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

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 9, 2026**

FROM: **Patrick Heekin, Planner** **PHONE:** **904 209-0669**

SUBJECT OR TITLE: **REZ 2026-07 501 Comet Drive**

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

BACKGROUND INFORMATION:

A request to rezone approximately 0.59 of an acre of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 15, 2026, and was unanimously recommended for approval by a vote of 7-0.

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 2026-07 501 Comet Drive, based on four (4) findings of fact and one (1) condition, as provided in the Staff Report.
DENY: Motion to deny REZ 2026-07 501 Comet Drive based on five (5) findings of fact, as provided in the Staff Report.

For Administration Use Only:
Legal: Kealey West 11/3/2026 **OMB: ARM 11/3/2026** **Admin: JDD 11/3/2026**

Growth Management Department
Planning Division Report
Application for REZONING
File Number: REZ 2026-07 501 Comet Drive

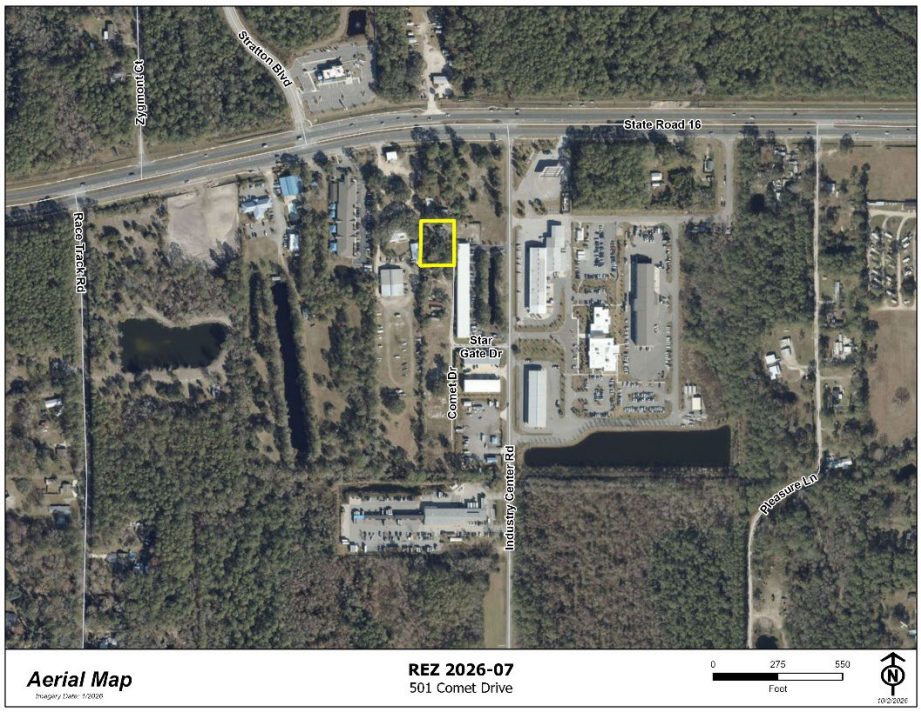
To:	Planning and Zoning Agency
From:	Patrick Heekin, Planner
Date:	September 29, 2026
Subject:	**REZ 2026-07 501 Comet Drive,** a request to rezone approximately 0.59 of an acre of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 15, 2026, and was unanimously recommended for approval by a vote of 7-0.
Applicant:	Kent Bush | IME Civil & Surveying
Owner:	Dorothy J. Gray Living Trust
Hearing date(s):	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners – November 17, 2026
Commissioner District:	District 2

MAP SERIES

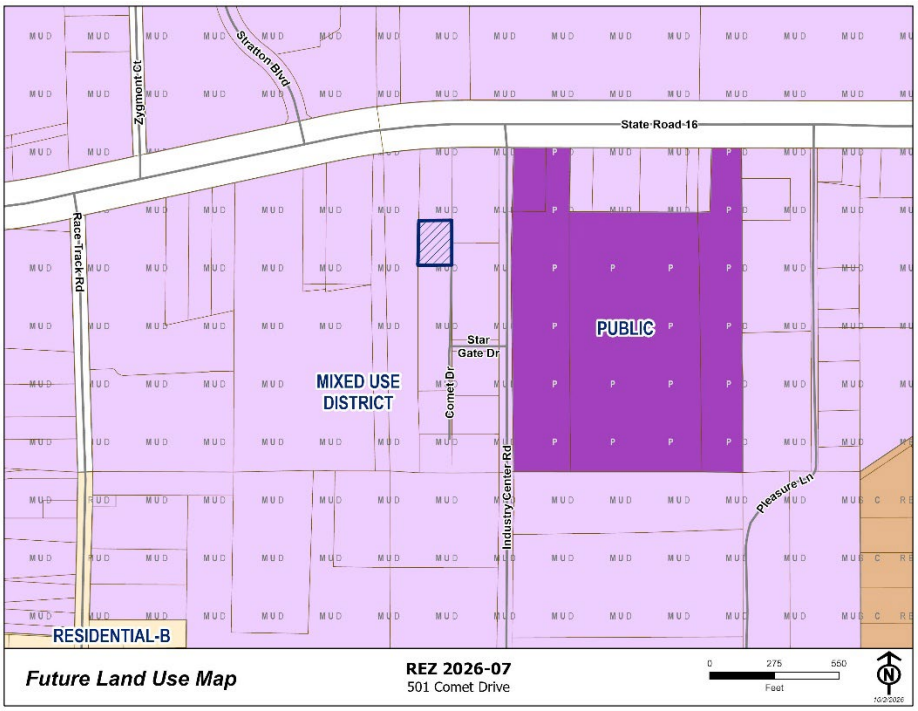
Location: The subject property is located along the western side of Industry Center Road, southwest of its intersection with State Road 16.



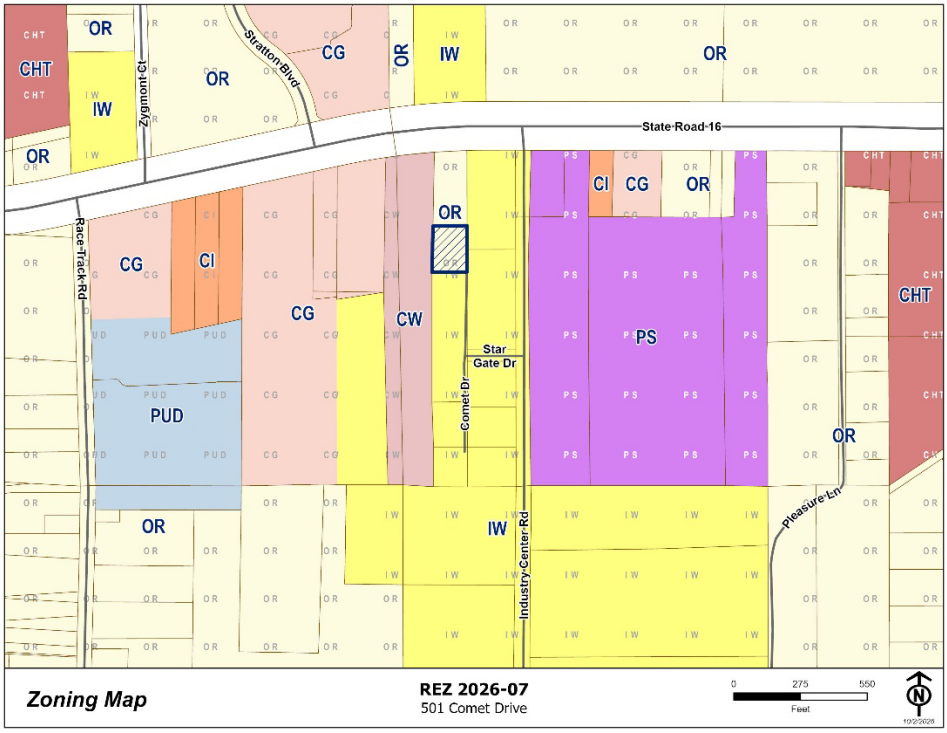
Aerial Imagery: The subject property is approximately 0.59 acres in size and is currently improved with a 1,142 square foot single family residence constructed in 1960. The adjoining parcel located immediately south is owned by the same property owner and consists of approximately five (5) mobile homes that were previously utilized as the Whispering Oaks Garden Mobile Home Park. Properties to the east are improved with light industrial/warehousing uses. County maintenance facilities are located across Industry Center Drive and a UPS warehousing facility is located further south.



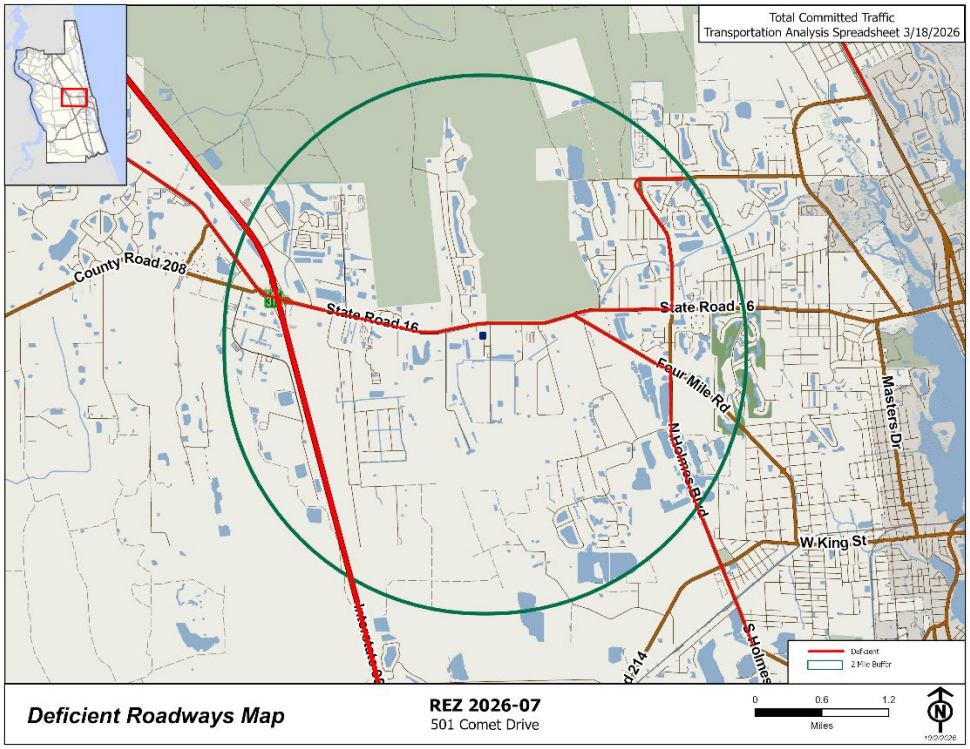
Future Land Use: The subject property and a majority of surrounding lands have a designation of Mixed-Use. Additionally, the area includes lands designated as Public Service to the east, Residential-B and Residential-C.



Zoning District: The subject parcel is zoned Open Rural (OR) with a requested change to Industrial Warehousing (IW) with conditions. Lands immediately south and east are also zoned IW and are owned by the same property owner. The adjoining property to the west is zoned Commercial Warehouse (CW). The surrounding area also includes additional zonings such as Open Rural (OR), Commercial General (CG), Commercial Intensive (CI), Commercial Highway Tourist (CHT), Public Service (PS) and PUDs.



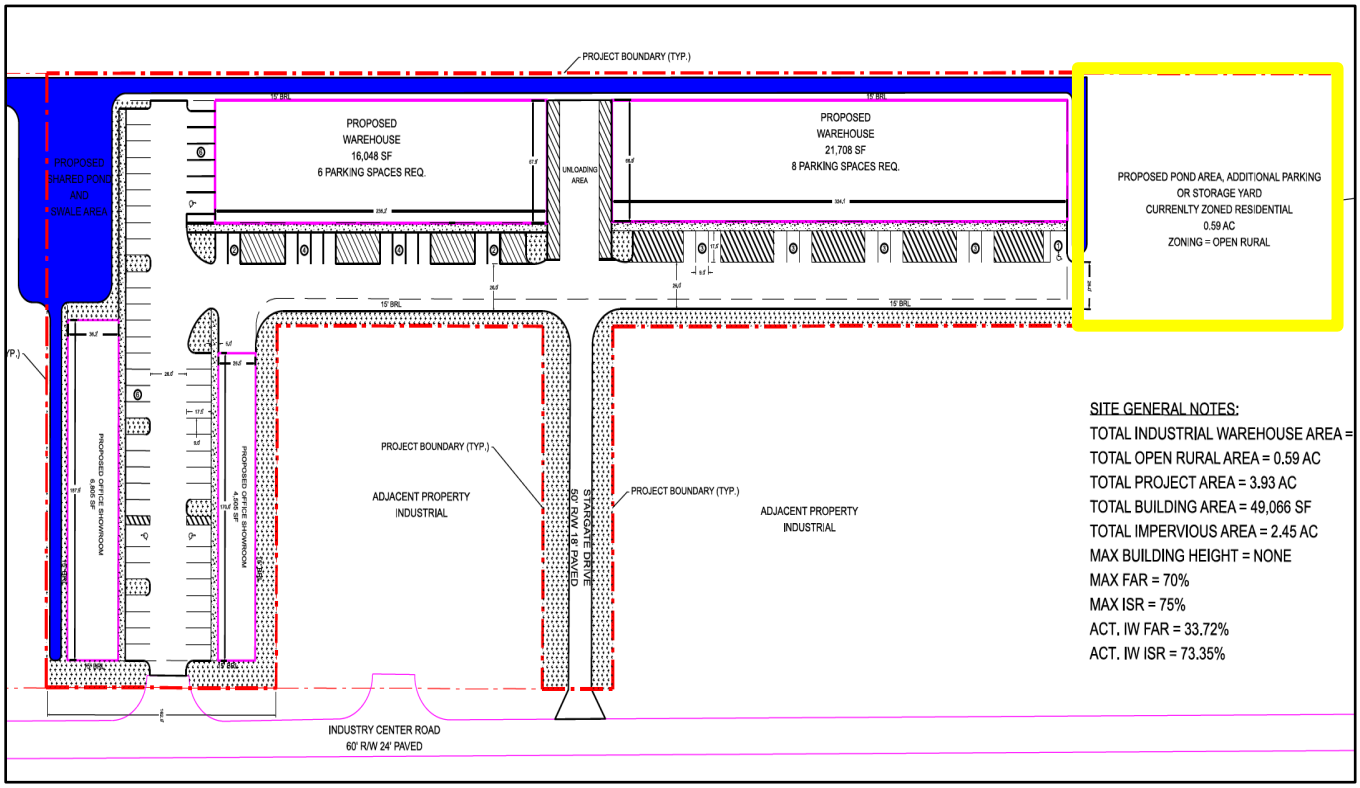
Deficient Roadways: Deficient roadways within the two (2) mile buffer area as depicted on the following map include State Road 16, I-95, N Holmes Boulevard, and Four Mile Road.



APPLICATION SUMMARY

The applicant is requesting to rezone approximately 0.59 acres of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions to match the existing IW zoning district to the south and east of the subject parcel, which is currently owned by the same property owner. Per the provided application materials, the applicant intends to develop the overall site as a part of a proposed warehousing development. Per the conceptual site plan, the applicant illustrates two access points onto the property from Industry Center Road. The applicant's full site plan can be found in **Attachment 2** of this report. The applicant has agreed to add a condition to the provided ordinance waiving their right to develop the subject property pursuant to the Live Local Act (Chapter 2023-17, Laws of Florida).

Conceptual Site Plan: Provided in part below is the applicant's conceptual site plan, which illustrates the intended use for the subject property. The site plan depicts two (2) warehouses on the western side of the property, as well as two (2) office/showrooms to the south. The conceptual plan shows access onto the site from Industry Center Road via an existing right-of-way owned by the applicant, Star Gate Drive, with additional access located to the south.



APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.3.11

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 results 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.

LDC, Table 6.01:
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS

Zoning District	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
IW (Proposed)	NA	NA	NA	70%	75%^	15'/15'/15'	None*
OR (Current)	100'	One (1) Acre	35%	NA	75%^	20'/10'/10'	35'

**Structure may exceed prescribed maximum height. Five (5) feet additional setback shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet and must meet Fire Codes.*

^Permitted in the Mixed Use District FLUM designation per Comprehensive Plan.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no remaining 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. Applicant bears the initial burden of demonstrating that the proposed rezoning is consistent with the Goals, Objectives, 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 maintaining 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).

Environmental Division: Review of the subject property indicates a potential for the site to contain jurisdictional wetlands, listed species habitat (gopher tortoise), and specimen trees. If this rezoning were approved, the project shall address the provisions of Article IV of the Land Development Code for environmental protections, including but not limited to wetland delineation, listed species protection, and specimen tree evaluation/protection upon submittal of construction plans.

Technical Division Review: Subject property is located within Flood Zone X. 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.

Transportation/Concurrency Division Review: Non-residential development is currently exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code and is not required to pay proportionate share; however, the proposed development will be required to pay road impact fees at the time of permitting. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide for safe and efficient access to the proposed development based on the actual use(s).

Planning & Zoning Division Review: Research conducted by Planning staff found that while the .59 acre subject property currently has its own parcel number, it shares ownership with the 3.19-acre IW parcel located directly south. Only the 0.59-acre parcel that is currently zoned OR is subject to this rezoning request.

The applicant has stated that the parcel owner is requesting a rezoning to IW in an attempt to homogenize all parcels into the same zoning district for a proposed industrial park illustrated on the conceptual site plan.

Review found that the 2.39 acre parcel to the south of the subject property was previously rezoned from Open Rural (OR), Residential Mobile Home (RHM), and Industrial Warehousing (IW) to IW through Ordinance 2008-14. This parcel in conjunction with the .59 acre subject parcel of this rezoning, previously comprised the Whispering Oaks Garden Mobile Home Park. As previously stated, the property owner is requesting the subject parcel be rezoned to IW in conformity with adjacent parcels.

As illustrated in the figure 1 titled *Conceptual Site Plan Aerial* below, the subject property (red) in conjunction with surrounding parcels to the south (yellow) comprise the applicant's conceptual site plan for an industrial park as included in full in **Attachment 2** of this report.

Figure 1: Conceptual Site Plan Aerial:



It is noted that the subject property could potentially be utilized for development under the Live Local Act pursuant to Section 125.01055(7) Florida Statutes, as created by Chapter 2023-17, Laws of Florida. This law stipulates that jurisdictions must authorize multifamily uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units are at or below 120% AMI for a period of at least 30 years, subject to compliance with all other non-preempted land development regulations.

The applicant has stated that they have no intention of developing the property for residential use, and a condition has been added to this rezoning ordinance waiving the right to develop the subject property

pursuant to the Live Local Act, if approved. Staff notes that the remaining portion of the overall property that is currently zoned IW is not subject to this condition since it is not included as a part of this rezoning and potentially remains eligible to develop under the Live Local Act.

Overall, the proposed rezoning appears to be consistent with similarly zoned properties in the surrounding area that permit comparable high-intensity commercial and light industrial uses. Moreover, the use proposed as a part of this request is and demonstrated on the conceptual site plan is permitted within the IW zoning district by right and is consistent with the subject property's Future Land Use Map designation of Mixed Use District. Figure 2 depicts the use categories allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed Industrial Warehousing (IW) zoning district. Figures 3 & 4 provide analysis of the proposed zoning district in context within the surrounding area.

Figure 2: Permitted Use Categories

Permitted Use Category	**IW (Proposed)**	**OR**
Residential	A*^	A
Light Industrial	A	
Agricultural		A**
Neighborhood Public Service	A	A
Outdoor/Passive		A
General Public Service	A	
Cultural/Institutional		A
Mining & Extraction	A	A

A - Means the Use is allowable by right or by Special Use

^Residential as an accessory use only

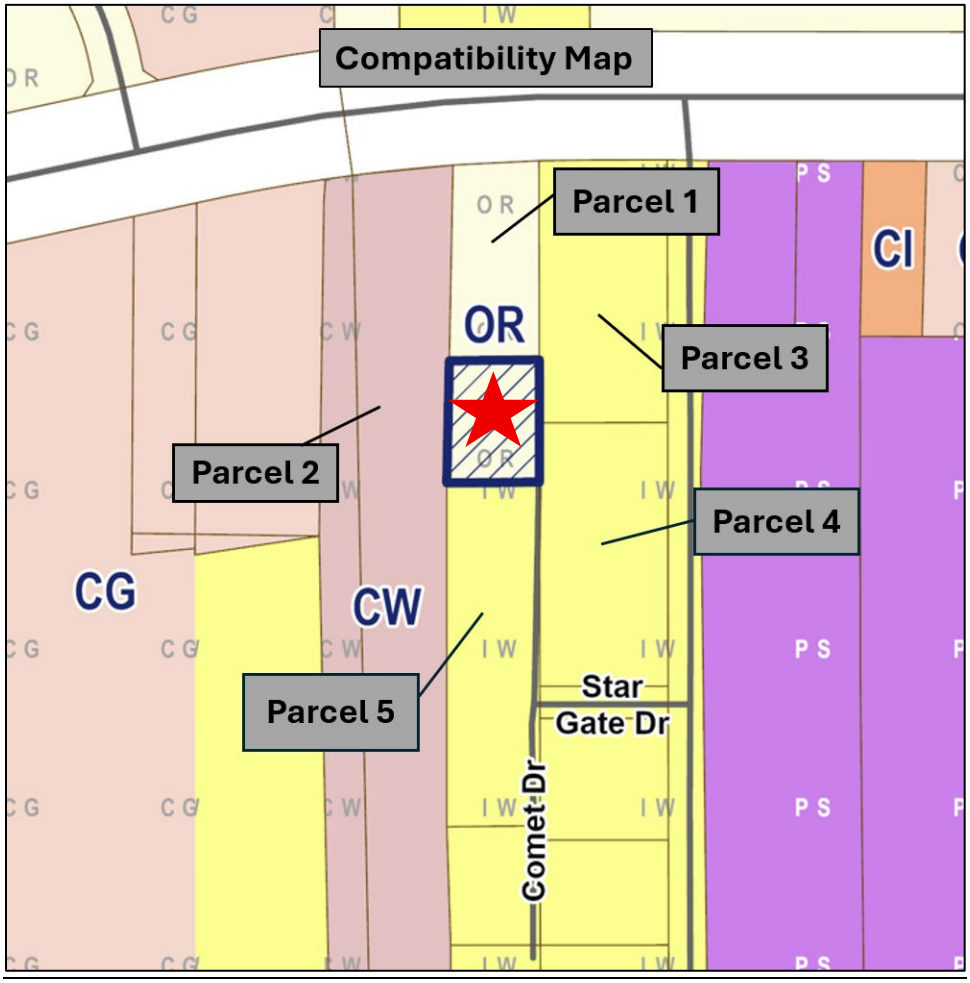
**High density (13 units/acre) multi-family apartments developed pursuant to the Live Local Act, Ch. 2023-17, Laws of Florida, are an entitlement subject to administrative approval (Applicant will waive rights to this provision per provided conditional ordinance)*

*** When compatible with surrounding area due to Mixed Use FLUM*

Figure 3: Compatibility Analysis

Criteria	**Subject Property (proposed)**	**Parcel 1**	**Parcel 2**	**Parcel 3**	**Parcel 4**	**Parcel 5**
FLUM	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District
Zoning	IW	OR	CW	IW	IW	IW
Use	Commercial/ Warehousing	Mobile Home	Mechanical repair/storage	Vacant Commercial	Flex Warehousing	Mobile Home Park

Figure 4: Compatibility Map



PLANNING AND ZONING AGENCY (PZA)

This request was heard by the PZA at their regularly scheduled public hearing on Thursday, October 15, 2026. Following the Applicant's presentation, Agency member, Chuck Labanowski inquired about the existing trailers on the property to which the Applicant explained that they would be removed once they are deemed to be condemned, which has occurred on the adjacent parcel to the south previously. There were no further inquiries. A motion to recommend approval was made by Agency Member Henry Green and was seconded by Agency Member Meagan Perkins. That motion carried unanimously, 7-0.

CORRESPONDENCE/PHONE CALLS

County staff have not received any correspondence or phone calls regarding this rezoning request as of the writing of this Staff Report.

FINDINGS OF FACT/ACTION

Staff have provided four (4) Findings of Fact and one (1) condition to recommend approval and five (5) Findings of Fact to recommend denial of this rezoning request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

PROPOSED FINDINGS OF FACT
REZ 2026-07 *501 Comet Drive*

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 **Industrial Warehousing (IW) 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 **Industrial Warehousing (IW) 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 **Industrial Warehousing (IW) with conditions** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Industrial Warehousing (IW) with conditions** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Industrial Warehousing (IW) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Industrial Warehousing (IW) with conditions** is not consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2050 Future Land Use Map.
	5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 26 469, 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 INDUSTRIAL WAREHOUSING (IW) 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 April 14, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-07 501 Comet Drive**, 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 **Industrial Warehousing (IW) 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 **Industrial Warehousing (IW) with conditions** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Industrial Warehousing (IW) with conditions** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed Use District, as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-07 501 Comet Drive** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Industrial Warehousing (IW) with conditions

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

1. The applicant has waived any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments as a condition of this rezoning approval.

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

SECTION 6. 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 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: _____
Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

Exhibit A

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, THENCE SOUTH 89 DEGREES. 20 MINUTES EAST 273.2 FEET; THENCE NORTH 0 DEGREES, 35 MINUTES EAST 900 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES, 35 MINUTES EAST 185.0 FEET; THENCE NORTH 89 DEGREES 20 MINUTES WEST 140.0 FEET; THENCE SOUTH 0 DEGREES, 35 MINUTES WEST 185.0 FEET: THENCE SOUTH 89 DEGREES 20 MINUTES EAST 140.0 FEET TO THE POINT OF BEGINNING.

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

N

0 20 80

Feet

ADJACENT PROPERTY
OPEN RURAL

PROPOSED POND
OUTFALL

PROJECT BOUNDARY (TYP.)

PROPOSED
SHARED POND
AND
SWALE AREA

PROPOSED
WAREHOUSE
16,048 SF
6 PARKING SPACES REQ.

UNLOADING
AREA

PROPOSED
WAREHOUSE
21,708 SF
8 PARKING SPACES REQ.

PROPOSED POND AREA, ADDITIONAL PARKING
OR STORAGE YARD
CURRENLTY ZONED RESIDENTIAL
0.59 AC
ZONING = OPEN RURAL

PROJECT BOUNDARY (TYP.)

LEGEND

CONCRETE SIDEWALKS

GRASS AREAS

EXISTING CONCRETE DRIVEWAY

PROJECT BOUNDARY (TYP.)

ADJACENT PROPERTY
INDUSTRIAL

PROPOSED OFFICE SHOWROOM
6,805 SF

PROPOSED OFFICE SHOWROOM
4,360 SF

PROJECT BOUNDARY (TYP.)

ADJACENT PROPERTY
INDUSTRIAL

PROJECT BOUNDARY (TYP.)

50' R/W 18' PAVED
STARGATE DRIVE

ADJACENT PROPERTY
INDUSTRIAL

INDUSTRY CENTER ROAD
60' R/W 24' PAVED

SITE GENERAL NOTES:

TOTAL INDUSTRIAL WAREHOUSE AREA = 3.34 AC
TOTAL OPEN RURAL AREA = 0.59 AC
TOTAL PROJECT AREA = 3.93 AC
TOTAL BUILDING AREA = 49,066 SF
TOTAL IMPERVIOUS AREA = 2.45 AC
MAX BUILDING HEIGHT = NONE
MAX FAR = 70%
MAX ISR = 75%
ACT. IW FAR = 33.72%
ACT. IW ISR = 73.35%

NO.	BY	DATE	SYMBOL	REVISION NOTES

IME CIVIL & SURVEYING, LLC

DESIGNER: BKB
DRAWN BY: BKB
DATE: 02-21-2025
CHECKED BY: BDS
DATE: 02-23-2025

DESIGN ENGINEER

CERTIFICATE OF AUTHORIZATION

INDUSTRIAL PARK
INDUSTRY CENTER ROAD

CONCEPT PLAN

DRAWING NO.

C-01

Instr #2019000921 BK: 4663 PG: 1747, Filed & Recorded: 1/4/2019 1:24 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $455.00

Prepared by:
Pamella B. Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: 2018-4372
Documentary Stamps: $ 455.00

General Warranty Deed

Made this January 4, 2019 A.D. By **Philip B. Genovar, a single person** hereinafter called the grantor, to **Dorothy J. Gray, Trustee of the Dorothy J. Gray Living Trust under Trust Agreement dated November 13, 2014** whose post office address is: **6015 Winifred Masters Rd, Elkton, FL 32033**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Sixty-Five Thousand and 00/100 Dollars, ($65,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, THENCE SOUTH 89 DEGREES, 20 MINUTES EAST 273.2 FEET; THENCE NORTH 0 DEGREES, 35 MINUTES EAST 900 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES, 35 MINUTES EAST 185.0 FEET; THENCE NORTH 89 DEGREES 20 MINUTES WEST 140.0 FEET; THENCE SOUTH 0 DEGREES, 35 MINUTES WEST 185.0 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES EAST 140.0 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: **088260-000**

COPY

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such person's homestead, which is located at:
320 SR 312, St. Augustine, Florida 32084

The Grantee herein named has the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property herein described, pursuant to Chapter 689.071, Florida Statutes.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; Subject to zoning Ordinances that may affect subject property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name PAMELLA B GESELL

Witness Printed Name James F. Haase

Mark E. Parsons as Court Appointed Guardian of Philip B. Genovar
Address for Philip B. Genovar
2155 Old Moultrie Road Ste. 106
Saint Augustine, FL 32086

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 4th day of January, 2019, by Mark E. Parsons as Court Appointed Guardian of Philip B. Genovar, a single person [ ] who is/are personally known to me or [x]who has produced a valid driver license as identification.

PAMELLA B. GESELL
Notary Public - State of Florida
Commission # FF 932319
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public
Print Name: PAMELLA B GESELL

My Commission Expires:

COPY

Owner's Authorization Form

IME Civil & Surveying, is hereby authorized TO ACT ON BEHALF OF

Dorothy J. Gray, Trustee of the Dorothy J. Gray Living Trust the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner Dorothy Gray

Print Name Dorothy Gray

Signature of Owner N/A

Print Name N/A

Telephone Number 904-669-3053

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of June, 2026, by Dorothy Gray as owner for Self.

CHERYL LYNN CLINE
MY COMMISSION # HH 584825
EXPIRES: August 19, 2028

Cheryl L. Cline
Notary Public, State of Florida
Name: Cheryl L. Cline
My Commission Expires: Aug. 19 2028
My Commission Number is: HH 584825

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

August 14, 2026

VIA Email: graydj56@gmail.com

Dorothy J. Gray
Dorothy J. Gray Living Trust Under Agreement D:11-13-2014
6015 Winifred Masters Road
Elkton, FL 32033

RE: Water & Sewer Availability
501 Comet Drive – Rezoning from OR to IW **PIN(s): 088260 0000**

Ms. Gray:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 10,000 square foot warehouse space with a total anticipated water demand of 300 gallons per day (gpd) and wastewater flow of 240 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 SJCUD's NW Water Treatment Plant (WTP) with connection to the 6-inch water main along Industry Center Road. 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.

Point of Connection - Wastewater:
The wastewater capacity can be provided by SJCUD's SR 16 Water Reclamation Facility (WRF) with connection to the 12-inch force main along Industry Center Road.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and qualifies for an exemption for reclaimed water connections pursuant to County Ordinance 2026-07. This development shall utilize an alternative water source for irrigation that is separate from the potable water distribution system. In no case shall potable water be utilized for irrigation.

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 **February 10, 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 SJCUDAvailability@sjcfl.us 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 here.

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

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
Chief Engineer of Development Services

USA TODAY CO.

✱LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Bryan Kent Buch
Brian Kent Bush
1870 County Road 214
Saint Augustine FL 32084

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

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12649738	# of Copies:
Customer No:	1621578	1
PO #:	REZ-2026000007/501 Comet Drive	

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 11/17/2026 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 .59 of an acre of land from Open Rural (OR) to Industrial Warehouse (IW) to match the existing IW zoning to the south and east.

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 INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 501 Comet Drive 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.

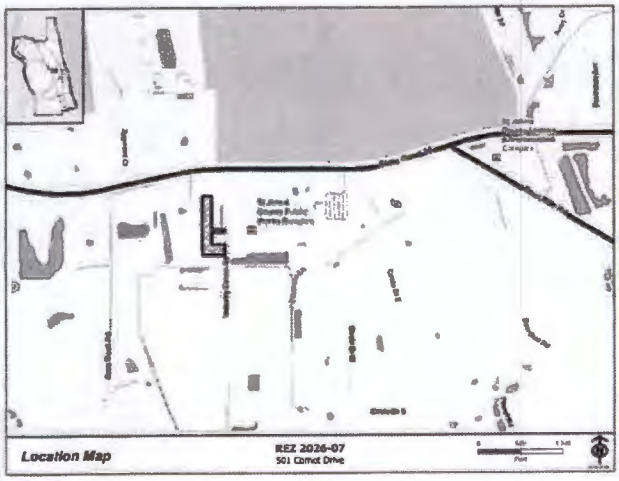
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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-2026000007
PROJECT NAME: 501 Comet Drive

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



44721270 9/24/26