

5

AGENDA ITEM
Planning & Zoning

Meeting

5/2/2024

MEETING DATE

TO: **Planning and Zoning Board Members**

DATE: **April 8, 2024**

FROM: **Keisha Fink, AICP, Principal Planner**

PHONE: **904 209-0598**

SUBJECT OR TITLE: **REZ 2023-27 SWC-20 RecNation St. Augustine**

AGENDA TYPE: **Business Item, Ex Parte Communication, Recommendation, Report**

PRESENTER: **Andrew Rakowski | Langan Engineering**

BACKGROUND INFORMATION:

Request to rezone approximately 1.52 acres of land from Residential, Single Family (RS-3) to Industrial Warehousing (IW); specifically located at 4533 Avenue A.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2023-27 SWC – 20 RecNation St. Augustine based on four (4) findings of fact, as provided in the Staff Report. in the Staff Report.

DENY: Motion to recommend denial of REZ 2023-27 SWC - 20 RecNation St. Augustine based on five (5) findings of fact, as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for REZONING
File Number: REZ 2023-27 SWC-20 RecNation
St. Augustine

To: Planning and Zoning Agency

From: Keisha Fink, AICP Principal Planner

Date: April 5, 2024

Subject: **REZ 2023-27 SWC – 20 RecNation St. Augustine**, Request to rezone approximately 1.52 acres of land from Residential, Single Family (RS-3) to Industrial Warehousing (IW), located at 1st Street, St. Augustine.

**Applicant/
Representative:** Andrew Rakowski | Langan Engineering

Owner(s): SWC Property Co 20LLC

Hearing date(s): Planning and Zoning Agency – May 2, 2024
Board of County Commissioners – June 4, 2024

**Commissioner
District:** District 5

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of **REZ 2023-27 SWC – 20 RecNation St. Augustine** based on four (4) findings of fact, as provided in the Staff Report.

DENY: Motion to recommend denial of **REZ 2023-27 SWC – 20 RecNation St. Augustine** based on five (5) findings of fact, as provided in the Staff Report.

MAP SERIES

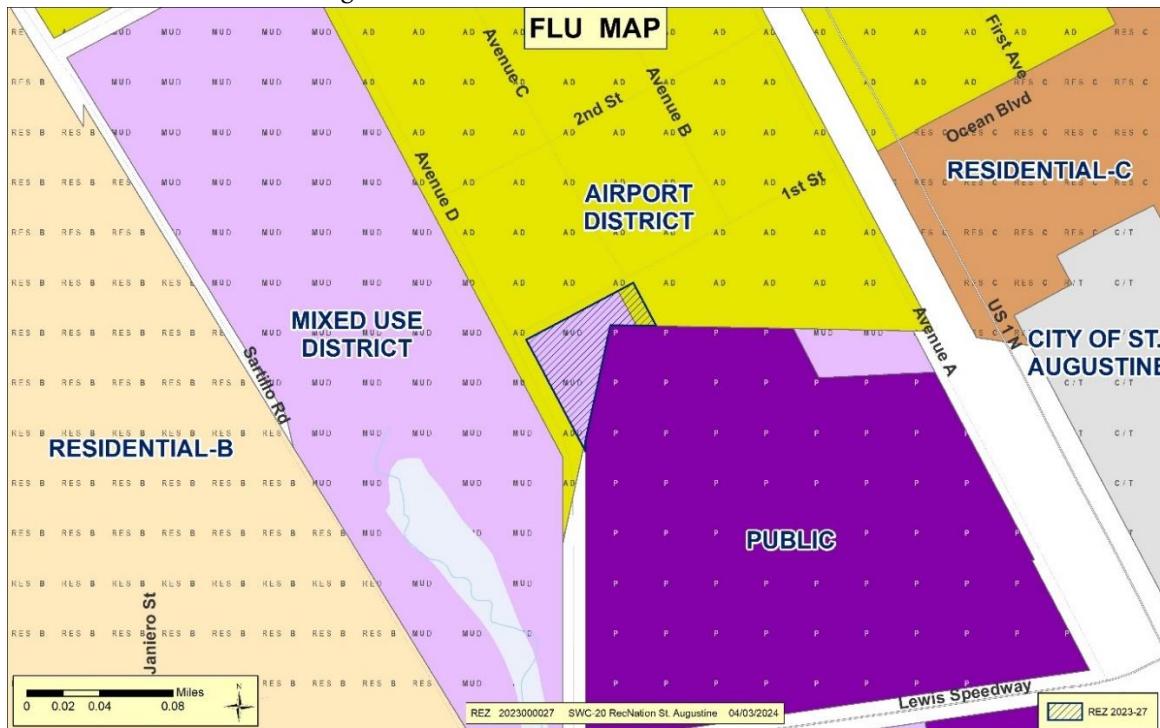
Location: The subject property is located at 1st Street, St. Augustine.



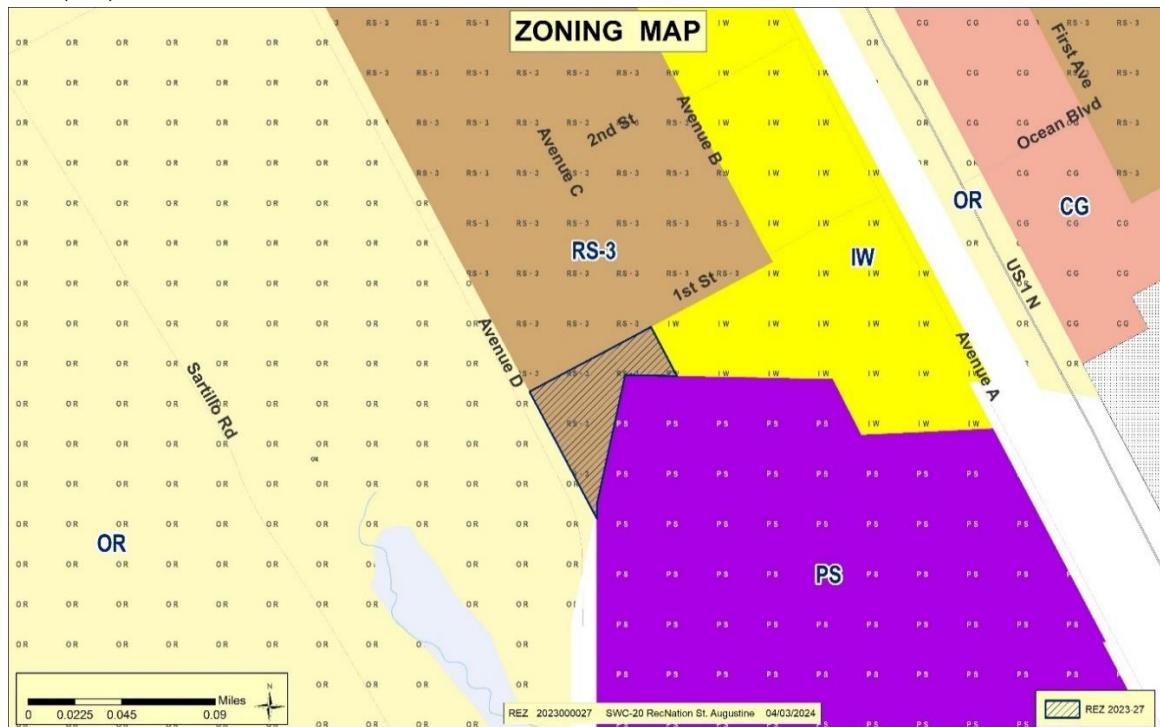
Aerial Imagery: The subject property is currently an unimproved parcel located at the intersection of Avenue D and 1st Street, west of US 1 North. The parcel is comprised of eight (8) platted lots of record that are located south and east of platted residential lots. The St. Johns Regional Juvenile Detention Center, County Jail, and County Governmental Offices are located to the south; various businesses are located to the east, and a mixture of residential and commercial uses are located to the north. Residential is primarily located to the west.



Future Land Use: The subject property has a Future Land Use Map designation of Mixed-Use and Airport District. The surrounding lots are designated Airport District, Mixed-Use District and Public, with lands to the east across US 1 N with a designation of Residential-C.



Zoning District: The subject property is currently zoned Residential, Single Family (RS-3) with a requested change to Industrial Warehouse (IW). Lands to the north are zoned (RS-3), to the south zoned Public Service, east zoned Industrial Warehouse (IW), west zoned Open Rural (OR), and across US 1 N are zoned Commercial General (CG).



APPLICATION SUMMARY

The applicant is requesting to rezone eight (8) platted lots of record which totals approximately 1.52 acres or 66,211 +/- sq. ft. in size from Residential, Single Family (RS-3) to Industrial Warehouse (IW). Under current St. Johns County Land Development Code section 2.03.01, RV & Boat Storage is not a permitted use within Residential, Single Family (RS-3) zoning. Based on the application submitted for review, the applicant intends to rezone the subject parcels from RS-3 to IW, then combine the subject property with the adjacent lands to east, and construct a 189,320 sq. ft. RV & Boat Storage facility. The proposed storage will feature enclosed units designed to store RV and Boats. It should be noted that the subject site and the overall development of the project area, is planned to be developed under the same ownership.

Additionally, portions of the subject site are located within the Airport District Overlay. Pursuant to St. Johns County Land Development Code as follows:

Sec 3.04.04 Existing Uses in Airport Overlay District

Properties within the Airport Overlay District in addition to their zoning requirements, are further limited as follows:

A. All existing Uses as of the effective date of this Land Development Code shall be allowed to remain.

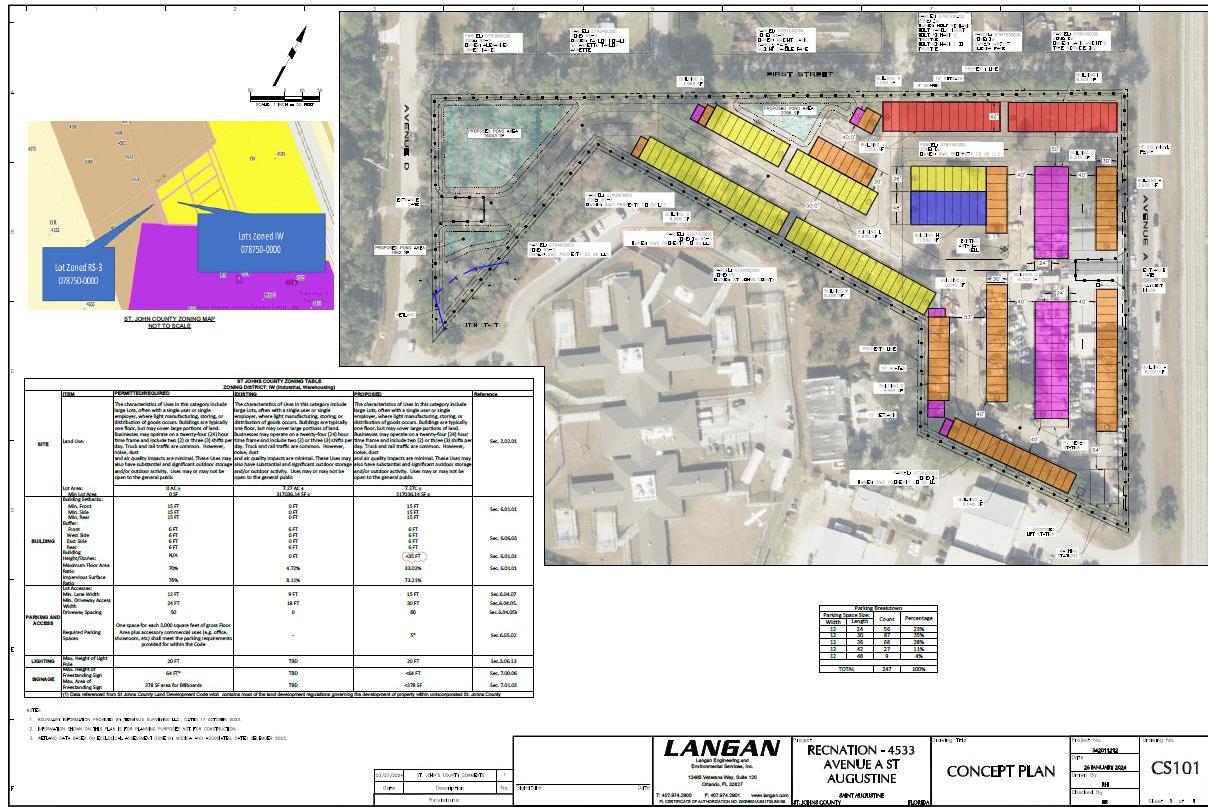
B. All existing zoning districts shall remain with additional limitations as outlined below: 1. In addition to a recommendation by the Planning and Zoning Agency, changes to any zoning district shall be reviewed by the Airport Authority and a recommendation forwarded prior to being presented to the Board of County Commissioners.

The applicant has received approval from the Airport Overlay District for the rezoning of properties located within the Airport Overlay District.

Rezoning Area: The 1.52-acre subject parcel to be rezoned from IW to RS-3 is shown in "green". (see enclosed rezoning map)



Conceptual Site Plan: The provided conceptual site plan shows the intended development of the parcel requested for rezoning and the adjacent property for the storage facility. Staff notes that a Site Plan is not required as a part of a rezoning application, and are subject to change, meeting all required design standards of the LDC, if approved. (see enclosed site plan)



RV and Boat Storage Renderings: Similar Facility in Florida



Similar Facility in Florida Rendering 3: Aerial View facing entrance

DEPARTMENTAL REVIEW

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

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

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

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

Planning & Zoning Division Review: The requested rezoning from Residential, Single Family (RS-3) to Industrial Warehouse (IW) is compatible with the Future Land Use Map designation of Mixed-Use District. Policy A.1.9.1 states, "*All land uses, as provided for in the County Comprehensive Plan and County Land Development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map except as provided in Policy A.1.9.8. The Mixed-Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high-density residential development, and are supported by urban services (e.g. central water and sewer)*". As provided within the application materials, Industrial Warehouse (IW) zoning designation allows for the Boat and RV Storage uses which is permitted within Mixed Use Future Land Use.

LDC, Table 6.01 (Design Requirements)

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning District	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
IW	N/A	N/A	N/A	70%	75%	15/15/15 feet	None *#+

*Maximum height of Structures within Airport Development District is regulated by Federal Aviation Regulations Part 77 and height/distance requirements in Airport Overlay District Part 3.04.00 and Height Regulation Part 6.07.00 of this Code.

#Maximum height of Structures in the Coastal Area is limited to thirty-five (35) feet.

+Maximum height of Structures is thirty-five (350 feet unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

A review by Planning Staff finds that the subject property is located in an area comprised of residential, public services and light industrial uses. The adjacent light industrial use property has been improved and was historically used for vehicular storage. Overall, the requested rezoning from Residential, Single Family (RS-3) to Industrial Warehouse (IW) would result in a development with similar characteristics to nearby industrial properties located in the surrounding area. In conjunction with this rezoning application, the applicant has also submitted COMM 2023-124 for “temporary open parking spaces for RV and Boat” which was approved 2/22/24. This commercial permit is for areas of the subject project which are already zoned Industrial Warehouse (IW) which is intended for RV and Boat storage.

Figure 1 provides a comparison of the use categories allowed within the Residential, Single Family (RS-3) and Industrial Warehouse (IW) zoning districts. *Figure 2* is a compatibility map of the subject property in relations adjacent properties, *Figure 3* is a compatibility analysis of the subject property in comparison with similarly zoned properties in the surrounding area.

Figure 1: Table of Allowed Uses

Use Category	Zoning District	
	RS-3	Industrial Warehouse (IW) -Proposed
Residential	X	X*
Light Industrial		X
Mining & Extraction		X
Outdoor / Passive	X	
Neighborhood Public Service	X	X
General Public Service		X

*Pursuant to Live Local Act

Sec. 202.02 Allowable Uses in Zoning Districts by right or by Special Use

Figure 2: Compatibility Map**Figure 3: Compatibility Analysis**

Criteria	Subject Property (Proposed)	North	South	East	West (Across US-1 N)
FLUM	Mixed-Use	Airport District	Public	Airport District	Airport and Res-C
Zoning	RS-3	RS-3	PS	IW	Commercial General (CG)
Use	Boat/RV Storage	Residential	County Facilities	Residential	Commercial and Residential

The subject site is directly adjacent to properties zoned Public Service (PS), the applicant shall comply to the incompatible land use requirements stated in Sec. 6.06.04 of the St. Johns County Land Development Code. In addition, the applicant has provided that the subject property will be developed as RV and Boat Storage; however, any uses within IW zoning would be allowed if approved. IW zoning allows for the following uses:

light manufacturing, vegetable food processing, production, packaging and assembly plants; warehousing, with or without distribution centers; lumberyards; large-scale printing plants, newspaper printing operations and distribution centers; business and commerce parks; Ports, Marinas; office showrooms; Vehicle Recycling facilities; composting and other yard waste facilities; extermination and pest control services; storage yards for equipment, machinery, dry storage for boats, and supplies for building and trades contractors, landscaping services, garbage haulers, appliance repair shops, machine shops; all types of vehicle repair and storage, including body shops, repair and service centers; Boat and RV

storage; personal property miniwarehousing; indoor Kennels and other animal boarding facilities; animal care facilities; Veterinary Offices and Animal Hospitals, groomers; vocational, technical and trades school; Microbreweries; commercial recreation; and other substantially similar facilities and Uses.

It shall be noted that Staff reached out to the St. Johns County Sheriff's Office for review and comment on the proposed rezoning. At this time, the Sheriff's Office had no concerns regarding the rezoning of the subject property.

Staff notes that additional buffering and screening may be needed based upon the proposed use. Further, the subject property is located within a Mixed Use District, which does include a variety of uses, including both non-residential and residential.

Live Local Act:

Pursuant to section 125.01055(7)/section 166.04151(7) of the Florida Statutes, as created by Chapter 2023-17, Laws of Florida (the "Live Local Act"), St. Johns County must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units are at or below 120% AMI in the proposed multifamily or mixed-use rental development for a period of at least 30 years, affordable as defined in 420.0004, Fla. Stats. The applicant does not agree to waive the right to develop the Property for residential uses pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations. The eight (8) lots are located within Flood Zone X.

CORRESPONDENCE/PHONE CALLS

Staff has received one (1) correspondence regarding this request as of the writing of this Staff Report.

FINDINGS OF FACT/ACTION

Staff has provided the Agency with four (4) Findings of Fact to recommend approval of this request. Five (5) Findings of Fact have been provided to recommend denial of the rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

PROPOSED FINDINGS OF FACT
REZ 2023-27 SWC – 20 Rec Nation St. Augustine

APPROVE	DENY
<p>1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.</p>	<p>1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.</p>
<p>2. The rezoning to Industrial Warehouse (IW) is consistent with the Comprehensive Plan, in that:</p> <ul style="list-style-type: none"> a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11) c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan. 	<p>2. The rezoning to Industrial Warehouse (IW) is not consistent with the Comprehensive Plan, in that:</p> <ul style="list-style-type: none"> a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11) c) The proposed project is not consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.
<p>3. The rezoning to Industrial Warehouse (IW) is consistent with the St. Johns County Land Development Code.</p>	<p>3. The rezoning to Industrial Warehouse (IW) is not consistent with the St. Johns County Land Development Code.</p>
<p>4. The zoning district of Industrial Warehouse (IW) is consistent with the land uses allowed in the land use designation of Mixed-Use District and Airport District, as depicted on the 2025 Future Land Use Map.</p>	<p>4. The zoning district of Industrial Warehouse (IW) is not consistent with the land uses allowed in the land use designation of Mixed-Use District and Airport District, as depicted on the 2025 Future Land Use Map.</p>
	<p>5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 26 469, the Board finds a legitimate public purpose in keeping the existing zoning.</p>

Attachment 1

Recorded Documents

Section

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) TO INDUSTRIAL WAREHOUSING (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated November 30, 2023 in addition to supporting documents and statements from the applicant, which are a part of **Zoning File REZ 2023-27 SWC-20- RecNation St. Augustine**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Industrial Warehousing (IW)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Industrial Warehousing (IW)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Industrial Warehousing (IW)** is consistent with the land uses allowed in the land use designation of Mixed-Use District and Airport District as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2023-27 SWC-20 ReNation St. Augustine** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Industrial Warehousing (IW)

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 4. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 5. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____
Sarah Arnold, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

LEGAL DESCRIPTION FOR R-3 PARCELS AND AREAS TO BE REZONED TO I-W

THAT PORTION OF AVENUE "C" IN THE USINA AND KUHN SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF FIRST STREET, BETWEEN LOTS 9 AND 10 OF BLOCK 9 OF SAID SUBDIVISION AND LOT 8 OF BLOCK 21 OF SAID SUBDIVISION.

Parcel 4:

LOT 8, BLOCK 21, USINA & KUHN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 35, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel 5:

LOTS 9, 10, 11, 12 AND 13, BLOCK 21, USINA & KUHN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 35, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

End of Documents
To be Recorded



St. Johns County Growth Management Department

Application for: **Rezoning**

Date **03/27/2024**

Property Tax ID No

07940000000, 0793900000, 0787500000

Project Name **SWC-20 RecNation St. Augustine**

Property Owner(s) **SWC Property Co 20 LLC**

Phone Number

Address **3475 Vinson Road**

Fax Number

City **Wylie**

State **TX**

Zip Code **75098**

e-mail

Are there any owners not listed?

No

Yes

If yes please provide information on separate sheet.

Applicant/Representative **RecNation RV and Boat Storage (Dan Wojtaszek)**

Phone Number

732-604-3841

Address **3475 Vinson Road**

Fax Number

City **Wylie**

State **TX**

Zip Code **75098**

e-mail

dan@recnationstorage.com

Property Location **4533 Avenue A, St Augustine, FL 32095**

Major Access **4533 Avenue A**

Size of Property **1.52**

Cleared Acres (if applicable)

Zoning Class **RS-3**

No. of lots (if applicable) **3**

Overlay District (if applicable)

Airport Overlay

Water & Sewer Provider **City of St. Augustine Utilities**

Future Land Use Designation **MD**

Present Use of Property **Vacant**

Proposed Bldg. S.F. **189,320**

Project Description (use separate sheet if necessary)

There are three parcels involved in this application: Parcel ID 07940000000 and Parcel ID 0793900000, both currently zoned RS-3, with a combined area of 1.37 acres, and Parcel ID 0787500000, which is zoned both IW and RS-3. Of the latter parcel, the portion zoned RS-3 consists of the vacated Avenue C right-of-way, totaling 0.15 acres. The objective of this application is to rezone these parcels, totaling 1.52 acres, to IW zoning to better accommodate the intended land use for RV & Boat Storage. These parcels are part of a larger project that also includes Parcel ID's 0734100000 and 0787400000, both already zoned IW, located to the northeast.

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:

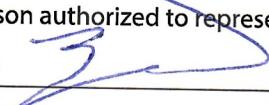
COMM 2023000124

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


Christian Wojtaszek

Printed or typed name(s)

Revised August 24, 2015

RESOLUTION NO. 2022-244

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS AVENUE C.

WHEREAS, a petition has been filed by qualified land owners to vacate a portion of the right-of-way herein after described; and

WHEREAS, this Board has heretofore passed a Resolution as required by Section 336.09, Florida Statutes, and Notice of Public Hearing has been duly published and Proof of Publication has been filed with this Board; and

WHEREAS, it appears that the averments of said petition are true,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

1. It is hereby found and determined that the action taken in paragraph # 2 below is in the best interest of the public.
2. That the following described right-of-way or portions thereof to wit:

LEGAL DESCRIPTION AS PER ATTACHED EXHIBIT "A"

be and the same are hereby vacated, abandoned, discontinued and closed, and this Board hereby renounces and disclaims any right of the County and the Public in and to the above described right-of-way and any land in connection therewith.

3. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published and recorded.
4. That the applicant pays all recording costs.

PASSED AND ADOPTED this 19 day of July, 2022.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 
Henry Dean, Chair

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

By: Sam Halterman
Deputy Clerk

Rendition Date 7/21/22



EXHIBIT A

Avenue C lying south of the south right of way line of 1st Street as shown on the plat of Usina & Kuhn Subdivision as recorded in Map Book 3, Page 35 of the public records of St. Johns County, Florida.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

James Madden
James Madden
Madden, James
4533 Avenue A
St Augustine FL 32095

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/01/2022

and that the fees charged are legal.

Sworn to and subscribed before on 07/01/2022

D. Roberts
Legal Clerk

Kathleen Allen
Notary, State of WI, County of Brown

1-2-25

My commission expires

Publication Cost: \$239.60

Order No: 7474444

of Copies:

Customer No: 783804

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

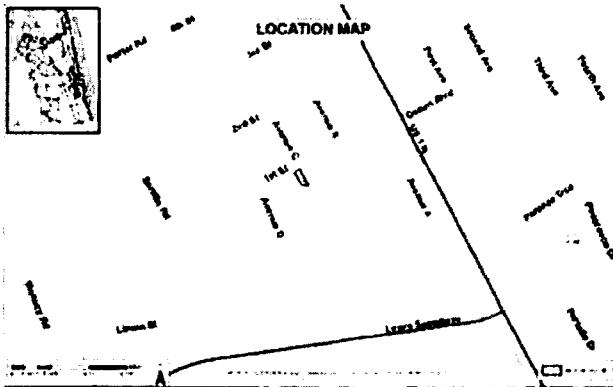
KATHLEEN ALLEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING ON
VACATION OF CERTAIN STREETS,
ALLEYWAYS, EASEMENTS OR ROADS
(A PORTION OF AVENUE C RIGHT-OF-
WAY; VACROA 2022-06 AVENUE C)**

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing on July 19, 2022 at 9:00 a.m. in the County Auditorium of the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider and determine whether it will vacate, abandon, discontinue and close portions of certain streets, alleyways or roads, described as follows:

EXHIBIT A

Avenue C lying south of the south right of way line of 1st Street as shown on the plat of Usina & Kuhn Subdivision as recorded in Map Book 3, Page 35 of the public records of St. Johns County, Florida.



All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is published pursuant to the provisions of Section 336.10 Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

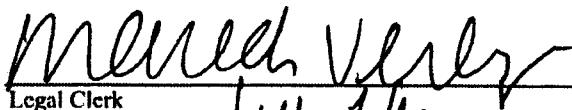
James Madden
Madden, James
4533 Avenue A
St Augustine FL 32095

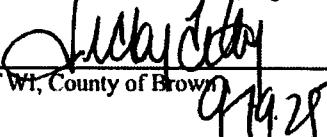
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/10/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/10/2022



Legal Clerk


Notary, State of WI, County of Brown
9/19/28

My commission expires

Publication Cost: \$167.72
Order No: 7627771 # of Copies:
Customer No: 783804 -1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

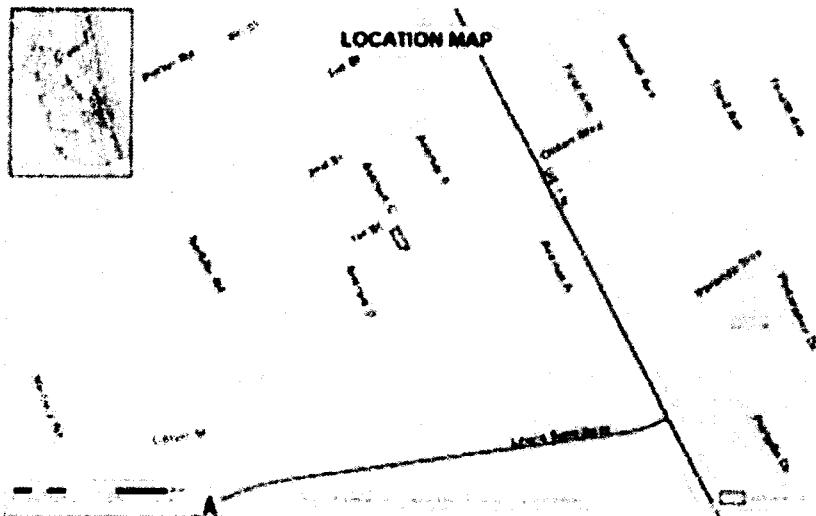
VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF ADOPTION OF A RESOLUTION
ON THE VACATION OF CERTAIN STREETS,
ALLEYWAYS, EASEMENTS OR ROADS
(A PORTION OF AVENUE C RIGHT-OF-WAY;
VACROA 2022-06 AVENUE C)

Taken notice that the Board of County Commissioners of St. Johns County, Florida, has adopted a resolution vacating, abandoning, discontinuing and closing certain streets, alleyways, roads, or easements more particularly described as follows:

Legal Description attached as per "Exhibit A"

Avenue C lying south of the south right of way line of 1st Street as shown on the plat of Usina & Kuhn Subdivision as recorded in Map Book 3, Page 35 of the public records of St. Johns County, Florida.



Said resolution was adopted on the 19th day of July, 2022 and is on file and recorded in County Commissioners' Minutes dated: July 19, 2022 in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. This notice is published pursuant to Section 336.10, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

27 March 2024

Keisha Fink, AICP
Principal Planner
Growth Management Department
Planning and Zoning Division
St. Johns County Development Services
4040 Lewis Speedway, St. Augustine, FL 32084

**Re: SWC-20 RV & Boat Storage Rezoning
REZ 2023000027
RecNation RV & Boat Storage
4533 Avenue A, Saint Augustine, FL
Langan Project No.: 342011212**

To Whom It May Concern:

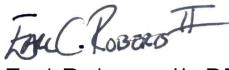
This letter serves to address the rezoning application for 1.52 acres of land situated at 4533 Avenue A, Saint Augustine, FL. The application pertains to three parcels: Parcel ID 07940000000 and Parcel ID 0793900000, both currently zoned RS-3, with a combined area of 1.37 acres, and Parcel ID 0787500000, which carries zoning designations of IW and RS-3. Within the latter parcel, the RS-3 portion encompasses the vacated Avenue C right-of-way, totaling 0.15 acres. The primary aim of this application is to rezone these parcels, totaling 1.52 acres, to IW zoning to align with the intended land use for RV & Boat Storage. These parcels are integral to a larger project that also encompasses Parcel ID's 0734100000 and 0787400000, as well as the majority of Parcel ID 0787500000, totaling 5.75 acres, all of which are already zoned IW and situated to the northeast. Please refer to the attached figure, FG-01 Zoning Map, for a visual representation of the areas slated for rezoning.

In line with the proposed land use for RV and Boat Storage, kindly review the attached CS101 – Concept Plan for details. The proposed $\pm 189,320$ SF of building space will feature enclosed units designed for RV and Boat storage purposes. Additionally, please refer to the attached Photo Log RV and Boat storage renderings for visualization, showcasing similar facilities in Florida.

If you have any questions or if additional information is required, please do not hesitate to contact Earl at eroberts@langan.com, (509) 212-9942.

Sincerely,
Langan Engineering and Environmental Services, LLC.


Andrew Rakowski, PE,
Senior Project Manager


Earl Roberts II, PE
Senior Staff Engineer

ECR:ecr

FBPE Registry No. 6601

\Langan.com\data\ORL\data2\342011212\Project Data\Correspondence\2024-03-27 Rezoning Memo.docx



NOTE:

1. PARCELS OBTAINED THROUGH MAP BOUNDARY SURVEY
CREATED BY IME CIVIL SURVEYING, LLC, DATED 10/18/2022
2. AERIAL IMAGE OBTAINED FROM MICROSOFT BING MAP DATED
02/23/2024.

500
0
250
500
SCALE: 1 INCH = 500 FEET

Date	Description	No.
Revisions		

LANGAN

Langan Engineering and
Environmental Services, Inc.
13485 Veterans Way, Suite 120
Orlando, FL 32827

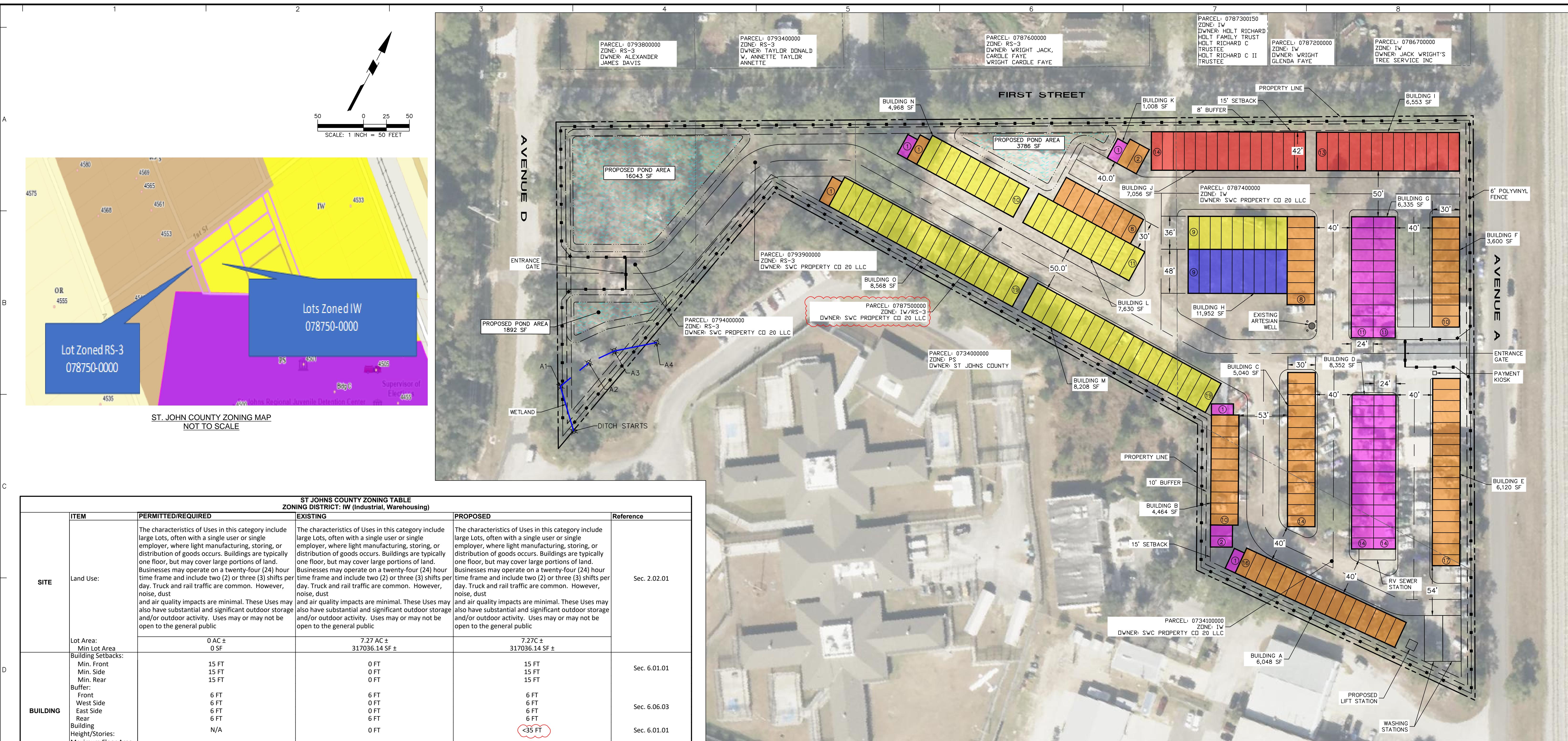
T: 407.974.2900 F: 407.974.2901 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000601/LB8172/LB8198

Project
**SWC-20 RV & BOAT
STORAGE**

SAINT AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

Drawing Title
REZONING MAP

Project No.	Figure	
342011212	FG-01	
Date		28 MARCH 2024
Drawn By		VE
Checked By		AR



ST. JOHNS COUNTY ZONING TABLE ZONING DISTRICT: IW (Industrial, Warehousing)				
ITEM	PERMITTED/REQUIRED	EXISTING	PROPOSED	Reference
SITE	Land Use:	The characteristics of Uses in this category include large Lots, often with a single user or single employer, where light manufacturing, storing, or distribution of goods occurs. Buildings are typically one floor, but may cover large portions of land. Businesses may operate on a twenty-four (24) hour time frame and include two (2) or three (3) shifts per day. Truck and rail traffic are common. However, noise, dust and air quality impacts are minimal. These Uses may also have substantial and significant outdoor storage and/or outdoor activity. Uses may or may not be open to the general public.	The characteristics of Uses in this category include large Lots, often with a single user or single employer, where light manufacturing, storing, or distribution of goods occurs. Buildings are typically one floor, but may cover large portions of land. Businesses may operate on a twenty-four (24) hour time frame and include two (2) or three (3) shifts per day. Truck and rail traffic are common. However, noise, dust and air quality impacts are minimal. These Uses may also have substantial and significant outdoor storage and/or outdoor activity. Uses may or may not be open to the general public.	Sec. 2.02.01
	Lot Area: Min Lot Area	0 AC ± 0 SF	7.27 AC ± 317036.14 SF ±	7.27 AC ± 317036.14 SF ±
BUILDING	Building Setbacks: Min. Front Min. Side Min. Rear Buffer: Front West Side East Side Rear Building Height/Stories: Maximum Floor Area Ratio Impervious Surface Ratio	15 FT 15 FT 15 FT 6 FT 6 FT 6 FT 6 FT N/A 70% 75%	0 FT 0 FT 0 FT 6 FT 6 FT 0 FT 6 FT 0 FT 4.72% 33.02% 8.11% 73.21%	15 FT 15 FT 15 FT 6 FT 6 FT 6 FT 6 FT 35 FT Sec. 6.01.01 Sec. 6.06.03 Sec. 6.01.01 Sec. 6.01.01
PARKING AND ACCESS	Lot Accesses: Min. Lane Width Min. Driveway Access Width Driveway Spacing Required Parking Spaces	12 FT 24 FT 50	9 FT 18 FT 0	15 FT 30 FT 50 5*
LIGHTING	Max. Height of Light Pole	20 FT	TBD	20 FT
SIGNAGE	Max. Height of Freestanding Sign Max. Area of Freestanding Sign	64 FT*	TBD	<64 FT
	(1) Data referenced from St. Johns County Land Development Code which contains most of the land development regulations governing the development of property within unincorporated St. Johns County			

NOTES:

1. BOUNDARY INFORMATION PROVIDED BY TERMINUS SURVEYING LLC, DATED 17 OCTOBER 2023.
2. INFORMATION SHOWN ON THIS PLAN IS FOR PLANNING PURPOSES NOT FOR CONSTRUCTION.
3. WETLAND DATA BASED ON ECOLOGICAL ASSESSMENT DONE BY MODICA AND ASSOCIATES, DATED DECEMBER 2023.

03/27/2024	ST. JOHN'S COUNTY COMMENTS	1
Date	Description	No.
Revisions		

Signature	Date
-----------	------

LANGAN

Langan Engineering and Environmental Services, Inc.

13485 Veterans Way, Suite 120
Orlando, FL 32827T: 407.974.2900 F: 407.974.2901 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000601/LB8172/LB8198

Project
RECNATION - 4533
AVENUE A ST
AUGUSTINE
SAINT AUGUSTINE
ST. JOHNS COUNTY FLORIDA

Drawing Title

CONCEPT PLAN

Project No.	Drawing No.
342011212	
Date	26 JANUARY 2024
Drawn By	RH
Checked By	ER
Sheet 1 of 1	



Similar Facility in Florida Rendering 1: Aerial View facing entrance



Similar Facility in Florida Rendering 2: Aerial View facing rear of site



Similar Facility in Florida Rendering 3: Aerial View facing entrance



Similar Facility in Florida Rendering 4: Street view facing entrance



Similar Facility in Florida Rendering 5: Street view internal drive aisles.



Similar Facility in Florida Rendering 6: Street view internal drive aisles.



Similar Facility in Florida Rendering 7: Street view internal drive aisles.



St. Johns County Growth Management Department, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675
E-mail: planddept@sjcfl.us

ADJACENT PROPERTY OWNER NOTICE

TO: All property owners within 300 feet of the land described herein.
FROM: St. Johns County Planning & Zoning Division, Growth Management Department
SUBJECT: File number: REZ-2023000027
Project Name: SWC-20 RecNation St. Augustine

You have received this notice because you own property within a 300-foot radius of the subject property depicted on the attached map(s). This is notice of a public hearing scheduled for the request as described below.

APPLICATION FILED BY: Andrew Rakowski
13485 Veteran's Way, Ste 120
Orlando, FL 32827

LOCATION OF PROPERTY: 4533 Avenue A

REQUESTED CHANGE: Request to rezone approximately 1.52 acres of land from

or personally observed noise, vibrations and other nuisance. Unacceptable citizen testimony includes: speculation on traffic, light, or noise problems; declining property values without real estate or appraisal experience; general statements of like or dislike; or the mass opinion of expression in a petition of objection. Communication between interested persons and members of the Board or Agency should be limited to those in public hearings or through written communication, except in those circumstances where St. Johns County Resolution 95-126 is fully complied. This Resolution is available from the Clerk of the Board of County Commissioners and includes disclosure requirements applicable to such communications. If you have questions or require additional information, please call the Planning & Zoning Division at St. Augustine (904) 209-0675.

The application is on file with the Planning & Zoning Division and is open to public review and inspection during regular business hours Monday through Friday 7:30 AM to 4:30 PM.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086, no later than 5 days prior to the date of this meeting. Hearing impaired persons, call Florida Relay Services (1-800-955-8770).

Visual aids are allowed with any presentations to the Board or Agency; we ask that no photographs with a glossy finish be presented as part of the presentation. For quality purpose, photographs and PowerPoint presentations can be sent digitally. Staff will then project any visuals on the overhead screens. Such arrangements must be made at least twenty-four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Division at (904) 209-0675.

If you choose to reply by mail and use this form, please send it to St. Johns County Planning & Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084. If needed, additional pages may be included.

FILE NUMBER: REZ-2023000027 SWC-20 RecNation St. Augustine

Signature: Norbert Wren

Address:

4499 ACÉ

ST Ar 6
Fl A 8

SUNSTATE REALTY & VACATION TRAVEL AGENCY

DISCOUNT CRUISES

ST. AUGUSTINE BEACH VACATION RENTALS

WWW.SUNSTATEVACATION.COM

NORBERT TUSEO NOTARY PUBLIC

(904) 825-1911 (DAYS)

(904) 466-0133

(EVES & WEEKENDS)

(904) 825-2322 (FAX)

101 LA QUINTA PLACE

(BEHIND POST OFFICE)

ST. AUGUSTINE FL 32084