

2

**AGENDA ITEM
Planning & Zoning**

Meeting

3/7/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: February 23, 2024

FROM: Evan Walsnovich, Planner

PHONE: 904 209-0596

SUBJECT OR TITLE: SUPMIN 2024-01 580 Lena St.

AGENDA TYPE: Business Item, Ex Parte Communication, Order, Report

PRESENTER: Janet Wantage

BACKGROUND INFORMATION:

Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena St.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve SUPMIN 2024-01 580 Lena St. based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

DENY: Motion to deny SUPMIN 2024-01 580 Lena St. based upon eight (8) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Special Use Permit
SUPMIN 2024-01 580 Lena St.

To: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: February 27, 2024

Subject: **SUPMIN 2024-01 580 Lena St.**, request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena St..

Applicant: Janet Wantage

Owner: MarJan & Associates Investments, LLC

Hearing Dates: Planning and Zoning Agency – March 7, 2024

Commissioner District: District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **SUPMIN 2024-01 580 Lena St.** based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

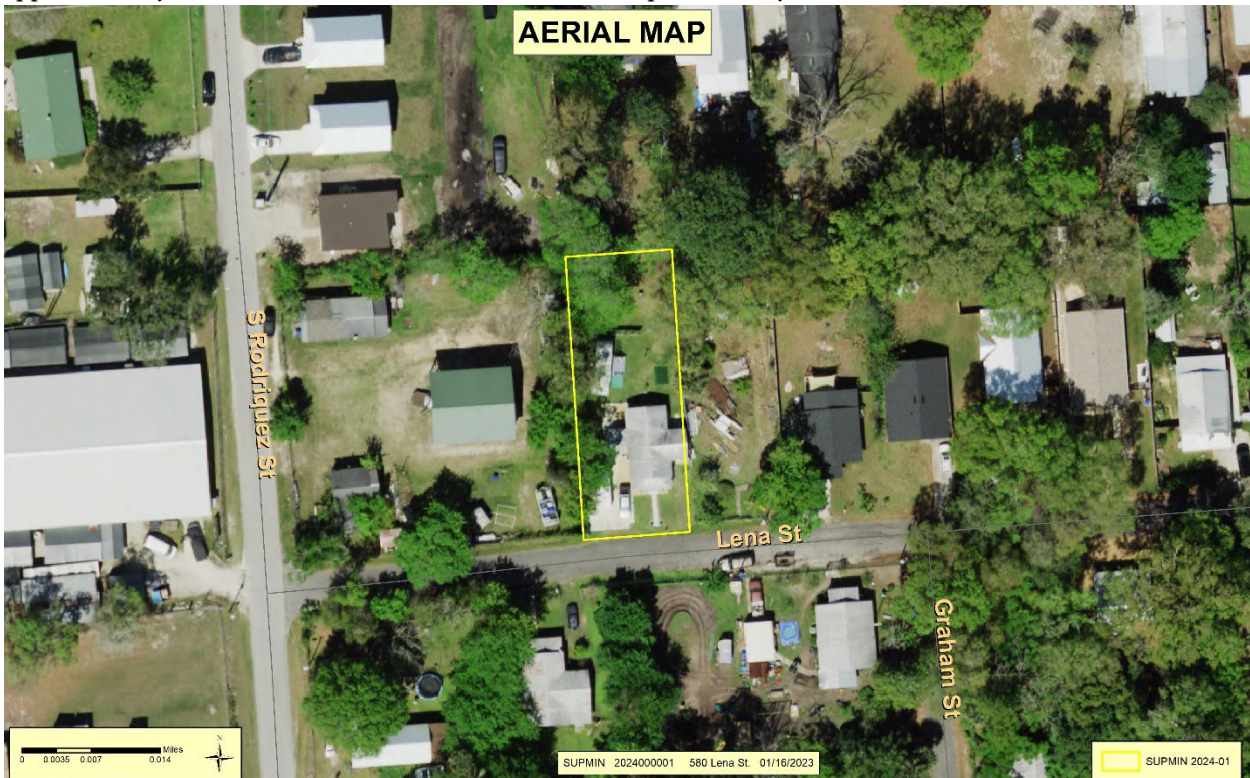
DENY: Motion to deny **SUPMIN 2024-01 580 Lena St.** based upon eight (8) findings of fact as provided in the Staff Report.

MAP SERIES

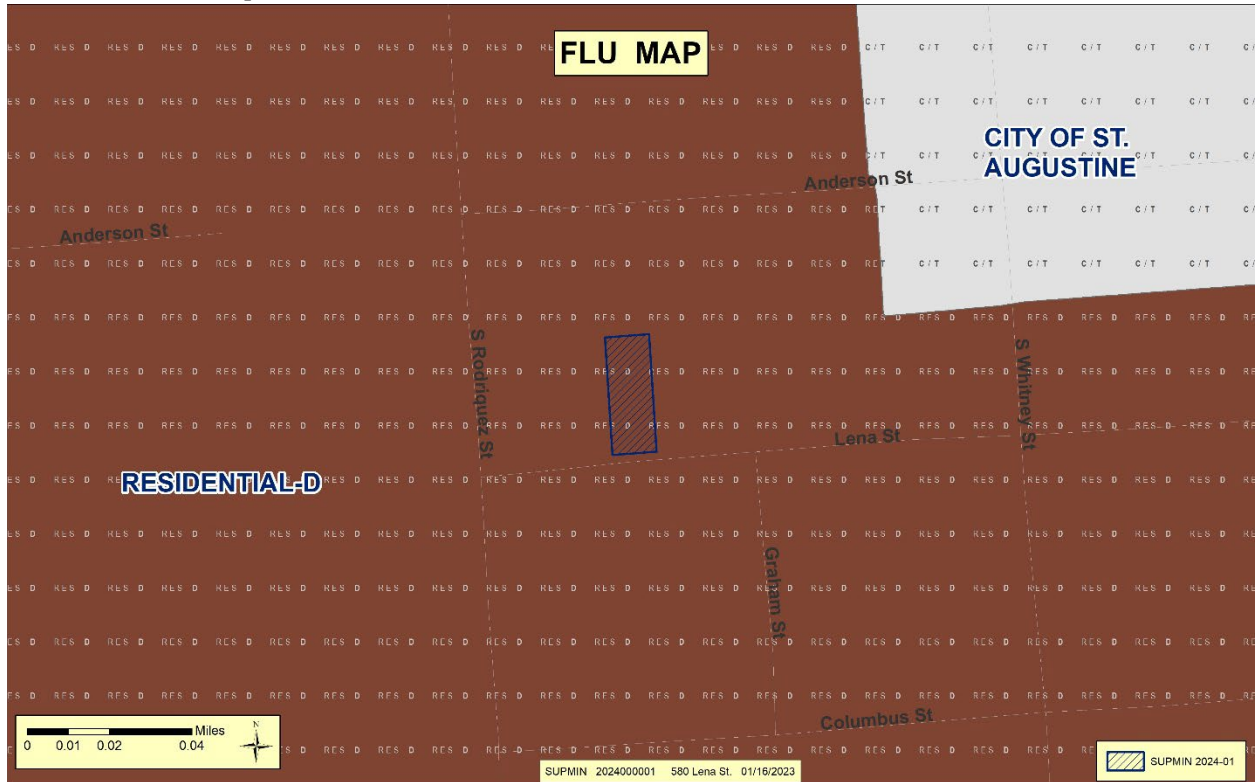
Location: The subject property is located on the northern side of Lena Street near the western city limits of St. Augustine. St. Joseph Academy is roughly 0.1 miles southeast of the subject property, as well.



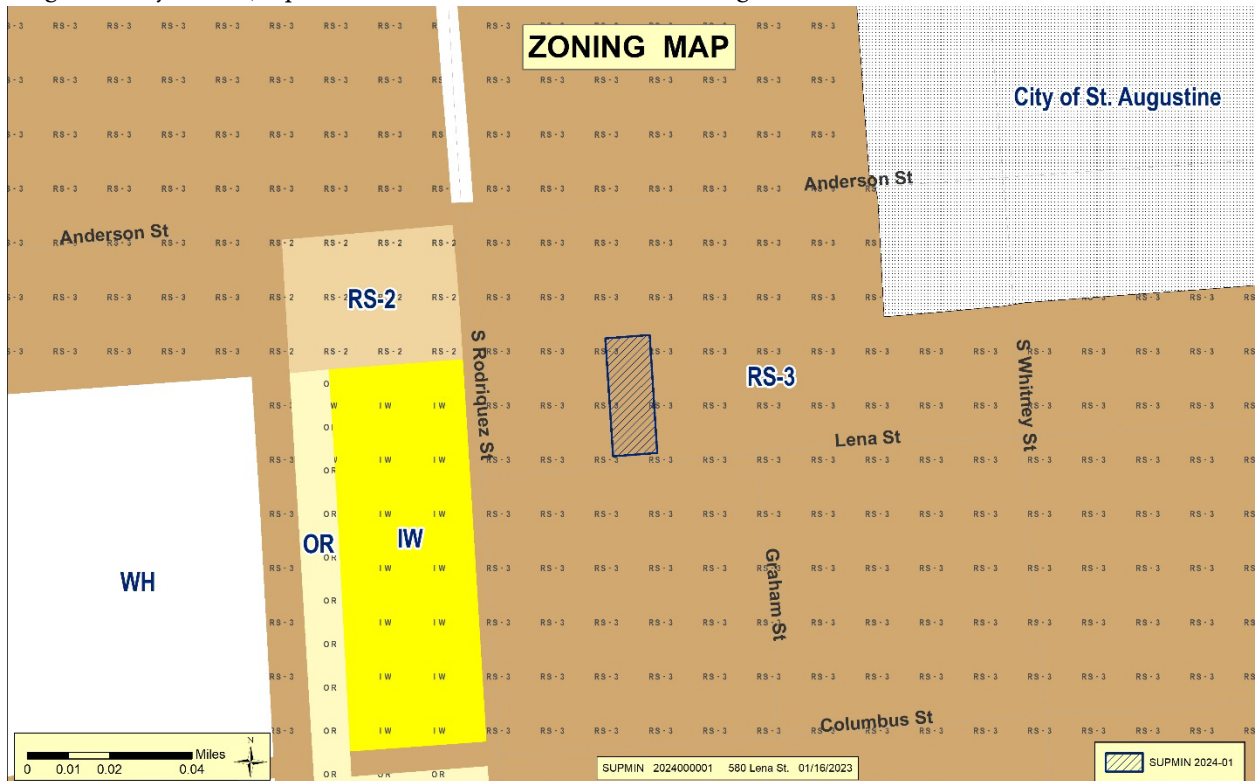
Aerial Imagery: The subject property is approximately 0.2 acres in size and is a platted lot that measures approximately 55 X 150 feet. The immediate area is comprised solely of site-built homes.



Future Land Use: The subject property and surrounding area is designated Residential – D (RES-D) on the Future Land Use Map.



Zoning District: The subject property is and immediate properties are currently zoned Residential, Single Family (RS-3). Other area zonings located to the west include Industrial Warehousing (IW), Residential, Single-Family (RS-2), Open Rural (OR) and Workforce Housing (WH).

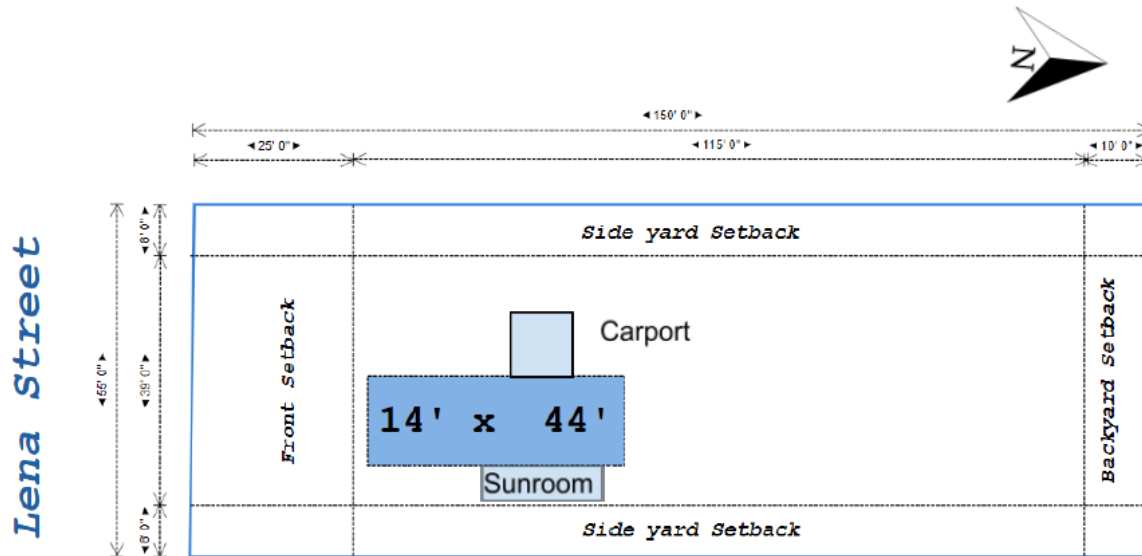


APPLICATION SUMMARY

The applicant is requesting approval of a Special Use Permit pursuant to Sections 2.03.08 of the Land Development Code to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning.

Proposed Site Plan:

Proposed Site Plan for 580 Lena Street



Site Data Table

Setbacks:	Maximum Height: 35 feet	*All towing gear shall be removed consistent with LDC, Section 2.03.08.C
Front: 25 feet	Maximum Lot Coverage by All Buildings: 35%	
Side: 8 feet	Maximum Impervious Surface Ratio: 70%	
Rear: 10 feet		

The above-proposed site plan depicts the placement of a new mobile home and the applicant’s proposed additions. The subject property will include a new 560 square foot manufactured/mobile home with a lean-to carport, sunroom, and covered porch in the front. The full site plan as well as the floor plan as provided by the applicant is in **Attachment 1 Supporting Documents**.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

Applicant bears the burden of demonstrating by competent substantial evidence that the request meets the general standards of LDC section 2.03.01 as well as any specific standards required by that special use. The Agency may consider competent substantial evidence that the general or specific standards are not met and is, in fact, adverse to the public interest. Special Uses are uses, if the specific conditions are met, that would be allowable unless there is a determination that the use would adversely affect the public interest. Pursuant to LDC section 2.03.01.F, the Agency may prescribe appropriate conditions to mitigate for any evidenced incompatibility and to assure that potential adverse and negative effects are avoided.

Per LDC 2.03.01.C: A detailed site plan, drawn to scale, shall show the location and dimensions of all existing and proposed structures and other improvements and setbacks of same, signs, and provisions for off-street parking is required. The plan shall become a condition upon which the permits is permitted and any change or addition shall constitute a violation of the special use approval unless such change is submitted to and approved by the Planning and Zoning Agency.

As required by Section 2.03.01.D., the Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (“Growth Management Act”) include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.

Technical Division Review:

Should the SUP Application be approved, the development of the property will be analyzed for compliance with the Land Development Code requirements during the review and approval process for a clearance sheet/building permit application.

Please see Section 17 Clearance Sheet of the Development Review Manual for the application, checklist and required submittal documents.

The applicant will be required to provide a paved driveway connection apron to an opened and maintained County right-of-way extending a minimum of five (5) feet from the edge of travel lane/edge of pavement toward the property along with a driveway culvert or driveway swale based on the site requirements and Public Works standards.

[LDC 6.04.05.F and LDC 6.04.0.L.3]

The site will need to comply with lot grading and finish floor elevation (FFE) requirements of the Land Development Code, these include but are not limited to: Providing a minimum slope of not less than one foot per hundred feet (one-percent) from the main structure to the point of approved drainage discharge for the site and ensuring the existing drainage patterns are maintained as to not direct drainage to adjacent properties or block drainage from adjacent properties due to the placement of fill material on site.

[LDC 6.04.06.H]

The maximum allowable height of the structure is thirty-five (35) feet measured as the vertical distance from the lowest point of the established grade surrounding the perimeter of the Structure to the highest point of the structure, except as may be excluded in Section 6.07.02 of the Land Development Code.

The property is located in flood zone X as such there is not a minimum FFE required based on flood zone criteria.

Planning and Zoning Division Review:

The Special Use request must meet certain requirements of the St. Johns County Comprehensive Plan and Land Development Code Sections 2.03.01 and 2.03.08. Staff review includes the applicable criteria found

within the Land Development Code and ‘Land Development Code Reference and Criteria for Action’ section of this report.

According to the provided narrative from the applicant, the property was bought with the intent of moving their daughter into the existing single-family home on the property. The existing home constructed back in the 1940’s has a host of issues so the applicant believes that demolishing the existing home and replacing it with a mobile home would be the best overall option.

The existing home is approximately 1,060 square feet according to the property appraiser and the proposed mobile home will be 560 square feet according to the applicant’s documents.

As submitted, the subject property will meet the standards regarding RS-3 as outlined on Table 6.01 (listed below).

Table 6.01

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 ⊕
RS-3	75 feet ☼	7,500 square feet ☼	35%	N/A	70%	25/8/10 feet ✦	35 feet

Land Development Code Reference and Criteria for Action:

Article XII, Definitions

Special Use: Means a Use that would not be appropriate, generally or without restriction, throughout a zoning division or district but which if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

LDC, Part 2.03.00 - Allowable and Special Uses (provided in part)

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part.

LDC, Sec. 2.03.01.A - General Provisions on Special Uses

A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

Based on the application materials provided by the applicant, the proposed Special Use to allow for the placement of a Manufactured/Mobile Home could be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Comprehensive Plan or Land Development Code. The property is designated Residential-D and zoned RS-3, which allows mobile home placement with a special use.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and

The neighborhood consists of solely site-built homes with small building footprints. The applicant's proposal to place a 560 square foot new manufactured/mobile home at this location could be compatible with the existing area and should not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services.

3. If access is provided by a street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

The subject property is not accessed via a street maintained by FDOT; the property will be accessed off of Lena Street.

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

The request, as submitted, requires Special Use approval and complies with all required regulations and standards of Article II, the Comprehensive Plan, and Land Development Code.

Sec. 2.03.08 Manufactured/Mobile Home

A Manufactured/Mobile Home on an individual Lot may be permitted as a Special Use within districts as defined in Section 2.03.01, in which such Use is not otherwise allowed, subject to the following conditions and limitations:

- A. The Lot or Parcel of land upon which the Manufactured/Mobile Home is to be located shall not be less than the Single-Family Dwelling Lot requirements in such district.

The subject property is a non-conforming lot of record totaling approximately 0.2 acres, or approximately 8,250 square feet, therefore, the subject property will meet the minimum requirement of 7,500 square feet but does not meet the minimum Lot Width of 75 feet as required in Table 6.01 of the Land Development Code. However, the subject property is a platted lot of record dating back to 1926 and can be developed per LDC Section 10.03.02.G.(1).

- B. In the commercial or industrial districts, the Use shall be accessory to the main Use and occupancy shall be limited to employees or owners thereof of the permitted Use.

Project is not located within a commercial or industrial district.

- C. All towing gear shall be removed.

Applicant has acknowledged, and this has been added as a condition as part of the Suggested Motions/Findings/Conditions of the Final Order.

- D. Exterior skirting shall be installed to provide a visual barrier for all underfloor mechanical, electrical, and plumbing installations. Skirting shall extend from the underside of the perimeter of the Structure to the adjacent surrounding grade. Skirting may be constructed of pressure treated wood or natural durable wood such as redwood or cedar, or skirting material manufactured specifically for the purpose of installation on manufactured/mobile homes. Skirting shall be permanently maintained free from broken or missing sections, pieces or cross members. Exceptions to these skirting requirements may be made in areas where an enclosed underfloor is prohibited due to storm surge, or where the lowest portion of the first-floor joists, measured vertically, exceeds seven (7) feet from grade throughout the entire underfloor area.

Applicant has acknowledged, and this has been added as a condition as part of the Suggested Motions/Findings/Conditions of the Final Order.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received no correspondence or phone calls regarding this request.

ACTION

Staff offers eight (8) findings of fact and ten (10) conditions to support a motion to approve or eight (8) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Application and Supporting Documents
2. Final Draft Orders

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMIN 2024-01 580 Lena St.**, Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street, subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Residential, Single Family (RS-3) Zoning District, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01, Section 2.03.08, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-D.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Special Use Permit is granted to Janet Wantage at the above location, and shall not be transferable.
2. Development shall be consistent with improvements depicted on the site plan labeled "Exhibit B" and shall be made a part of this Order; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted and approved by the Planning and Zoning Agency.
3. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being executed.
4. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
5. The Special Use Permit shall be commenced within one (1) year of the signing of the Order; otherwise all rights granted herein shall be null and void. Commencement will be defined as issuance of a Development Permit by the St. Johns County Development Review Division.

6. The Special Use Permit is granted under the conditions of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
7. Approval of the Special Use does not release project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan, Florida Building Code and any other Agency having jurisdiction.
8. All towing gear shall be removed.
9. Exterior skirting shall be installed to provide a visual barrier for all underfloor mechanical, electrical, and plumbing installations. Skirting shall extend from the underside of the perimeter of the Structure to the adjacent surrounding grade. Skirting may be constructed of pressure treated wood or natural durable wood such as redwood or cedar, or skirting material manufactured specifically for the purpose of installation on manufactured/mobile homes. Skirting shall be permanently maintained free from broken or missing sections, pieces or cross members. Exceptions to these skirting requirements may be made in areas where an enclosed underfloor is prohibited due to storm surge, or where the lowest portion of the first-floor joists, measured vertically, exceeds seven (7) feet from grade throughout the entire underfloor area.
10. 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 **SUPMIN 2024-01 580 Lena St.**, Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street, subject to the following findings:

SUGGESTED FINDINGS

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Residential, Single Family (RS-3) Zoning District, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.01, Section 2.03.08, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Residential-D.
6. The requested Use, although not generally appropriate without restriction throughout the zoning district, when controlled as to the number, location and relationship, to the neighborhood,

promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.

7. The requested Use is in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

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

ATTACHMENT 1
Application and
Supporting Documents



St. Johns County Growth Management Department

Application for: **Special Use - Manufactured Home**

Date: **12/29/2023** Property Tax ID No: **126480-0000**

Project Name: **580 Lena St, St. Augustine, FL Affordable Housing/Manufactured Home request**

Property Owner(s): **MarJan & Associates Investments, LLC** Phone Number: **904-208-0558**

Address: **242 Bush Ct.** Fax Number:

City: **Green Cove Springs** State: **FL** Zip Code: **32043** e-mail: **jwantage@yahoo.com**

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

Applicant/Representative: **Mark & Janet Wantage** Phone Number: **904-208-0558**

Address: **242 Bush Ct.** Fax Number:

City: **Green Cove Springs** State: **FL** Zip Code: **32043** e-mail: **jwantage@yahoo.com**

Property Location: **580 Lena St, St Augustine, FL 32084**

Major Access: **Rodriguez St.** Size of Property: **.2 acres** Cleared Acres (if applicable): **NA**

Zoning Class: **RS-3** No. of lots (if applicable): **1** Overlay District (if applicable): **unknown**

Water & Sewer Provider: **St Johns Utilities/Septic** Future Land Use Designation: **NA**

Present Use of Property: **Residential - uninhabitable home** Proposed Bldg. S.F.: **800-1100 sq ft**

Project Description (use separate sheet if necessary)

Demolish antiqued 1940s home on the property and replace it with an affordable manufactured home for disabled daughter, who works in St. Johns County. The current home is uninhabitable and presents with too many issues, including foundation, electrical, plumbing and severe termites to be salvagable. The manufactured home will adhere to all set back and county requirements and will be compatible and conforming to adjacent land uses.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: **None**

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

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

Signed By

Printed or typed name(s) **Janet Wantage**



ADJACENT PROPERTY OWNERS LIST REQUEST FORM

(Complete this form and return it to the technician handling your application or email it directly to the attention of the GIS Division at gisaddress@sjcfl.us)

Date Requested Date Needed By (3 day minimum)

Project Name

Applicant Name

(address that "Adjacent Property Owners List" will be mailed to)
Address Phone Number

City State Zip Code

Application Type Hearing Date
if applicable

Application Number (if available)
(Example: PUD2004000012; REZ2004000035, MINMOD2004000026)

Parcel Number(s)

Legal Description (may be an attachment)

Format (please check one)

Digital Format email
(email address required for digital format delivery)

Hard Copy printout ready for copying onto standard mailing labels

For the purpose of notice requirements to adjoining Owners within three hundred (300) feet, the names and addresses may be provided by the St. Johns County Administrator to the Applicant, which list shall include said information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the last date that such ten (10) day notice must be mailed.

NOTE: This information is provided to you by the St. Johns County Geographic Information Systems Division. This list complies with the St. Johns County Land Development Code Section 9.06.04 Notice of Hearings which sets forth adjoining owners within 300 feet of subject property be notified. If you have any questions, including the status of your request, please contact GIS Addressing by email at gisaddress@sjcfl.us.

For County Departmental Use Only:

Date File Name

Comments

Mr. Mark Wantage &
Dr. Janet Wantage
MarJan & Associates Investments LLC
242 Bush Ct.
Green Cove Springs, FL 32043

St Johns County Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Parcel ID 1264800000

Location Address	580 LENA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF) (2510)
Tax Description	4-13 COLEE SUB OF LOT 2 BLK 18 E1/2 HUERTAS GRANT LOT 22 DB155/249 OR5860/916
Subdivision	Huertas Grant, Subdivision Of North 1/2-B
Sec/Twp/Rng	45-7-29
District	South Ponte Vedra & US 1 North Area (District 450)

December 29, 2023

Dear Planning and Zoning Professionals:

We are the owners of 580 Lena St, St Augustine, more accurately described above; legal description below. We are proposing replacing the antiquated 1940s home, currently on the property, with a manufactured home. The zoning is RS-3, so we are asking for a special use.

Since RS-3 allows for a manufactured/modular home, we feel our request will be compatible with the neighborhood and surrounding area, especially since we do not intend to leave axles or tongues on the home and we would like it connected to the land, as part of our homestead.

The reason we are asking for this is to create an affordable housing option for our single daughter. Our daughter is a working disabled person. She works in St. Augustine and desires to live in the area of her job.

We purchased the home, believing it could be rehabbed. However, due to multiple, unforeseeable issues, we have been told that the house is a loss. In order to create an affordable option for our daughter we have looked into manufactured homes; this appears to be an option she can afford.

As we look around the neighborhood, there are mobile and manufactured homes in close proximity to our property. Additionally, there are churches, storage facilities, businesses, schools, and lots being used to store boats, RVs, etc; it is a mixed use neighborhood. We sincerely feel that a nicely placed and well landscaped manufactured home will complement the area. Our desire is to improve our land, yet with a nod to the affordability of the project.

As of this moment, we do not have a specific home in mind. Our hope is that, if approved, we can then go out and find a home within our budget, making certain to take off the axles and tongues so the home has the appearance of permanence. Our best guess at this point is that the home will be 14 x 40, having a lean-to carport, a sunroom addition and a front covered porch. We will be maintaining the average square footage of the homes in the neighborhood.

Our purpose is to create an affordable, attractive, warm, safe and dry home for our disabled, hard working daughter, who has the same dreams as everyone - a job she loves and a home to call her own for many, many years to come. Our purpose is not to harm the neighborhood, rather our desire is to improve it with a suitable, affordable home.

As housing prices skyrocket, it becomes more and more difficult for single persons to afford housing, even when they work over 40 hours per week. We sincerely hope you can entertain our plea and make our daughter's dream of homeownership a reality.




Sincerely,

Mr. Mark Wantage
Dr. Janet Wantage
MarJan & Associates Investments LLC
904-208-0558
jwantage@yahoo.com



Legal Description: Lot 22 Subdivision of North half of Block 18 East half HUERTAS GRANT, in the City of St. Augustine, Florida, as per plat recorded in the office of the Clerk of the Circuit Court of St. Johns County, Florida, in Map Book 4, Page 13.



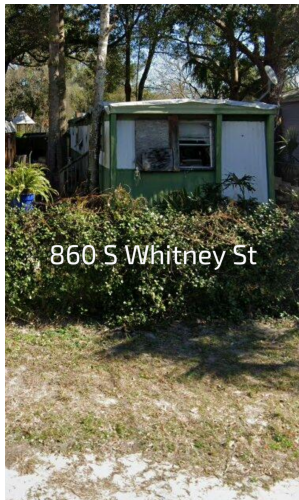
Subject Property is located between

-  2 adjoining lots being used as storage

Subject property has various usage properties nearby

-  Multiple mobile homes in the area:
 332 Lena St.
 449 Lena St.
 860 Whitney St
 Trailer Park - Columbus & Sidney
-  Businesses, Churches & Schools

Nearby Mobile Homes:



Both Adjoining Lots being used for storage:

570 Lena St



848 S Rodriguez



Map Book Four
Page Thirteen (13)

DESCRIPTION

Subdivision of North 1/2 of Block 18 - East 1/2 Huertas Grant

DEDICATION

James A Cole, widower, of the city of St. Augustine County of St. Johns, State of Florida, does hereby dedicate to the perpetual use of the public all of the streets as shown hereon, and restricts them to uses not detrimental to the use of the lots within this subdivision for business and residential purposes.

IN TESTIMONY WHEREOF, the said James A Cole has hereunto set his hand and seal this 10th day of May, A.D. 1926

Signed, sealed, and delivered in presence of:
H. S. Smith
W. H. Brown

James A Cole

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, James A Cole, to me well known and known to me to be the individual described in and who executed the foregoing dedication, and he acknowledged before me that he executed the same freely and voluntarily for the purposes thereon expressed.

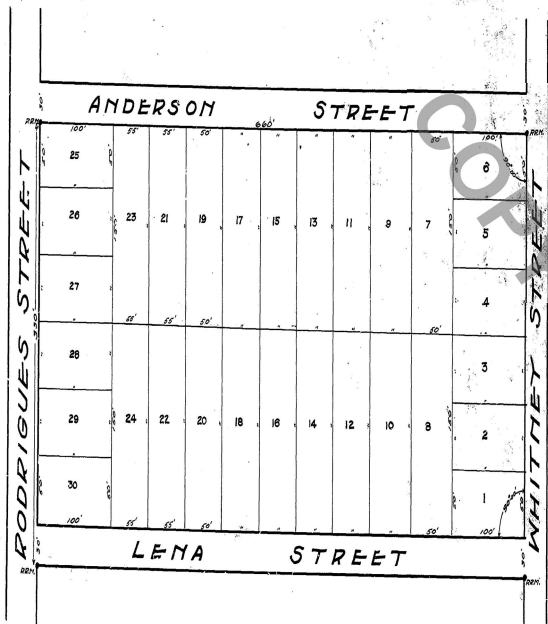
WITNESS my hand and official seal at St. Augustine, County of St. Johns, and State of Florida this 10th day of May, A.D. 1926

W. H. Brown
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES Aug. 15 - 1926



Filed and recorded this 10th day of May, A.D. 1926

W. H. Brown
CLERK OF CIRCUIT COURT
By H. H. Brown
Deputy Clerk



SUBDIVISION
OF
NORTH 1/2 - BLOCK 18
EAST 1/2 HUERTAS GRANT
SCALE - 1" = 50'
APRIL 1926

ENGINEER'S CERTIFICATE
I hereby certify that this is a correct plot of the land described to the best of my knowledge and belief and permanent reference marks are set as indicated.
Goold T. Butler
REGISTERED ENG. NO. 20

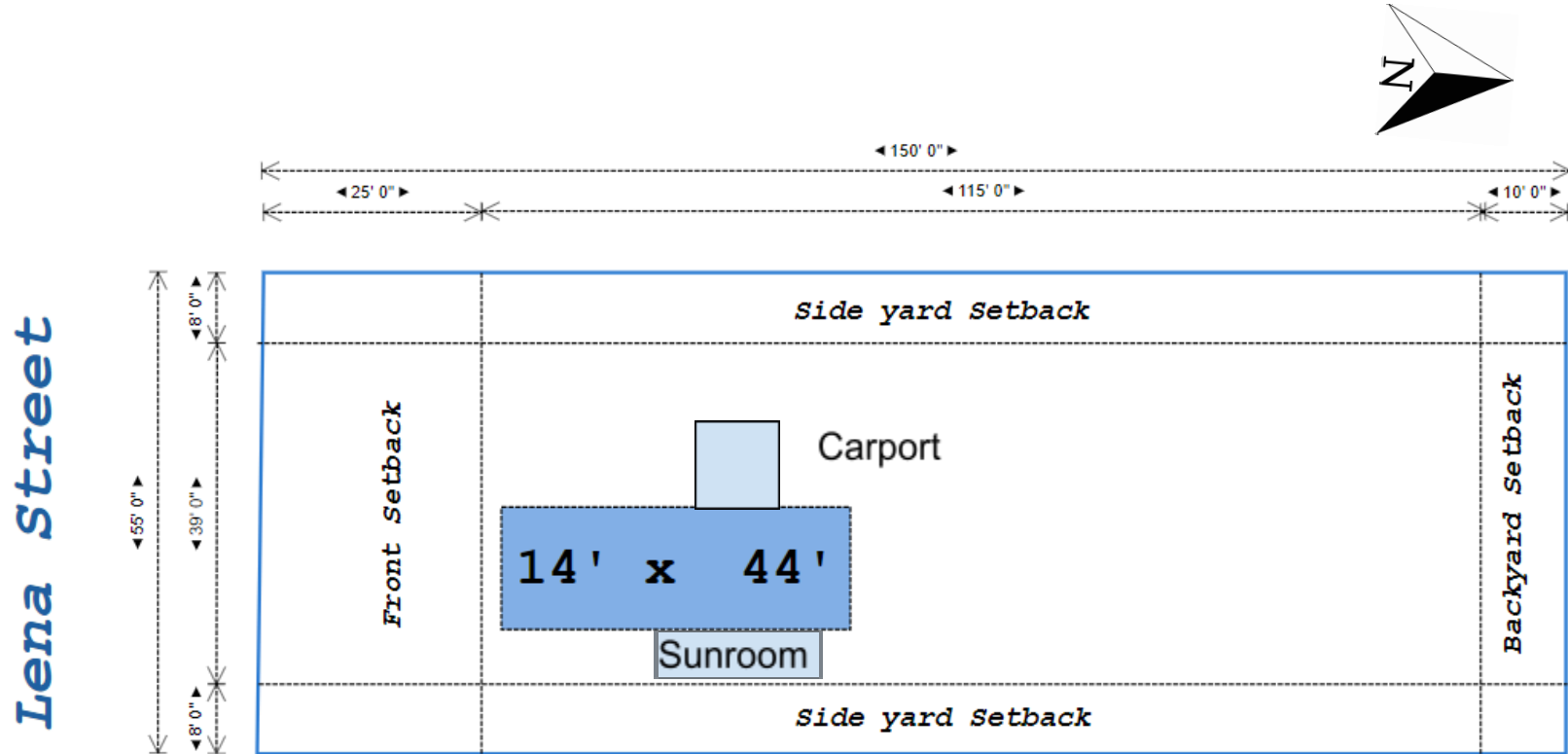
APPROVED
Edwin Hunter
CITY MANAGER

GOOLD T. BUTLER C.E.
REGISTERED ENG. NO. 20

5/10/26

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Proposed Site Plan for 580 Lena Street



Site Data Table

Setbacks:

Front: 25 feet

Side: 8 feet

Rear: 10 feet

Maximum Height: 35 feet

Maximum Lot Coverage by All Buildings: 35%

Maximum Impervious Surface Ratio: 70%

*All towing gear shall be removed consistent with LDC, Section 2.03.08.C

ATTACHMENT 2
DRAFT FINAL ORDERS
APPROVAL/DENIAL



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Janet Wantage
242 Bush Ct
Green Cove Springs, FL 32043

FILE NUMBER: SUPMIN 2024-01

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 126480-0000

DATE OF HEARING: March 7, 2024

ORDER GRANTING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street, came before the Planning & Zoning Agency for public hearing on March 7, 2024.

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 Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Residential, Single-Family (RS-3) zoning district complies with all required regulations and standards of Article II of the Land Development Code.

4. The request is in compliance with Section 2.03.01, Section 2.03.08, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-D.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. 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 Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street, subject to the following conditions:

1. The Special Use Permit is granted to Janet Wantage at the above location, and shall not be transferable.
2. Development shall be consistent with improvements depicted on the site plan labeled “Exhibit B” and shall be made a part of this Order; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted and approved by the Planning and Zoning Agency.
3. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being executed.
4. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
5. The Special Use Permit shall be commenced within one (1) year of the signing of the Order; otherwise all rights granted herein shall be null and void. Commencement will be defined as issuance of a Development Permit by the St. Johns County Development Review Division..
6. The Special Use Permit is granted under the conditions of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
7. Approval of the Special Use does not release project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan, Florida Building Code and any other Agency having jurisdiction.
8. All towing gear shall be removed.

9. Exterior skirting shall be installed to provide a visual barrier for all underfloor mechanical, electrical, and plumbing installations. Skirting shall extend from the underside of the perimeter of the Structure to the adjacent surrounding grade. Skirting may be constructed of pressure treated wood or natural durable wood such as redwood or cedar, or skirting material manufactured specifically for the purpose of installation on manufactured/mobile homes. Skirting shall be permanently maintained free from broken or missing sections, pieces or cross members. Exceptions to these skirting requirements may be made in areas where an enclosed underfloor is prohibited due to storm surge, or where the lowest portion of the first-floor joists, measured vertically, exceeds seven (7) feet from grade throughout the entire underfloor area.
10. 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 _____, 2024.

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

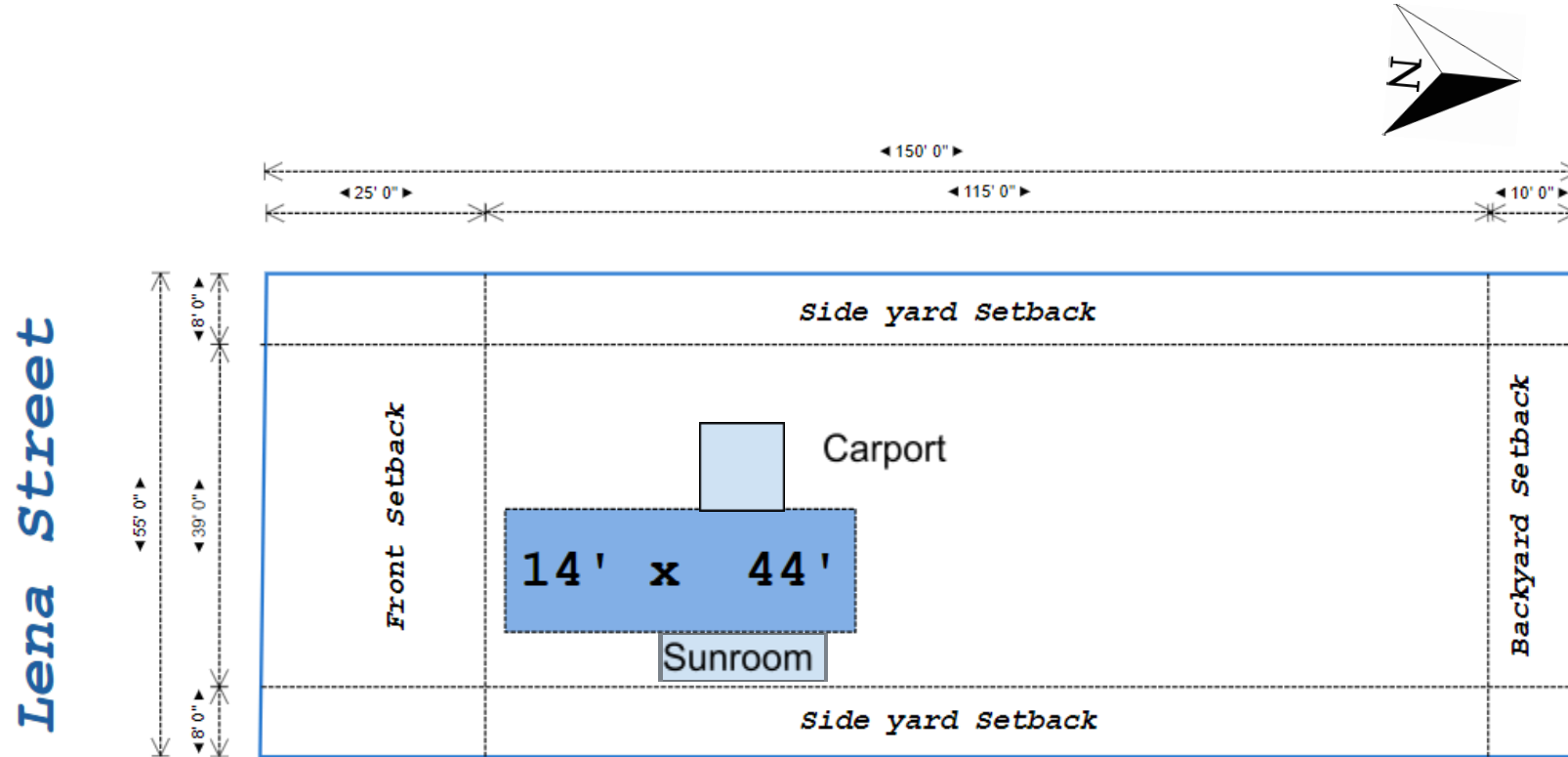
Date Filed

Exhibit A

Legal Description: Lot 22 Subdivision of North half of Block 18 East half HUERTAS GRANT, in the City of St. Augustine, Florida, as per plat recorded in the office of the Clerk of the Circuit Court of St. Johns County, Florida, in Map Book 4, Page 13.

Parcel ID	126480-0000
Location Address	580 LENA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF) (2510)
Tax Description	4-13 COLEE SUB OF LOT 2 BLK 18 E1/2 HUERTAS GRANT LOT 22 DB155/249 OR5860/916
Subdivision	Huertas Grant, Subdivision Of North 1/2-B
Sec/Twp/Rng	45-7-29
District	South Ponte Vedra & US 1 North Area (District 450)

Exhibit B: Proposed Site Plan for 580 Lena Street



Site Data Table

Setbacks:

Front: 25 feet

Side: 8 feet

Rear: 10 feet

Maximum Height: 35 feet

Maximum Lot Coverage by All Buildings: 35%

Maximum Impervious Surface Ratio: 70%

*All towing gear shall be removed consistent with LDC, Section 2.03.08.C



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Janet Wantage
242 Bush Ct
Green Cove Springs, FL 32043

FILE NUMBER: SUPMIN 2024-01

LEGAL: Exhibit A

PARCEL ID: 126480-0000

DATE OF HEARING: March 7, 2024

ORDER DENYING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street, came before the Planning & Zoning Agency for public hearing on March 7, 2024.

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 Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Residential, Single-Family (RS-3) zoning district does not comply with all required regulations and standards of Article II of the Land Development Code.

4. The request is not in compliance with Section 2.03.01, Section 2.03.08, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Residential-D.
6. The requested Use, although not generally appropriate without restriction throughout the zoning district, when controlled as to the number, location and relationship, to the neighborhood, does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.
8. 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 denies the Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena Street.

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 _____, 2024.

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

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