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

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **November 3, 2026**

FROM: **Trevor Steven, Planner** **PHONE:** **904 209-0587**

SUBJECT OR TITLE: **PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval)**

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

BACKGROUND INFORMATION:

Request to appeal the Planning and Zoning Agency (PZA) approval of a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, located specifically at 1045 Cypress Road. The PZA heard the original Zoning Variance request (ZVAR 2026-25) at their regularly scheduled meeting on Thursday, August 20, 2026, where it was approved by a vote of 4-2.

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 approve PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval), OVERTURNING the decision of the Planning and Zoning Agency and denying ZVAR 2026-25 based upon four (4) findings of fact.

DENY: Motion to deny PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval), and UPHOLD the decision of the Planning and Zoning Agency and approving ZVAR 2026-25 based upon six (6) findings of fact and six (6) conditions.

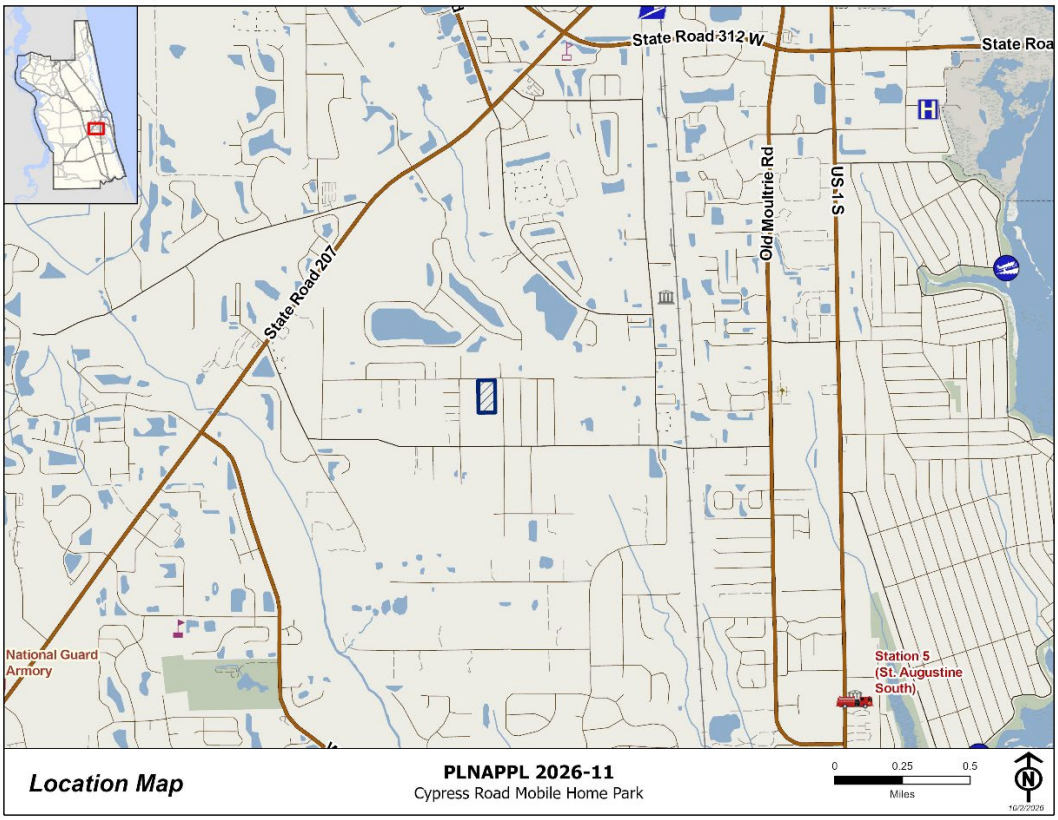
For Administration Use Only:
Legal: Kealey West 11/17/2026 **OMB: LF 11/17/2026** **Admin: Brad Bradley 11/18/2026**

Growth Management Department
Planning Division Report
Application to Appeal the PZA Approval of ZVAR 2026-25
PLNAPPL 2026-11 Cypress Road Mobile Home Park

To:	Board of County Commissioners
From:	Trevor Steven, Planner
Date:	November 6, 2026
Subject:	**PLNAPPL 2026-11 Cypress Road Mobile Home Park,** an appeal of the Planning and Zoning Agency (PZA) approval of a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.
Appellant:	Jasmin Roman
Hearing Date:	Board of County Commissioners – December 1, 2026
Commissioner District:	District 3

MAP SERIES

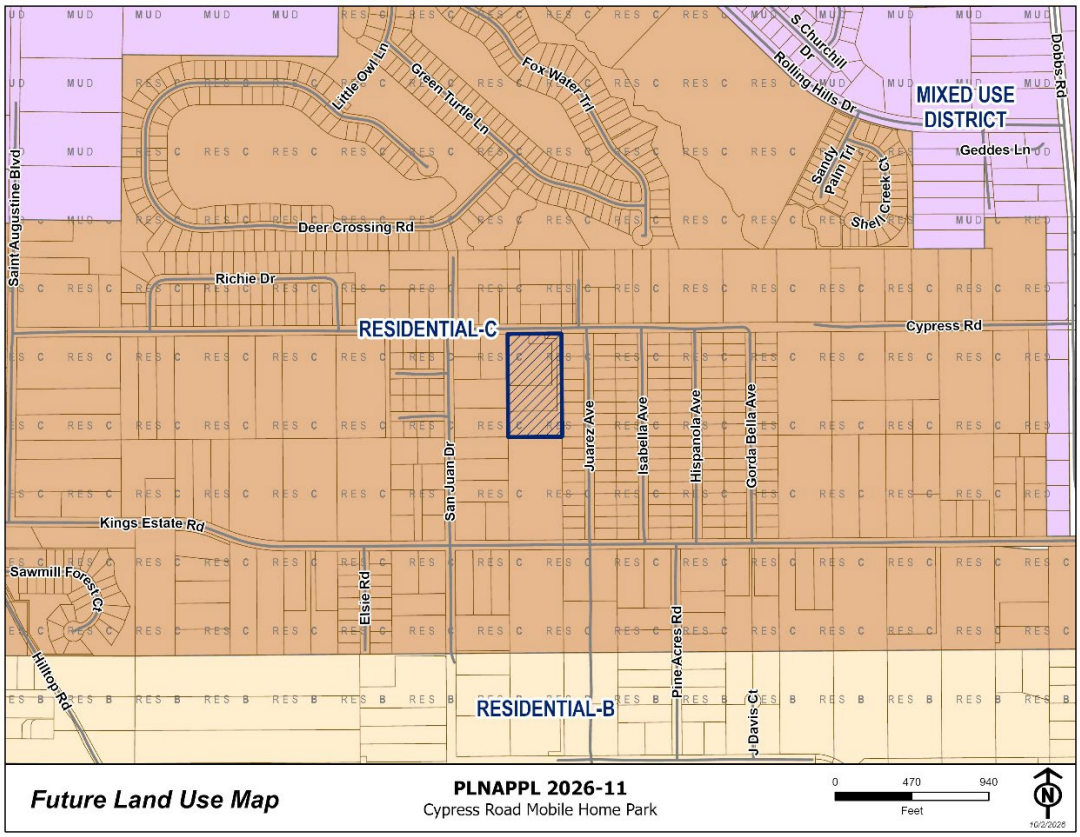
Location: The subject property is located to the south of Cypress Road, approximately 1 mile east of State Road 207



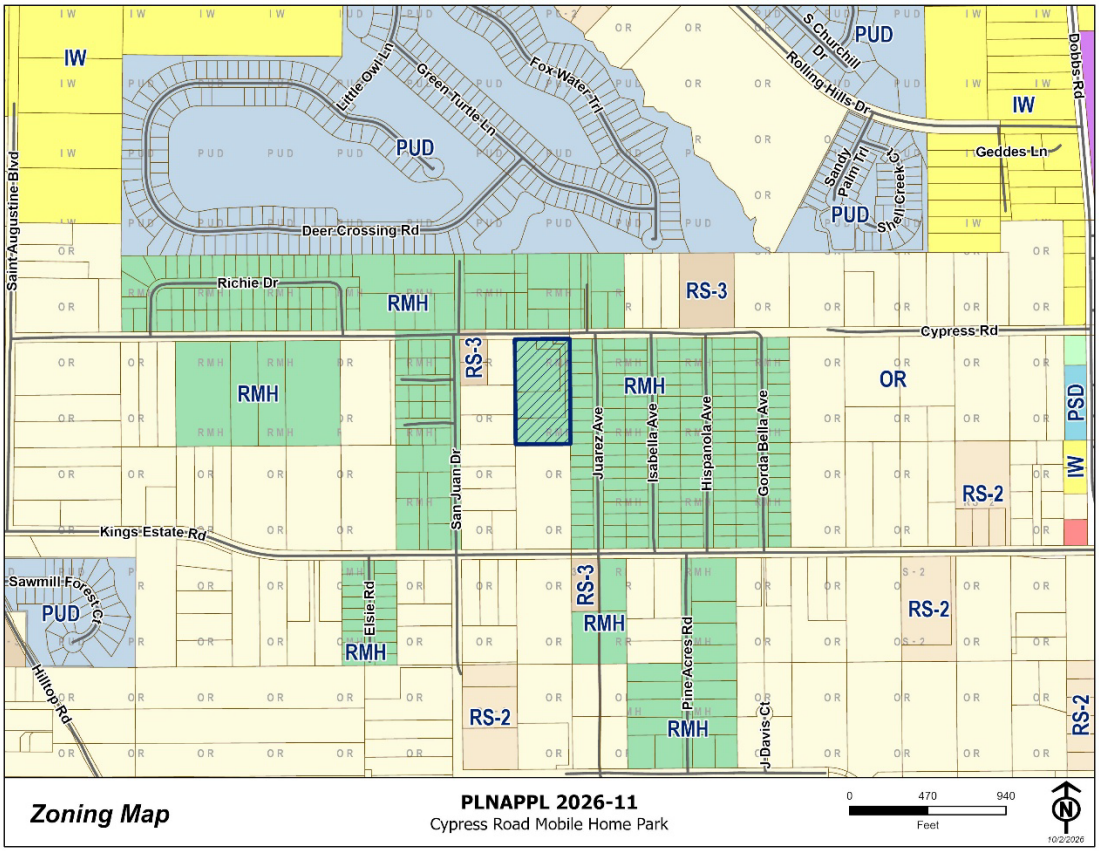
Aerial Imagery: The subject property consists of approximately 4.77 acres and is currently developed with three (3) mobile homes.



Future Land Use: : The subject property and all surrounding properties are designated Residential-C on the Future Land Use Map (FLUM).



Zoning District: The subject property and a majority of surrounding properties are zoned Residential, Manufactured/Mobile Home (RMH). Other zoning designations that exist in the nearby area include Open Rural (OR), Residential, Single Family (RS-3), and Planned Unit Development (PUD).



APPEAL SUMMARY

This is an appeal of the Planning and Zoning Agency (PZA) approval of a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a mobile home park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road. The appeal was filed by Jasmin Roman, who is an adjacent property owner to the north. The appellant is within the area receiving mailed notice for ZVAR 2026-25 and, therefore, is defined as an "adversely affected person" per Land Development Code Section 9.07.01.

The original application (ZVAR 2026-25) was heard before the PZA at its regularly scheduled public hearing on Thursday, August 20, 2026, and was approved with a vote of 4-2. The appeal was received on September 18, 2026, which complies with Section 9.07.03 of the Land Development Code. The Appellant attests that there were five specific (5) errors in the PZA's approval of ZVAR 2026-25. The errors stated by the appellant are as follows:

1. The evidence presented does not establish the unnecessary and undue hardship required for a variance.
2. The applicant's chosen ownership model should not itself create the hardship necessary to obtain a variance.
3. Compatibility with surrounding manufactured housing does not independently establish hardship.
4. The prior development proposal provides relevant evidence that denial of the variance does not deprive the property of reasonable use.
5. The magnitude of the requested relief reinforces the need to apply the actual variance criteria.

The Appellant's full narrative describing each of their stated errors can be found in the **Supporting Documents** section.

APPLICABLE REGULATIONS

LDC Table 6.01 Schedule of Area, Height, Bulk and Placement Standards

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	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 ⊕
RMH (Manufactured/ Mobile Home Subdiv. and Mobile Home on Individual Lot)	200 feet for the Subdivision & 60 feet for individual Lots ☼	10 acres for the Subdivision & 6,000 square feet for each Mobile Home Lot ☼	35%	N/A	70%	20/8/10 feet	35 feet

LDC, Section 6.08.23 Supplemental Design Standards – Mobile Home Parks

A. Each Manufactured/Mobile Home Park shall be located on a well-drained site and facilities shall be provided for the disposal of sanitary wastes as required.
B. Each Manufactured/Mobile Home space shall be provided with a paved Patio with a minimum of one hundred twenty (120) square feet and one Off-Street Parking Space.
C. Each Manufactured/Mobile Home Park shall be provided with a park and recreational area having a minimum area of one hundred fifty (150) square feet per Manufactured/Mobile Home space. Such areas shall be consolidated into usable areas with a minimum dimension of not less than thirty (30) feet.
D. Each Manufactured/Mobile Home Park shall be provided with a management office and such service Buildings as are necessary to provide facilities for mail distribution, storage space for supplies, maintenance materials and equipment.

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

Article XII, Definitions

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

i) such Variance will not be contrary to the public interest, and where;

ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,

iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

Sec. 9.07.01 Adversely Affected Person Defined

An "adversely affected person" as used herein shall be any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the St. Johns County Comprehensive Plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities, equipment, or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. A person within the area receiving a mailed notice for the hearing on the matter at issue shall be automatically deemed to be an adversely affected person.

LDC, Section 9.07.03 Appeals from Decisions of The Planning and Zoning Agency

The County Administrator, an Applicant, or an adversely affected party, as defined in Section 9.07.01, may appeal any final decision by the Planning and Zoning Agency to the Board of County Commissioners. Appeals are made to the Board of County Commissioners by filing a notice of appeal with the County Administrator within thirty (30) days of the date when the written Final Order is signed and dated. The appeal shall be scheduled on the next available meeting of the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed to the circuit court in accordance with Florida law.

Sec. 9.07.05 Notice of Appeal

A notice of appeal shall contain:

A. A statement of the decision to be reviewed, and the date of the decision.

B. A statement of the interest of the adversely affected person, as defined in Section 9.07.01, seeking review.

C. The specific error alleged as the grounds of the appeal.

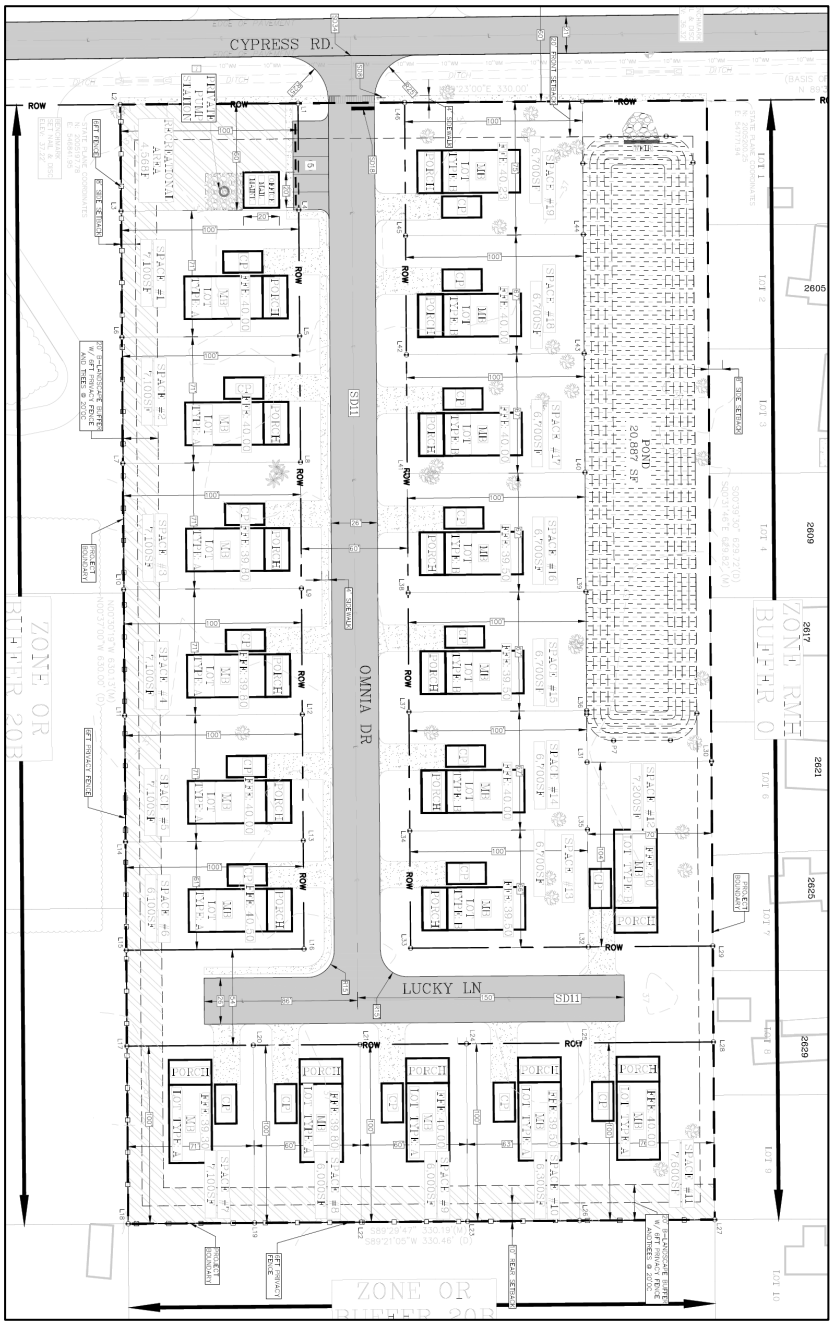
DEPARTMENT REVIEW

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

Planning and Zoning Division Review:

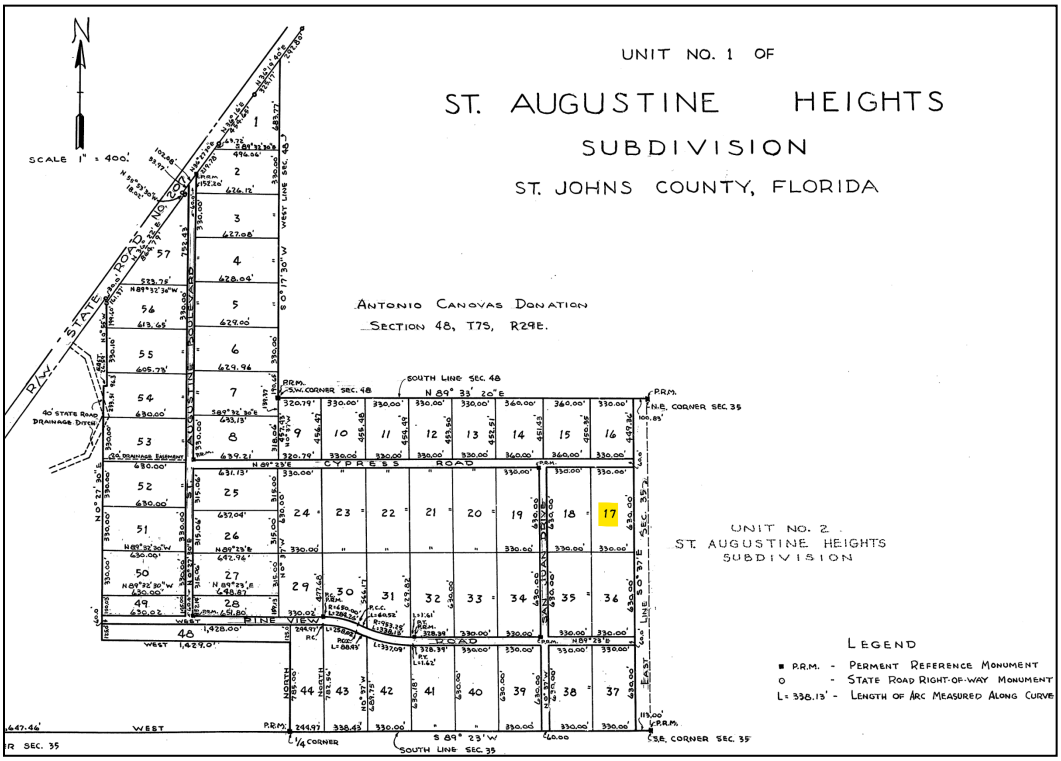
The original Zoning Variance submitted through application ZVAR 2026-25 proposed the establishment of a 19-unit Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning. Per LDC Table 6.01, mobile home parks require a minimum of 10 acres. The underlying zoning designation of RMH allows for the use of mobile home parks by right and is subject to the additional standards located within LDC Table 6.01 and Section 6.08.23 (shown on page 5). These standards appear to all be met, with the exception of the 10-acre minimum, which is the subject of this variance request.

Proposed Site Plan:



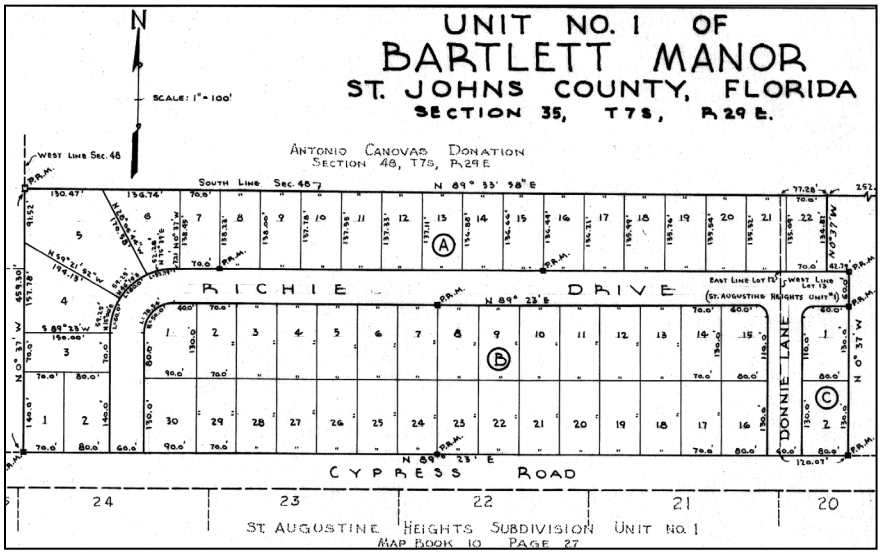
The subject property is approximately 4.77 acres in size and is comprised of Tract 17 within Unit 1 of the St. Augustine Heights Subdivision, which was recorded in 1958. The subject property can be seen in relation to nearby platted lots within the subdivision in the image below.

St. Augustine Heights Subdivision, with the subject property (Tract 17) highlighted in yellow:



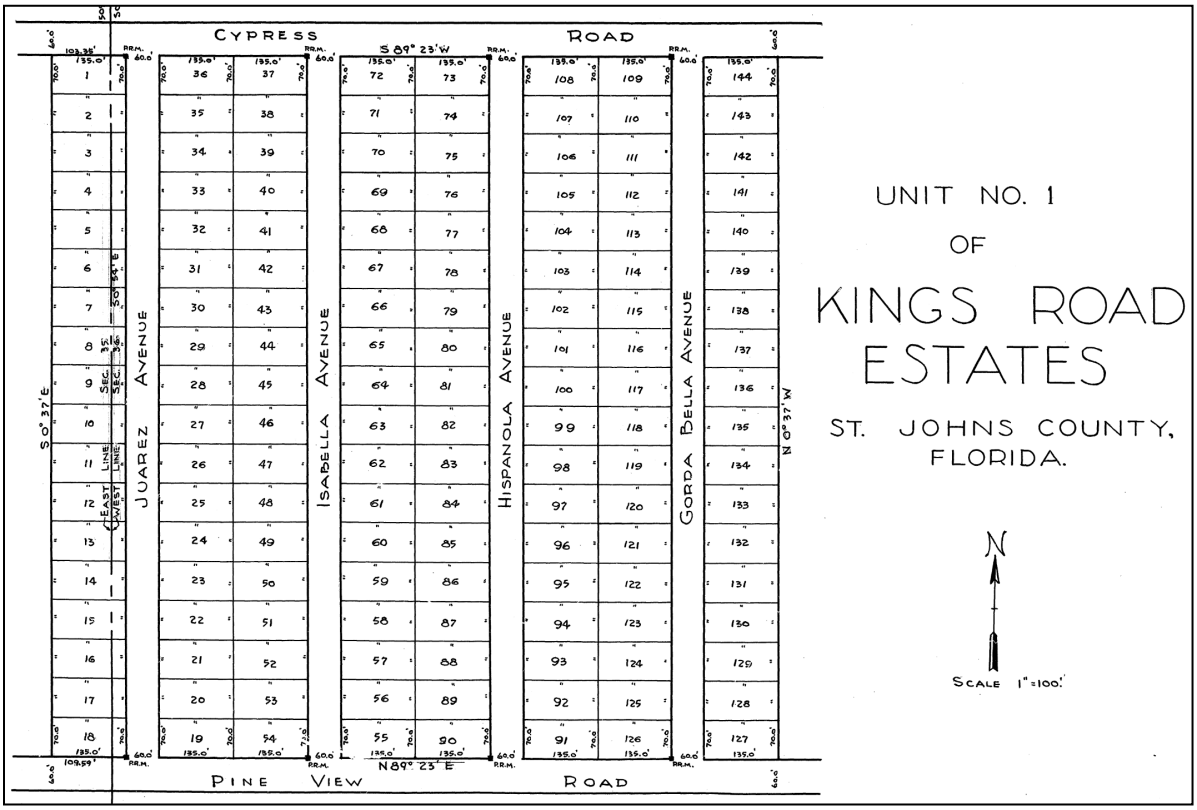
The Use of individual mobile homes and mobile home parks is predominant in the area. There are multiple instances of mobile home parks under the ownership of a single entity where units/lots are rented out. Cypress Park, which is located approximately 0.15 miles to the west of the subject property at 1150 Cypress Road, has 16 mobile homes on 2.46 acres (6.5 units/acre). Bartlett Manor, which was platted in 1960 and is approximately 0.2 miles to the west of the subject property, consists of 54 lots that range in size from 9,100sf to 24,000sf (shown on the following page). There appear to be 54 mobile home units that exist on approximately 14.81 acres (3.6 units/acre). There are more instances of similar mobile home park-type uses that exist to the south of Cypress Road.

Bartlett Manor Subdivision, recorded in 1960:

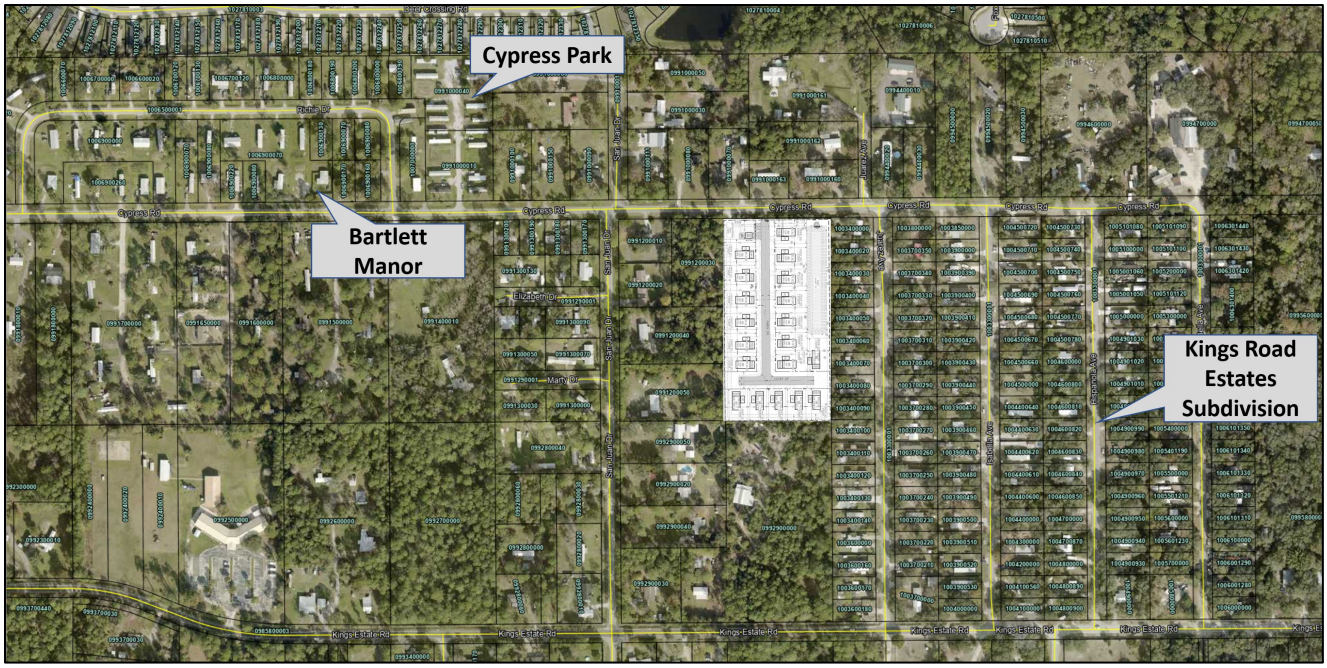


In addition, a majority of individually owned residential lots in the area are also developed with mobile homes. Unit 1 of the Kings Road Estates Subdivision, which exists directly adjacent to the east of the subject property, was platted with 144 lots that are 70' x 135' (9,450sf) in size. A majority of these lots are developed with mobile homes. This subdivision can be seen in the map exhibit below.

Kings Road Estates Subdivision, recorded in 1958:



Proposed mobile home park shown in context of surrounding area:



The development that was the subject of the Zoning Variance request has lots that range in size from 6,000sf to 7,100sf, which would meet the standards for mobile home parks listed within LDC Table 6.01, which is shown on Page 5 of this Staff Report. Furthermore, the proposed 19 dwelling units on 4.77 acres would equal a proposed density of 3.98 units/net acre, which would meet the base density allowance for the Residential-C Future Land Use designation within Policy A.1.13.1(m)(1) of the 2050 Comprehensive Plan (6 units/net acre).

The Narrative submitted by the applicant gave the following responses to the Zoning Variance criteria outlined in LDC Article 12 (referenced on page 5 of Staff Report):

i) such Variance will not be contrary to the public interest

"This request is specifically based upon the pattern of the adjoining development. This update, which fully matches the surrounding mobile home uses, and complies fully with the density already approved for this Residential C – Future Land Use area, AND ALL OF THE OTHER REQUIREMENTS OF TABLE 6.01 FOR MH USE, includes combining these three parcels and developing a unified plan for the mobile home parcels, all of which mirror the same size as the surrounding mobile home uses that have been here for years. However, they require the variance to the minimum total area size for the MH park itself, even though they can meet all the other requirements and comply with the density of our FLUM. Moreover, this request has no adverse effect upon the public interest. Accordingly, the request is based upon the physical characteristics of the area and does not affect any adjacent and area residents. In sum, based upon these facts, especially the lack of any negative impact upon the area and any change to nature and character of the area and neighborhood, this variance will not be contrary to the public interest."

ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,

"Again, "by reason of the Use or Development of property immediately adjoining the piece of property in question" and the way the area has developed over the years, this request is reasonable and appropriate to allow this similar development granting a relaxation of the area required, primarily because the proposal clearly meets and exceeds the area, setback and size requirements of our code. NOTABLY, THE REQUEST PROVIDES 7,100 SQUARE FOOT PARCELS, WHICH ALMOST TRIPLES THE SIZE REQUIRED UNDERTHE CODE."

iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

"Although this property and this update provides extensive space for this proposal, MEETING ALL OF THEREQUIREMENTS OF THE CODE FOR THIS TYPE OF DEVELOPMENT, and notably provides MH parcels of a size that ALMOST TRIPLES the size of lots required, and matches the adjacent development, the literal enforcement of a 10 acre minimum unreasonably restricts this compatible development. To require the 10 acre minimum based upon a literal enforcement of the Code would in fact cause an undue hardship to carry out the spirit and intent of the code. In fact, the spirit and intent of the code in conjunction with the Goals, Objectives and Policies of our Comprehensive Plan in this County-designated RESIDENTIAL C area, that is currently developed throughout with similar sized mobile home lots would indeed be an inappropriate result and enforcement of the spirit and intent of our code and comp plan; thus, this is a reasonable request that is justified under our Code and Comp Plan.
Accordingly, as you will see from the layout and pictures attached, it is "by reason of the Use or Development of property immediately adjoining the piece of property in question" which shows that this design and layout of the site is appropriate and reasonable. This variance is not based upon any self-imposed

hardship, but instead because of by reason of the Use or Development of property immediately adjoining the piece of property in question to meet the spirit and intent of the code in this regulatory scheme; therefore a literal enforcement of the requirements of the Code would cause them an undue hardship in securing this finished rehabilitation and rebuild of their property."

iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

"In sum, this reasonable request is clearly based upon the Use or Development of properties immediately adjoining the piece of property in question, and their design, which matches the adjacent development and is wholly compatible as found by staff, provides increased parcel sizes and meets and exceeds all the other requirements of the code and comprehensive plan, clearly meets the spirit and purpose of the code in this regulatory scheme; thus, this is a reasonable request that is justified under our Code and Comprehensive Plan. In summary, based upon these facts, especially the lack of any negative impact upon the area and the strikingly similar neighborhood, this request is not contrary to the spirit and intent of the Code."

Technical Division Review:
In the case that the Zoning Variance is approved, all 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 Federal, State, and local regulations. Engineering design and site layout has been reviewed under the associated commercial plan set (COMM 2026-16).

Office of the County Attorney Review:
Appeals to the Board of County Commissioners are de novo (without deference to a lower agency decision). Applicant needs to provide all evidence into the record again during the appellate hearing and treat the appeal as a rehearing of the original application. Appeals are quasi-judicial hearings for which the standard is whether competent, substantial evidence was presented to support the decision.

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).

CORRESPONDENCE/PHONE CALLS

Staff received several opposition letters and emails for the original Zoning Variance request. One of the letters contained a signature list from nearby residents. These letters can be found in the **Correspondence** section.

PLANNING AND ZONING AGENCY (PZA) ACTION 8/20/2026

On August 20, 2026, the Planning and Zoning Agency (PZA) heard the application ZVAR 2026-25, which was a request for a Zoning Variance to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.

Agency members had several questions for Staff and the Applicant related to the history of the property, what the allowed density is, screening/landscaping of the project, and the nature of the 10-acre minimum requirement. Regarding the 10-acre requirement, the applicant stated at the meeting, *"the literal enforcement of the requirements of the Code would cause an undue hardship to carry out the spirit and purpose of the Code"* and that *"there is no specific reference within the Code at all as to why there is a minimum of 10 acres for this specific type of development"*. The applicant went on to state that all other aspects of the Code are met with this proposal.

Public comments were made by seven (7) members of the public. Six spoke in opposition to the request, with one speaker (the appellant for the Appeal application) generally stating that the applicant is unable to provide a special condition or unique circumstance of the property that would justify relief from the Code. Other speakers in opposition stated concerns related to traffic, the proposed density, drainage, and the state of other mobile home parks in the area. One member of the public spoke in support of the project stating it would provide an affordable housing option in an area of the County that needs it.

The applicant responded by stating that all mobile homes on the site will be provided by the property owner and will be rented with on-site management, a gated entrance, and the use of central water and sewer services. The applicant further noted that all stormwater requirements mandated by the County are being met and that the proposed density is below the maximum allowed by the Future Land Use designation. The applicant also emphasized that the underlying zoning designation of RMH is the only zoning designation that allows for mobile home parks, that the 10-acre requirement is "arbitrary," and that the project is compatible with the surrounding area.

A motion to approve the request was made by Agency Member Spiegel and was seconded by Agency Member Green. That motion carried by a vote of 4-2, with Agency Members Matovina and Olson as dissenting votes. The archived recording of the August 20, 2026 PZA hearing is available to watch on Aug 20, 2026 Planning and Zoning Agency - St. Johns County, FL, and the Approved Meeting Minutes can be found in **Attachment 5**. All documents, statements, and evidence presented during the PZA are made a part of the record for this item.

ACTION

Staff offers four (4) findings of fact to support a motion to approve the appeal and reverse the final decision of the Planning and Zoning Agency, thereby denying the Zoning Variance request, and six (6) findings of fact and six (6) conditions to support a motion to deny the appeal and uphold the Planning and Zoning Agency's decision to approve the Zoning Variance request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Orders
2. Supporting Documents
3. ZVAR 2026-25 Approval Order
4. Staff Report and Supporting Documents from ZVAR 2026-25
5. Approved August 20, 2026 PZA Meeting Minutes
6. Correspondence

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval)**, overturning the decision of the Planning and Zoning Agency and **DENYING** the request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, subject to the following findings:

SUGGESTED FINDINGS

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is in contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-C.

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval)**, upholding the decision of the Planning and Zoning Agency and **APPROVING** a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed mobile home park.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Development of the site shall be consistent with improvements depicted on the site plan labeled as **Exhibit B,** submitted by the applicant, and made part of this application.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

(Additional conditions may be added as a result of the public hearing)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Jasmin Roman 1030 Cypress Road St. Augustine, FL 32086
FILE NUMBER:	PLNAPPL 2026-11
LEGAL:	Exhibit A
PARCEL IDS:	099110-0000, 099110-0010, 099110-0020
DATE OF HEARING:	December 1, 2026

ORDER APPROVING APPEAL,
OVERTURNING THE PLANNING AND ZONING AGENCY APPROVAL,
AND DENYING ZONING VARIANCE 2026-25

This was an Appeal of a Planning and Zoning Agency Final Order approving a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road. This Appeal of the Planning and Zoning Agency's decision was filed by Jasmin Roman on September 18, 2026.

The matter was brought before the Board of County Commissioners on December 1, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida law.

FINDINGS OF FACT

Having considered this Appeal of the Planning and Zoning Agency's Final Order approving a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road; including all of the testimony and evidence presented by the appellants, the appellee, and the public at the public hearing for the Appeal, the Board of County Commissioners made the following findings of fact:

1. The Variance is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.

2. The request is contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-C.

ACCORDINGLY, the Appeal is hereby **APPROVED** based on the above stated Findings of Fact, and the Board of County Commissioners hereby **OVERTURNS** the decision of the Planning and Zoning Agency and **DENIES** the request for a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

DATED THIS _____DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA

_____
Chair

ATTEST: BRANDON J. PATTY
Clerk of the Circuit Court & Comptroller

_____
Deputy Clerk

Effective Date:_____

EXHIBIT A

LEGAL DESCRIPTION

A portion of lot 17, as shown on the plat of Unit No. 1 of St. Augustine heights subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of St. Johns county, Florida, and being more particularly Described as follows:

Begin at the Northwest corner of said lot 17, Thence North 89 degrees 23 Minutes 00 seconds East, along the southerly right-of-way line of cypress Road (a 60 foot right-of-way as now established), 130 feet; Thence South 00 degrees 37 Minutes 00 seconds East, 60.00 feet; Thence North 89 degrees 23 Minutes 00 seconds East, 140.04 feet; thence South 00 degrees 39 minutes 30 Seconds East, 255.00 feet; Thence South 89 degrees 23 minutes 00 seconds West, 270.23 feet to The Westerly Une of said lot 17; Thence North 00 degrees 37 Minutes 00 seconds West, along last said Une, 315.00 feet to the point of Beginning.

PARCEL B

A portion of Lot 17 as shown on the Plat of Unit No. 1 Saint Augustine Heights Subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of Saint Johns County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly right of way line of Cypress Road (a 60 foot right of way as now established) 130.00 feet to the Point of Beginning; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly right of way line, 100.00 feet; thence South 00 degrees 37 minutes 00 seconds East, 30.00 feet; thence North 89 degrees 23 minutes 00 seconds East, 70.02 feet; thence South 00 degrees 39 minutes 30 seconds East, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 300.35 feet to the Westerly line of said Lot 17; thence North 00 degrees 37 minutes 00 seconds West from last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 270.23 feet; thence North 00 degrees 39 minutes 30 seconds West, 255.00 feet; thence South 89 degrees 23 minutes 00 seconds West, 140.04 feet; thence North 00 degrees 37 minutes 00 seconds West, 60.00 feet to the Point of Beginning.

Parcel No.C A portion of Lot 17, as shown on the plat of Unit No. 1 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 26 through 28 of the public records of Saint Johns County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly Right-of-Way line of Cypress Road (A 60 foot Right-of-Way as now established) 230.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly Right-of-Way line, 100.00 feet to the Easterly line of Lot 17; thence South 00 degrees 39 minutes 30 seconds East along last said line, 629.72 fee to the Southerly line of said Lot 17; thence South 89 degrees 20 minutes 05 seconds West along last said line, 330.46 feet to the Westerly line of said lot 17; thence North 00 degrees 37 minutes 00 seconds West along last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 300.35 feet; thence North 00 degrees 39 minutes 30 seconds West, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 70.02 feet; thence North 00 degrees 37 minutes 00 seconds West, 30.00 feet to the POINT OF BEGINNING.

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Jasmin Roman 1030 Cypress Road St. Augustine, FL 32086
FILE NUMBER:	PLNAPPL 2026-11
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL IDS:	099110-0000, 099110-0010, 099110-0020
DATE OF HEARING:	December 1, 2026

ORDER DENYING APPEAL,
UPHOLDING THE PLANNING AND ZONING AGENCY APPROVAL,
AND APPROVING ZONING VARIANCE 2026-25

This was an Appeal of a Planning and Zoning Agency Final Order approving a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road. This Appeal of the Planning and Zoning Agency's decision was filed by Jasmin Roman on September 18, 2026.

The matter was brought before the Board of County Commissioners on December 1, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida law.

FINDINGS OF FACT

Having considered this Appeal of the Planning and Zoning Agency's Final Order approving a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road; including all of the testimony and evidence presented by the appellants, the appellee, and the public at the public hearing for the Appeal, the Board of County Commissioners made the following findings of fact:

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

2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.

4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed mobile home park.

2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Development of the site shall be consistent with improvements depicted on the site plan labeled **Exhibit B**, submitted by the applicant, and made part of this application.

4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

ACCORDINGLY, the Appeal is hereby **DENIED** based on the above-stated Findings of Fact and Conditions, and the Board of County Commissioners hereby **UPHOLDS** the decision of the Planning and Zoning Agency to **APPROVE** the request for a Zoning Variance Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

DATED THIS _____DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA

_____

Chair

ATTEST: BRANDON J. PATTY
Clerk of the Circuit Court & Comptroller

_____

Deputy Clerk

Effective Date:_____

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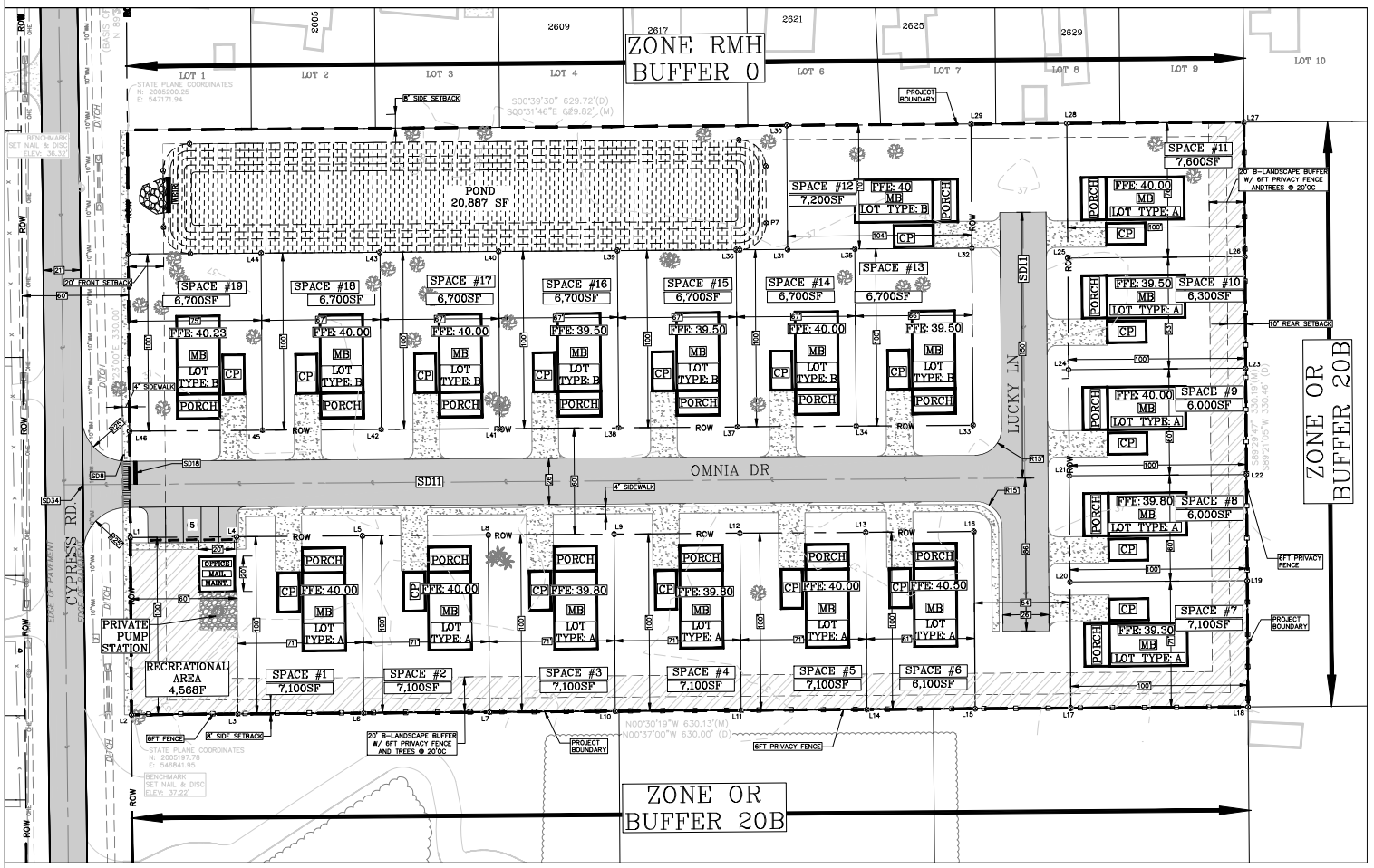
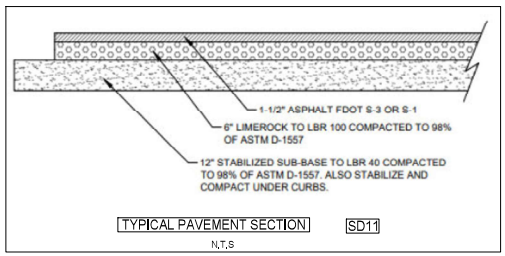


SITE DETAILS

- PROJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK LINE
- EOP
- SD1 PROPOSED CONCRETE
- SD8 STOP SIGN
- SD11 TYPICAL PAVEMENT SECTION
- SD18 STOP BAR
- SD34 CONNECTION TO EXISTING PAVEMENT
- POND
- MH "MH"= MOBILE HOME
- CP "CP"= CAR PORT

LOTS CONTROL POINT TABLE		
	NORTHING	EASTING
L1	2005196.8009'	546944.3091'
L2	2005196.0935'	546844.3115'
L3	2005136.0946'	546844.7360'
L4	2005136.7998'	546944.7385'
L5	2005065.8079'	546945.2327'
L6	2005065.1003'	546845.2471'
L7	2004994.1021'	546845.7496'
L8	2004994.8098'	546945.7466'
L9	2004923.8115'	546946.2371'
L10	2004923.0974'	546846.2475'
L11	2004852.0944'	546846.7495'
L12	2004852.8133'	546946.7402'
L13	2004781.8150'	546947.2424'
L14	2004781.0941'	546847.2522'
L15	2004720.1090'	546847.6914'
L16	2004720.8054'	546947.6810'
L17	2004666.0965'	546848.0657'
L18	2004566.1058'	546848.7730'
L19	2004566.5441'	546919.8744'
L20	2004666.6135'	546919.1745'
L21	2004667.0380'	546979.1579'
L22	2004567.0401'	546979.8638'
L23	2004567.4638'	547039.7629'
L24	2004667.4508'	547039.0642'
L25	2004667.9079'	547102.0675'
L26	2004567.9094'	547102.7612'
L27	2004568.4471'	547178.7578'
L28	2004668.4456'	547178.0503'
L29	2004722.4441'	547177.6687'
L30	2004826.4409'	547176.9323'
L31	2004825.9405'	547106.9382'
L32	2004721.9375'	547107.6770'
L33	2004721.2411'	547007.6794'
L34	2004787.2395'	547007.2126'
L35	2004787.9468'	547107.2165'
L36	2004854.9451'	547106.7290'
L37	2004854.2378'	547006.7452'
L38	2004921.2361'	547006.2648'
L39	2004921.9434'	547106.2621'
L40	2004988.9308'	547105.7884'
L41	2004988.2291'	547005.7878'
L42	2005055.2328'	547005.3234'
L43	2005055.9400'	547105.3072'
L44	2005122.9385'	547104.8469'
L45	2005122.2311'	547004.8495'
L46	2005197.2291'	547004.3190'
L47	2005197.9363'	547104.3030'



GENERAL PROJECT INFORMATION

PARCEL ID#: 0991100010, 0991100020, 0991100000
OWNER: REIT, LLC/RICHARD POPOVICH
TOTAL AREA: 4.77 ACRES
CURRENT ZONING: RMH
BUILDING SETBACK: F20/S8/R10

GENERAL NOTES

1. PROPOSED SIGNS TO BE DESIGNED AND PERMIT IN COMPLIANCE WITH ARTICLE VII OF THE LDC.
2. NO LIGHTNING IS PROPOSED AT THIS POINT. ANY FUTURE PROPOSED LIGHTNING WILL BE DESIGNED AND SUBMIT IN ACCORDANCE TO LIGHTNING STANDARD OF PART 6.09.00
3. EACH SPACE SHALL HAVE MIN OF 120 SF PAVED AREA FOR PARKING
4. RECREATIONAL AREA SHALL MINIMUM 150 SF PER HOME SPACE, SUCH AREAS SHALL BE CONSOLIDATED INTO USABLE AREAS WITH MINIMUM DIMENSION OF 30 SF
5. REQUIRED TO HAVE ONE MANAGEMENT OFFICE THAT ALSO HANDLE MAIL DISTRIBUTION, STORAGE, MAINTENANCE MATERIAL AND EQUIPMENT. PROPOSED OFFICE UP FRONT WITH MAIL CENTER AND STORAGE AS REQUIRED.

DEVELOPMENT DATA

PROJECT DESCRIPTION: PROPOSED 19 SITES MOBILE HOME PARK ON RMH ZONE LOT
EACH MOBILE HOME IS APPROXIMATELY 1,100SF

TOTAL SITE AREA = 207,900 SF = 4.77 ACRES
TOTAL PROPOSED ASPHALT DRIVE = 21,003 SF = 0.48 ACRES
TOTAL PROPOSED CONCRETE = 11,374 SF = 0.26 ACRES
TOTAL PROPOSED POND = 20,887 SF = 0.48 ACRES
TOTAL PROPOSED IMPERVIOUS AREA = 32,377 SF = 0.74 ACRES
TOTAL PROPOSED BUILDING AREA = 31,393 SF = 0.72 ACRES
PROPOSED BUILDING SETBACK: F20/S8/R10

ISR-IMPERVIOUS COVERAGE (MAX/PROPOSED) = 70%/15.57%
BUILDING COVERAGE AREA (MAX/PROPOSED) = 35% / 15.10%
MOBILE HOME SPACE AREA (MIN/PROPOSED) = 2,500 SF / 6,700 SF

REQUIRED RECREATIONAL AREA OF 120SF/SPACE = 120x24 = 2,880 SF
PROVIDED RECREATIONAL AREA = 4,568 SF

POND CONTROL POINT TABLE		
	NORTHING	EASTING
P1	2005162.9483'	547104.5504'
P2	2005178.0540'	547119.4440'
P3	2005178.2807'	547151.5489'
P4	2005163.3867'	547166.5486'
P5	2004853.3949'	547168.7414'
P6	2004838.2892'	547153.8479'
P7	2004838.0628'	547121.8489'
P8	2004852.9563'	547106.7432'

PROPOSED STRUCTURE SUMMARY:

STR #	AREA (SF)	HEIGHT (FT)	DESCRIPTION	CONSTRUCTION TYPE
1	400 SF	20 FT	OFFICE	HB-CMU/METAL ROOF

- ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CHP 16)
- FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#84006 CA#28162

SITE PLAN
RICHARD MOBILE HOME PARK
ST. AUGUSTINE, FLORIDA
PREPARED FOR
REIT, LLC/RICHARD POPOVICH

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	4/24/2026
JOB No.:	2465
SHEET No.:	7

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

NARRATIVE OF REASONS FOR APPEAL

ZVAR-2026000025 – Cypress Road Mobile Home Park

The Appellant respectfully appeals the decision of the St. Johns County Planning and Zoning Agency approving ZVAR-2026000025, a request to reduce the minimum acreage required for a mobile home park from ten (10) acres to approximately 4.77 acres for property located at 1045 Cypress Road.

This appeal is not based upon opposition to manufactured housing. Manufactured housing has long existed within the Cypress Road community. Rather, this appeal concerns whether an exception to the County's ten-acre minimum should be granted specifically to permit this property to operate as a single-owner, land-lease mobile home park, and whether the evidence presented establishes the special conditions and unnecessary and undue hardship required by the St. Johns County Land Development Code. The Appellant respectfully contends that it does not.

ADVERSE EFFECT UPON THE APPELLANT AND SURROUNDING COMMUNITY

The Appellant is a homeowner and resident of the Cypress Road community and is directly affected by decisions concerning the long-term pattern of residential development and property ownership within the immediate area.

The concern is the long-term conversion of approximately 4.77 acres of residential property into a single-owner land-lease development through an exception to a development standard the property does not otherwise satisfy.

Under the proposed model, the underlying land remains under common ownership rather than creating individual residential parcels that residents can purchase and own. The Cypress Road community remains an area where working families may still realistically acquire residential property.

Another factor that should be addressed nearby mobile home parks that were used as models to support this variance are hotspots for criminal activity and delinquent behavior. Rather than being used as a reason to support this variance, they should be used as evidence to the contrary.

The Appellant is not asking the County to prohibit development of this site. The issue is whether granting this variance is necessary for the land owner to develope the parcel and whether the approval would negatively effect surrounding homeowners. The appellant contends that the variance request does not meet the legal standard put forth in the Land Development Code. Additionally, the appelant does not believe that the adverse effects to the working class homeowners in the surrounding community were adequately taken into account.

SPECIFIC ERRORS ALLEGED AS GROUNDS FOR APPEAL

1. The evidence presented does not establish the unnecessary and undue hardship required for a variance.

The applicant's desire to operate a mobile home park on approximately 4.77 acres does not, by itself, demonstrate that literal enforcement of the ten-acre requirement creates an unnecessary and undue hardship. The property remains capable of residential development. In 2023, the same property was proposed for development with eight single-family homes without requiring the acreage variance at issue here. That history demonstrates that enforcement of the ten-acre requirement does not prevent reasonable

residential use of the property. The variance is therefore not necessary to allow residential use. Rather, it is only necessary to pursue this particular ownership and development model on a site containing less than half the required acreage.

2. The applicant's chosen ownership model should not itself create the hardship necessary to obtain a variance.

The property does not contain the ten acres ordinarily required for a mobile home park. The resulting difficulty arises from the relationship between the applicant's chosen development model and the acreage of the site, rather than from a condition that prevents reasonable residential use of the land.

3. Compatibility with surrounding manufactured housing does not independently establish hardship.

The Appellant does not dispute that manufactured homes exist in the area, but that fact does not establish why this particular 4.77-acre property must be allowed to operate as a mobile home park despite the ten-acre minimum. Compatibility and hardship are separate inquiries. The presence of manufactured housing nearby does not show that this property suffers an unnecessary and undue hardship if it cannot be operated under the applicant's preferred model.

4. The prior development proposal provides relevant evidence that denial of the variance does not deprive the property of reasonable use.

The landowner previously submitted a preapplication to develop the property with eight single family homes. This was withdrawn prior to submitting the preapplication for the mobile home park. The Appellant does not contend that the applicant must pursue eight single-family homes. Its relevance is evidentiary. It shows that residential development is feasible without reducing the ten-acre mobile-home-park requirement. There is an important difference between being unable to reasonably use the property and being unable to pursue one particular development and ownership structure.

5. The magnitude of the requested relief reinforces the need to apply the actual variance criteria.

Reducing the minimum acreage requirement from ten acres to approximately 4.77 acres is a reduction of roughly 52 percent. The Appellant does not contend that size alone determines the outcome, but such a substantial reduction underscores the importance of requiring evidence demonstrating the type of hardship contemplated by the Code. The variance process should determine whether exceptional circumstances affecting this property justify relief from the existing standard, not whether a preferred ownership or development model can proceed without satisfying that standard.

REQUESTED ACTION

The Appellant respectfully requests that the Board of County Commissioners conduct its de novo review of ZVAR-2026000025 and independently determine whether the applicant has established each criteria for a Zoning Variance.

The Appellant does not request that the Board prevent residential development of this property. The Appellant requests only that the requirements established by the Land Development Code be applied to this property. As the request for a variance does not meet the requirements set forth in the Code and its approval would have negative consequences for the surrounding homeowners, the appellant asks respectfully that you reverse the previous ruling and deny the request.

ATTACHMENT 3
ZVAR 2026-25 Approval Order

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	James G. Whitehouse, Esq. St. Johns Law Group 104 Sea Grove Main Street St. Augustine, FL 32080
FILE NUMBER:	ZVAR 2026-25
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL IDS:	099110-0000, 099110-0010, 099110-0020
DATE OF HEARING:	August 20, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, came before the Planning & Zoning Agency for public hearing on August 20, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

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

2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.

4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, subject to the following conditions:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed mobile home park.

2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Development of the site shall be consistent with improvements depicted on the site plan labeled **Exhibit B**, submitted by the applicant, and made part of this application.

4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS 20th DAY OF AUGUST, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

8/20/2026
Date Filed

EXHIBIT A

LEGAL DESCRIPTION

A portion of lot 17, as shown on the plat of Unit No. 1 of St. Augustine heights subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of St. Johns county, Florida, and being more particularly Described as follows:

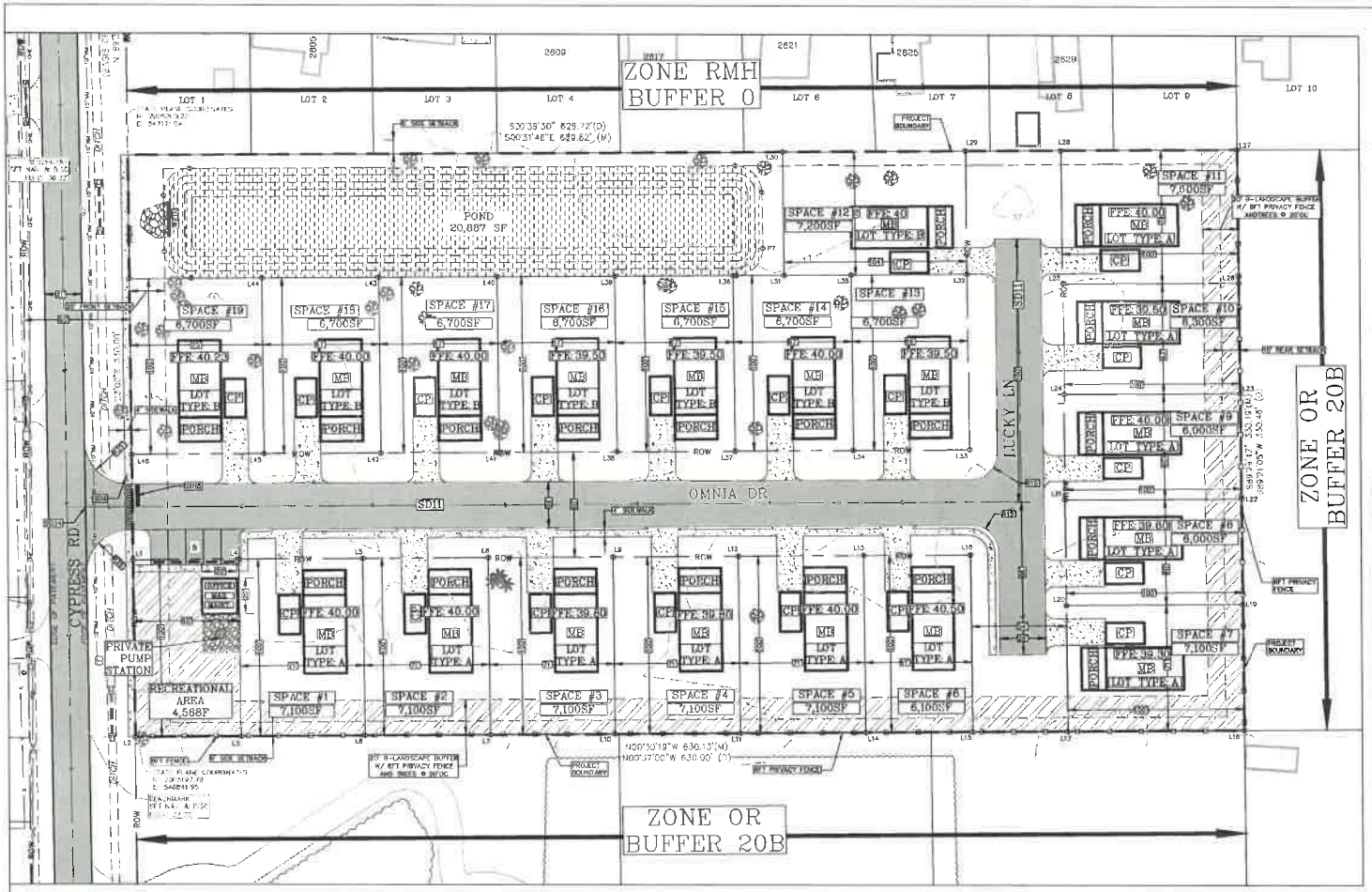
Begin at the Northwest corner of said lot 17, Thence North 89 degrees 23 Minutes 00 seconds East, along the southerly right-of-way line of cypress Road (a 60 foot right-of-way as now established), 130 feet; Thence South 00 degrees 37 Minutes 00 seconds East, 60.00 feet; Thence North 89 degrees 23 Minutes 00 seconds East, 140.04 feet; thence South 00 degrees 39 minutes 30 Seconds East, 255.00 feet; Thence South 89 degrees 23 minutes 00 seconds West, 270.23 feet to The Westerly Une of said lot 17; Thence North 00 degrees 37 Minutes 00 seconds West, along last said Une, 315.00 feet to the point of Beginning.

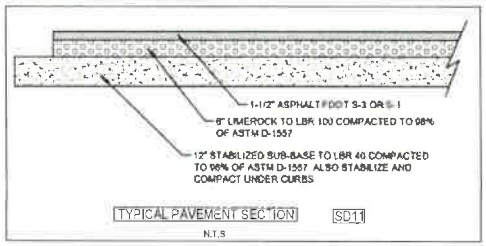
PARCEL B

A portion of Lot 17 as shown on the Plat of Unit No. 1 Saint Augustine Heights Subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of Saint Johns County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly right of way line of Cypress Road (a 60 foot right of way as now established) 130.00 feet to the Point of Beginning; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly right of way line, 100.00 feet; thence South 00 degrees 37 minutes 00 seconds East, 30.00 feet; thence North 89 degrees 23 minutes 00 seconds East, 70.02 feet; thence South 00 degrees 39 minutes 30 seconds East, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 300.35 feet to the Westerly line of said Lot 17; thence North 00 degrees 37 minutes 00 seconds West from last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 270.23 feet; thence North 00 degrees 39 minutes 30 seconds West, 255.00 feet; thence South 89 degrees 23 minutes 00 seconds West, 140.04 feet; thence North 00 degrees 37 minutes 00 seconds West, 60.00 feet to the Point of Beginning.

Parcel No.C A portion of Lot 17, as shown on the plat of Unit No. 1 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 26 through 28 of the public records of Saint Johns County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly Right-of-Way line of Cypress Road (A 60 foot Right-of-Way as now established) 230.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly Right-of-Way line, 100.00 feet to the Easterly line of Lot 17; thence South 00 degrees 39 minutes 30 seconds East along last said line, 629.72 fee to the Southerly line of said Lot 17; thence South 89 degrees 20 minutes 05 seconds West along last said line, 330.46 feet to the Westerly line of said lot 17; thence North 00 degrees 37 minutes 00 seconds West along last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 300.35 feet; thence North 00 degrees 39 minutes 30 seconds West, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 70.02 feet; thence North 00 degrees 37 minutes 00 seconds West, 30.00 feet to the POINT OF BEGINNING.





GENERAL PROJECT INFORMATION

PARCEL ID#: 0991100010, 0991100020, 0991100000
OWNER: REIT, LLC/RICHARD POPOVICH
TOTAL AREA: 4.77 ACRES
CURRENT ZONING: RMH
BUILDING SETBACK: F20/SB/R10

GENERAL NOTES

1. PROPOSED SIGNS TO BE DESIGNED AND PERMIT IN COMPLIANCE WITH ARTICLE VII OF THE LDC.
2. NO LIGHTNING IS PROPOSED AT THIS POINT. ANY FUTURE PROPOSED LIGHTNING WILL BE DESIGNED AND SUBMIT IN ACCORDANCE TO LIGHTNING STANDARD OF PART 6.09.00
3. EACH SPACE SHALL HAVE MIN OF 120 SF PAVED AREA FOR PARKING
4. RECREATIONAL AREA SHALL MINIMUM 150 SF PER HOME SPACE, SUCH AREAS SHALL BE CONSOLIDATED INTO USABLE AREAS WITH MINIMUM DIMENSION OF 30 SF
5. REQUIRED TO HAVE ONE MANAGEMENT OFFICE THAT ALSO HANDLE MAIL DISTRIBUTION, STORAGE, MAINTENANCE MATERIAL AND EQUIPMENT. PROPOSED OFFICE UP FRONT WITH MAIL CENTER AND STORAGE AS REQUIRED.

DEVELOPMENT DATA

PROJECT DESCRIPTION: PROPOSED 19 SITES MOBILE HOME PARK ON RMH ZONE LOT
EACH MOBILE HOME IS APPROXIMATELY 1,100SF

TOTAL SITE AREA = 207,900 SF = 4.77 ACRES
TOTAL PROPOSED ASPHALT DRIVE = 21,003 SF = 0.48 ACRES
TOTAL PROPOSED CONCRETE = 11,374 SF = 0.26 ACRES
TOTAL PROPOSED POND = 20,887 SF = 0.48 ACRES
TOTAL PROPOSED IMPERVIOUS AREA = 32,377 SF = 0.74 ACRES
TOTAL PROPOSED BUILDING AREA = 31,393 SF = 0.72 ACRES
PROPOSED BUILDING SETBACK: F20/SB/R10

ISR-IMPERVIOUS COVERAGE (MAX/PROPOSED) = 70%/15.57%
BUILDING COVERAGE AREA (MAX/PROPOSED) = 35% / 15.10%
MOBILE HOME SPACE AREA (MIN/PROPOSED) = 2,500 SF / 6,700 SF

REQUIRED RECREATIONAL AREA OF 120SF/SPACE = 120x24 = 2,880 SF
PROVIDED RECREATIONAL AREA = 4,568 SF

PROPOSED STRUCTURE SUMMARY:

STR #	AREA (SF)	HEIGHT (FT)	DESCRIPTION	CONSTRUCTION TYPE
1	400 SF	20 FT	OFFICE	RB-CMU/METAL ROOF

POND CONTROL POINT TABLE		
	NORTHING	EASTING
P1	2005182.8405'	547184.5504'
P2	2005178.0540'	547118.4440'
P3	2005178.2807'	547151.5489'
P4	2005183.3957'	547186.5488'
P5	2004853.3948'	547165.7414'
P6	2004838.3892'	547163.8479'
P7	2004838.0628'	547121.8489'
P8	2004852.9563'	547106.7432'

* ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CHP 16)
* FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT TYPE APPARATUS. (NFPA 1, CHP 18)

SITE DETAILS

- PROJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK LINE
- EOP
- SD1 PROPOSED CONCRETE
- SD8 STOP SIGN
- SD11 TYPICAL PAVEMENT SECTION
- SD18 STOP BAR
- SD34 CONNECTION TO EXISTING PAVEMENT
- POND
- MH "MH"= MOBILE HOME
- CP "CP"= CAR PORT

LOTS CONTROL POINT TABLE		
	NORTHING	EASTING
L1	2005198.8009'	548944.3091'
L2	2005199.0835'	548844.3115'
L3	2005136.0645'	548844.7360'
L4	2005136.7895'	548944.7385'
L5	2005065.8078'	548845.2327'
L6	2005065.1003'	548545.2471'
L7	2004884.1121'	548845.7496'
L8	2004884.8288'	548845.7456'
L9	2004823.8115'	548948.2371'
L10	2004933.0676'	548848.2478'
L11	2004882.0844'	548848.7495'
L12	2004802.8133'	548948.7498'
L13	2004781.8150'	548947.2424'
L14	2004781.0941'	548847.2522'
L15	2004720.1090'	548847.6914'
L16	2004720.8654'	548947.6810'
L17	2004868.0983'	548848.0659'
L18	2004566.1968'	548848.7730'
L19	2004566.5441'	548918.8744'
L20	2004685.6135'	548919.1745'
L21	2004867.0380'	548979.1576'
L22	2004567.0406'	548979.8636'
L23	2004567.4838'	547039.7529'
L24	2004667.4508'	547039.9643'
L25	2004667.9079'	547109.0670'
L26	2004567.9094'	547102.2612'
L27	2004568.4471'	547178.7576'
L28	2004668.4458'	547178.0605'
L29	2004722.4441'	547177.6807'
L30	2004828.4408'	547178.9323'
L31	2004825.9405'	547108.9352'
L32	2004731.9375'	547107.8770'
L33	2004721.2411'	547007.8794'
L34	2004787.2395'	547007.2126'
L35	2004787.9488'	547107.2185'
L36	2004854.9451'	547106.7293'
L37	2004854.2375'	547006.7452'
L38	2004921.2381'	547006.2648'
L39	2004921.9434'	547106.2621'
L40	2004968.9308'	547105.7894'
L41	2004968.2291'	547005.7978'
L42	2005055.2325'	547008.3254'
L43	2005055.9400'	547108.3072'
L44	2005122.9388'	547104.8488'
L45	2005122.2311'	547004.8498'
L46	2005197.2291'	547004.3198'
L47	2005197.9363'	547104.3030'

EXHIBIT B

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1769
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL.#43006 CA#28162

SHEET TITLE: SITE PLAN
RICHARD MOBILE HOME PARK
ST. AUGUSTINE, FLORIDA
PREPARED FOR
REIT, LLC/RICHARD POPOVICH

DRW BY:	QHM
CHK BY:	GMC
CHK BY:	QHM
DATE:	4/24/2026
JOB No.:	2465
SHEET No.:	7

ATTACHMENT 4
Staff Report and Supporting Documents from ZVAR 2026-25

Growth Management Department
Planning Division Report
Application for Zoning Variance
ZVAR 2026-25 Cypress Road Mobile Home Park

To:	Planning and Zoning Agency
From:	Trevor Steven, Planner
Date:	August 11, 2026
Subject:	**ZVAR 2026-25 Cypress Road Mobile Home Park,** request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.
Applicant:	James G. Whitehouse, St. Johns Law Group
Owners:	Richard Popovich / REIT LLC
Hearing Date:	Planning and Zoning Agency | August 20, 2026
Commissioner District:	District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2026-25 Cypress Road Mobile Home Park** based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2026-25 Cypress Road Mobile Home Park** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

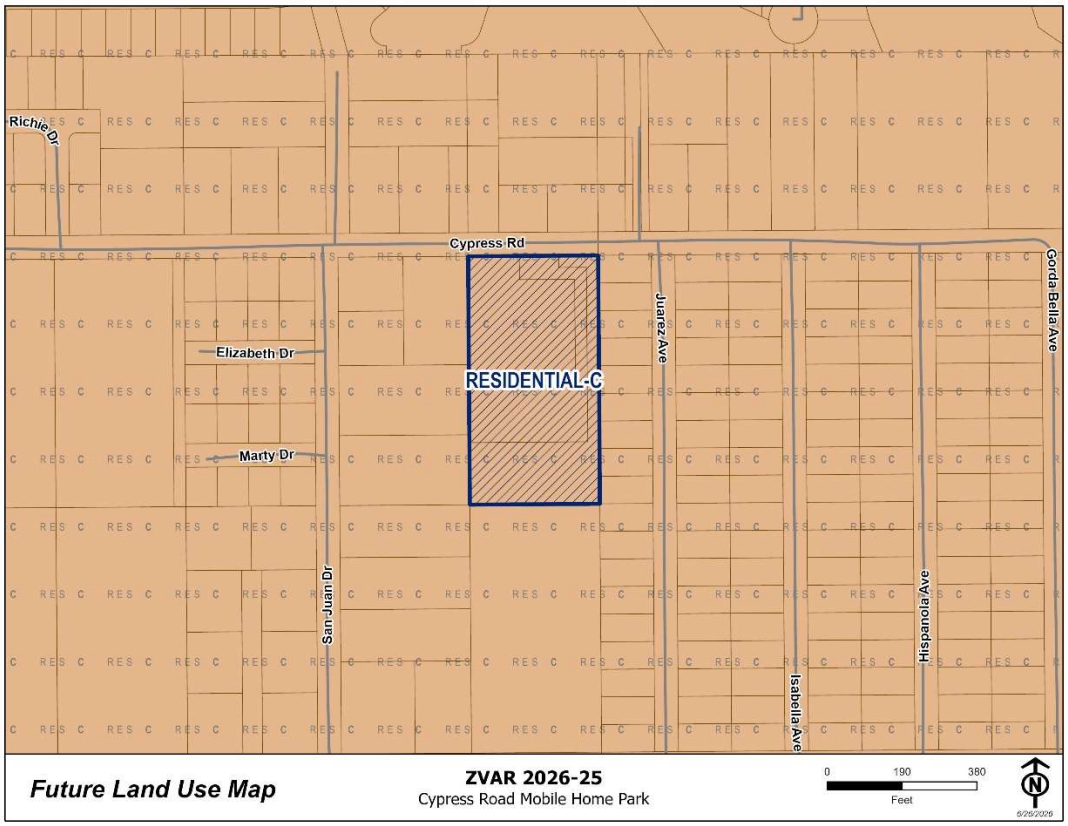
Location: The subject property is located to the south of Cypress Road, approximately 1 mile east of State Road 207



Aerial Imagery: The subject property consists of approximately 4.77 acres and is currently developed with three (3) mobile homes.



Future Land Use: : The subject property and all surrounding properties are designated Residential-C on the Future Land Use Map (FLUM).



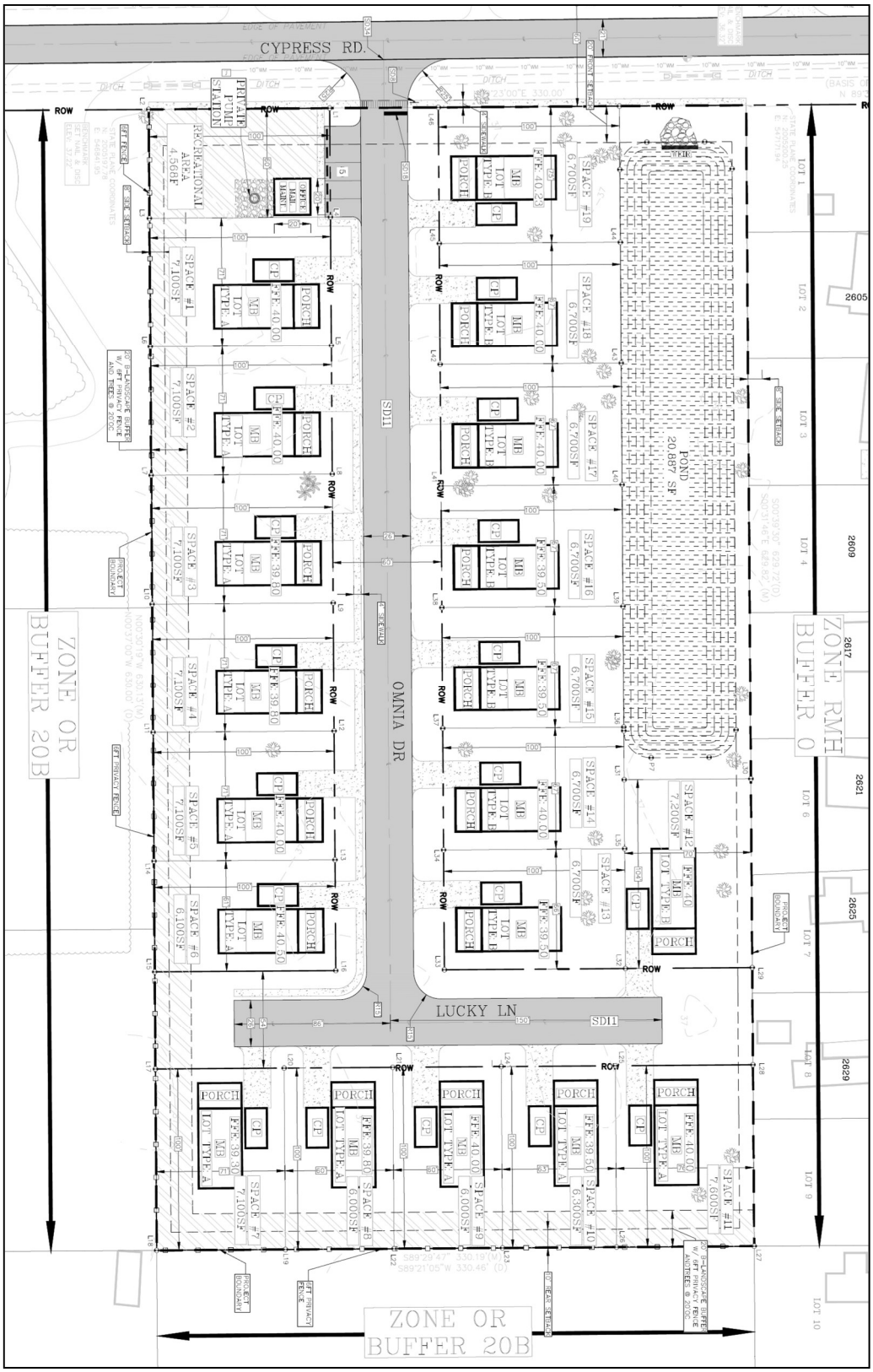
Zoning District: The subject property and a majority of surrounding properties are zoned Residential, Manufactured/Mobile Home (RMH). Other zoning designations that exist in the nearby area include Open Rural (OR), Residential, Single Family (RS-3), and Planned Unit Development (PUD).



APPLICATION SUMMARY

The applicant requests a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road. The proposed layout of the Mobile Home Park can be seen in the site plan below.

Proposed Site Plan:



APPLICABLE REGULATIONS

LDC Table 6.01 Schedule of Area, Height, Bulk and Placement Standards

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	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 ⊕
RMH (Manufactured/ Mobile Home Subdiv. and Mobile Home on Individual Lot)	200 feet for the Subdivision & 60 feet for individual Lots ☼	10 acres for the Subdivision & 6,000 square feet for each Mobile Home Lot ☼	35%	N/A	70%	20/8/10 feet	35 feet

LDC, Section 6.08.23 Supplemental Design Standards – Mobile Home Parks

A. Each Manufactured/Mobile Home Park shall be located on a well-drained site and facilities shall be provided for the disposal of sanitary wastes as required.
B. Each Manufactured/Mobile Home space shall be provided with a paved Patio with a minimum of one hundred twenty (120) square feet and one Off-Street Parking Space.
C. Each Manufactured/Mobile Home Park shall be provided with a park and recreational area having a minimum area of one hundred fifty (150) square feet per Manufactured/Mobile Home space. Such areas shall be consolidated into usable areas with a minimum dimension of not less than thirty (30) feet.
D. Each Manufactured/Mobile Home Park shall be provided with a management office and such service Buildings as are necessary to provide facilities for mail distribution, storage space for supplies, maintenance materials and equipment.

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

Article XII, Definitions

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

i) such Variance will not be contrary to the public interest, and where;
ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,
iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and
iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

DEPARTMENT REVIEW

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

Office of the County Attorney Review:

Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Technical Division Review:

In the case that the Zoning Variance is approved by the Planning and Zoning Agency, all 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 Federal, State, and local regulations.

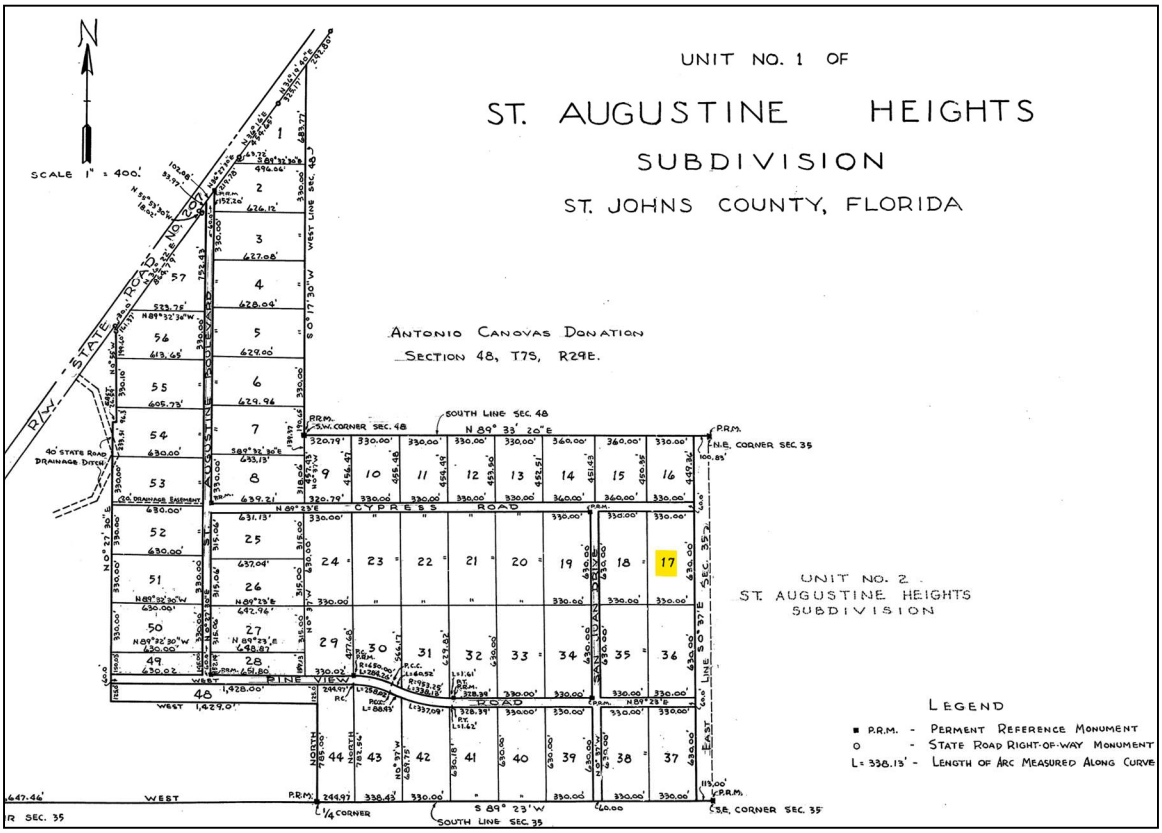
Engineering design and site layout has been reviewed under the associated commercial plan set (COMM 2026-16).

Planning and Zoning Division Review:

The underlying zoning designation of RMH allows for the use of mobile home parks by right and is subject to the additional standards located within LDC Table 6.01 and Section 6.08.23 (shown on page 5). These standards appear to all be met, with the exception of the 10-acre minimum, which is the subject of this variance request.

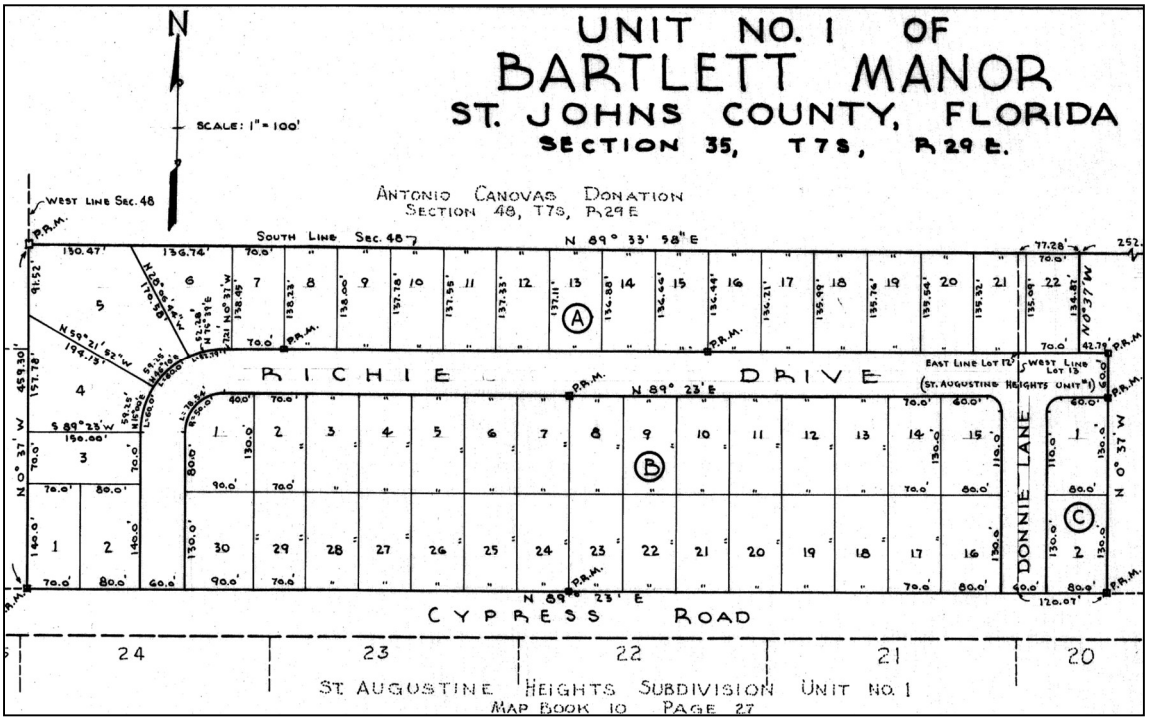
The subject property is approximately 4.77 acres in size and is comprised of Tract 17 within Unit 1 of the St. Augustine Heights Subdivision, which was recorded in 1958. The subject property can be seen in relation to nearby platted lots within the subdivision in the image below.

St. Augustine Heights Subdivision, with the subject property (Tract 17) highlighted in yellow:



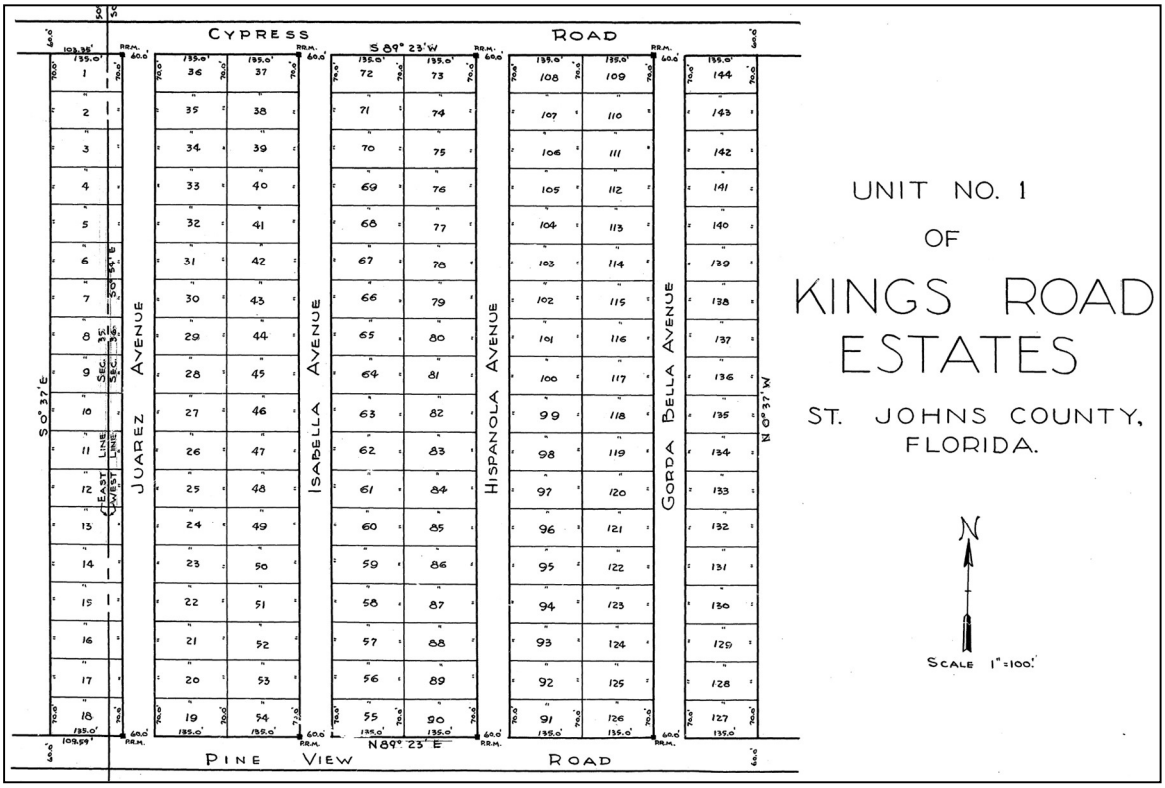
The Use of individual mobile homes and mobile home parks is predominant in the area. There are multiple instances of mobile home parks under ownership from a single entity where units/lots are rented out. Cypress Park, which is located approximately 0.15 miles to west of the subject property at 1150 Cypress Road, has 16 mobile homes on 2.46 acres (6.5 units/acre). Bartlett Manor, which was platted in 1960 and is approximately 0.2 miles to the west of the subject property, consists of 54 lots that range in size from 9,100sf to 24,000sf (shown on following page). There appear to be 54 mobile home units that exist on approximately 14.81 acres (3.6 units/acre). There are more instances of similar mobile home park type uses that exist to the south of Cypress Road.

Bartlett Manor Subdivision, recorded in 1960:

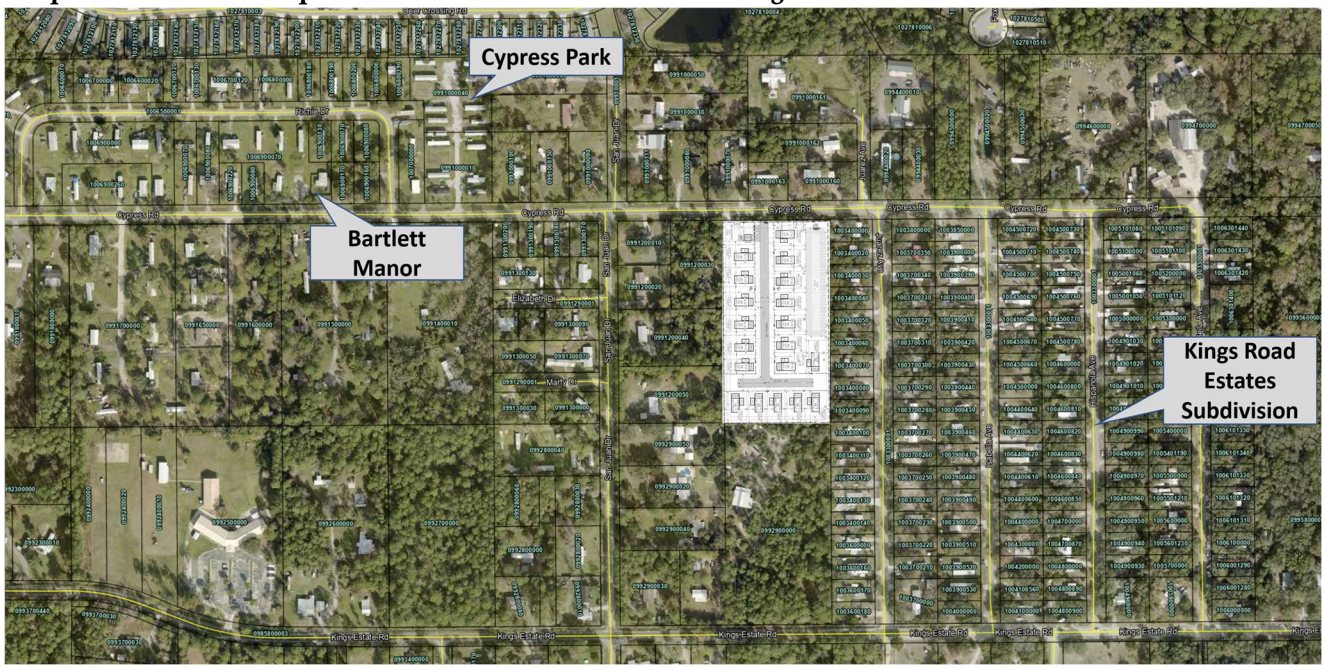


In addition, a majority of individually owned residential lots in the area are also developed with mobile homes. Unit 1 of the Kings Road Estates Subdivision, which exists directly adjacent to the east of the subject property, was platted with 144 lots that are 70' x 135' (9,450sf) in size. A majority of these lots are developed with mobile homes. This subdivision can be seen in the map exhibit below.

Kings Road Estates Subdivision, recorded in 1958:



Proposed mobile home park shown in context of surrounding area:



The development that is the subject of this Zoning Variance request has lots that range in size from 6,000sf to 7,100sf, which would meet the standards for mobile home parks listed within LDC Table 6.01, which is shown on Page 5 of this Staff Report. Furthermore, the proposed 19 dwelling units on 4.77 acres would equal a proposed density of 3.98 units/net acre, which would meet the base density allowance for the Residential-C Future Land Use designation within Policy A.1.13.1(m)(1) of the 2050 Comprehensive Plan (6 units/net acre).

The Narrative submitted by the applicant gave the following responses to the Zoning Variance criteria outlined in LDC Article 12 (referenced on page 5 of Staff Report):

i) such Variance will not be contrary to the public interest

"This request is specifically based upon the pattern of the adjoining development. This update, which fully matches the surrounding mobile home uses, and complies fully with the density already approved for this Residential C – Future Land Use area, AND ALL OF THE OTHER REQUIREMENTS OF TABLE 6.01 FOR MH USE, includes combining these three parcels and developing a unified plan for the mobile home parcels, all of which mirror the same size as the surrounding mobile home uses that have been here for years. However, they require the variance to the minimum total area size for the MH park itself, even though they can meet all the other requirements and comply with the density of our FLUM. Moreover, this request has no adverse effect upon the public interest. Accordingly, the request is based upon the physical characteristics of the area and does not affect any adjacent and area residents. In sum, based upon these facts, especially the lack of any negative impact upon the area and any change to nature and character of the area and neighborhood, this variance will not be contrary to the public interest."

ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,

"Again, "by reason of the Use or Development of property immediately adjoining the piece of property in question" and the way the area has developed over the years, this request is reasonable and appropriate to allow this similar development granting a relaxation of the area required, primarily because the proposal

clearly meets and exceeds the area, setback and size requirements of our code. NOTABLY, THE REQUEST PROVIDES 7,100 SQUARE FOOT PARCELS, WHICH ALMOST TRIPLES THE SIZE REQUIRED UNDERTHE CODE."

iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

"Although this property and this update provides extensive space for this proposal, MEETING ALL OF THEREQUIREMENTS OF THE CODE FOR THIS TYPE OF DEVELOPMENT, and notably provides MH parcels of a size that ALMOST TRIPLES the size of lots required, and matches the adjacent development, the literal enforcement of a 10 acre minimum unreasonably restricts this compatible development. To require the 10 acre minimum based upon a literal enforcement of the Code would in fact cause an undue hardship to carry out the spirit and intent of the code. In fact, the spirit and intent of the code in conjunction with the Goals, Objectives and Policies of our Comprehensive Plan in this County-designated RESIDENTIAL C area, that is currently developed throughout with similar sized mobile home lots would indeed be an inappropriate result and enforcement of the spirit and intent of our code and comp plan; thus, this is a reasonable request that is justified under our Code and Comp Plan.
Accordingly, as you will see from the layout and pictures attached, it is "by reason of the Use or Development of property immediately adjoining the piece of property in question" which shows that this design and layout of the site is appropriate and reasonable. This variance is not based upon any self-imposed hardship, but instead because of by reason of the Use or Development of property immediately adjoining the piece of property in question to meet the spirit and intent of the code in this regulatory scheme; therefore a literal enforcement of the requirements of the Code would cause them an undue hardship in securing this finished rehabilitation and rebuild of their property."

iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

"In sum, this reasonable request is clearly based upon the Use or Development of properties immediately adjoining the piece of property in question, and their design, which matches the adjacent development and is wholly compatible as found by staff, provides increased parcel sizes and meets and exceeds all the other requirements of the code and comprehensive plan, clearly meets the spirit and purpose of the code in this regulatory scheme; thus, this is a reasonable request that is justified under our Code and Comprehensive Plan. In summary, based upon these facts, especially the lack of any negative impact upon the area and the strikingly similar neighborhood, this request is not contrary to the spirit and intent of the Code."

CORRESPONDENCE/PHONE CALLS

Staff has received general inquiries about the request from nearby residents but has not received any written support or opposition.

ACTION

Staff offers six (6) findings of fact and six (6) conditions to support a motion to approve or four (4) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents
2. Supporting Documents

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2026-25 Cypress Road Mobile Home Park**, a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, and is subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed mobile home park.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the site shall be consistent with improvements depicted on the site plan labeled as **Exhibit B,** submitted by the applicant, and made part of this application.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

(Additional conditions may be added as a result of the public hearing)

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2026-25 Cypress Road Mobile Home Park**, a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, came before the Planning & Zoning Agency for public hearing on August 20, 2026.

SUGGESTED FINDINGS

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is in contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-C.

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	James G. Whitehouse, Esq. St. Johns Law Group 104 Sea Grove Main Street St. Augustine, FL 32080
FILE NUMBER:	ZVAR 2026-25
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL IDS:	099110-0000, 099110-0010, 099110-0020
DATE OF HEARING:	August 20, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, came before the Planning & Zoning Agency for public hearing on August 20, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

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

2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.

4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, subject to the following conditions:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed mobile home park.

2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Development of the site shall be consistent with improvements depicted on the site plan labeled **Exhibit B**, submitted by the applicant, and made part of this application.

4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

EXHIBIT A

LEGAL DESCRIPTION

A portion of lot 17, as shown on the plat of Unit No. 1 of St. Augustine heights subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of St. Johns county, Florida, and being more particularly Described as follows:

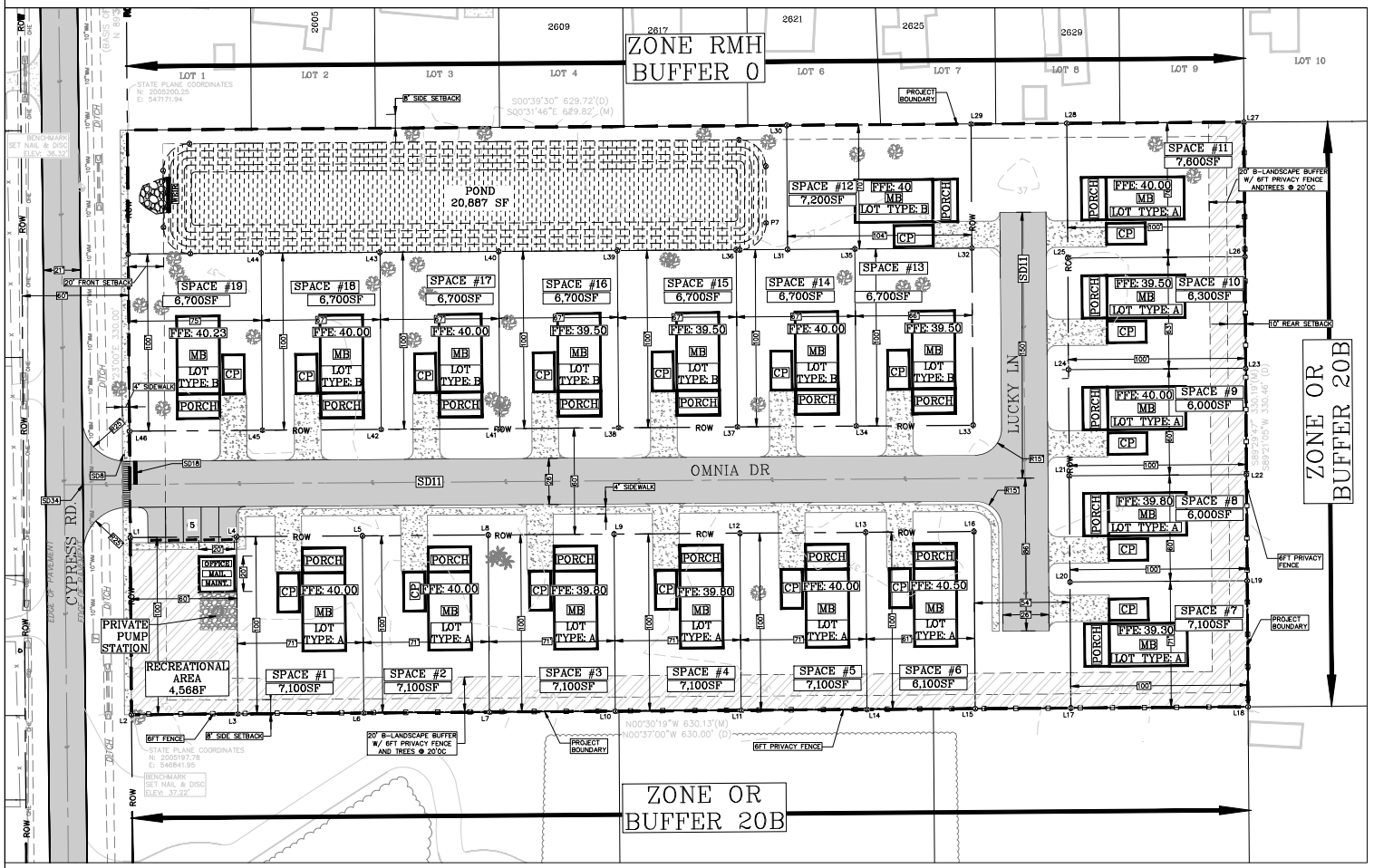
Begin at the Northwest corner of said lot 17, Thence North 89 degrees 23 Minutes 00 seconds East, along the southerly right-of-way line of cypress Road (a 60 foot right-of-way as now established), 130 feet; Thence South 00 degrees 37 Minutes 00 seconds East, 60.00 feet; Thence North 89 degrees 23 Minutes 00 seconds East, 140.04 feet; thence South 00 degrees 39 minutes 30 Seconds East, 255.00 feet; Thence South 89 degrees 23 minutes 00 seconds West, 270.23 feet to The Westerly Une of said lot 17; Thence North 00 degrees 37 Minutes 00 seconds West, along last said Une, 315.00 feet to the point of Beginning.

PARCEL B

A portion of Lot 17 as shown on the Plat of Unit No. 1 Saint Augustine Heights Subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of Saint Johns County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly right of way line of Cypress Road (a 60 foot right of way as now established) 130.00 feet to the Point of Beginning; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly right of way line, 100.00 feet; thence South 00 degrees 37 minutes 00 seconds East, 30.00 feet; thence North 89 degrees 23 minutes 00 seconds East, 70.02 feet; thence South 00 degrees 39 minutes 30 seconds East, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 300.35 feet to the Westerly line of said Lot 17; thence North 00 degrees 37 minutes 00 seconds West from last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 270.23 feet; thence North 00 degrees 39 minutes 30 seconds West, 255.00 feet; thence South 89 degrees 23 minutes 00 seconds West, 140.04 feet; thence North 00 degrees 37 minutes 00 seconds West, 60.00 feet to the Point of Beginning.

Parcel No.C A portion of Lot 17, as shown on the plat of Unit No. 1 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 26 through 28 of the public records of Saint Johns County, Florida and being more particularly described as follows:

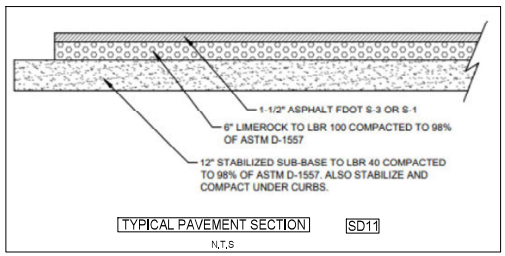
COMMENCE at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly Right-of-Way line of Cypress Road (A 60 foot Right-of-Way as now established) 230.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly Right-of-Way line, 100.00 feet to the Easterly line of Lot 17; thence South 00 degrees 39 minutes 30 seconds East along last said line, 629.72 fee to the Southerly line of said Lot 17; thence South 89 degrees 20 minutes 05 seconds West along last said line, 330.46 feet to the Westerly line of said lot 17; thence North 00 degrees 37 minutes 00 seconds West along last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 300.35 feet; thence North 00 degrees 39 minutes 30 seconds West, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 70.02 feet; thence North 00 degrees 37 minutes 00 seconds West, 30.00 feet to the POINT OF BEGINNING.



SITE DETAILS

- PROJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK LINE
- EOP
- SD1 PROPOSED CONCRETE
- SD8 STOP SIGN
- SD11 TYPICAL PAVEMENT SECTION
- SD18 STOP BAR
- SD34 CONNECTION TO EXISTING PAVEMENT
- POND
- MH "MH"= MOBILE HOME
- CP "CP"= CAR PORT

LOTS CONTROL POINT TABLE		
	NORTHING	EASTING
L1	2005196.8009'	546944.3091'
L2	2005196.0935'	546844.3115'
L3	2005136.0946'	546844.7360'
L4	2005136.7998'	546944.7385'
L5	2005065.8079'	546945.2327'
L6	2005065.1003'	546845.2471'
L7	2004994.1021'	546845.7496'
L8	2004994.8098'	546945.7466'
L9	2004923.8115'	546946.2371'
L10	2004923.0974'	546846.2475'
L11	2004852.0944'	546846.7495'
L12	2004852.8133'	546946.7402'
L13	2004781.8150'	546947.2424'
L14	2004781.0941'	546847.2522'
L15	2004720.1090'	546847.6914'
L16	2004720.8054'	546947.6810'
L17	2004666.0965'	546848.0657'
L18	2004566.1058'	546848.7730'
L19	2004566.5441'	546919.8744'
L20	2004666.6135'	546919.1745'
L21	2004667.0380'	546979.1579'
L22	2004567.0401'	546979.8638'
L23	2004567.4638'	547039.7629'
L24	2004667.4508'	547039.0642'
L25	2004667.9079'	547102.0675'
L26	2004567.9094'	547102.7612'
L27	2004568.4471'	547178.7576'
L28	2004668.4456'	547178.0503'
L29	2004722.4441'	547177.6687'
L30	2004826.4409'	547176.9323'
L31	2004825.9405'	547106.9382'
L32	2004721.9375'	547107.6770'
L33	2004721.2411'	547007.6794'
L34	2004787.2395'	547007.2126'
L35	2004787.9468'	547107.2165'
L36	2004854.9451'	547106.7290'
L37	2004854.2378'	547006.7452'
L38	2004921.2361'	547006.2648'
L39	2004921.9434'	547106.2621'
L40	2004988.9308'	547105.7884'
L41	2004988.2291'	547005.7878'
L42	2005055.2328'	547005.3234'
L43	2005055.9400'	547105.3072'
L44	2005122.9385'	547104.8469'
L45	2005122.2311'	547004.8495'
L46	2005197.2291'	547004.3190'
L47	2005197.9363'	547104.3030'



GENERAL PROJECT INFORMATION

PARCEL ID#: 0991100010, 0991100020, 0991100000
OWNER: REIT, LLC/RICHARD POPOVICH
TOTAL AREA: 4.77 ACRES
CURRENT ZONING: RMH
BUILDING SETBACK: F20/S8/R10

GENERAL NOTES

1. PROPOSED SIGNS TO BE DESIGNED AND PERMIT IN COMPLIANCE WITH ARTICLE VII OF THE LDC.
2. NO LIGHTNING IS PROPOSED AT THIS POINT. ANY FUTURE PROPOSED LIGHTNING WILL BE DESIGNED AND SUBMIT IN ACCORDANCE TO LIGHTNING STANDARD OF PART 6.09.00
3. EACH SPACE SHALL HAVE MIN OF 120 SF PAVED AREA FOR PARKING
4. RECREATIONAL AREA SHALL MINIMUM 150 SF PER HOME SPACE, SUCH AREAS SHALL BE CONSOLIDATED INTO USABLE AREAS WITH MINIMUM DIMENSION OF 30 SF
5. REQUIRED TO HAVE ONE MANAGEMENT OFFICE THAT ALSO HANDLE MAIL DISTRIBUTION, STORAGE, MAINTENANCE MATERIAL AND EQUIPMENT. PROPOSED OFFICE UP FRONT WITH MAIL CENTER AND STORAGE AS REQUIRED.

DEVELOPMENT DATA

PROJECT DESCRIPTION: PROPOSED 19 SITES MOBILE HOME PARK ON RMH ZONE LOT
EACH MOBILE HOME IS APPROXIMATELY 1,100SF

TOTAL SITE AREA = 207,900 SF = 4.77 ACRES
TOTAL PROPOSED ASPHALT DRIVE = 21,003 SF = 0.48 ACRES
TOTAL PROPOSED CONCRETE = 11,374 SF = 0.26 ACRES
TOTAL PROPOSED POND = 20,887 SF = 0.48 ACRES
TOTAL PROPOSED IMPERVIOUS AREA = 32,377 SF = 0.74 ACRES
TOTAL PROPOSED BUILDING AREA = 31,393 SF = 0.72 ACRES
PROPOSED BUILDING SETBACK: F20/S8/R10

ISR-IMPERVIOUS COVERAGE (MAX/PROPOSED) = 70%/15.57%
BUILDING COVERAGE AREA (MAX/PROPOSED) = 35% / 15.10%
MOBILE HOME SPACE AREA (MIN/PROPOSED) = 2,500 SF / 6,700 SF

REQUIRED RECREATIONAL AREA OF 120SF/SPACE = 120x24 = 2,880 SF
PROVIDED RECREATIONAL AREA = 4,568 SF

POND CONTROL POINT TABLE		
	NORTHING	EASTING
P1	2005162.9483'	547104.5504'
P2	2005178.0540'	547119.4440'
P3	2005178.2807'	547151.5489'
P4	2005163.3867'	547166.5486'
P5	2004853.3949'	547168.7414'
P6	2004838.2892'	547153.8479'
P7	2004838.0628'	547121.8489'
P8	2004852.9563'	547106.7432'

PROPOSED STRUCTURE SUMMARY:

STR #	AREA (SF)	HEIGHT (FT)	DESCRIPTION	CONSTRUCTION TYPE
1	400 SF	20 FT	OFFICE	MB-CMU/METAL ROOF

- ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CHP 16)
- FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)

EXHIBIT B

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maiengineer.com
MAI ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL #84006 CA #28162

SITE PLAN
RICHARD MOBILE HOME PARK
ST. AUGUSTINE, FLORIDA
PREPARED FOR
REIT, LLC/RICHARD POPOVICH

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	4/24/2026
JOB No.:	2465
SHEET No.:	7

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	James G. Whitehouse, Esq. St. Johns Law Group 104 Sea Grove Main Street St. Augustine, FL 32080
FILE NUMBER:	ZVAR 2026-25
LEGAL:	Exhibit A
PARCEL IDS:	099110-0000, 099110-0010, 099110-0020
DATE OF HEARING:	August 20, 2026

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road, came before the Planning & Zoning Agency for public hearing on August 20, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Variance is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.

2. The request is contrary to the public interest and is in conflict with surrounding development.

3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.

4. The request is in conflict with the Future Land Use Map designation of Residential-C.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 1045 Cypress Road.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

EXHIBIT A

LEGAL DESCRIPTION

A portion of lot 17, as shown on the plat of Unit No. 1 of St. Augustine heights subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of St. Johns county, Florida, and being more particularly Described as follows:

Begin at the Northwest corner of said lot 17, Thence North 89 degrees 23 Minutes 00 seconds East, along the southerly right-of-way line of cypress Road (a 60 foot right-of-way as now established), 130 feet; Thence South 00 degrees 37 Minutes 00 seconds East, 60.00 feet; Thence North 89 degrees 23 Minutes 00 seconds East, 140.04 feet; thence South 00 degrees 39 minutes 30 Seconds East, 255.00 feet; Thence South 89 degrees 23 minutes 00 seconds West, 270.23 feet to The Westerly Une of said lot 17; Thence North 00 degrees 37 Minutes 00 seconds West, along last said Une, 315.00 feet to the point of Beginning.

PARCEL B

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Parcel No.C A portion of Lot 17, as shown on the plat of Unit No. 1 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 26 through 28 of the public records of Saint Johns County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly Right-of-Way line of Cypress Road (A 60 foot Right-of-Way as now established) 230.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly Right-of-Way line, 100.00 feet to the Easterly line of Lot 17; thence South 00 degrees 39 minutes 30 seconds East along last said line, 629.72 fee to the Southerly line of said Lot 17; thence South 89 degrees 20 minutes 05 seconds West along last said line, 330.46 feet to the Westerly line of said lot 17; thence North 00 degrees 37 minutes 00 seconds West along last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 300.35 feet; thence North 00 degrees 39 minutes 30 seconds West, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 70.02 feet; thence North 00 degrees 37 minutes 00 seconds West, 30.00 feet to the POINT OF BEGINNING.

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

RICHARD – CYPRESS ROAD MOBILE HOME PARK
RESIDENTIAL MOBILE HOME ZONING AREA
Parcel No. 099110-0000 / 099110-0020 / 099110-0010

FACTS SUPPORTING REQUEST FOR VARIANCE

Based on the long-established mobile home use that has existed in this area prior to our zoning code, with a majority of the mobile home uses being present on these lots since the 1980s, the owners of these three parcels, already zoned Residential Mobile Home (RMH), seek the ability to upgrade these parcels with this mobile home park use.

Moreover, although the property proposed for nineteen conforming MH sites with a 4500sf recreational area is compatible to the surrounding area and the density is allowed on this RES-C lot, they require a variance to Table 6.01 of the SJC LDC for this compatible MH park on less than 10 acres.

Summary of the Request:

This update, **which fully matches the surrounding mobile home uses, and complies fully with the density already approved for this Residential C – Future Land Use area, AND ALL OF THE OTHER REQUIREMENTS OF TABLE 6.01 FOR MH USE**, includes combining these three parcels and developing a unified plan for the mobile home parcels, all of which mirror the same size as the surrounding mobile home uses that have been here for years. However, they require the variance to the minimum total area size for the MH park itself, even though they can meet all the other requirements and comply with the density of our FLUM.

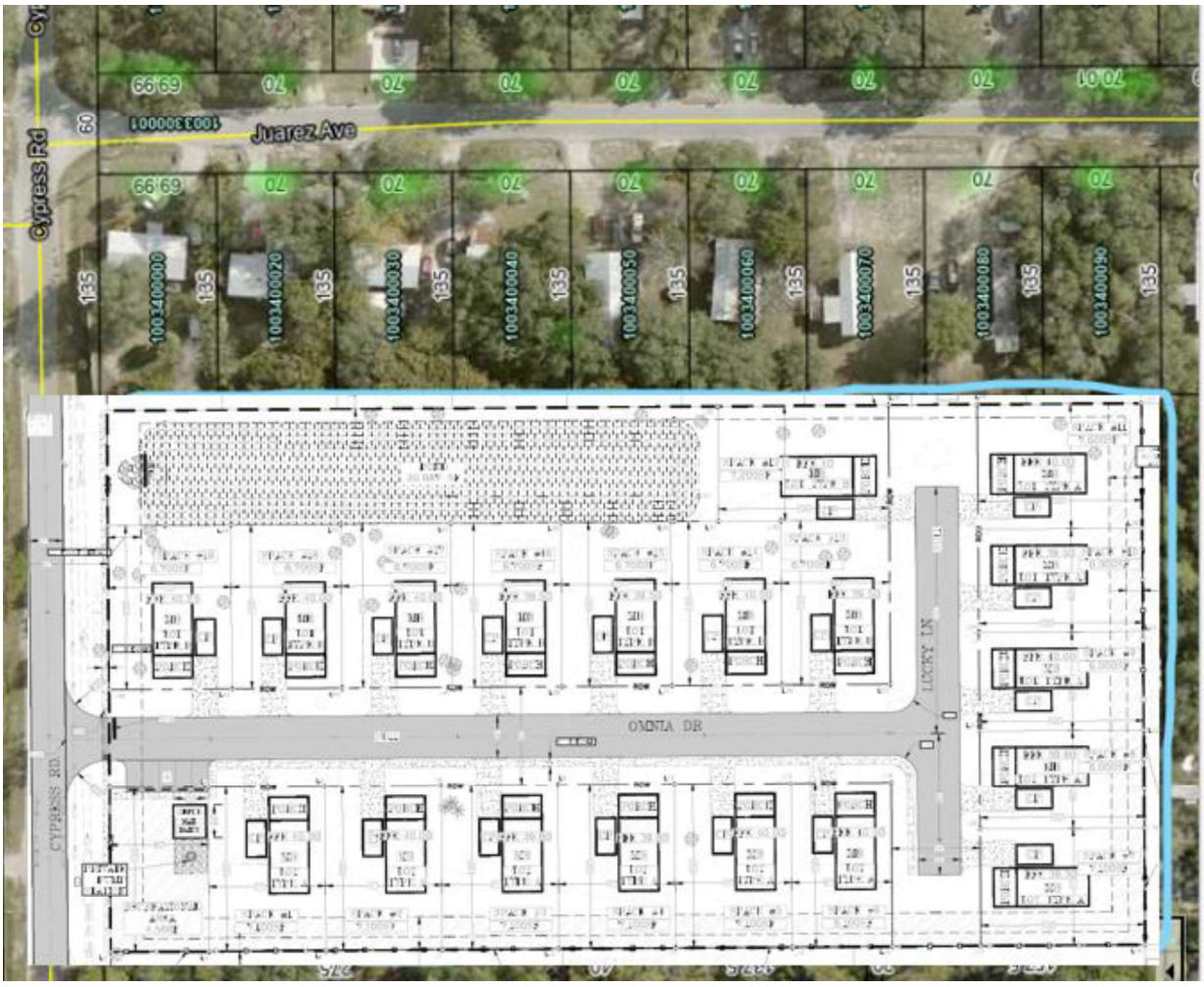
Planning and Zoning

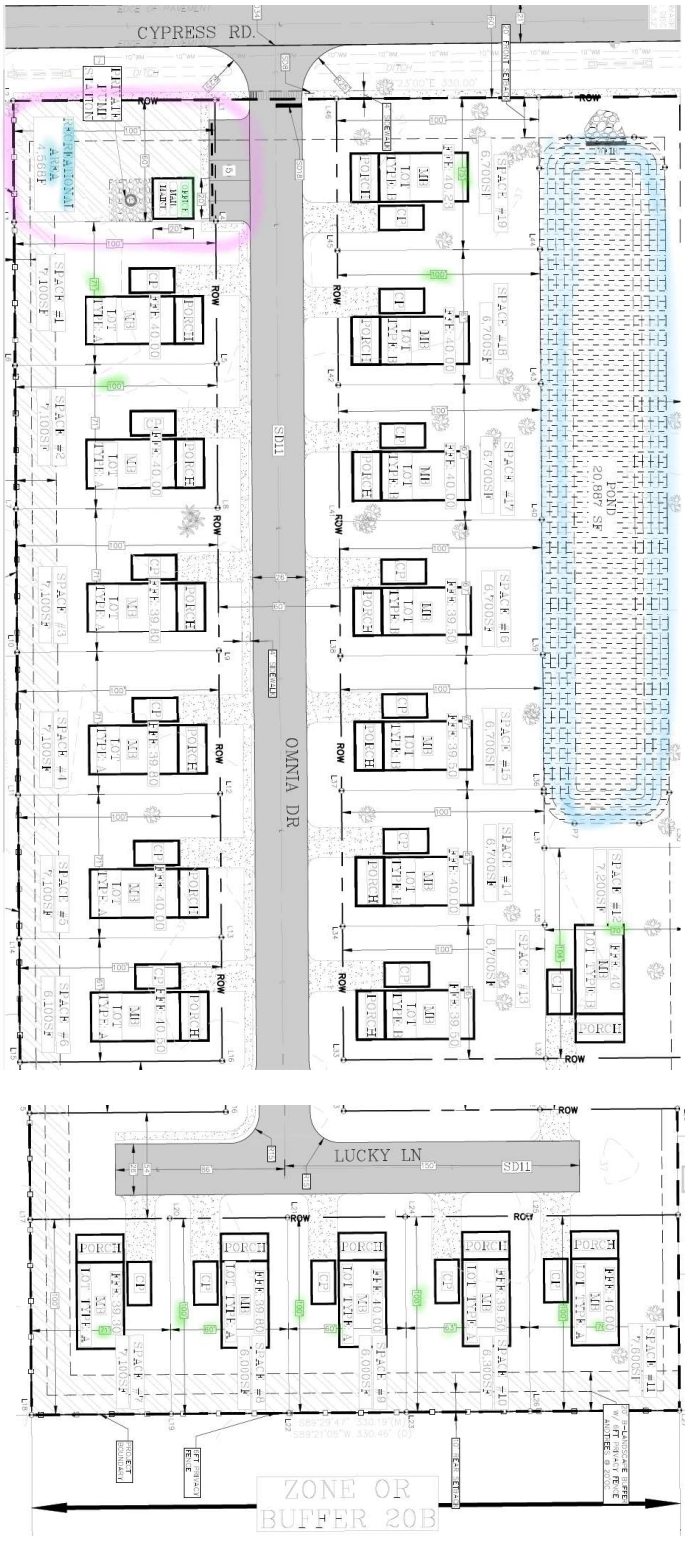
1)

The subject property has a Future Land Use designation of Residential-C and is zoned Residential Mobile Home (RMH). RMH Zoning has specific placement standards for manufactured/mobile homes parks per LDC Table 6.01:

Zoning Districts	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
RMH	100 feet @ entrance & 200 feet @ portion used for Mobile Home stands	10 acres for Mobile Home Park and 2,500 square feet for each Mobile Home stand	35%	N/A	70%	25/10/10 feet	35'

In sum, although this property has extensive space, the development will be exactly compatible with the surrounding MH uses, see below, and the density is well within our comprehensive plan requirements, the 10 acre minimum assigns an unnecessary burden upon this property compared to the surrounding properties, due to the current roadway configurations and the pattern of development, as shown, the proposed pattern meets our code, so this request to relax the 10 acre minimum is a reasonable request that is justified under our Code and Comp Plan.




CYPRESS RD.
OMNIA DR
LUCKY LN
ZONE OR
BUFFER 20B

Sec. 10.04.02 Zoning Variances
Except as stated herein or within the Ponte Vedra Zoning District, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances which are found not be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

Article XII, Zoning Variance

Variance, Zoning:

"Variance is a relaxation of the terms of this Code where;

i. such Variance will not be contrary to the public interest, and where;
ii. by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,
iii. the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and
iv. the Variance would not be contrary to the spirit and purpose of this Code.

In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance."

Summary of the Requested Confirmation:

i. Such Variance will not be contrary to the public interest, because:

As aforementioned, this request is specifically based upon the pattern of the adjoining development. This update, which fully matches the surrounding mobile home uses, and complies fully with the density already approved for this Residential C – Future Land Use area, AND ALL OF THE OTHER REQUIREMENTS OF TABLE 6.01 FOR MH USE, includes combining these three parcels and developing a unified plan for the mobile home parcels, all of which mirror the same size as the surrounding mobile home uses that have been here for years. However, they require the variance to the minimum total area size for the MH park itself, even though they can meet all the other requirements and comply with the density of our FLUM. Moreover, this request has no adverse effect upon the public interest. Accordingly, the request is based upon the physical characteristics of the area and does not affect any adjacent and area residents. In sum, based upon these facts, especially the lack of any negative impact upon the area and any change to nature and character of the area and neighborhood, this variance will not be contrary to the public interest.

ii. by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question

Again, "by reason of the Use or Development of property immediately adjoining the piece of property in question" and the way the area has developed over the years, this request is reasonable and appropriate to allow this similar development granting a relaxation of the area required, primarily because the proposal clearly meets and exceeds the area, setback and size requirements of our code. NOTABLY, THE REQUEST PROVIDES 7,100 SQUARE FOOT PARCELS, WHICH ALMOST TRIPLES THE SIZE REQUIRED UNDER THE CODE.

iii. the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

Although this property and this update provides extensive space for this proposal, MEETING ALL OF THE REQUIREMENTS OF THE CODE FOR THIS TYPE OF DEVELOPMENT, and notably provides MH parcels of a size that ALMOST TRIPLES the size of lots required, and matches the adjacent development, the literal enforcement of a 10 acre minimum unreasonably restricts this compatible development. To require the 10 acre minimum based upon a literal enforcement of the Code would in fact cause an undue hardship to carry out the spirit and intent of the code. In fact, the spirit and intent of the code in conjunction with the Goals, Objectives and Policies of our Comprehensive Plan in this County-designated RESIDENTIAL C area, that is currently developed throughout with similar sized mobile home lots would indeed be an inappropriate result and enforcement of the spirit and intent of our code and comp plan; thus, this is a reasonable request that is justified under our Code and Comp Plan.

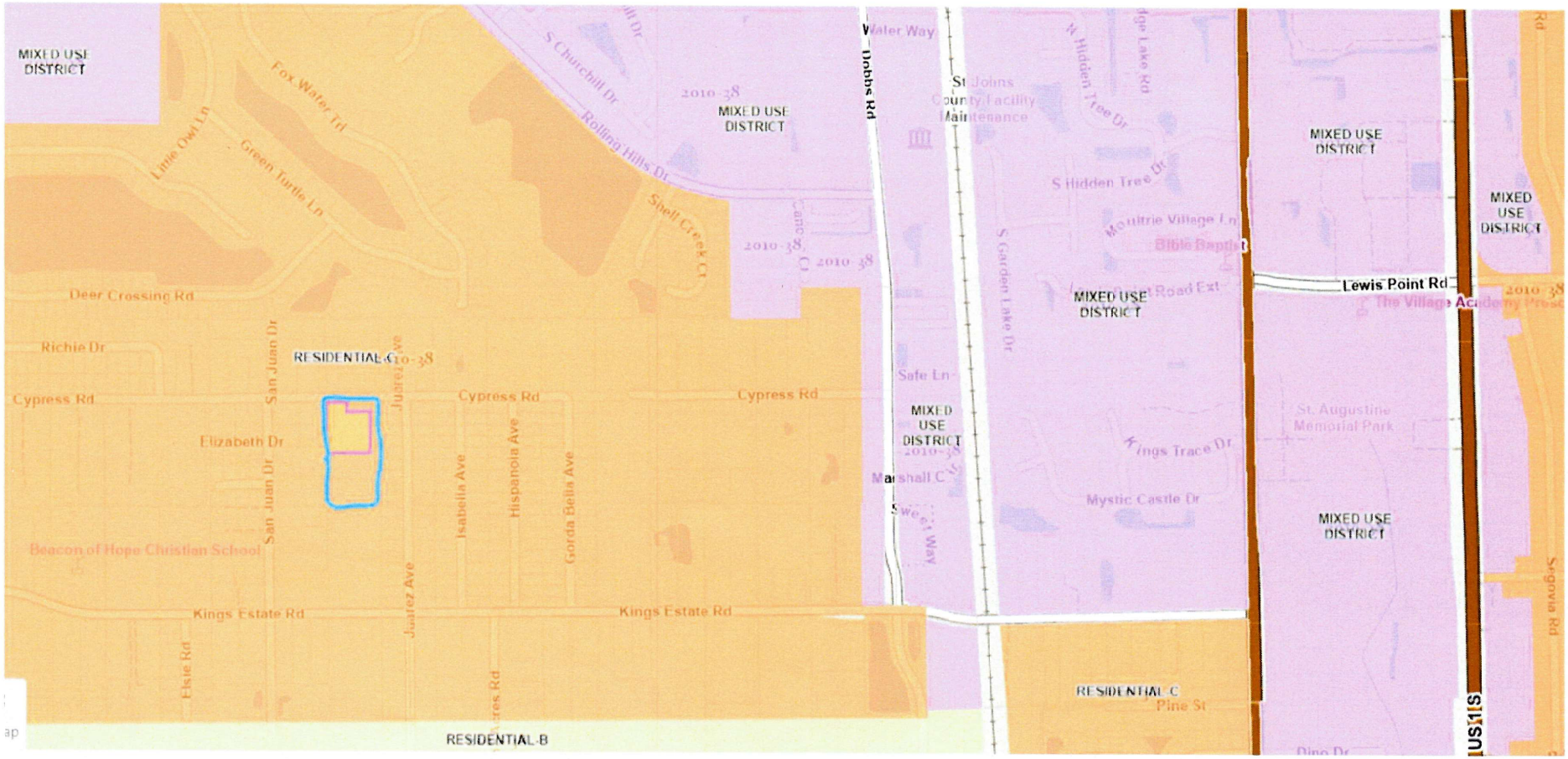
Accordingly, as you will see from the layout and pictures attached, it is "by reason of the Use or Development of property immediately adjoining the piece of property in question" which shows that this design and layout of the site is appropriate and reasonable. This variance is not based upon any self-imposed hardship, but instead because of by reason of the Use or Development of property immediately adjoining the piece of property in question to meet the spirit and intent of the code in this regulatory scheme; therefore a literal enforcement of the requirements of the Code would cause them an undue hardship in securing this finished rehabilitation and rebuild of their property.

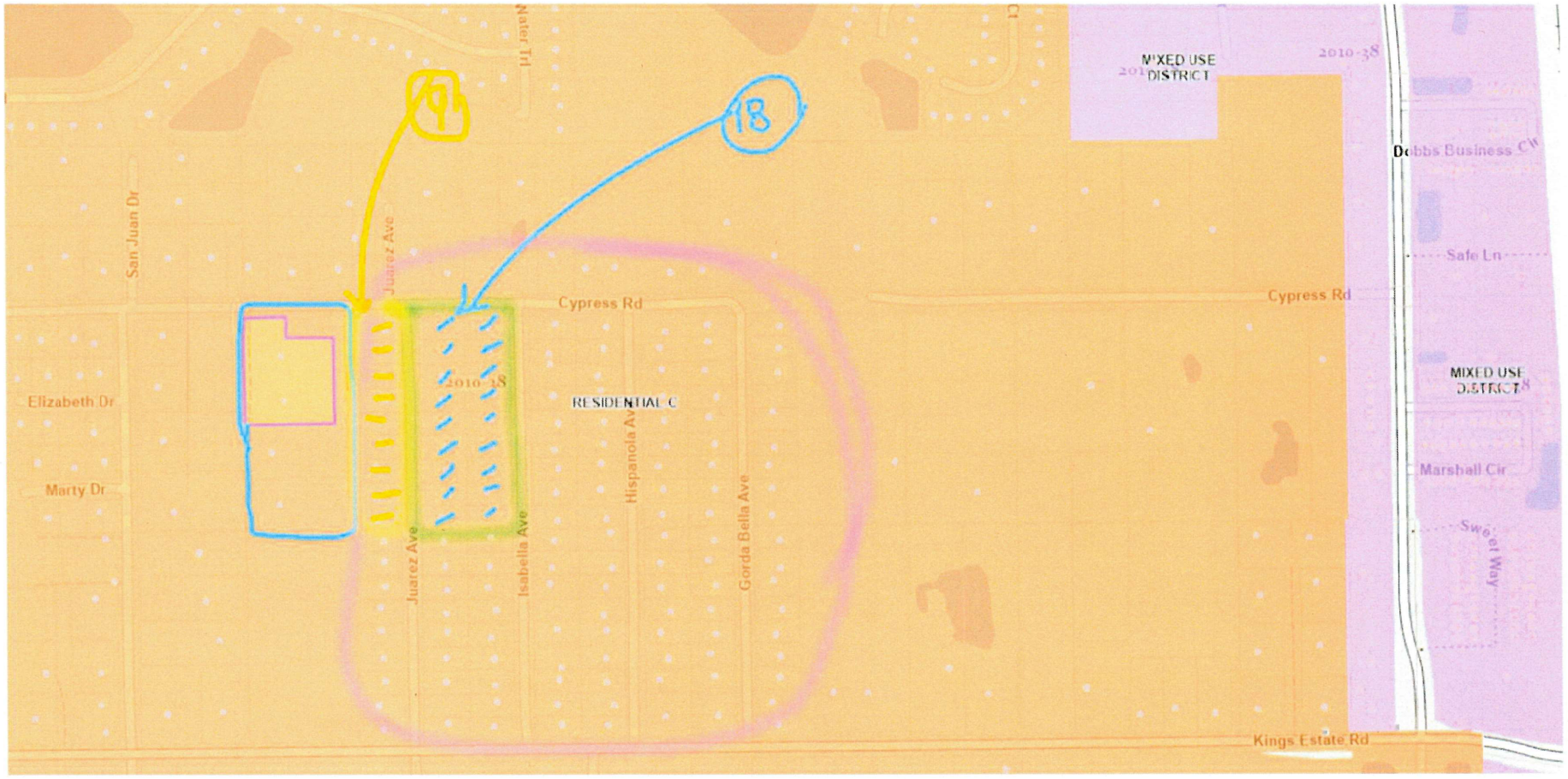
iv. the Variance would not be contrary to the spirit and purpose of this Code.

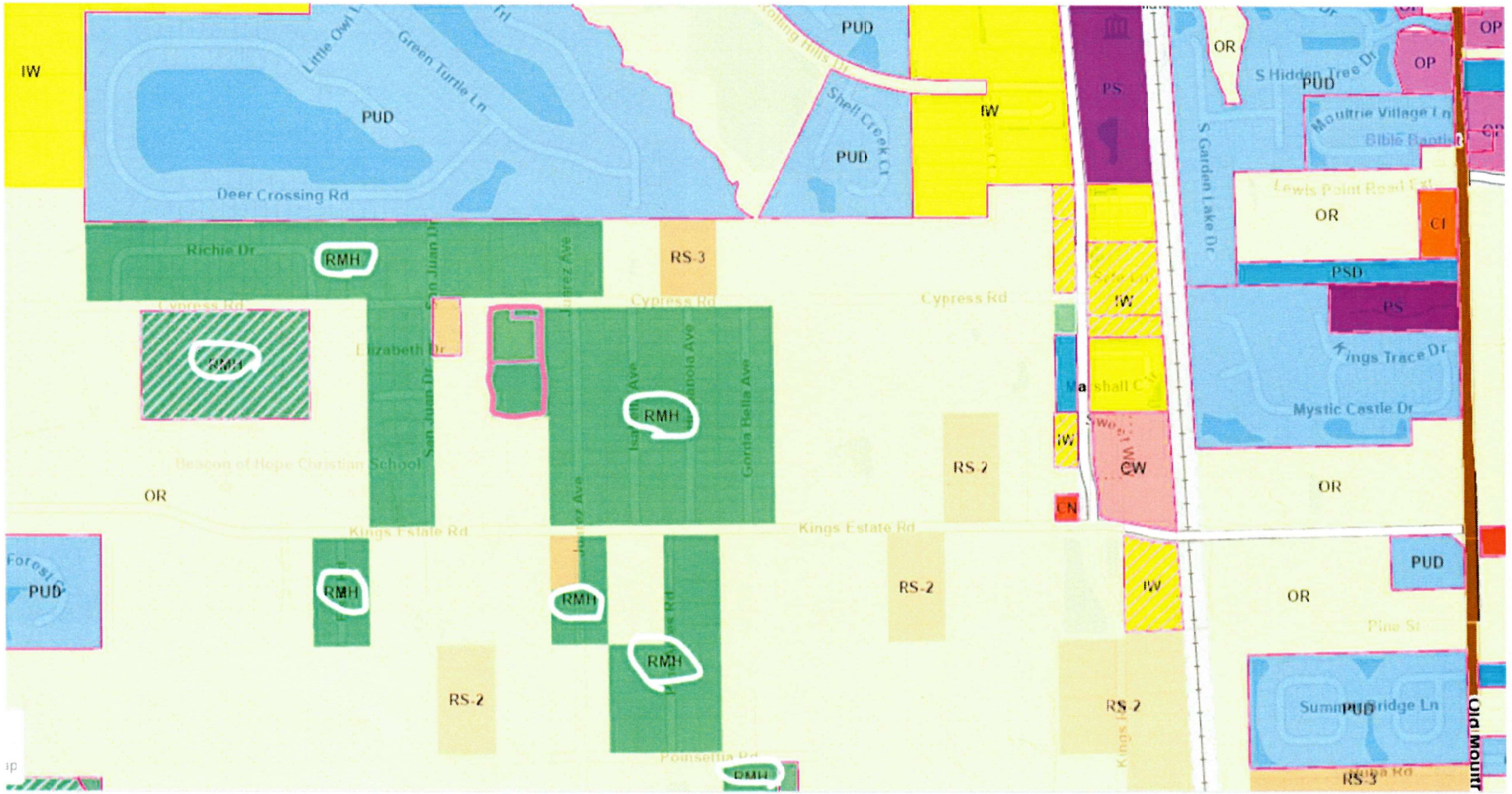
In sum, this reasonable request is clearly based upon the Use or Development of properties immediately adjoining the piece of property in question, and their design, which matches the adjacent development and is wholly compatible as found by staff, provides increased parcel sizes and meets and exceeds all the other requirements of the code and comprehensive plan, clearly meets the spirit and purpose of the code

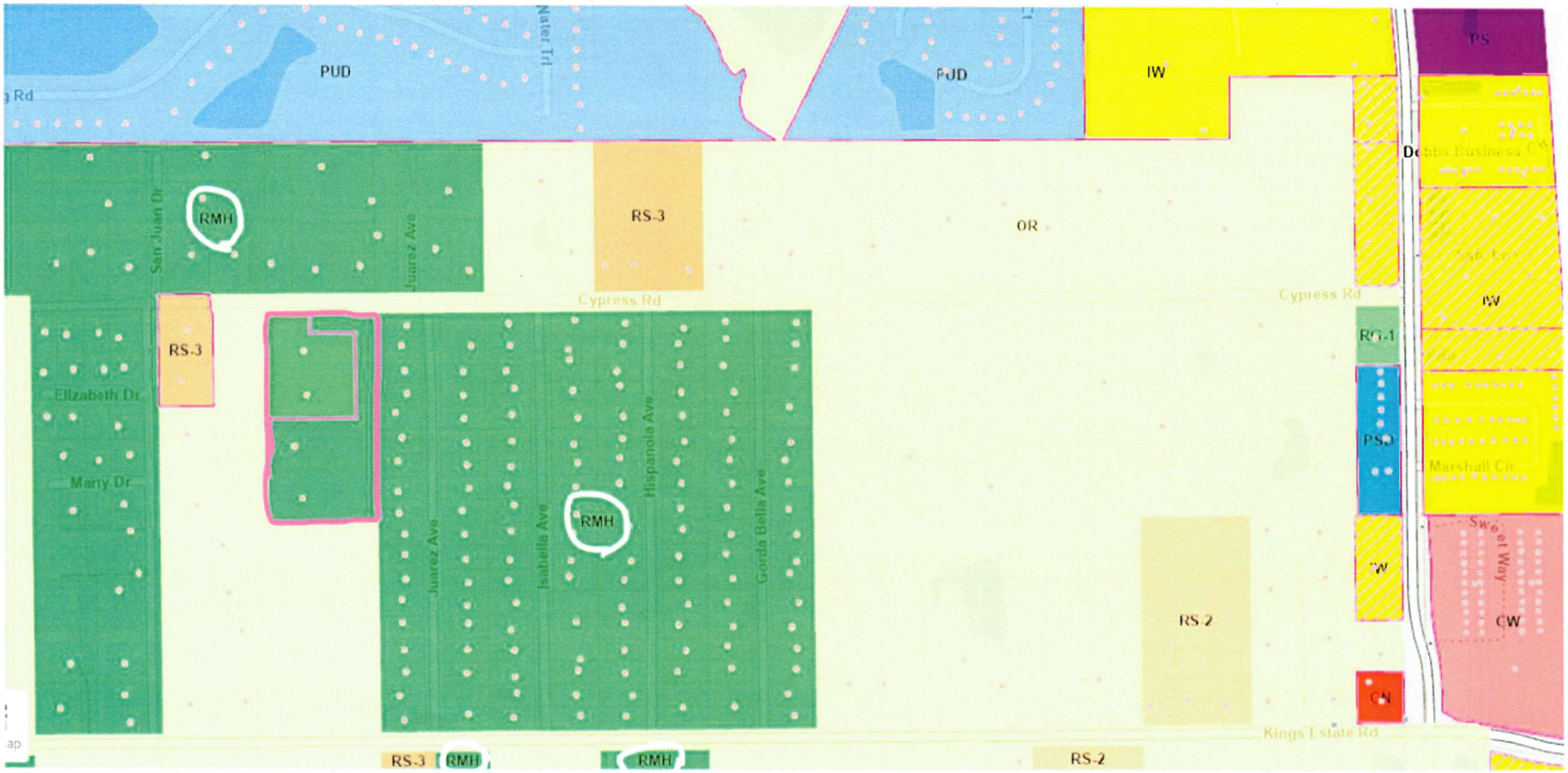
in this regulatory scheme; thus, this is a reasonable request that is justified under our Code and Comprehensive Plan.

In summary, based upon these facts, especially the lack of any negative impact upon the area and the strikingly similar neighborhood, this request is not contrary to the spirit and intent of the Code.

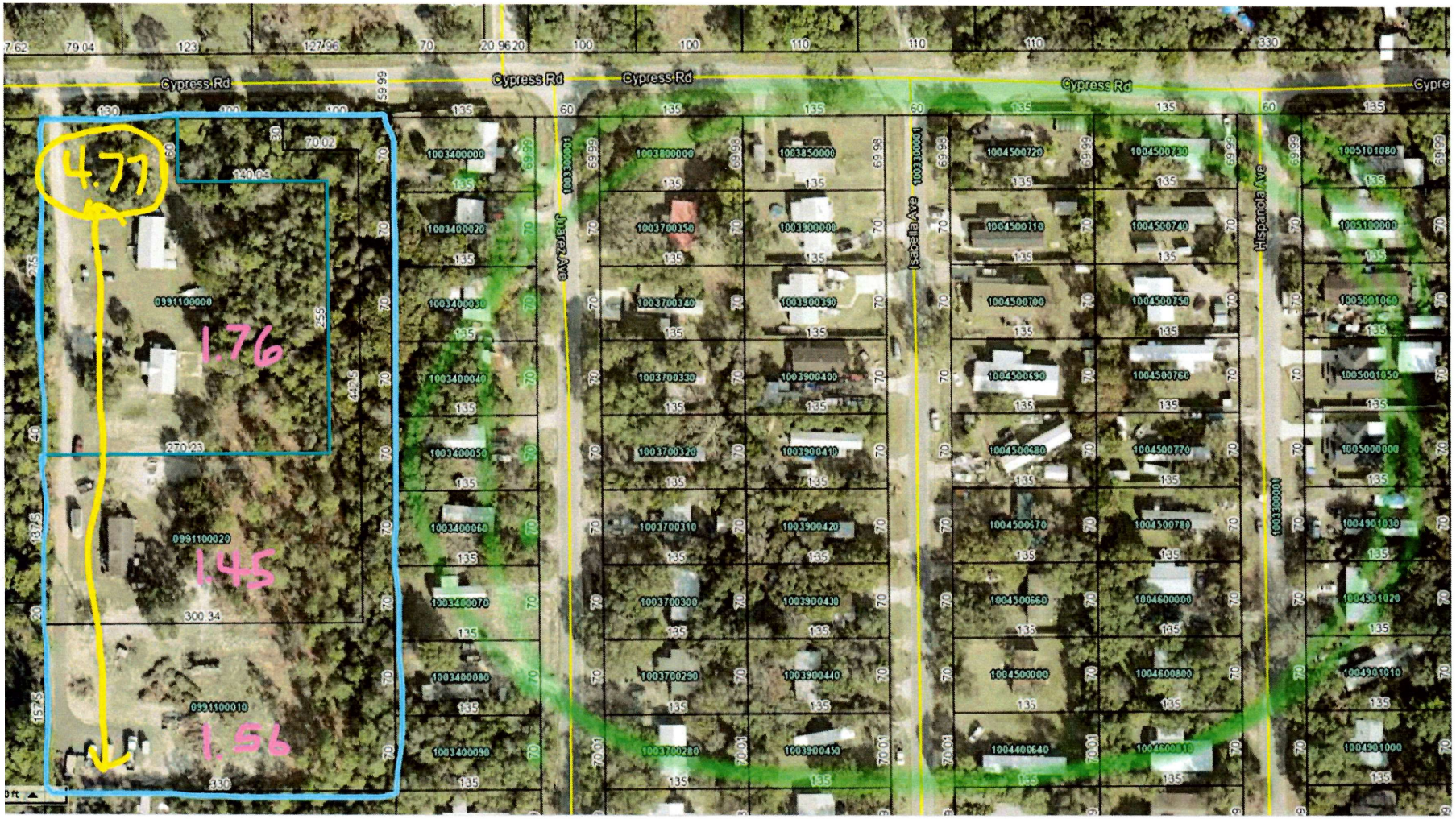

MIXED USE DISTRICT
Fox Water Trl
Little Owl Ln
Green Turtle Ln
S Churchill Dr
Rolling Hills Dr
Shell Creek Ct
2010-38
MIXED USE DISTRICT
Water Way
Dobbs Rd
St Johns County Facility Maintenance
N Hidden Tree Dr
S Hidden Tree Dr
S Garden Lake Rd
Moultrie Village Ln
Bible Baptist
MIXED USE DISTRICT
Lewis Point Rd
MIXED USE DISTRICT
Deer Crossing Rd
Richie Dr
RESIDENTIAL-C
2010-38
Cypress Rd
San Juan Dr
Juarez Ave
Elizabeth Dr
Isabella Ave
Hispanola Ave
Gorda Bella Ave
Safe Ln
MIXED USE DISTRICT
Kings Trace Dr
Mystic Castle Dr
St. Augustine Memorial Park
Beacon of Hope Christian School
Kings Estate Rd
Elsie Rd
RESIDENTIAL-B
RESIDENTIAL-C
Pine St
Pine Dr
US 1
Segovia Rd


19
18
MIXED USE DISTRICT
2010-38
Dobbs Business Cir
Safe Ln
San Juan Dr
Juarez Ave
Cypress Rd
Cypress Rd
Elizabeth Dr
2010-18
RESIDENTIAL C
MIXED USE DISTRICT
Marty Dr
Hispanola Ave
Gorda Bella Ave
Marshall Cir
Juarez Ave
Isabella Ave
Kings Estate Rd


IW
PUD
Little Owl L
Green Turtle Ln
Deer Crossing Rd
Rolling Hills Dr
Shelf Creek Ct
PS
OR
S Hidden Tree Dr
OP
Moultrie Village Ln
Bible Baptist
S Garden Lake Dr
Lewis Point Road Ext
CI
PSD
Kings Trace Dr
Mystic Castle Dr
Richie Dr
RMH
RS-3
Cypress Rd
Elizabeth Dr
Juarez Ave
Isabella Ave
Gorda Bella Ave
Beacon of Hope Christian School
CW
CN
RS-2
Kings Estate Rd
Forest Ct
Pine St
Summerbridge Ln
Old Mount
Poinsettia Rd


PUD
Nater Trl
PUD
IW
PS
RMH
San Juan Dr
Juarez Ave
RS-3
OR
Cypress Rd
Cypress Rd
RS-3
Elizabeth Dr
Marty Dr
RMH
Juarez Ave
Isabella Ave
Hispanola Ave
Gorda Bella Ave
RS-2
Marshall Cir
Sweet Way
CW
CN
Kings Estate Rd
RS-3
RMH
RMH
RS-2

Cypress Rd
Juarez Ave
Isabella Ave
Hispanola Ave
Costa Bella Ave
San Juan Dr
Elizabeth Dr
Maria Dr


Cypress Rd
Cypress Rd
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Cypress Rd
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1.76
1.45
1.56
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0991100020
0991100010
270.23
300.34
330
Jasper Ave
Hepburn Ave

Cypress Rd
Hispaniola Ave
Isabela Ave
Juarez Ave
OMOTA DR
CYPRESS RD
LUCKY LN


POND
20,887 SF
OMNIA DR
CYPRESS RD.
ROW
SD11

Juarez Ave
Cypress Rd
OLIVIA DR
LUCKY LN
CYPRESS RD
135
70
70.01
69.99
60

ORDINANCE NO. 86-19

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR to RMH WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Joseph Schonder and Ronald M. Wilson

filed application for change of zoning on lands hereinafter described, after required notice was published, a public hearing was held on 11th day of MARCH, 1986 at 1:30 o'clock P .m. on said application;

Legal Description:

Tracts 21, 22, and 23, St. Augustine Heights, Unit #1, as recorded in Map Book 10, page 26, public records of St. Johns County, Florida

IS HEREBY CHANGED TO RMH:

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The maximum number of mobile homes allowed on above described land is 28

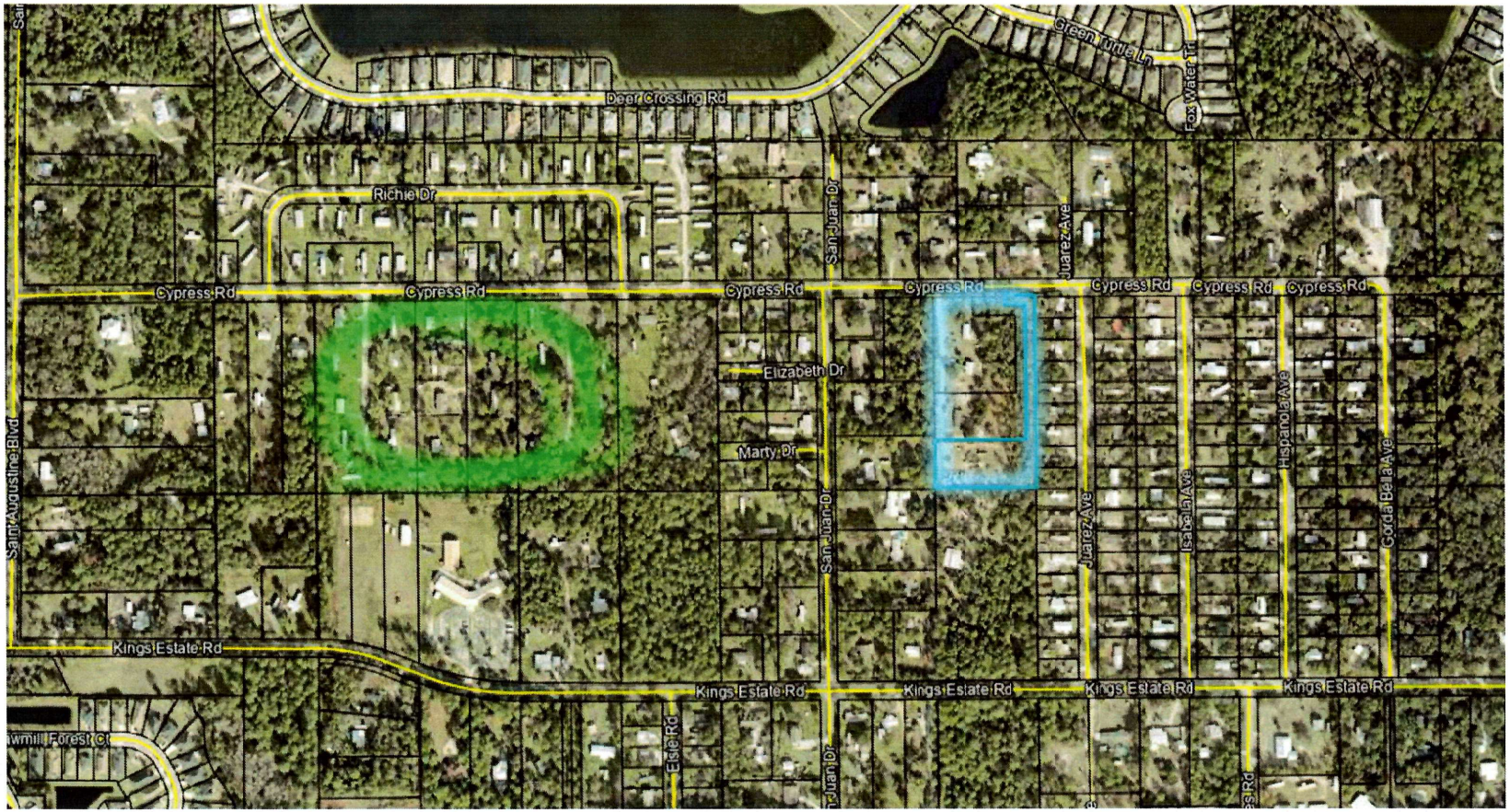
Legal Description:

Tracts 21, 22, and 23, St. Augustine Heights, Unit #1, as recorded in Map Book 10, page 26, public records of St. Johns County, Florida

IS HEREBY CHANGED TO RMH:

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The maximum number of mobile homes allowed on above described land is 28


Deer Crossing Rd
Green Tulip Ln
Fox Water Trl
Richie Dr
San Juan Dr
Juarez Ave
Cypress Rd
Elizabeth Dr
Marty Dr
Isabella Ave
Hacienda Ave
Cordia Bella Ave
San Augustine Blvd
Kings Estate Rd
Este Rd

PRE-APPLICATION
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
COMMENTS

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter. Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: PREAPP 2025000130 Submittal #: 1

Project Name: Cypress Road Mobile Home Park

Applicant: Quoc H Mai

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS

Application Review Supervisor

Information Only:

St. Johns County welcomes the opportunity to serve you in your development project. Investing in the community is important for you as well as for St. Johns County and providing you with accurate information, as well as efficient service, is our goal.

The following comments are being provided as a courtesy during the preliminary stages of a development project to make a potential applicant and their development professionals aware of code standards that may affect their project.

Please be advised: This is only a pre-application. Any pre-application advice or conclusions related to County codes or processes provided by County staff to a planner, real estate agent, attorney, design professional (architect, engineer, code consultant, etc.), or any other applicant/owner representative is subject to change upon receiving a complete application. Changes in design from preliminary to final submittal will often affect the code review. Applicants and property owners are advised to consult with their design professionals (architects and engineers) after meeting with County staff to further explore code implications for their project. *Only* your design professional can advise you on all of the code implications and options on the design of your project.

Information Only:

Commercial construction plans will need to be filed. See the Development Review Manual (DRM) Section 13: https://www.sjcfl.us/development-review-manual/

Information Only:

Dominque Wintons, Application Review Specialist | Bonds Clerk, Growth Management, 904-209-0724, dwintons@sjcfl.us

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Planning and Zoning

1)

The subject property has a Future Land Use designation of Residential-C and is zoned Residential Mobile Home (RMH). RMH Zoning has specific placement standards for manufactured/mobile homes parks per LDC Table 6.01:

Zoning Districts	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
RMH	100 feet @ entrance & 200 feet @ portion used for Mobile Home stands	10 acres for Mobile Home Park and 2,500 square feet for each Mobile Home stand	35%	N/A	70%	25/10/10 feet	35'

Based on the listed project area (4.77 acres), the 10-acre minimum is not being met. A Zoning Variance would be required to be approved by the Planning and Zoning Agency to receive relief from this requirement.

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2) 24 proposed dwelling units on 4.77 net acres = approximately 5.04 units/net acre. The Residential-C density allowance within Comprehensive Plan Policy A.1.11.1(m) (Page 35) states a base density of 2 units/net acre, 4 unit/net acre with central water and sewer connection, and 6 units/net acre with a PUD rezoning. **This proposal appears to exceed the maximum allowed density of 4 units/net acre. A PUD Rezoning will be required, or the number of proposed dwelling units will need to decrease.** A proposed 19 dwelling units on 4.77 acres, for example, would appear to meet the density requirement outlined in Comprehensive Plan Policy A.1.11.1(m), assuming there is central water/sewer availability (3.99 units/net acre).

Information Only:

Supplemental design standards for Manufactured / Mobile Home Parks per LDC Section 6.08.23:

A. Each Manufactured/Mobile Home Park shall be located on a well-drained site and facilities shall be provided for the disposal of sanitary wastes as required.
B. Each Manufactured/Mobile Home space shall be provided with a paved Patio with a minimum of one hundred twenty (120) square feet and one Off-Street Parking Space.
C. Each Manufactured/Mobile Home Park shall be provided with a park and recreational area having a minimum area of one hundred fifty (150) square feet per Manufactured/Mobile Home space. Such areas shall be

consolidated into usable areas with a minimum dimension of not less than thirty (30) feet.
D. Each Manufactured/Mobile Home Park shall be provided with a management office and such service Buildings as are necessary to provide facilities for mail distribution, storage space for supplies, maintenance materials and equipment.

Information Only:

Parking requirements for mobile home parks per LDC Table 6.17:

"Mobile Home Parks and Subdivisions - Two spaces per Manufactured/Mobile Home"

Information Only:

Planning & Zoning Division Reviewer: Trevor Steven, Planner (904)209-0587 tsteven@sjcfl.us

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Concurrency/Transportation Planning

1) All residential projects that do not have Construction Plan approval by October 15, 2008 will be subject to school concurrency. A school concurrency determination by the St. Johns County School District is required prior to issuance of a Final Certificate of Concurrency by the County. The application for school concurrency is submitted directly to the St. Johns County School District for determination concurrent with application at the County. Application information can be obtained on the School District web site at:

http://www.stjohns.k12.fl.us/pgr/

Nicole Cubbedge at the SJC School District can be contacted for application information at 904-547-7674.

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2) Project classified as a Small Project estimated to generate less than 10 average weekday peak hour trips pursuant to Section 11.02.01.E of the Land Development Code. A formal concurrency review is not required. The determination of concurrency is made simultaneously with the processing of the applicant's development review application (clearance sheet). Project is subject to compliance with all applicable land development regulations in effect at the time of permitting.

Information Only:

Concurrency/Transportation Planning Reviewer: Lauren Dwyer, Transportation Planner | (904)209-0753 | ldwyer@sjcfl.us

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Historic Preservation Planning

Application reviewed and signed off.

Technical/Transportation Development

2) Please be advised that the County's stormwater model indicates a portion of this property will be inundated in a 100-year, 24-hour storm event; there are multiple requirements within the Land Development Code (LDC) associated with development and construction within a floodplain which must be addressed by the Engineer of Record.

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3) All aspects of LDC Section 6.04.05 (Access Management) shall be met.

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4) Any proposed roadway access and/or parking associated with the development shall meet all applicable

sections of the LDC, including, but not limited to, 6.04.07 (Roadway Design), and 6.05.00 (Parking and Loading). Also see related Planning & Zoning comments.

Information Only:

Reviewed by John P. Burnham, P.E., Phone: 904-209-0672, email: jburnham@sjcfl.us

Additional comments may be generated based on responses to those noted here.

County Utility Department

1) Request an Availability Letter. Refer to St. Johns County Land Development Code Section 11.05.02.c.2 for water and 11.05.03.c.2 for sewer prior to sending your availability request. Water and Sewer availability request form is available on the web. https://www.sjcfl.us/wp-content/uploads/2025/01/availabilityrequestform.pdf

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Information Only:

Reviewed by: Melissa Caraway, SJCUD, 904-209-2606.

Fire Services

1) When making change in the use or appearance of the land or dividing the land into three or more parcels, it qualifies as a development. (FS 380.04) Please refer to Florida Fire Prevention Code and LDC 6.03 for fire protection requirements.

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2) *The site is required to meet NFPA 1, chapter 18 which includes but not limited to:*

*NFPA 1,18.2.3.5.1 states fire department access roads shall have an unobstructed width of not less than 20ft and an unobstructed vertical clearance of not less than 13ft 6 in.

*NFPA 1,18.2.3.5.2 states fire department access roads shall have a surface designed and maintained to support fire apparatus with a minimum weight of 80,000 lbs. (LDC 6.03.05)

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3) Mobile Home/Recreational Vehicle Parks: "Mobile Home Parks" or "Recreational Vehicle Parks" (as defined in Chapter 69A-42 of the Florida Administrative Code) shall be protected in accordance with FAC 69A-42 and LDC 6.03 and Florida Fire Prevention Code.

This includes but not limited to Fire hydrants spaced in according to the LDC 6.03 and a fire flow of 1000 gpm @ 20 psi.

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4) An approved turnaround for a 50 ft fire apparatus shall be provided where an access road is a dead end in excess of 150 feet in length. The turnaround shall be able to turn around a 50 ft fire apparatus as well as meet an approved turning radius. The grade, surface, and location of the turnaround shall be approved by the Fire Department and such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 80,000 lbs. No parking is allowed in the turnaround.(NFPA 1, Chapter 18 and LDC 6.03.05)

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5)

69A-42.0041 Fire Separation Requirements.

No portion of a mobile home, excluding the tongue, shall be located closer than 10 ft. (3m) side to side, 8 ft. (2.4m) end to side, or 6 ft. (1.8m) end to end horizontally from any other mobile home or community building unless the exposed composite walls and roof of either structure are without opening and constructed of materials that will provide a one-hour fire resistance rating or the structures are separated by a one-hour fire-rated barrier.

Information Only:

Reviewed by Dan LaGrange, Fire Plans Examiner; 904-209-3766 email address: dlagrange@sjcfl.us

Project scope: Proposed 24 site mobile home park.

Florida Department of Health

Information Only:

This project will require the completion of application (DH 4037) and site plan submittal, approval, and permitting. The site plan must be to scale and include all spaces with identification (such as space #, letter, address, or other designation), all roads, type of water supply and wastewater service, water supply and wastewater connection at each site, dump stations, dumpster area, water bodies, restrooms, all other amenities. Fee determined by park size at $4.00 per space (minimum $100.00-maximum $600.00).

Please contact our office to obtain an application or if you have additional questions.

Ric Mathis
Department of Health-St. Johns County
Environmental Public Health Department
200 San Sebastian View
St. Augustine, FL 32084
(904) 506-6173

Environmental Division

1) SJC Comprehensive Plan Policy E.2.2.6: Submit a FLUCCS Map that depicts the habitat type and acreage of vegetation within the property. This map should be produced using the Florida Department of Transportation's, Florida Land Use Cover and Form Classification System (FLUCCS), Level III. This map shall also identify any Significant Natural Communities Habitat (SNCH) that exists on the site.

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2)
SJC Comprehensive Plan Policy E.2.2.6: The Gopher Tortoise is a threatened species designated by the Florida Fish and Wildlife Conservation Commission. This site contains habitat known to support this animal, therefore a formal gopher tortoise survey is required. The survey documentation should include the methodologies utilized. If burrows are identified on the property, then the report should also include a map depicting the essential habitat area(s), specific gopher tortoise burrow locations, and whether or not the burrows located are active, inactive or abandoned. Provide the required survey for staff review and comments. Gopher Tortoise Permits | FWC (myfwc.com)

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3) Sections 4.01.05 and Sections 6.06.02-6.06.05 of the SJC Land Development Code and Section 13.04 of the SJC Development Review Manual contain requirements that will be reviewed for by SJC Environmental with the future Landscape and Tree Mitigation plans associated with the Commercial (COMM) development. Staff has provided some of these requirements below for the applicant and design professional's review:

a. LDC Section 4.01.05.F: A protected tree is any tree 8" or greater (excludes all species of pine trees and anything on the Invasive Plant List). A protected tree survey is required which identifies all the protected trees

within the development area. Trees preserved shall be depicted on both the Civil and Landscape/Tree Mitigation Plans with proper Tree Protection Barricades provided.
b. LDC Section 4.01.05.D: Specimen trees are typically very large trees of Environmental significance that are to remain unimpacted and preserved. Specimen trees must meet certain measurement and health criteria in order to be designated as such. Upon review of the required tree survey, any trees that are large enough to be potential Specimen trees shall be measured and assessed further by a Certified Arborist and a copy of the report provided to SJC Environmental for review.
c. LDC Section 4.01.05.F: Removed Protected Trees are replaced on an inch for inch basis. This is either accomplished through replacement tree plantings back on the property.
d. LDC Section 4.01.05.F: Separate from the mitigation requirement above, a minimum of 80 tree inches per acre is required for the development. The acreage of the development and calculations demonstrating how this is met shall be provided on the Landscape Plans.
e. DRM Section 13.04: Please see this section of the DRM for a list of SJC approved trees.
f. DRM Section 13.04: The Landscape Plans shall depict all utilities and easements (existing and proposed) as well as all proposed signage, bike racks, and sidewalks. This includes but is not limited to Fire Hydrants and Connections, Light Poles, Overhead and Underground Utility lines, Utility Boxes etc.
g. LDC Section 4.01.05.E.1.Note 6: The minimum tree planting size is 2", and 8' in height. The minimum shrub height is 24". 70% of planted trees need to be of a canopy type with no one species planted greater than 50% of the total plantings. A minimum of 50% of the required plant material shall be native species
h. LDC Section 6.06.03.G: An Interior Tree Island is required to limit unbroken rows of parking to a maximum of 100 feet within a parking area, or every 11 standard parking spaces. In addition, rows of parking spaces shall be terminated on each end by a Terminal Tree Island. Islands should be a minimum of 15 feet wide, measured from back of curb, extending the required length of the Parking Space. At least one canopy or shade tree shall be provided within each tree island. Utilities and Infrastructure cannot be located within the required Tree Islands if they create conflicts with the required tree plantings.
i. LDC Section 4.01.04.F: Tree plantings shall not be closer than 7.5' from underground utility lines and not closer than 3' from any Fire Department Connections or Hydrants. Trees that exceed 25-feet in height should not be planted closer than 15-feet next to a power line. Canopy trees shall be spaced no less than 20' away from other trees and non-canopy trees no less than 10' away from other trees.
j. LDC Section 4.01.04.A: The use of Florida Friendly landscaping techniques and the use of native plants as part of the overall landscaping plan shall be required. All plantings shall be selected based on the principles of Florida Friendly landscaping including planting the right plant in the right place and providing efficient watering.
k. DRM Section 13.04: Please depict and label all applicable Landscape Buffers on the Landscape Plans including but not limited to Scenic and Development Edges, Perimeter Buffers, Compatibility Buffers, and Vehicular Use Area Buffers.

Information Only:

Pre-application comments are for informational purposes only and these comments are subject to change upon formal application review. Please note, this pre-application review does not authorize any tree removal, land clearing, or construction activities within the project area. Prior to commencement of land clearing the applicant must obtain an approved construction plan set from the County as well as any applicable State and Federal permits. ⚠ Failure to secure an approved permit could result in enforcement of LDC Section 4.01.05.E for protected tree removal and land clearing without a permit including the application of fines contained within this section. ⚠

Information Only:

Application reviewed by Allison Hartnett, Growth Management-Environmental (904)209-0626
ahartnett@sjcfl.us

Engineering Division

Application reviewed and signed off.

Project Liaison

Information Only:

This project at time of permitting will be subject to impact fees. For estimation purposes, the current residential rates are provided below:

LAND USE TYPE	Unit of Measure-ment	Roads	Buildings	Law Enforce-ment	Fire/ Rescue	Parks	Schools	TOTAL
RESIDENTIAL:								
Under 800 FT^2	Unit	$7,093	$564	$264	$171	$1,135	$1,847	$11,074
801-1,250	Unit	$8,425	$671	$313	$460	$1,349	$3,379	$14,597
1,251-1,800	Unit	$8,689	$691	$323	$605	$1,392	$4,883	$16,583
1,801-2,500	Unit	$10,825	$861	$402	$749	$1,733	$6,082	$20,652
2,501-3,750	Unit	$12,592	$1,001	$467	$1,039	$2,016	$8,532	$25,647
3,751-5,000	Unit	$14,588	$1,161	$542	$1,327	$2,336	$8,901	$28,855
5,001 FT^2 and Over	Unit	$15,402	$1,225	$573	$1,617	$2,466	$9,049	$30,332

A final estimation of fees will be provided at the time of building permit application using the current Impact Fee Schedule. Payment of the impact fees is required prior to energizing the structure; however, payment will be accepted at any time after building permitting.

Information Only:

Lisa Brown, Development Review Manager, Growth Management | 904.209.0692, lbrown@sjcfl.us

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Owner's Authorization Form

James G. Whitehouse. Esq.

_____ is hereby authorized TO ACT ON BEHALF OF

Richard Popovich / REIT LLC

_____ 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: _____

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 _____

Print Name Richard Popovich

Signature of Owner _____

Print Name _____

Telephone Number (240) 401 5100

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026, by RICHARD L POPOVICH as OWNER for ~~self~~ 1045 Cypress Rd, ST AUGUSTINE FL 32086

CARLOS ZAVALA-DIAZ
Notary Public, State of Florida
Commission# HH 300587
My comm. expires Aug. 14, 2026

Carlos Zavala-Diaz
Notary Public, State of Florida
Name: CARLOS ZAVALA-DIAZ
My Commission Expires: 08/14/2026.
My Commission Number is: _____

Personally Known ____ OR Produced Identification Y

Type of Identification Produced DRIVERS LICENSE

Revised August 30, 2011

Instr #2021056680 BK: 5269 PG: 1607, Filed & Recorded: 5/19/2021 3:14 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,190.00

Prepared by:
Susan Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

File Number: 2021-1323

General Warranty Deed

Made this April 30, 2021 A.D., By **Antonio T. Antunes,t, an unmarried man**, whose post office address is: 117 Queen Rd, St. Augustine, Florida 32086, hereinafter called the grantor, to **Reit LLC**, a Florida Limited Liability Company, whose post office address is: PO BOX 3, Welaka, Florida 32193, 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 Ten Dollars, ($10.00) 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 portion of lot 17, as shown on the plat of Unit No. 1 of St. Augustine heights subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of St. Johns county, Florida, and being more particularly Described as follows:

Begin at the Northwest corner of said lot 17, Thence North 89 degrees 23 Minutes 00 seconds East, along the southerly right-of-way line of cypress Road (a 60 foot right-of-way as now established), 130 feet; Thence South 00 degrees 37 Minutes 00 seconds East, 60.00 feet; Thence North 89 degrees 23 Minutes 00 seconds East, 140.04 feet; thence South 00 degrees 39 minutes 30 Seconds East, 255.00 feet; Thence South 89 degrees 23 minutes 00 seconds West, 270.23 feet to The Westerly Une of said lot 17; Thence North 00 degrees 37 Minutes 00 seconds West, along last said Une, 315.00 feet to the point of Beginning.
TOGETHER WITH DOUBLE WIDE SPRI MOBILE HOME ID#S GMHGA3419613722A AND GMHGA3419613722B, TITLE #S 72193430 AND 72193363
TOGETHER WITH DOUBLEWIDE SPRI MOBILE HOME ID#S GAFLM34A14129SH AND GAFLM34B14129SH, TITLE#S 64797307 AND 64797308

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **099110-0000**

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, 2020.

Prepared by:
Susan Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

File Number: 2021-1323

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 Edward D Pierce

Antonio T. Antunes (Seal)

Antonio T. Antunes
Address: 117 Queen Rd
St. Augustine, Florida 32086

Witness Printed Name Betsy Aimee Jimenez

(Seal)

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 22nd day of April, 2021, by Antonio T. Antunes, , an unmarried man, ___ who is/are personally known to X me or who has produced Drivers License as identification.

BETSY AIMEE JIMENEZ
Notary Public - State of Florida
Commission # HH 028433
My Comm. Expires Aug 5, 2024
Bonded through National Notary Assn.

Notary Public
Print Name: Betsy Aimee Jimenez
My Commission Expires: August 5, 2024

COPY

Instr #2021123749 BK: 5419 PG: 738, Filed & Recorded: 11/15/2021 11:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,414.00

Prepared by:
Becca Vickery
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1718-JM

Parcel ID: 099110-0020

Warranty Deed

This Indenture made this **11th day of November, 2021** BETWEEN **Sandra L. Gorton, a single woman**, GRANTOR*, whose post office address is 887 Ervin Street, St. Augustine, FL 32084, and **Richard Popovich, a married man**, GRANTEE*, whose post office address is 6200 Casterbridge Road, Jacksonville, FL 32258.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

PARCEL B
A portion of Lot 17 as shown on the Plat of Unit No. 1 Saint Augustine Heights Subdivision as recorded in Map Book 10, Pages 26 through 28 of the Public Records of Saint Johns County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly right of way line of Cypress Road (a 60 foot right of way as now established) 130.00 feet to the Point of Beginning; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly right of way line, 100.00 feet; thence South 00 degrees 37 minutes 00 seconds East, 30.00 feet; thence North 89 degrees 23 minutes 00 seconds East, 70.02 feet; thence South 00 degrees 39 minutes 30 seconds East, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 300.35 feet to the Westerly line of said Lot 17; thence North 00 degrees 37 minutes 00 seconds West from last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 270.23 feet; thence North 00 degrees 39 minutes 30 seconds West, 255.00 feet; thence South 89 degrees 23 minutes 00 seconds West, 140.04 feet; thence North 00 degrees 37 minutes 00 seconds West, 60.00 feet to the Point of Beginning.

Together with that certain DOUBLEWIDE mobile home known as an 1992 SUNS VIN numbers PSHGA12083A/B and title numbers 63345679 and 63345677.

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; Subject to Taxes for the year 2021 and Subsequent Years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Sandra L. Gorton

WITNESSES

Witness: **Lynette Snell**

Witness: **Jolene Martyn**

State of Florida
County of Saint Johns

COPY

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization on **November 11, 2021** by **Sandra L. Gorton** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:_____
My commission expires:_____

LYNETTE A. SNELL
Commission # HH 111414
Expires March 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Instr #2021049482 BK: 5255 PG: 114, Filed & Recorded: 5/3/2021 1:33 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $455.00

Prepared by:
Susan Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

File Number: 2021-1322

General Warranty Deed

Made this May 7, 2021 A.D., By **Antonio T. Antunes, an unmarried man**, whose post office address is: 117 Queen Rd, St. Augustine, Florida 32086, hereinafter called the grantor, to **Reit LLC**, a Florida Limited Liability Company, whose post office address is: 800 Ifield Rd., St. Augustine, Fl 32095, 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 Ten Dollars, ($10.00) 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:

Parcel No.C A portion of Lot 17, as shown on the plat of Unit No. 1 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 26 through 28 of the public records of Saint Johns County, Florida and being more particularly described as follows:

TOGETHER WITH THAT CERTAIN DOUBLE WIDE MOBILE HOME KNOWN AS A 1992 OAKN; Identification Number GAFLN34B153320K and GAFLN34A153320K; Title Numbers 62733757 and 62733756

COMMENCE at the Northwest corner of said Lot 17; thence North 89 degrees 23 minutes 00 seconds East along the Southerly Right-of-Way line of Cypress Road (A 60 foot Right-of-Way as now established) 230.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 23 minutes 00 seconds East along said Southerly Right-of-Way line, 100.00 feet to the Easterly line of Lot 17; thence South 00 degrees 39 minutes 30 seconds East along last said line, 629.72 fee to the Southerly line of said Lot 17; thence South 89 degrees 20 minutes 05 seconds West along last said line, 330.46 feet to the Westerly line of said lot 17; thence North 00 degrees 37 minutes 00 seconds West along last said line, 157.50 feet; thence North 89 degrees 23 minutes 00 seconds East, 300.35 feet; thence North 00 degrees 39 minutes 30 seconds West, 442.50 feet; thence South 89 degrees 23 minutes 00 seconds West, 70.02 feet; thence North 00 degrees 37 minutes 00 seconds West, 30.00 feet to the POINT OF BEGINNING.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **099110-0010**

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

Prepared by:
Susan Jones
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

File Number: 2021-1322
subsequent to December 31, 2020.

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:

Edward D Paul
Witness Printed Name Edward D Paul

Antonio T. Antunes (Seal)
Antonio T. Antunes,
Address: 117 Queen Rd
St. Augustine, Florida 32086

Betsy Aimee Jimenez
Witness Printed Name Betsy Aimee Jimenez

(Seal)

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 27th day of ~~April~~ May, 2021, by Antonio T. Antunes,, an unmarried man, ___ who is/are personally known to ✓ me or who has produced Drivers License as identification.

BETSY AIMEE JIMENEZ
Notary Public - State of Florida
Commission # HH 028433
My Comm. Expires Aug 5, 2024
Bonded through National Notary Assn.

Betsy Aimee Jimenez
Notary Public
Print Name: Betsy Aimee Jimenez
My Commission Expires: August 5, 2024

ATTACHMENT 5
Approved August 20, 2026
PZA Meeting Minutes

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

Thursday, August 20, 2026, 1:30:00 PM

MEMBERS PRESENT:
Dr. Richard A. Hilsenbeck, District 3, Chair
Judy Spiegel, District 3, Vice Chair
Gregory Matovina, District 1
Chuck Labanowski, District 2
Robert Olson, District 5
Henry F. Green, District 5

MEMBERS ABSENT:
Meagan Perkins, District 4

STAFF PRESENT:
Jacob Smith, Planning Division Manager
Lex Taylor III. Deputy County Attorney
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting called to order by Dr. Hilsenbeck at 1:30pm.
- Pledge of Allegiance
- Reading of the Public Notice statement by Ms. Spiegel.
- Agency Approval of Minutes: 07/23/2026 and 08/06/2026
    - Motion to approve both sets of minutes by Dr. Hilsenbeck, motion passes 6/0 (Absent: Ms. Perkins).
- Public Comments
    - None

AGENCY ITEMS

Item 1 SUPMIN 2026-04 624 Cathedral Place moved further down on the agenda to provide more time for the applicant to arrive.

1. SUPMIN 2026-04 624 Cathedral Place
Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, located specifically at 624 Cathedral Place.

Ex parte communication was disclosed.

Ms. Manning presented details pertaining to the Special use Permit request.

Agency clarification and discussion regarding allowance of mobile/manufactured homes in residential zoning effective dates. Clarification regarding two buildings currently on the property as well as preservation of the large tree on the property.

Public Comment: None
Additional Discussion: None

Motion to approve by Mr. Labanowski, seconded by Mr. Olson, motion passes 6/0, (Absent: Ms. Perkins) SUPMIN 2026-04 624 Cathedral Place for s Special Use Permit.

2. ZVAR 2026-22 Claypool Residence
Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eighteen (18) feet in lieu of the required twenty-five (25) feet to accommodate the placement of a Single-Family home, specifically located at 360 Cape Avenue.

Ex parte communication was disclosed.

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

Agency clarification and discussion regarding the location of the home and setback requests.

Public Comment: None
Additional Discussion: None

Motion to approve by Ms. Spiegel, seconded by Mr. Labanowski, (Motion passes 5/1: Dissenting: Mr. Matovina: Absent: Ms. Perkins) ZVAR 2026-22 Claypool Residence as presented.

3. ZVAR 2026-25 Cypress Road Mobile Home Park
Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, located specifically at 1045 Cypress Road.

Ex parte communication was disclosed.

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

Agency clarification and discussion regarding allowable uses on this property without this zoning variance as well as confirmation that the development will be on sewer. Discussion regarding the development of property. Discussion regarding which sides of the property will have fencing clarification of buffering between proposed site and surrounding properties. Clarification of home sites allowed as well as density allowances. Discussion and clarification occurred regarding the pond that was confirmed as being dry hence was not required to be fenced in. Discussion occurred regarding the hardship associated with this request being the technical requirements for density.

Public Comment:

- Jasmine Roman: Opposed
- Brian Weber: Opposed
- Suzanne Clulow: Support
- Martha Porter: Opposed
- Cindy Strickland: Opposed
- Clint Porter: Opposed
- Bob Myers: Opposed

Mr. Whitehouse provided additional information that the owner will be building all the units and providing on-site property management. That the property will have county utilities providing water and sewer. That the lots sizes are larger than required by both the State and the County. Confirmed the intent is to clean up the area and there will be

buffer. Discussion arose regarding the County requirement as to why ten (10) acres were established rather than less for a mobile home park in the Code. This application meets all the Code requirements except for the size requirement.

Applicant confirmed that the community will remain gated, and that the owner will own the land and also the units and offer to qualified renters. Discussions occurred around mobile home park density in other Counties in Florida vary greatly. Staff explained the legal requirement as to whether or not there is a hardship and that the Agency members can make that determination. Applicant and Agency discussed the compatibility of the size of the plots with the adjacent neighborhood plots. Comparison was made by the Agency, and confirmed by Staff, with another local non-conforming mobile park that has more units per acre.

Motion by Ms. Spiegel, seconded by Mr. Green, (Motion passes 4/2: Dissent: Mr. Matovina, Mr. Olsen: Absent: Ms. Perkins) to approve ZVAR 2026-25 Cypress Road Mobile Home Park zoning variance request based on 6 findings of fact and subject to 6 conditions as provided in the Staff Report.

4. MINMOD 2026-08 200 Cedar Ridge Circle Enclosure
Request for a Minor Modification to the Cedar Ridge PSD (Ordinance 1995-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the ten (10') foot requirement to allow for construction of a screen enclosure.

Ex parte communication was disclosed.

Mr. McDougal presented details pertaining to the Minor Modification request.

Agency discussion regarding the canal being an extra buffer and the number of units that have the wall and are already built up to the zero-lot line.

Public Comment: None

Additional Discussion: None

Motion to approve by Mr. Labanowski, seconded by Mr. Green (Motion passes 5/1: Dissenting: Mr. Matovina, Absent: Ms. Perkins) MINMOD 2026-08 200 Cedar Ridge Circle Enclosure based on 6 findings of fact and subject to 6 conditions as provided in the Staff Report.

5. MAJMOD 2026-03 IGP Commerce Center PUD
Request for Major Modification to the IGP Commerce Center PUD (ORD. 2019-69, as amended) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign.

Ex parte communication was disclosed.

Mr. Lahti presented details pertaining to the Major Modification request.

Agency clarification and discussion regarding fencing within the property. Agency requested clarification on the purchase of wetland credits and the reason why the owner required a second monument sign.

Public Comment: None

Additional Discussion: None

Motion by Mr. Green, seconded by Ms. Spiegel, (Motion passes 4/2: Dissenting: Mr. Labanowski, Mr. Olsen: Absent: Ms. Perkins) to approve MAJMOD 2026-03 IGP Commerce Center PUD based on 6 findings of fact as provided in the Staff Report.

6. COMPAMD 25-01 Wellhead Protection Transmittal Hearing.
Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This Comprehensive Plan Amendment was sent to the State for Review. This is the second reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations.

Mr. Lex Taylor presented details pertaining to the Comprehensive Plan Amendment request. Explained, the County is resubmitting the amendment to the Comprehensive Plan.

Agency clarification and discussion occurred regarding the process so far, including the changes between the first transmittal and the current transmittal. This amendment, with the changes, will be resubmitted to the Board of County Commissioners for transmittal to the State on September 1st, 2026.

Public Comment: None

Motion by Mr. Matovina, seconded by Mr. Green (Motion passes 6/0: Absent: Ms. Perkins) to recommend COMPAMD 25-01 Wellhead Protection Transmittal amendment be resubmitted to the Board of County Commissioners.

7. Workshop Discussion:
Staff: Mr. Jacob Smith presented the current code standards for the separation between alcohol allowance establishments and churches / schools as well as the permitting of alcohol consumption and or sales through Special Use Permits. Explained that the 1000-foot separation between alcohol establishments and churches / schools was established about 40 years ago in the St Johns County Code. Explained how the distance is measured. Currently this is property line to property line.
The Agency was directed to discuss the measurement of Distance first, followed by the Variance process and then the Special Use process.

Agency members discussed door to door measurement to reduce the distance.
Ms. Spiegel suggested measures could be access to access, or door to door. That no alcohol is not a bad policy.
Mr. Labanowski suggested that there be a sign off with adjacent churches, schools and have daycare centers be included.
Mr. Olsen suggested measuring steps via a direct walking path. Mentioned that to restrict alcohol sales at restaurants is an impediment to the business.
Dr. Hilsenbeck suggested to reduce distance to 500 feet. Preferred linear distance instead of steps that are hard to count. Suggested including day care centers. Questioned Agency members about school boards policy on alcohol distancing from schools.
Staff suggested the Agency consider the measurement to be from the establishment door that serves alcohol, to the property line of the church / school / day care center.
Mr. Matovina quoted proverbs and discussed social responsibility. Suggested there be either no separation distance requirement for alcohol or be just 100 feet. Instead suggested there be a consideration for two categories. One being the heavy drinking use and minor drinking use.
Ms. Spiegel discussed that schools did not have a specific policy on alcohol sales outlets being too close to the schools, yet recommended the distance be such that school children are protected.
Mr. Green suggested expanding exemptions for shopping center liquor stores.

Further discussion occurred around special use. Some Agency members suggested that restaurants requesting special use for alcohol sales should not need to come before the Planning and Zoning Agency. Staff confirmed that the Code

does not distinguish between a sports bar or a restaurant. Special Use needs to be determined whether or not it is a bar or a restaurant.

Public Comment:

- Doug Russo: Opposed
- Suzzane Clulow: Recommend some separation between alcohol establishments and schools/churches when in session. Mentioned including daycare.
- Matt Lahti: Input on noticing radius to be larger.

Mr. Labanowski asked how the Food Trucks selling alcohol would be considered. Staff explained how the Food Trucks would fit into one of the three categories.

Staff agreed to undertake a full analysis of approved variances and what it would look like with various distance requirements and then bring ideas for code revision to continue the conversation with the Agency members.

- Staff Reports: Next PZA meeting is on September 3rd and the meeting needs to finish by 4pm.
- Agency Reports: None
- Meeting Adjourned by Dr. Hilsenbeck at 4:39pm

ATTACHMENT 6
Correspondence

Trevor Steven

From: Jasmin R <jasmina7490@gmail.com>
Sent: Tuesday, August 18, 2026 12:57 PM
To: Trevor Steven; P ZA1; PZA2; PZA3; PZA4; PZA5; PZA6; PZA7
Subject: Community Opposition to ZVAR-2026-25
Attachments: Cypress_Community_Letter_FINAL.pdf; CountAttorneyReview.pdf

My community only recently became aware of the proposal to build a mobile home park directly in the middle of our neighborhood. Since we've been made aware, my neighbors and I have worked together to bring you this letter on behalf of our community. The variance they are seeking would require a 52% reduction of the 10 acre minimum required to establish a MHP under the current code.The letter expresses why, we strongly believe the project does not meet the requirements for granting a variance.

There are 52 signatures on this letter and each one represents a property owner within a **0.2 mile radius** of the proposed project. I spoke to at least a dozen others by phone or via ring camera that also oppose the project but they, unfortunately, were not available to meet in person to provide a signature by the deadline. Given another 2 weeks, I am confident we could have twice as many signatures.

We have been encouraged to find that our position aligns with the review provided by the Office of the County Attorney. They state very clearly that,

" The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship."

and that, " ***The Agency may grant such relief to the extent only necessary to alleviate the hardship."***

The property owner previously submitted PREAPP 2023-132 for a proposal to develop the same tracts of land with 8 single family homes. Though this application was withdrawn by the applicant, it demonstrates that alternatives clearly exist that would NOT require a variance. This alone should be enough evidence to prove that no hardship exists. There are numerous development options for this property that are within the county code. While a MHP may be a more lucrative option, the Code very clearly states, " ***family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance***."

While it was tempting to detail all of the reasons my neighbors and I feel this would negatively impact our area, we didn't want those subjective arguments to detract from the objective fact that this proposal does NOT satisfy the legal requirements for granting a zoning variance. We are simply asking the board to enforce the Code as it is written and deny ZVAR-2026-25.

Thank you,

Jasmin Roman
1030 Cypress Rd

This email represents my own personal thoughts and opinions. Please see attached letter which is being submitted on behalf of all undersigned community members.

August 11, 2026

Planning and Zoning Agency
St. Johns County Growth Management Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Re: ZVAR-2026000025 – Cypress Road Mobile Home Park Variance Request

Dear Members of the Planning and Zoning Agency,

We, the undersigned homeowners and residents living in the Cypress Road area, respectfully submit this letter for inclusion in the official record regarding Application ZVAR-2026000025.

We appreciate the opportunity to provide comments and respectfully request that the Planning and Zoning Agency (PZA) deny the requested variance unless the applicant demonstrates, with competent and substantial evidence, that all legal requirements for granting a variance have been satisfied.

We want to be clear, our concerns are not directed toward manufactured housing as a form of housing. Nor do we oppose responsible development of this property. We recognize that Residential Mobile Home (RMH) zoning exists within our community and that manufactured homes have long been part of the surrounding area. We recognize that growth and development will continue, and our community welcomes development that complies with the County's adopted regulations.

The issue before the PZA is narrower: whether the applicant has demonstrated the special conditions and undue hardship necessary to justify reducing the County's minimum 10-acre requirement for a mobile home park to approximately 4.77 acres.

In reviewing the portion of the St. Johns County Land and Development Code dedicated to variances, it clearly states *"Except as stated herein or within the Ponte Vedra Zoning District, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances which are found not be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship."* The portion specific to zoning details the criteria that must be met for this variance to be granted and this letter hopes to address each of those criteria:

I. "such Variance will not be contrary to the public interest"

The variance submitted references meeting density requirements and fitting into "the pattern of the adjoining development." We would like to emphasize that this is not the standard for being granted a variance. It goes on to state "this request has no adverse effect upon the public interest." On this point, we respectfully disagree.

Our elected officials have made it clear that housing affordability and ownership opportunities for working families are a countywide priority. It's become a hot button question at political debates and the Chamber of Commerce has recently assembled the attainable housing coalition to address this issue alongside numerous other projects to prevent local workers from being priced out of home ownership. Currently, the average home in St Johns County is $493,000 while the average home price within a half mile of this lot is $352,000, with recent sales as low as $190,000. That makes this one of the ever-dwindling number of areas where many local workers can still hope to own their own home. The county has publicly recognized that affordability and paths to ownership matter. We support that goal. The question here is whether granting a large variance for a single-ownership land-lease model advances that goal in a meaningful way. We believe that distinction is relevant to the PZA's consideration of the public interest, particularly when weighed against the absence of a demonstrated hardship requiring relief from the 10-acre standard.

II. ***"and where by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,"***

The applicant reiterates on multiple occasions that the project is compatible with surrounding development and complies with all requirements except the 10-acre minimum. Even assuming that the proposed project is compatible with the surrounding area, compatibility does not establish the special property condition or undue hardship required to justify a zoning variance.

III. *“ the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code”*

We believe this criterion presents a fundamental problem with the requested variance.

The application does not appear to identify an unusual physical condition of the property that prevents reasonable residential development in compliance with the Land Development Code. Rather, the assembled property contains approximately 4.77 acres, while the applicant proposes a use for which the Code establishes a minimum site area of 10 acres.

The fact that a particular development proposal cannot satisfy an applicable development standard does not, by itself, demonstrate that enforcement of that standard causes undue hardship.

In 2023, the same property owner participated in Pre-Application PREAPP-2023000132 for this property. The project description submitted to St. Johns County stated their intent to “Build 8 single family homes on the property, on greater than 1/2 acre lots.”

The current development application instead proposes a 19-site mobile home park

This history demonstrates that enforcement of the 10-acre requirement does not prevent residential development of this property. It prevents this particular mobile home park configuration.

Accordingly, the issue does not appear to be that the Land Development Code deprives the property of reasonable residential use. Rather, the requested variance is necessary to allow the applicant to pursue this particular 19-site development configuration on property containing less than one-half of the minimum acreage otherwise required for a mobile home park.

We respectfully submit that a preference for one development configuration over another does **not**, without additional evidence of a qualifying condition unique to the property, establish the unnecessary and undue hardship required for a zoning variance.

IV. the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created

by any act of the owner, are not considered hardships justifying a Variance.

The purpose of this proceeding is **not** to debate the validity of the 10-acre minimum for mobile home parks in the Land Development Code. It would be inappropriate for this hearing to become a debate about the validity of the current code. Instead, the question before the PZA is whether a particular hardship unique to this property justifies making an exception.

The current variance is necessary not because the property cannot reasonably be developed, but because the applicant's preferred 19-site mobile home park does not satisfy the acreage requirement applicable to that particular development model.

We respectfully submit that **those circumstances do not establish the type of special condition and unnecessary and undue hardship required** to justify a zoning variance.

Granting a variance in the absence of a demonstrated special condition and undue hardship would risk transforming the variance process from a mechanism for addressing exceptional circumstances into a means of avoiding an otherwise applicable development standard.

Conclusion

We, as a community, recognize that the future land use contemplates residential development. We support and look forward to the growth and development this will bring to our area. As one of the small number of areas where working families may still hope to purchase a home, we also believe it's important to consider whether the long-term pattern of development continues to allow for meaningful ownership opportunities. The proposed mobile home park model places the entire site under a single ownership, which is a different outcome. One that, we believe, is contrary to public interest

We would also object to the agency granting such a substantial exception from an established County development standard without the demonstration of the undue hardship required by the Land Development Code.

The property has previously been proposed for residential development without the need for this variance. The current application **does not** clearly identify an exceptional physical condition or extraordinary circumstance affecting the property that prevents reasonable development in compliance with the Code. Nor, in our view, does it

demonstrate that literal enforcement of the 10-acre requirement would create the unnecessary and undue hardship required for a zoning variance.

For these reasons, we respectfully request that the Planning and Zoning Agency find that the required criteria for ZVAR-2026000025 have not been satisfied and deny the requested variance.

Respectfully submitted,

The Undersigned Homeowners and Residents of the Cypress Road Community

Name	Address	Signature
JASMIN ROMAN	1030 CYPRESS RD	
Steven E Hill	996 Cypress Rd	
Melissa Farris	996 Cypress Rd	
GREG MATTHY	2604 Juarez	
Jesse Lowe	2601 Juarez	
Cindy Lowe	2601 Juarez Ave	
Justin Spurlock	2640 Juarez Ave	
Ekaterina Talanova	2648 Juarez Ave	
Valerii Talanov	2648 Juarez Ave	
LUBOV JAY	1095 CYPRESS ROAD	
GARY PARKES	2555 SAN JUAN DR,	
Maryann Mally	1101 Cypress	
Brittlew Wilkins	2614 San Juan	
Donna Sullivan	1111-1121 Elizabeth	
Jerry Early	1121 Elizabeth	
Gregory Francois	2642 San Juan Dr.	
Priscilla Francois	2642 San Juan Dr.	

CYPRESS COMMUNITY LETTER- SIGNATURE PAGE

Please print your name and address, then sign in the space provided.

Name	Address	Signature
Billy Turner	2770 SAN JUAN DR.	B. Turner
Deborah Turner	2770 San Juan Dr.	D Turner
Melissa McCombs	2725 San Juan Dr	
Craig Register	1099 Kingsmill Lake	
Gregory Ruggiero	2725 San Juan Dr.	Gregory Ruggiero
Douglas Funkhouser	2695 San Juan Dr	
Jimmy Anderson	975 Cypress Rd	
Milena Mawkindervelez	2604 Isabella Ave	
Wesley Kenton	26009 Isabella Ave	
Pam Stevens	2612 Isabella Ave	
James E Beavers	~~2624 Isabella Ave~~	James E Beavers
Ken Cook	2640 Isabella Ave	Ken Cook
Bill Hodges	2644 Isabella	
Ronald Agvior	2653 ISABELLA	
Brittany Sands	2728 Pine Acres Rd.	Brittany Sands

Attach this page to the community letter.

CYPRESS COMMUNITY LETTER- SIGNATURE PAGE

Please print your name and address, then sign in the space provided.

Name	Address	Signature
Dan Dettman	2784 Pine Acres Rd	
Vera [illegible]	2613 Hispanola Ave	
Jose Eduardo	2609 Hispanola Ave	
Chad Ratcliff	2605 Hispanola Ave	
Jennifer Nims	2605 Hispanola Ave	
Christ L Gagnebi	2608 Isabella Ave	
Andy Zigorski	2608 Isabella Ave	
Margot Williams	2609 QUARE ST AVE	
Larry Gunn	2731 JUAREZ	
DAN BOARD	2790 JUAREZ AVE.	
Elaine Hill	2795 SEVILLE	
Bryan [illegible]	2816 Pinetrees Rd	
[illegible] VOTE BESLEY	2755 SAN JUAN DR.	
Theresa Besley	2755 San Juan Dr	
Ruth Ann Steen	1030 Cypress Rd.	

Attach this page to the community letter.

CYPRESS COMMUNITY LETTER- SIGNATURE PAGE

Please print your name and address, then sign in the space provided.

Name	Address	Signature
Ronald Heffernan SR	2670 SAN JUAN	
Linda Capallia	2570 JUAREZ	Linda Capallia
Judy Spurlock	2575 San Juan	Judy Spurlock
Robert Myers	1050 Cypress Rd.	Robert Myers
Pam Myers	1050 Cypress Rd	Pam Myers

Attach this page to the community letter.

Trevor Steven

From: Cindy Strickland <Cindy.Strickland@fishertousey.com>
Sent: Monday, August 17, 2026 2:07 PM
To: Trevor Steven; Jennifer Gutt; P ZA1; PZA2; PZA3; PZA4; PZA5; PZA6; PZA7
Cc: James Whitehouse (jameswhitehouse@sjlawgroup.com); Nell Porter (gatorfans@comcast.net); KC4LOV@gmail.com; Cindy Strickland (cweed61@comcast.net)
Subject: OBJECTION TO ZVAR 2026000025, Cypress Road Mobile Home Park
Attachments: 8.17.26 Porter Objection to ZVAR 2026-25.pdf

Good afternoon,

Please see the attached letter noting our objection to the above-referenced variance request scheduled for the August 20th PZA meeting. We appreciate your time and thoughtful consideration.

Respectfully,

Martha V. "Nell" Porter
Paul Clint Porter
76 Lighthouse Avenue
St. Augustine, Florida 32080
Phone: (904) 825-0163
Email: gatorfans@comcast.net
KC4LOV@gmail.com
cweed61@comcast.net

August 17, 2026

To: Trevor Steven, Planner
Planning and Zoning Agency Members

Re: ZVAR 2026000025, Cypress Road Mobile Home Park (Proposed Project)
Item #3, August 20, 2026, Planning and Zoning Agency (PZA)Agenda

Dear Mr. Steven and Honorable PZA members:

I am writing to formally object to the above-referenced Zoning Variance scheduled for the August 20, 2026, Planning and Zoning Agency meeting.

My husband and I own the 1.04-acre parcel located at 1065 Cypress Road, St. Augustine, Florida. Our parcel is zoned Open Rural (OR) with a Residential-C land use designation. We have owned the property since 1980. It was our homestead for 6 years, rented briefly, and then my youngest son lived there for at least 6 years.

The subject property of this variance request is located at 1045 Cypress Road and adjoins the eastern boundary line of our parcel. It consists of three parcels totaling 4.77 acres zoned Residential, Manufacture/Mobile Home (RMH) with a Residential-C future land use designation. The subject property is currently developed with three (3) mobile homes.

The Applicant is proposing a Mobile Home Park with nineteen (19) mobile home units on this 4.77-acre site (Proposed Project). While RMH zoning does allow Mobile Home Parks, it also requires 10 acres for such a project. The Proposed Project does not meet the 10-acre requirement of the RMH zoning criteria as per Table 6.01 of the Land Development Code (LDC).

The Applicant states that the Proposed Project is "exactly compatible with the surrounding MH uses." We do not object to the mobile home use. However, we do object to the density proposed by this project if this variance is approved. While the density they propose may be comparable to smaller parcels to the east of the Proposed Project (Unit No. 1, Kings Road Estates Subdivision), the majority of the parcels to the immediate north, south and west, as well as the parcels in the Proposed Project itself (all in Unit No. 1, St. Augustine Heights Subdivision), are larger parcels which are, and historically have been, developed with only one single-family unit per parcel.

We have also reviewed County Staff's comments in PREAPP 2025000130 (Cypress Road Mobile Home Park) and COMM 2026000016 (Richard Mobile Home Park), which are accompanying applications associated with the Proposed Project. (NOTE: the PREAPP requested twenty-four (24) units). We are concerned that there will not be ample parking for so many units on a site that's less than half the size required by Table 6.01 of the LDC for a Mobile Home Park. As our parcel is currently vacant, will it become fair game for overflow parking? We are also concerned about elevations of the mobile home pads causing subsequent drainage issues on the western boundary of the Proposed Project which adjoins our parcel. These are valid concerns that could certainly be considered contrary to our interest and conflict with our property causing us undue hardship.

Denying this request for a zoning variance will not prevent the Applicant from developing their property, and possibly with more than the three (3) units that currently exist there now. However, the Proposed Project simply lacks the acreage to meet the 10-acre zoning requirement for development of a Mobile Home Park, and that in itself does not constitute an undue hardship.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes an unnecessary or undue hardship. While the Applicant's narrative states that denying this request would "cause them undue hardship in securing this finished rehabilitation and rebuild of their property," it offers no explanation or details of what the undue hardship is. Simply stating that it causes an "undue hardship" without providing competent substantial evidence that an actual hardship exists does not justify approval of this, or any, variance request. We can find no such evidence in the materials submitted by the Applicant, nor in the County's Staff Report.

Therefore, we request that the Planning and Zoning Agency enter an Order denying Zoning Variance 2026000025, Cypress Road Mobile Home Park, on these grounds:

1. This variance request is not in compliance with Article XII of the Land Development Code as defining a Zoning Variance. The Applicant has failed to provide competent substantial evidence to support an undue hardship as defined by the Land Development Code.

2. This variance request is contrary to the public interest and is in conflict with surrounding development.

3. The Proposed Project does not meet the 10-acre requirement of Table 6.01 the Land Development Code for development of a Manufactured/Mobile Home Park.

4. This variance request does not meet the criteria established by Section 10.04.02 of the Land Development Code.

Respectfully submitted,

Martha V. "Nell" Porter and
Paul Clint Porter

cc: James Whitehouse, Esq.