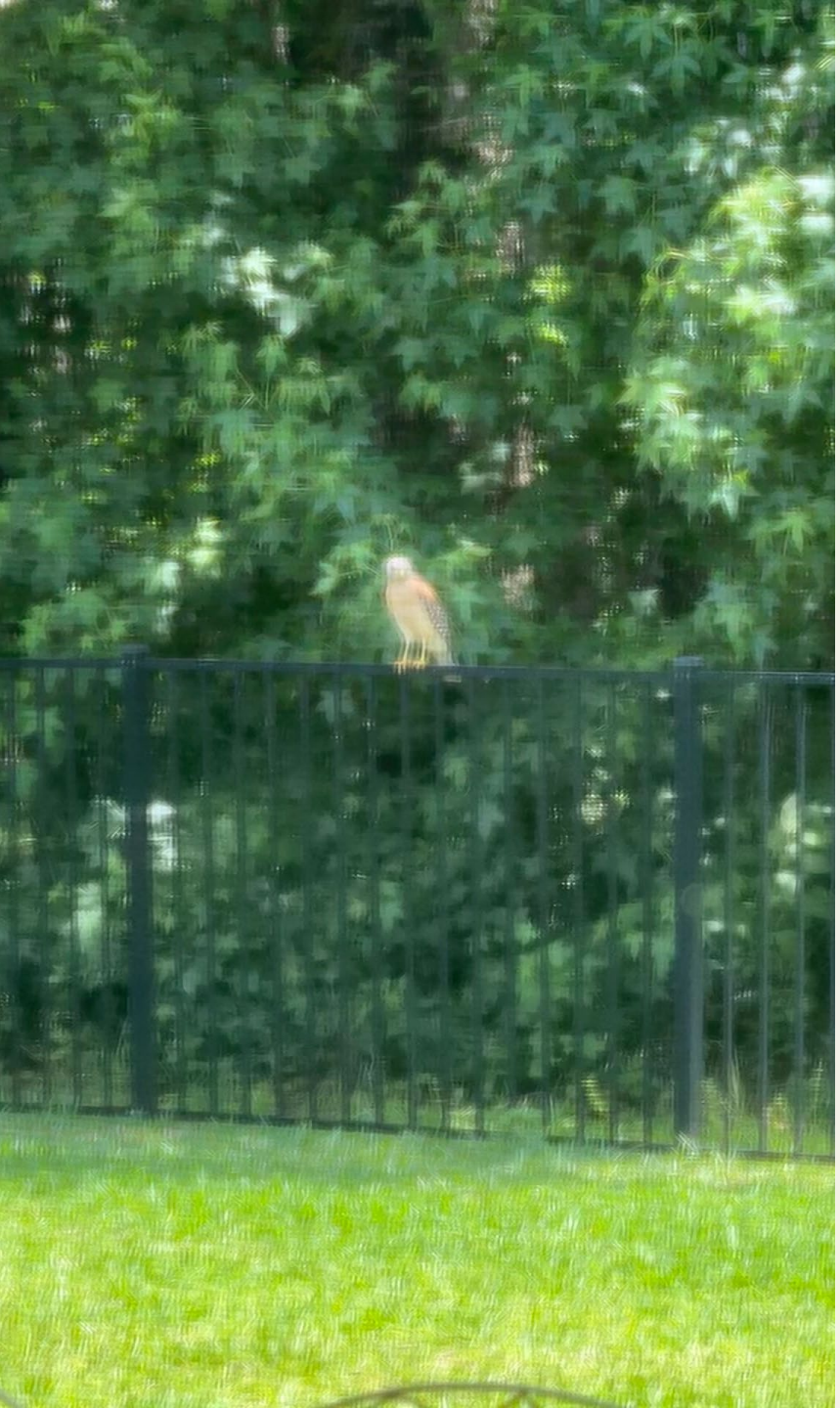


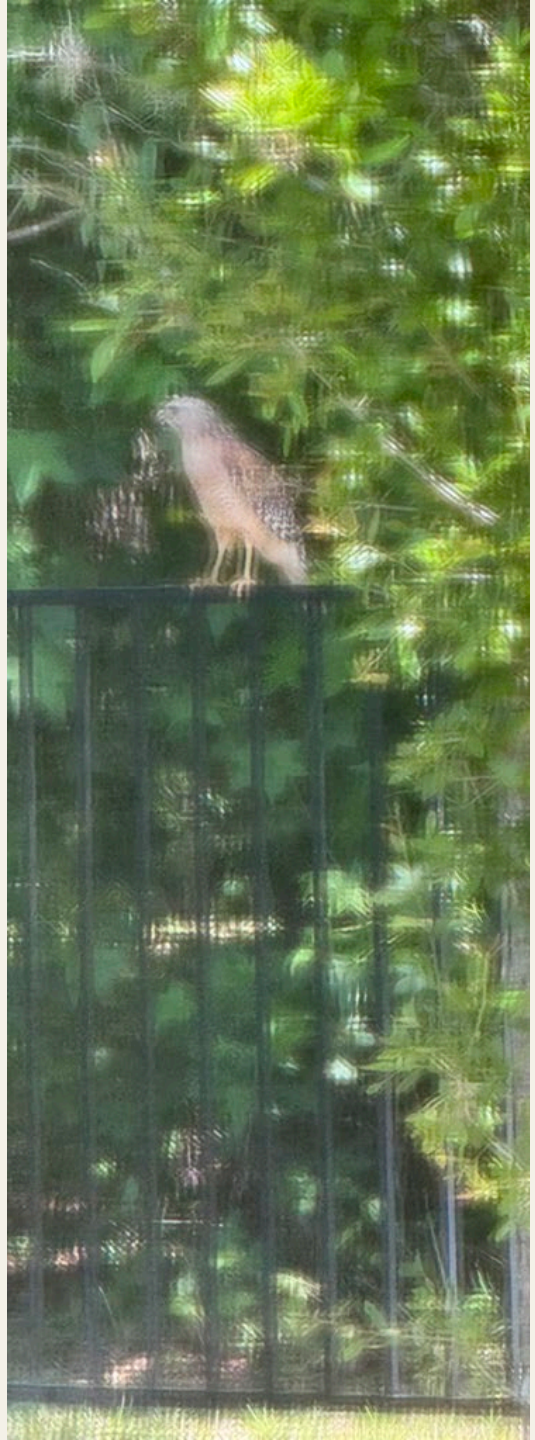
THE HABITAT

A mature tree line right behind our fence

Tall, moss-draped trees and dense understory run along the edge of the parcel, next to the neighborhood’s conservation easement.

This cover is where the animals on the following slides come from.





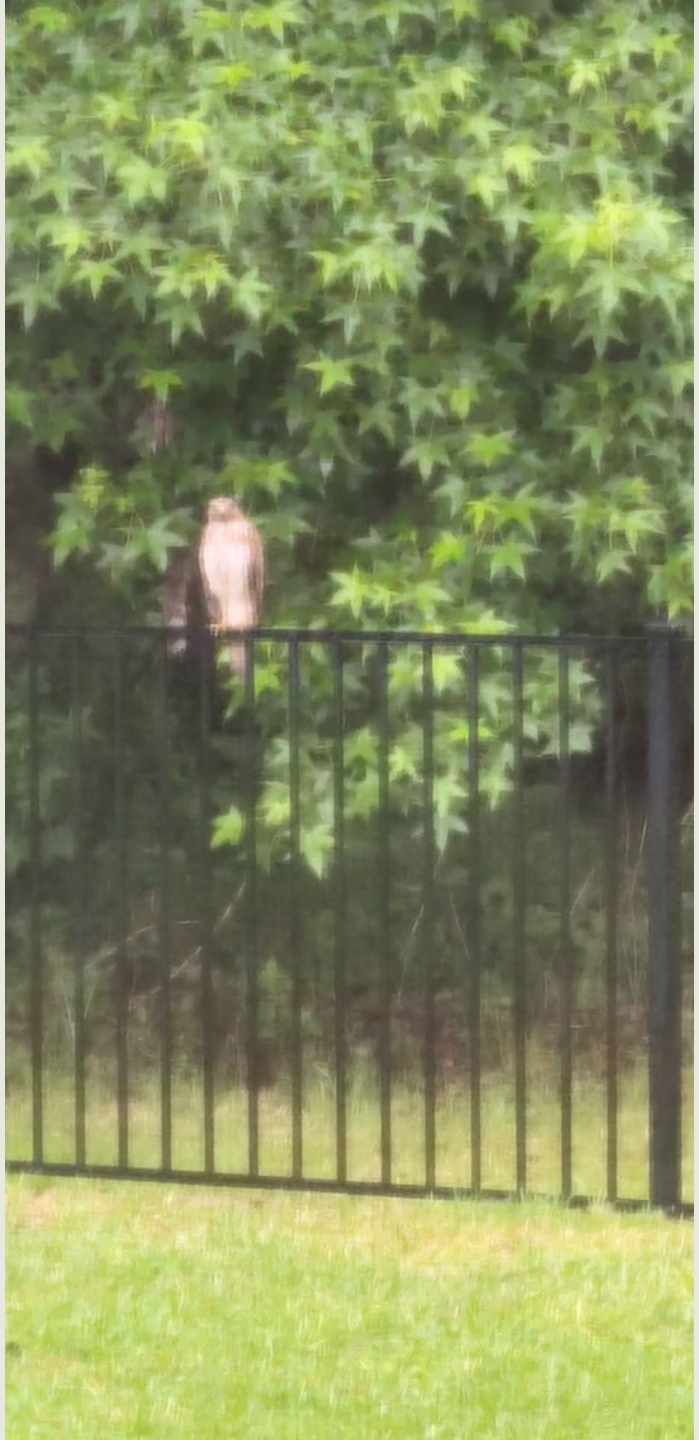
RED-SHOULDERED HAWK

A hawk that hunts from our fence

A woodland raptor that needs tall trees to nest and open edges to hunt.

Like all native hawks, it is protected under the federal Migratory Bird Treaty Act.



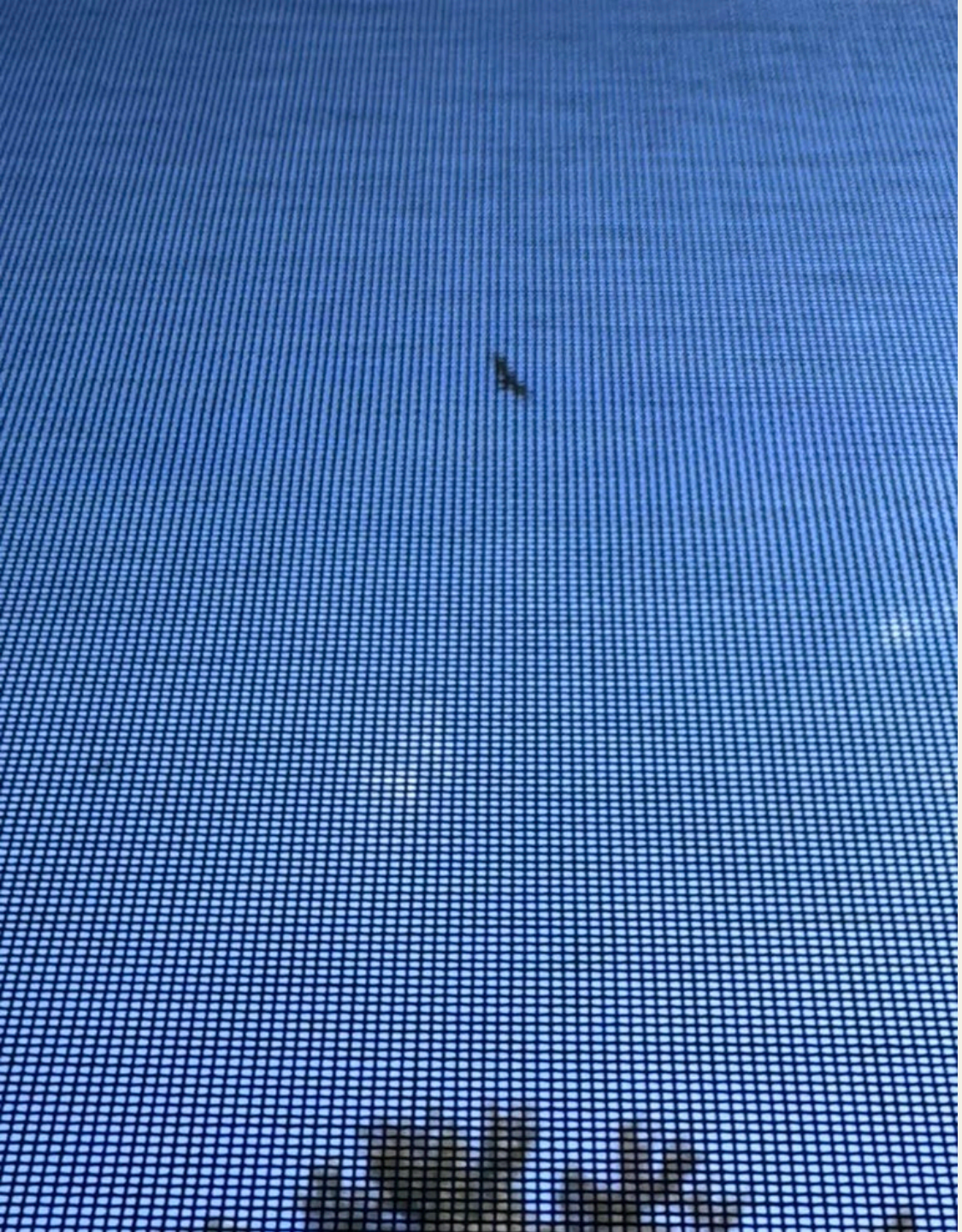


YOUNG HAWKS TOO

Feeding along the same fence line

A streaky-chested young hawk, photographed perched and appearing to feed on the fence.

Young birds here suggest the area supports more than a passing visitor.



BALD EAGLE

A bald eagle over the patch

We watched a bald eagle soar over the parcel and saw its white head and tail with our own eyes. This photo, taken through our window screen, shows it overhead.

Bald eagles are protected under the federal Bald and Golden Eagle Protection Act.

BEFORE ANY DECISION

We ask for a bald eagle nest survey first

What we've seen

A bald eagle over the parcel, with residents reporting repeated sightings over the past two years. The parcel is a large wooded tract right next to a conservation easement.

What county code protects

Land Development Code Sec. 4.01.10 4.01.10 sets a 750-ft primary and 1,500-1,500-ft secondary zone around every every nest tree. Nesting season is October 1 to May 15, which is now.

What we request

A nest survey of the parcel and the land within 1,500 ft this nesting season, coordinated with FWC and USFWS, before any land-use, zoning or construction decision.

Sources: St. Johns County Bald Eagle program and LDC Sec. 4.01.10; Bald and Golden Eagle Protection Act



SOUTHERN BLACK RACER

Natural pest control in the hedges

A fast, nonvenomous snake, easy to know by its glossy black body and white chin.

Racers eat rodents, insects and other small animals, and depend on brushy edges like this one for cover.



EASTERN GRAY SQUIRREL

Living off the trees next door

Squirrels nest in the canopy and forage in our yards for acorns and seeds.

They are also prey for the hawks on the previous slides: one habitat, one food web.





WILD TURKEY

Foraging in the open grass

Wild turkeys feed in open grass and nest on the ground under brush and cover.

The patch gives them both, right beside our conservation easement.

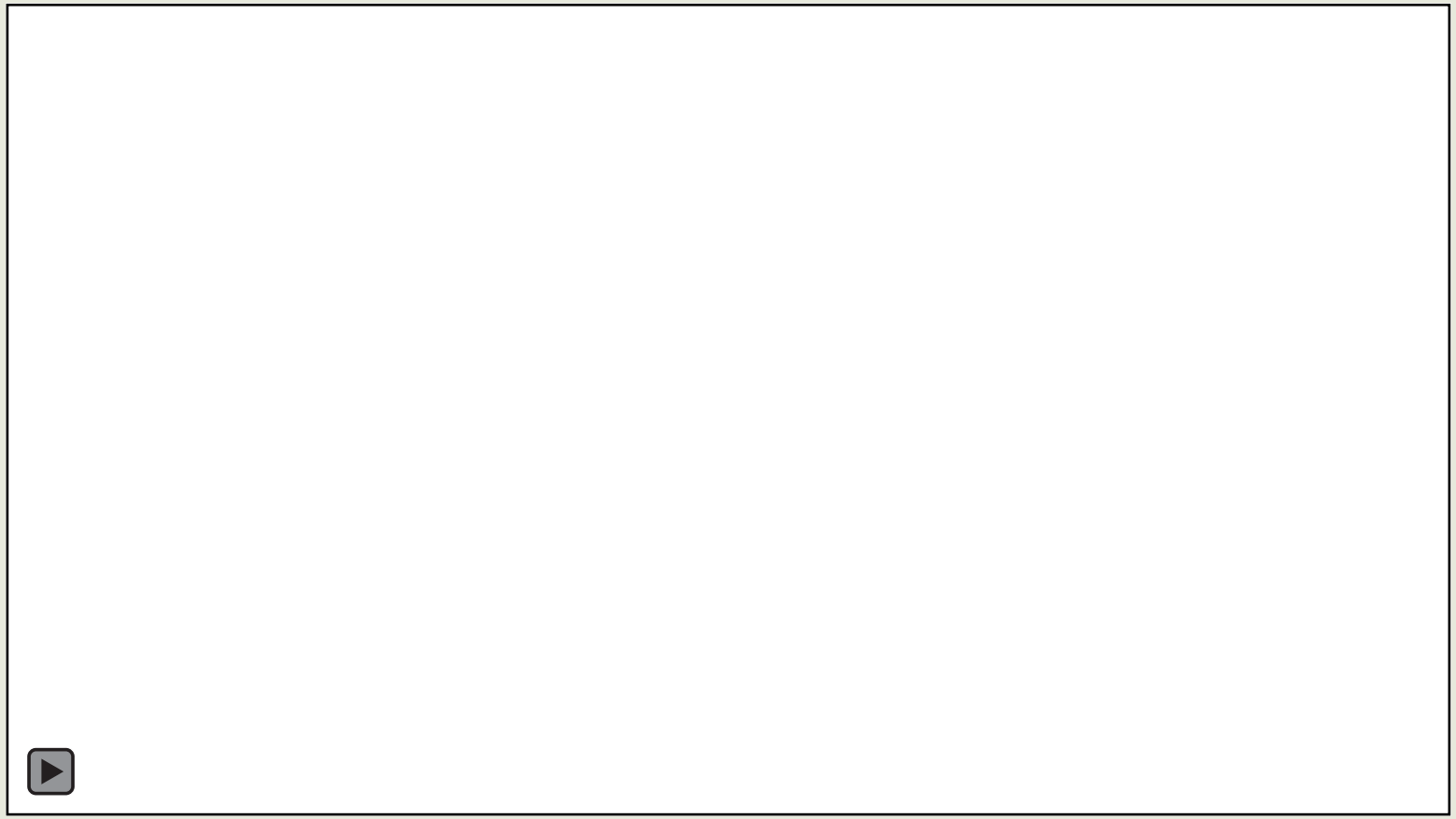


CANADA GEESE

A flock that walks our streets

Geese move between the green space and lawns of the neighborhood.

More traffic from a commercial use would put them, and our street, at greater risk.



ALONG COUNTY ROAD 16A

Still a rural, agricultural road

Cattle graze in open pastures along the corridor.

The parcel’s Agricultural-Intensive designation matches its surroundings. Community Commercial does not.

OUR REQUEST

Keep the patch a natural buffer

We ask the Board to deny the change to Community Commercial, to require a bald eagle nest survey before any future decision, and to preserve the parcel’s edge as open space next to the conservation easement.

- Bald eagle
- Red-shouldered hawks
- Black racers
- Gray squirrels
- Canada geese

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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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Tax Amount:	$0.00	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/15/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately nine (9) acres of land from Open Rural (OR) to Commercial General (CG). This request is a companion application to CPA(SS) 2026-08 Fruit Cove Baptist Church of Jacksonville.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 6351 County Road 16A See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

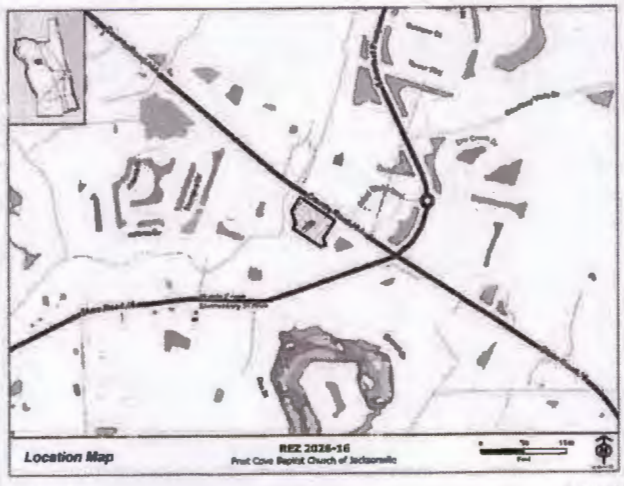
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: REZ-2026000016
PROJECT NAME: Fruit Cove Baptist Church of Jacksonville

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR



44719279 9/24/26