

10

AGENDA ITEM  
Planning & Zoning

Meeting

8/21/2025

MEETING DATE

TO: Planning and Zoning Board Members

DATE: August 5, 2025

FROM: Trevor Steven, Planner

PHONE: 904 209-0587

SUBJECT OR TITLE: SUPMAJ 2024-10 Crosby Family Venue

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

PRESENTER: Douglas N. Burnett, St. Johns Law Group

BACKGROUND INFORMATION:

Request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to approve SUPMAJ 2024-10 Crosby Family Venue based upon eight (8) findings of fact and twelve (12) conditions as provided in the Staff Report.

Motion to deny SUPMAJ 2024-10 Crosby Family Venue based upon seven (7) findings of fact as provided in the Staff Report.



**Growth Management Department**  
Planning Division Report  
Application for Special Use Permit  
**SUPMAJ 2024-10 Crosby Family Venue**

**To:** Planning and Zoning Agency

**From:** Trevor Steven, Planner

**Date:** August 4, 2025

**Subject:** **SUPMAJ 2024-10 Crosby Family Venue**, a request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road.

**Applicant:** Douglas N. Burnett, St. Johns Law Group

**Owner:** David and Anita Crosby

**Hearing Dates:** Planning and Zoning Agency – August 21, 2025

**Commissioner District:** District 3

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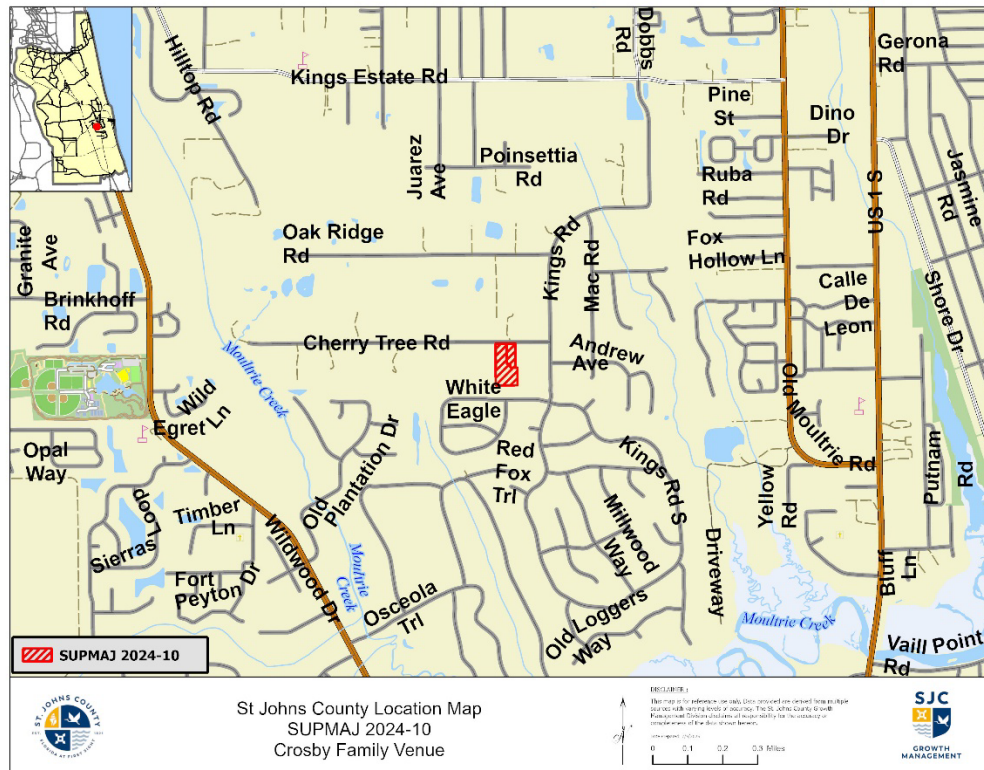
## **SUGGESTED MOTION/ACTION**

**APPROVE:** Motion to approve **SUPMAJ 2024-10 Crosby Family Venue** based upon eight (8) findings of fact and twelve (12) conditions as provided in the Staff Report.

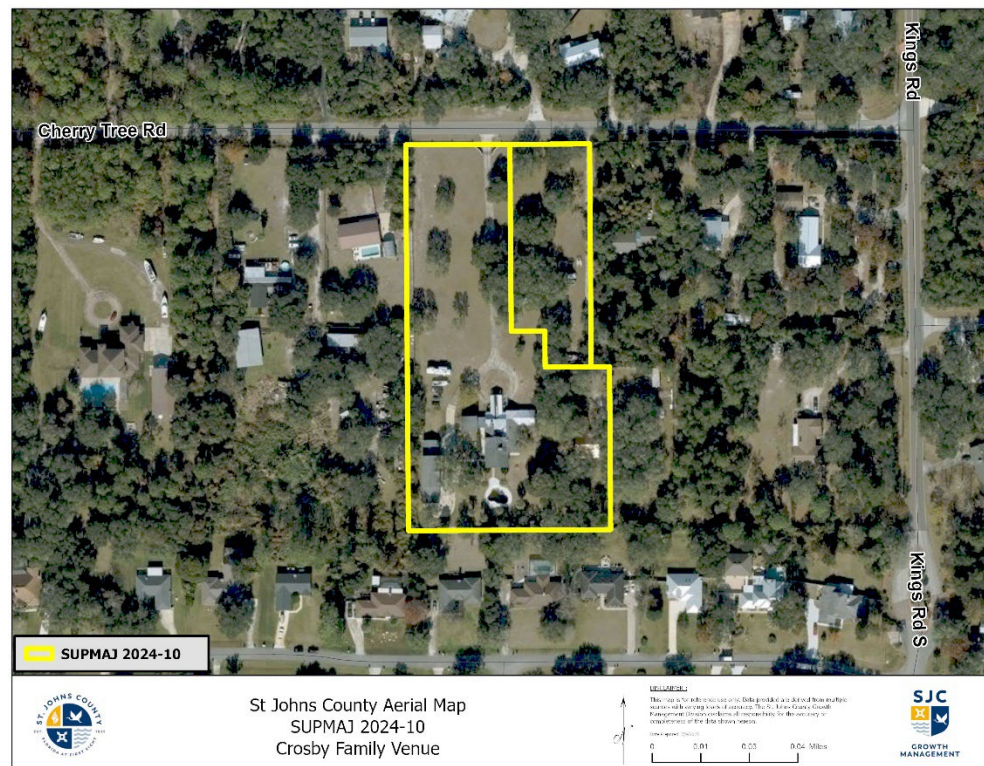
**DENY:** Motion to deny **SUPMAJ 2024-10 Crosby Family Venue** based upon seven (7) findings of fact as provided in the Staff Report.

## MAP SERIES

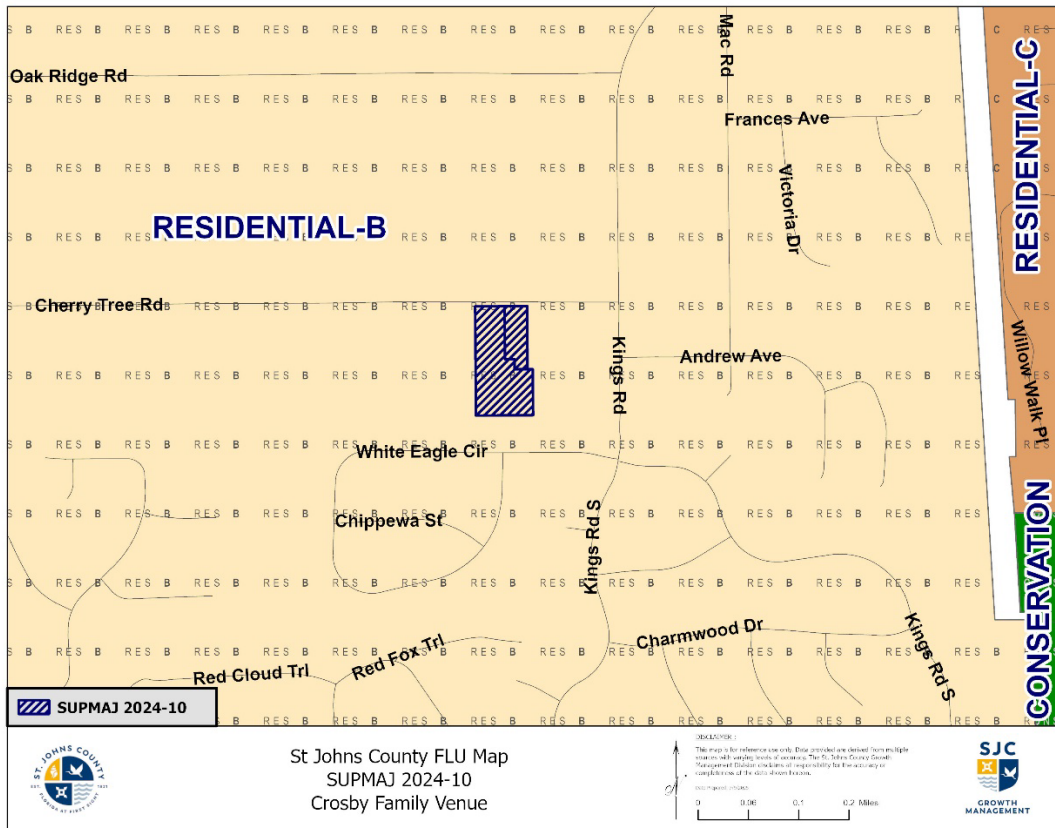
**Location:** The subject property is located on the south side of Cherry Tree Road, just west of Old Moultrie Road and east of Wildwood Drive. For the venue and event space, the site is specifically addressed as 855 Cherry Tree Road.



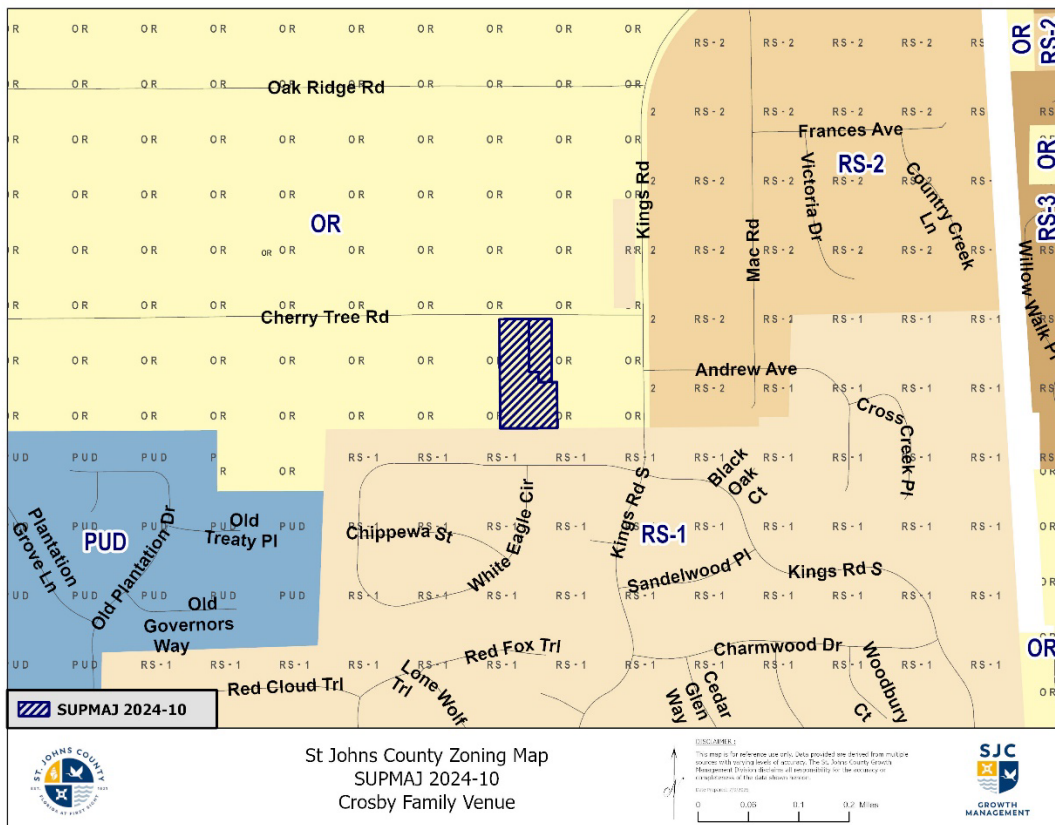
**Aerial Imagery:** The subject property contains approximately 5.07 acres and is currently developed with a single-family residence built in 1985 with associated accessory buildings. The surrounding area is comprised of single-family homes.



**Future Land Use:** The subject property and adjacent properties are designated Residential-B.



**Zoning District:** The subject property is zoned Open Rural (OR). Properties in the nearby area are Open Rural (OR), Residential Single Family (RS-1), Residential Single Family (RS-2) and Planned Unit Development (PUD).





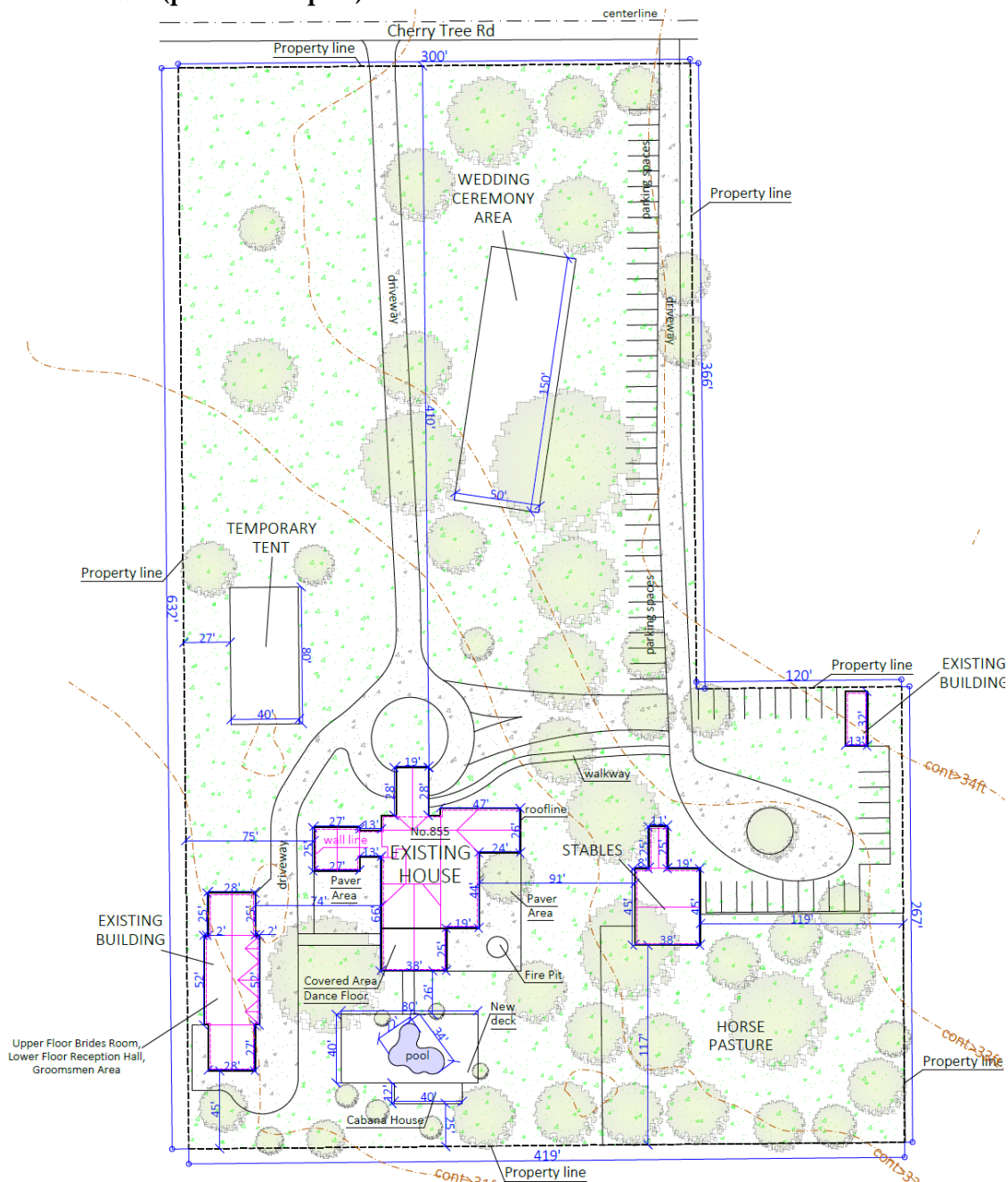
## APPLICATION SUMMARY

The applicant is requesting a Special Use Permit to allow for indoor/outdoor events for weddings, baby showers, corporate events, etc. The proposed event space will take place within the existing structures, within the outdoor open areas, and within a proposed tent. The site contains approximately 5.07 acres of land. The site plan provided by the applicant can be seen below.

The request includes both the inside and outside areas of the site. The hours of operation for the events and venue space, as provided by the applicant, are as follows:

- Monday – Sunday (Seven days a week) 8 am – 10 pm
- All music and similar equipment deactivated by 10 pm
- All guests will leave the property by 11 pm

### Proposed Site Plan (provided in part):



The applicant has provided that the majority of the events will occur on Friday, Saturday and Sunday, and that the maximum amount of guests will be 300. The full justification and analysis provided by the applicant can be found in the **Application and Supporting Documents** section.

The proposed site plan and building use plan, provided by the applicant, depicts the location and layout of the proposed venue and event space. The Site Plan shows the utilization of the existing two (2) driveways on Cherry Tree Road, with proposed parking areas extending along the eastern property boundary. The only new structure appears to be an open-air barn which is proposed on the southwest part of the site. The provided site plans are included in the **Application and Supporting Documents** section.

## 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:**

The Applicant is proposing a commercial event venue open to the public and operating on a regular basis. While suitable for residential use, the existing facilities do not appear to meet commercial facility standards. The entire facility must meet all design requirements for commercial operations including, but not limited to, parking standards, pavement, stormwater management, grading and drainage, etc. Should the SUPMAJ be approved, a Commercial Site Plan Application will be required prior to operation of the facility. The COMM must include a fully engineered site design, sealed and signed by a Licensed Professional Engineer.

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.

**Fire Services Review:**

There is no objection from the Fire Marshal Office. As a condition of approval:

- If existing residential structures are to be used with this public venue, building plans are required to be submitted to the Fire Marshal's Office and Building Dept professionally drawn and designed by an architect showing the structures comply with the Florida Fire Prevention Code and Building Code prior to occupancy of the structures.
- If any tents over 900 square feet are to be used, a separate permit is required from the Fire Marshal's Office prior to occupancy of the tent.

**Transportation Planning Review:**

Applicant is aware that site access design must comply with all requirements of Section 6.04.05 of the St. Johns County Land Development Code, including left/right turn lanes, as applicable.

**Planning and Zoning Division Review:**

Weddings and Special Event Venues are not listed as a use allowed within the Land Development Code; therefore, the use is reviewed as an Unlisted Special Use and requires special use approval.

Provided below is an analysis of the site regarding the applicable regulations found in the St. Johns County Land Development Code (LDC).

**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.

It is not possible to list each specific Use allowed by right or through Special Use review. The intent is to provide a sufficient number of illustrative or representative Special Uses and to allow other Special Uses to be assigned to a category as they are proposed in a zoning district. If a Use is proposed that is not specifically listed or described as allowable by right or by Special Use, and is not specifically prohibited, such use may be reviewed and approved by Special Use Permit to ensure that any adverse impacts can be and are mitigated. Some uses may be allowed by right if very similar to a use listed by right in the corresponding zoning district. However, if such Use is not closely matched to an existing Use, then it must meet at a minimum Section 2.03.01.A in addition to the criteria of the most similar Special Use. This determination will be rendered by the County Administrator and/or designee.

**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 application materials provided by the applicant, the size of the property, and the use of the existing structures; the proposed Special Use may impact the surrounding area based on: noise/music, traffic, number of guests, hours of operation. The close proximity to existing residential sites and the intensity of the proposed use provides compatibility concerns.*

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

*Based on Staff review, the subject property is designated Residential-B (RES-B) on the Future Land Use Map and is zoned as Open Rural (OR). The proposed special use is for an event space for outdoor and indoor events. Properties to the immediate north, south, east and west are residential sites.*

*The proposed use may not be compatible with the surrounding area and may impose an excessive burden or have substantial negative impacts on the surrounding or adjacent uses or on community facilities or services. The event venue would be allowed 7 days a week, the hours of operation are proposed from 8 am until 10 pm, and the applicant provides a maximum number of guests per event could be 300 guests. The site abuts approximately six (6) existing residential sites and it is unclear the impact this proposed use will have on the surrounding sites. To mitigate any compatibility concerns, the applicant confirms that compliance with the noise ordinance (Ord. 2015-19) will be observed.*

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

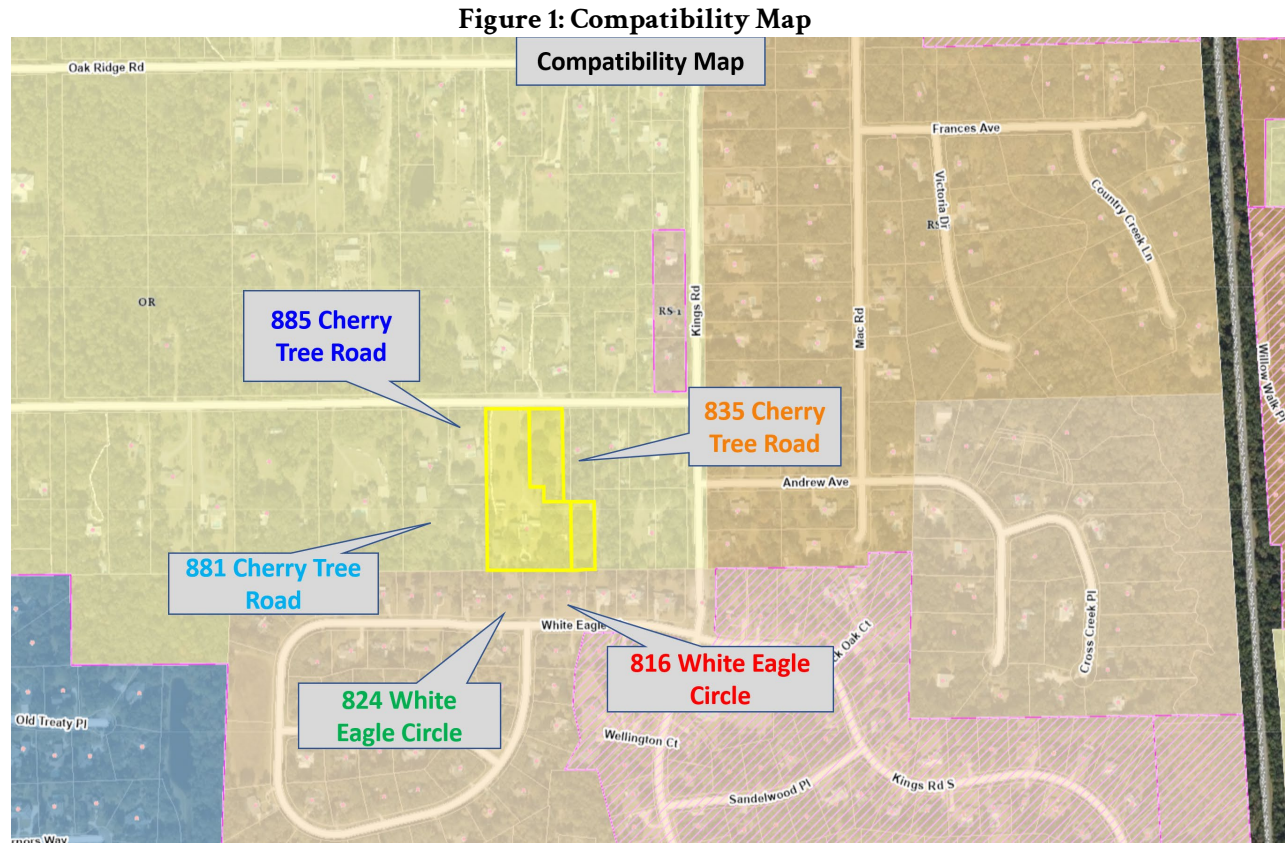
*The property is accessed from Cherry Tree Road, which is a Local County maintained road.*

4. The Use, which is an Unlisted 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. Based on review of the applicant's provided documents, the site will be required to comply with the Special Use requirements provided in LDC Section 2.03.01, other sections of the LDC, and the Comprehensive Plan.*



**Figure 1** provides a compatibility map of various surrounding properties.



**Figure 2** provides a compatibility analysis of adjacent lands, based on the compatibility map shown above. The subject property is surrounded by existing single-family residential uses.

**Figure 2: Compatibility Analysis**

Criteria	Subject Property	816 White Eagle Circle	881 Cherry Tree Road	824 White Eagle Circle	885 Cherry Tree Road	835 Cherry Tree Road
<b>Current FLUM</b>	Residential-B	Residential-B	Residential-B	Residential-B	Residential-B	Residential-B
<b>Current Zoning</b>	Open Rural (OR)	Residential, Single Family (RS-1)	Open Rural (OR)	Residential, Single Family (RS-1)	Open Rural (OR)	Open Rural (OR)
<b>Current / Proposed Use</b>	Single Family Residence – proposed indoor/outdoor wedding and special event venue	Single Family Residence	Mobile Home	Single Family Residence	Single Family Residence	Single Family Residence
<b>Acreage</b>	5.07 acres	0.53 acres	3.77 acres	0.51 acres	1.00 acres	1.00 acres

As provided above, the subject property is surrounded by existing single-family residential uses. If approved, there is potential for negative impacts from noise, traffic, and hours of operation to the surrounding residential area. In order to address these concerns, the applicant may consider potential mitigation such as modifications to the proposed hours of operation, allowed guest count, and enhanced buffering/screening.

Figure 3: Lot 89 and part of Lot 88 of the St Augustine Heights, Unit No. 3 Subdivision, recorded on 7/3/1958:

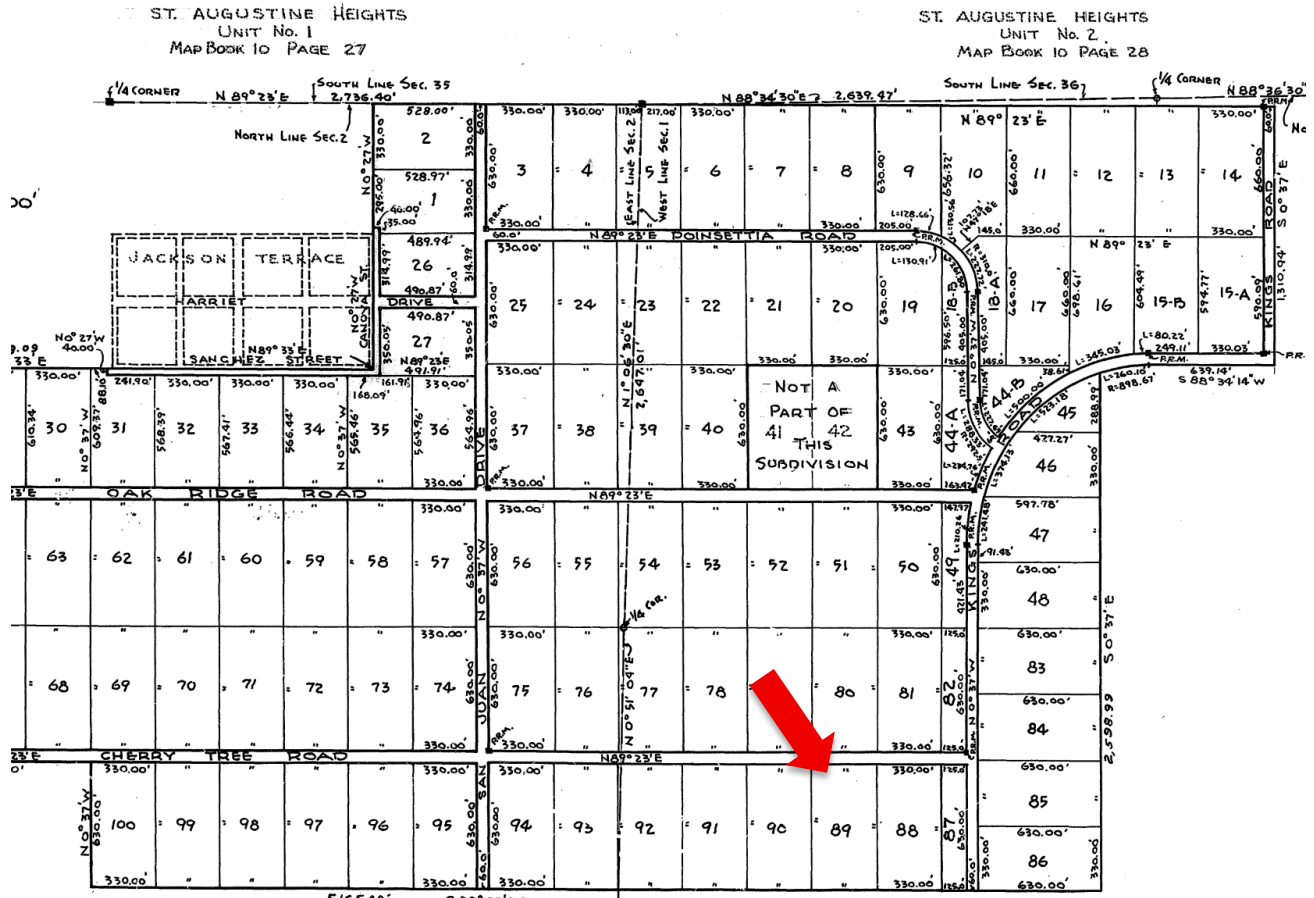


Figure 4: Aerial view facing the front of the subject property, dated 12/8/2024:



## CORRESPONDENCE/PHONE CALLS

Staff has received numerous letters of opposition regarding this request from residents in the surrounding area. Concerns were focused on a range of topics – some of which included noise, traffic congestion, public safety related to alcohol consumption in a residential area, property values, and light pollution. These letters can be found in the **Correspondence** section.

## ACTION

Staff offers eight (8) findings of fact and twelve (12) conditions to support a motion to approve or seven (7) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

## ATTACHMENTS

1. Final Draft Orders
2. Application and Supporting Documents
3. Correspondence



## SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMAJ 2024-10 Crosby Family Venue**, request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road, 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 an Unlisted Use in the Open Rural (OR) 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.A and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-B (RES-B).
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 David and Anita Crosby, and shall be non-transferable to any other location or entity.
2. Approval is granted as outlined on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
3. The hours of operation for the event venue shall be Monday-Sunday from 8am-10 pm, with music cutting off no later than 10 pm. All guests will leave the property by 11 pm.
4. Special Use Permit shall be governed by the St. Johns County Noise Ordinance (Ord 2015-19).
5. If existing residential structures are to be used with this public venue, building plans are required to be submitted to the Fire Marshal's Office and Building Dept professionally drawn and designed by an architect showing the structures comply with the Florida Fire Prevention Code and Building Code prior to occupancy of the structures.
6. If any tents over 900 square feet are to be used, a separate permit is required from the Fire Marshal's Office prior to occupancy of the tent.
7. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being exercised.
8. 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 Federal, State, or Local law or regulation. Appeals of decisions by the County



Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

9. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall be null and void. Commencement shall be defined as issuance of a Development Permit from the Development Review Division of St. Johns County Growth Management.
10. The Special Use Permit is granted under the condition of continual use. A Special Use Permit 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.
11. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
12. 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 **SUPMAJ 2024-10 Crosby Family Venue**, request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road, 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 an Unlisted Use in the Open Rural (OR) 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.A and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Residential-B (RES-B).
6. The requested Use 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.

*(The Board 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: Douglas N. Burnett  
St. Johns Law Group  
104 Sea Grove Main St.  
St. Augustine, FL 32080

FILE NUMBER: SUPMAJ 2024-10

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 100130-0895

DATE OF HEARING: August 21, 2025

ORDER GRANTING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road; came before the Planning & Zoning Agency for a public hearing on August 21, 2025.

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 an Unlisted Use in the Open Rural (OR) 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.A and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-B.
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 a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road; subject to the following conditions:

1. The Special Use Permit is granted to David and Anita Crosby and shall be non-transferable to any other location or entity.
2. Approval is granted as outlined on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
3. The hours of operation for the event venue shall be Monday-Sunday from 8am-10 pm, with music cutting off no later than 10 pm. All guests will leave the property by 11 pm.
4. Special Use Permit shall be governed by the St. Johns County Noise Ordinance (Ord 2015-19).
5. If existing residential structures are to be used with this public venue, building plans are required to be submitted to the Fire Marshal's Office and Building Dept professionally drawn and designed by an architect showing the structures comply with the Florida Fire Prevention Code and Building Code prior to occupancy of the structures.
6. If any tents over 900 square feet are to be used, a separate permit is required from the Fire Marshal's Office prior to occupancy of the tent.
7. 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 exercised.
8. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at 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 or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

9. The Special Use Permit shall be commenced within one (1) years of the signing of the Final Order; otherwise, all rights granted herein shall be null and void. Commencement shall be defined as issuance of a Development Permit from the Development Review Division of St. Johns County Growth Management.
10. The Special Use Permit is granted under the condition of continual use. A Special Use Permit 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.
11. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
12. 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 \_\_\_\_\_, 2025.

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

Crosby – SUPMAJ 2024-

**LEGAL DESCRIPTION**

**Parcel 1:**

A part of Tract 88 and 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida and being particularly described as follows: For a Point of Beginning begin at the Northwest Corner of said Tract 89, said point also lying on the Southerly Right of Way Line of Cherry Tree Road a 60 foot Right of Way as now established; thence along said Right of Way of Cherry Tree Road North 89°23'00" East 170.00 feet; thence leaving said Right of Way South 00°37'00" East 305.00 Feet; thence North 89°23'00" East 55.00 feet; thence South 00°37'00" East 59.00 Feet; thence North 89°23'00" East 195.00 feet; thence South 00°37'00" East 266.00 feet; Thence South 89°23'00" West 420.00 feet; thence North 00°37'00" West 630.00 feet to the Southerly Right of Way of Cherry Tree Road and the Point of Beginning.

**Parcel 2:**

A part of Tract 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Tract 89; Thence North 89°23'00" East 170.00 feet to the Point of Beginning; thence continuing North 89°23'00" East 130.00 feet; thence South 00°37'00" East 364.00 feet; thence South 89°23'00" West 75.00 feet; thence North 00°37'00" West 59.00 feet; thence South 89°23'00" West 55.00 feet; thence North 00°37'00" West 305.00 feet to the Point of Beginning.

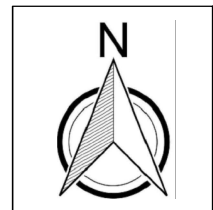
Property Address: 855 Cherry Tree Road, St. Augustine, FL 32086

This legal description defines the area of land for the Small Scale Comprehensive Plan Amendment. This legal description does not include any encumbrances or title defects and has been created without a title search.

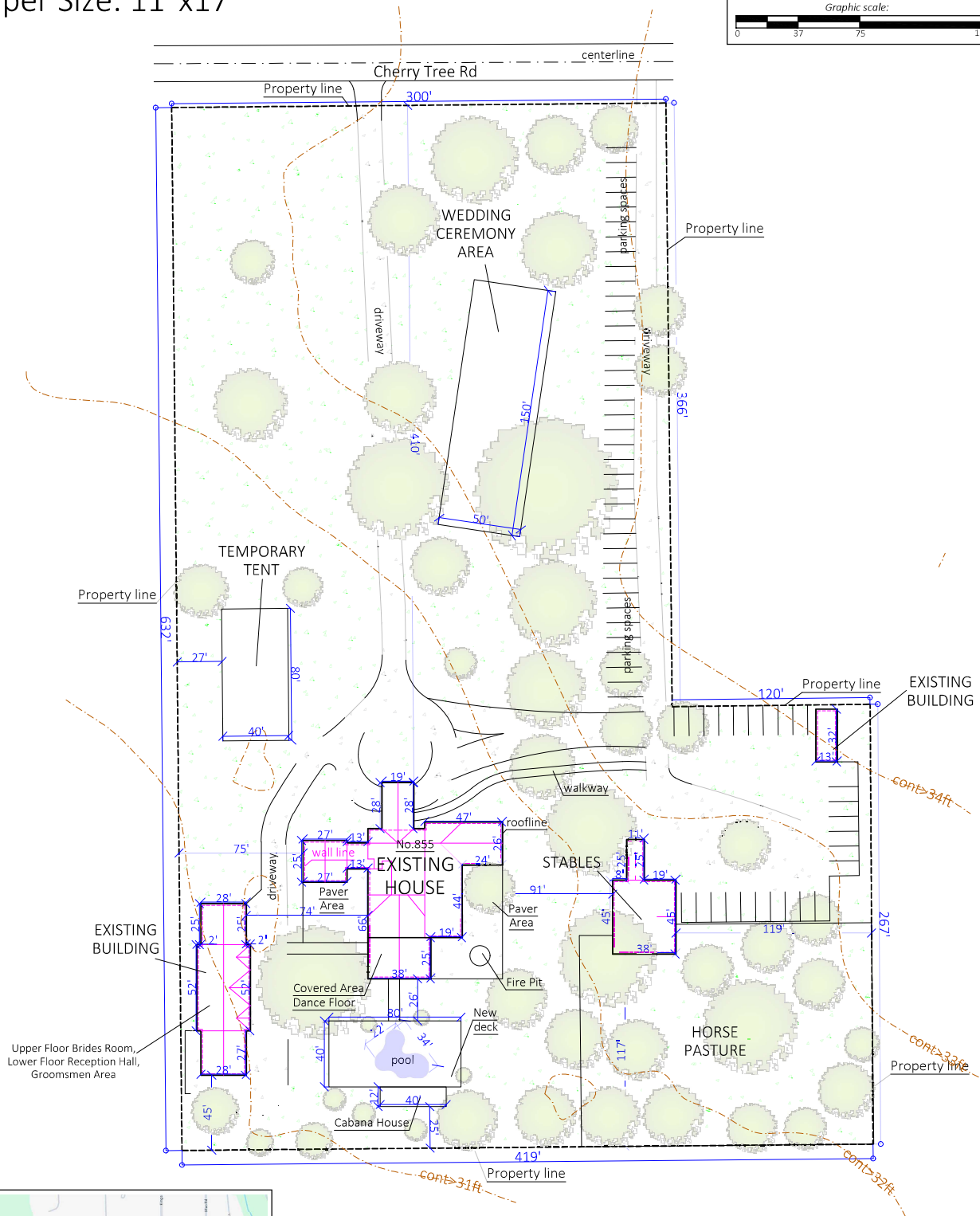
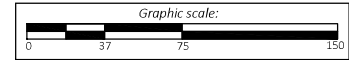
# SITE PLAN

855 Cherry Tree Rd  
St. Augustine, FL 32086  
Parcel ID: 100130 0895  
Lot area: 5.07 Acres  
Paper Size: 11"x17"

## EXHIBIT B



scale 1"=60'



VICINITY MAP





ORDER  
ST. JOHNS COUNTY, FLORIDA  
PLANNING AND ZONING AGENCY

RE: Douglas N. Burnett  
St. Johns Law Group  
104 Sea Grove Main St.  
St. Augustine, FL 32080

FILE NUMBER: SUPMAJ 2024-10

LEGAL: Exhibit A

PARCEL ID: 100130-0895

DATE OF HEARING: August 21, 2025

ORDER DENYING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road; came before the Planning & Zoning Agency for a public hearing on August 21, 2025.

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 an Unlisted Use in the Open Rural (OR) 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.A and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Residential-B (RES-B).
6. The requested Use 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.

**NOW THEREFORE**, based on the said Findings of Fact, the Agency hereby **denies** the Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree 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 \_\_\_\_\_, 2025.

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

Crosby – SUPMAJ 2024-

**LEGAL DESCRIPTION**

**Parcel 1:**

A part of Tract 88 and 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida and being particularly described as follows: For a Point of Beginning begin at the Northwest Corner of said Tract 89, said point also lying on the Southerly Right of Way Line of Cherry Tree Road a 60 foot Right of Way as now established; thence along said Right of Way of Cherry Tree Road North 89°23'00" East 170.00 feet; thence leaving said Right of Way South 00°37'00" East 305.00 Feet; thence North 89°23'00" East 55.00 feet; thence South 00°37'00" East 59.00 Feet; thence North 89°23'00" East 195.00 feet; thence South 00°37'00" East 266.00 feet; Thence South 89°23'00" West 420.00 feet; thence North 00°37'00" West 630.00 feet to the Southerly Right of Way of Cherry Tree Road and the Point of Beginning.

**Parcel 2:**

A part of Tract 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Tract 89; Thence North 89°23'00" East 170.00 feet to the Point of Beginning; thence continuing North 89°23'00" East 130.00 feet; thence South 00°37'00" East 364.00 feet; thence South 89°23'00" West 75.00 feet; thence North 00°37'00" West 59.00 feet; thence South 89°23'00" West 55.00 feet; thence North 00°37'00" West 305.00 feet to the Point of Beginning.

Property Address: 855 Cherry Tree Road, St. Augustine, FL 32086

This legal description defines the area of land for the Small Scale Comprehensive Plan Amendment. This legal description does not include any encumbrances or title defects and has been created without a title search.

**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 2**  
**APPLICATION AND SUPPORTING**  
**DOCUMENTS**



# St. Johns County Development Review

Application for: Special Use

Date 07-24-2024

Property Tax ID No 1001300895

Project Name Crosby Family

Property Owner(s) David and Anita Crosby

Phone Number

Address 6501 E Tropical Way

Fax Number

City Plantation

State FL

Zip Code 33317

e-mail dcrosbyinc@gmail.com

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative David Crosby c/o Douglas N. Burnett

Phone Number 904-495-0400

Address 104 Sea Grove Main Street

Fax Number 904-495-0506

City St. Augustine

State FL

Zip Code 32080

e-mail dburnett@sjlawgroup.com

Property Location 855 Cherry Tree Drive

Major Access Kings Road

Size of Property 5.07 ac

Cleared Acres (if applicable) 4.9

Zoning Class OR

No. of lots (if applicable) 1

Overlay District (if applicable)

Water & Sewer Provider SJCUD

Future Land Use Designation B-RES

Present Use of Property Large Home and Open Rural Uses

Proposed Bldg. S.F.

## Project Description (use separate sheet if necessary)

The Crosby Family Venue is planned to be a place to hold outdoor/indoor event space for weddings, baby showers, corporate events, etc. Being that the building is already set up with large open spaces, the land would be perfect for events. The wedding ceremony would take place outside under a pole barn or under the trees.

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:

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) Douglas N. Burnett, Esq.

Revised June 25, 2013



**CROSBY FAMILY  
SPECIAL USE PERMIT**

**JUSTIFICATION AND ANALYSIS**

**A. Project Overview and Background**

David and Anita Crosby are seeking approval to use the present building to hold outdoor/indoor event space for weddings, baby showers, corporate events, etc. Being that the building is already set up with large open spaces, they would be perfect for events. The wedding ceremony would take place outside under a pole barn or under the oak trees.

No alcohol will be sold from this property. 3rd party vendors provide alcohol including beer, wine, and liquor for events held at property at no charge to the guests. (Like most other wedding venues of this type).

Hours of operation for the event venue would be Monday-Sunday from 8am-10 pm, with music cutting off no later than 10 pm due to noise ordinance. All guests would be out by 11 pm. 90 percent of events will be Friday-Sunday.

During most weekdays only venue staff (1-3) employees will be on premise.

Only passenger vehicles will be on event venue property. There may be one off occasions where a small U Haul style truck may need to drop off catering or event supplies. We are supplying the tables, chairs, tents, etc that will be stored on the property. This will mean no big trucks should need to access the property. 300 guests max per event. Reception hall can not hold more than this amount of guests. Event director and staff to control/enforce guest head count.

The property is ideal for a wedding/event venue because of how gorgeous the property is and the fact that there is nothing like it close to town.

All event music is to be done no later than 10 PM. Music will take place inside the reception hall. We will abide by the noise ordinance with all events. 90 percent of events will take place Friday through Sunday.

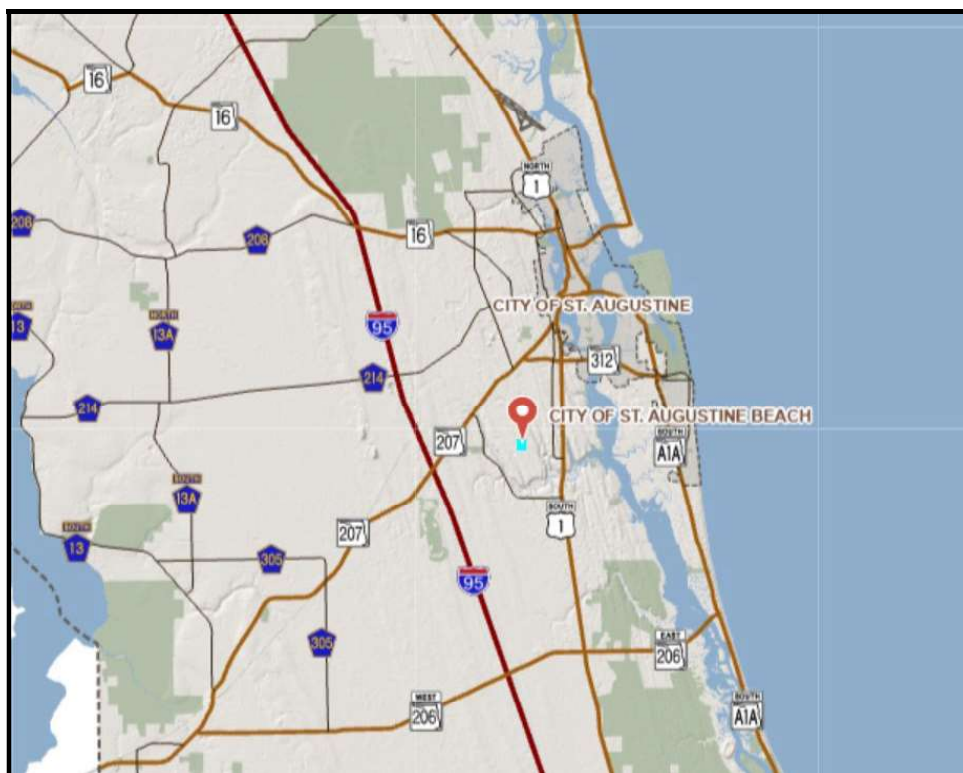
**B. Project Benefits**

There is significant demand for event locations in St. Johns County.

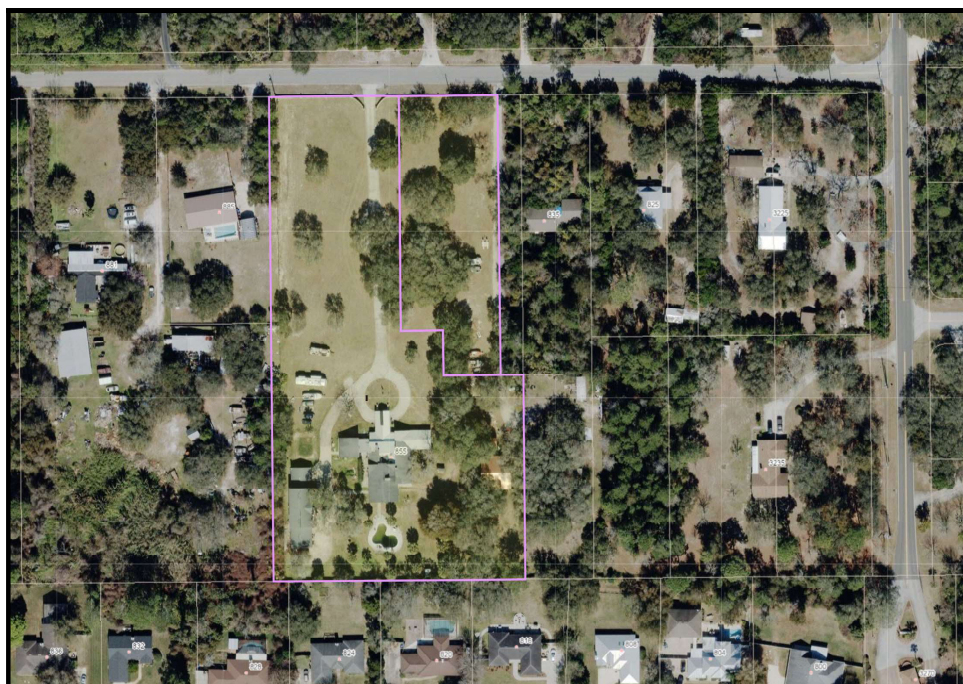
**C. Map Set**

---

*April 14, 2025*



The Property is located at 855 Cherry Tree Road.



The Property has been built-out as a large residence with detached structures.

April 14, 2025



**D. Special Use Permit Factors**

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 an Unlisted Use in the Open Rural (OR) 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.A and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-B.
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.

# SITE PLAN

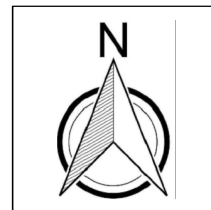
855 Cherry Tree Rd

St. Augustine, FL 32086

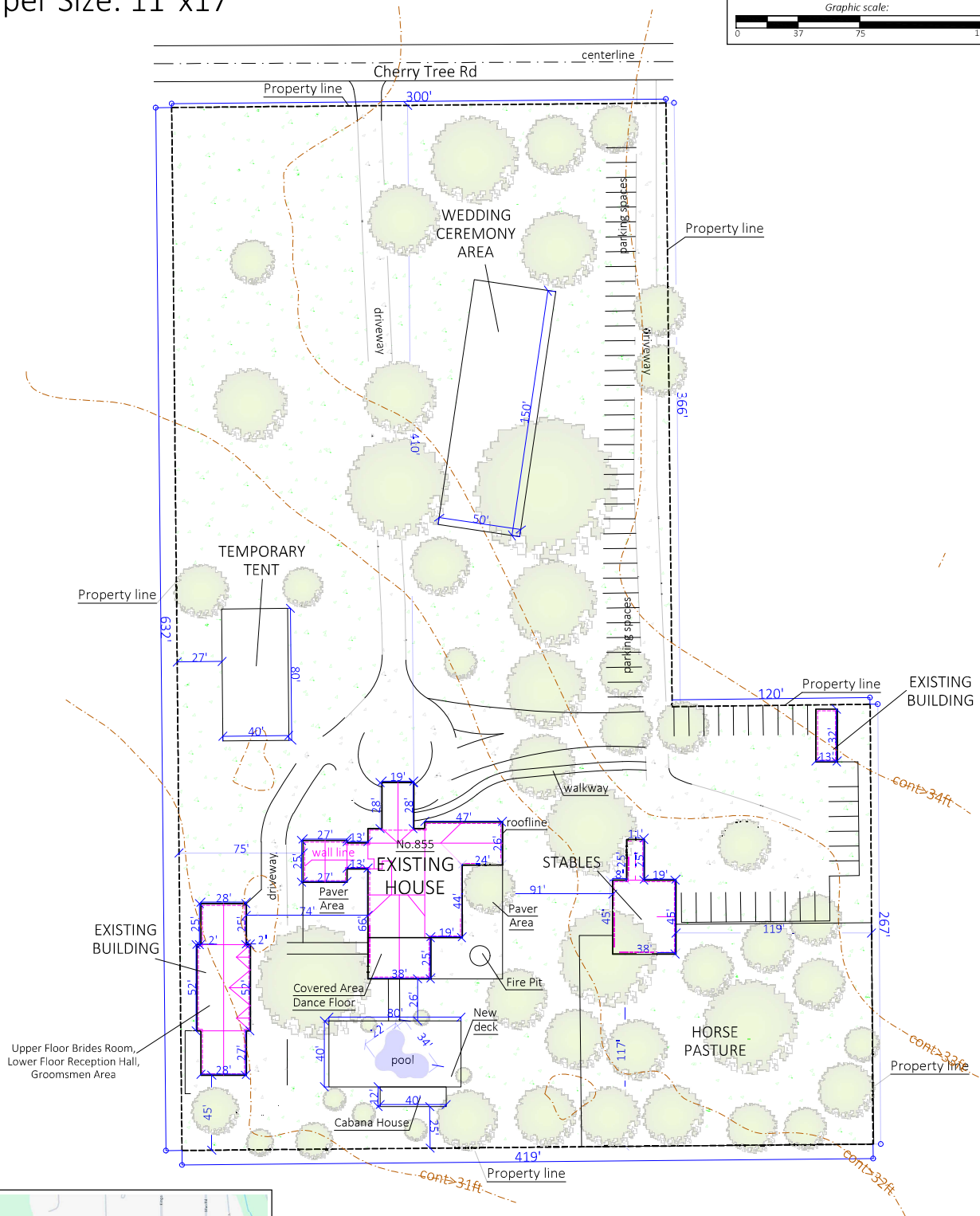
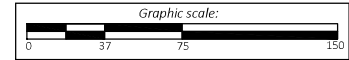
Parcel ID: 100130 0895

Lot area: 5.07 Acres

Paper Size: 11"x17"



scale 1"=60'



VICINITY MAP



---

Re: SUPMAJ

---

From david crosby <dcrosbyinc@gmail.com>

Date Tue 5/13/2025 9:54 PM

To Douglas Burnett <dburnett@sjlawgroup.com>

Douglas,

I acknowledge that Building permits will be pulled and approved before the existing structures will be used for events.

David Crosby

On Tue, May 13, 2025 at 2:39 PM Douglas Burnett <[dburnett@sjlawgroup.com](mailto:dburnett@sjlawgroup.com)> wrote:

David,

I need you to respond back to this email with "acknowledged."

***Reviewer's response: No documentation from the owners acknowledging building permit will be pulled and approved before the existing structures are used for events was provided. Improvements to existing structures to meet commercial standards will cost the applicant money.  
If no documentation is provided, this will be a required condition of approval for this SUPMAJ.***

Doug

Douglas N. Burnett

Owner/Attorney

St. Johns Law Group

[www.sjlawgroup.com](http://www.sjlawgroup.com)

104 Sea Grove Main Street

St. Augustine, Florida 32080

(904) 687-9126 cellular

(904) 495-0400 office

(904) 495-0506 facsimile

[Facebook](#)[Twitter](#)



### ***FRAUD ALERT – PLEASE READ***

***For your protection, and due to the overwhelming number of fraudulent cashier's checks circulating in Florida, we require all funds to close a real estate transaction to be tendered in the form of a wire transfer. We will not accept cashier's checks. Our incoming wire instructions will be provided to you by way of a secure email that requires a login and password. The wire instructions supplied in the secure email are the only wire instructions used by St. Johns Law Group. You are advised not to wire any funds without first personally speaking with us to confirm the routing number and the account number. Furthermore, if you receive correspondence of any kind directing you to send money to any other account, please contact us immediately at (904) 495-0400.***

TAX ADVICE DISCLOSURE: Pursuant to the requirements of Internal Revenue Service Circular 230, we advise you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of: (1) avoiding penalties that may be imposed under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any transaction or matter addressed in this communication.

CONFIDENTIALITY NOTICE: The information and all attachments contained in this electronic communication are legally privileged and confidential information, subject to the attorney-client privilege and intended only for the use of intended recipients. If the reader of this message is not an intended recipient, you are hereby notified that any review, use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately of the error by return email and please permanently remove any copies of this message from your system and do not retain any copies, whether in electronic or physical form or otherwise.

---

Re: Another Comment

---

From david crosby <dcrosbyinc@gmail.com>

Date Tue 5/13/2025 9:51 PM

To Douglas Burnett <dburnett@sjlawgroup.com>

Douglas,

I acknowledge that a permit from the fire marshall is required for a tent over 900 s/f each time and cannot be left up for more than 180 days.

David Crosby

On Tue, May 13, 2025 at 2:40 PM Douglas Burnett <[dburnett@sjlawgroup.com](mailto:dburnett@sjlawgroup.com)> wrote:

David,

I need you to respond to this email with "acknowledged."

***Reviewer's response: Site plan shows a tent. Fire Marshal's Office requires a tent permit for tents over 900 SF EVERYTIME it is put up. Tents cannot be left up for more than 180 days. Provide documentation from the OWNERS they are aware of this requirement. If no documentation is provided, this will be a required condition of approval for this SUPMAJ.***

Doug

Douglas N. Burnett

Owner/Attorney

St. Johns Law Group

[www.sjlawgroup.com](http://www.sjlawgroup.com)

104 Sea Grove Main Street

St. Augustine, Florida 32080

(904) 687-9126 cellular

(904) 495-0400 office

(904) 495-0506 facsimile

[Facebook](#)[Twitter](#)



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IN THE CIRCUIT COURT, OF THE SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR ST. JOHNS COUNTY, FLORIDA

CASE NO.: CA22-0369  
DIVISION: 59

VALLEY NATIONAL BANK,  
Plaintiff,  
vs.

A. WAYNE COPE III A/K/A WAYNE COPE  
A/K/A A. WAYNE COPE A/K/A ALTON  
WAYNE COPE III ; BABETTE COPE A/K/A  
BABETTE YONAKA COPE ; UNKNOWN  
PARTY IN POSSESSION 1 N/K/A LORI  
BEAUCHESNE; UNKNOWN PARTY IN  
POSSESSION 2; BOBBY WHITE; TERRY E.  
LARocca, ; et al.,  
Defendants.

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a Certificate of Sale in this action on 11/20/2023 for the property described herein and that no objections to the Sale have been filed within the time allowed for filing objections.

The following property in St. Johns County, Florida,

Parcel 1:

A part of Tract 88 and 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION, as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida and being particularly described as follows: For a Point of Beginning begin at the Northwest Corner of said Tract 89, said point also lying on the Southerly Right of Way Line of Cherry Tree Road a 60 foot Right of Way as now established; thence along said Right of Way of Cherry Tree Road North 89°23'00" East 170.00 feet; thence leaving said Right of Way South 00°37'00" East 305.00 Feet; thence North 89°23'00" East 55.00 feet; thence South 00°37'00" East 59.00 Feet; thence North 89°23'00" East 195.00 feet; thence South 00°37'00" East 266.00 feet; Thence South 89°23'00" West 420.00 feet; thence North 00°37'00" West 630.00 feet to the Southerly Right of Way of Cherry Tree Road and the Point of Beginning.



Parcel 2:

A part of Tract 89, Unit 3 of ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Pages 40 and 41 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Tract 89; Thence North 89°23'00" East 170.00 feet to the Point of Beginning; thence continuing North 89°23'00" East 130.00 feet; thence South 00°37'00" East 364.00 feet; thence South 89°23'00" West 75.00 feet; thence North 00°37'00" West 59.00 feet; thence South 89°23'00" West 55.00 feet; thence North 00°37'00" West 305.00 feet to the Point of Beginning.

Property Address: 855 Cherry Tree Road, St. Augustine, FL 32086

Was sold to:

**DAVID CROSBY AND ANITA CROSBY**  
**6501 E TROPICAL WAY**  
**PLANTATION, FL 33317**

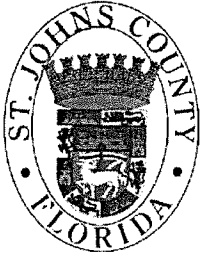
WITNESS my hand and seal of this court on **December 1, 2023**.



**Brandon J. Patty**  
Clerk of the Circuit Court and Comptroller

By: Katy E. Pence  
As Deputy Clerk

**COPIES TO ALL PARTIES OF RECORD**



## Owner's Authorization Form

**Douglas Burnett and James Whitehouse**  
**St. Johns Law Group**

is hereby authorized TO ACT ON BEHALF OF

**David Crosby**

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:

Other

Any and all applications concerning my property, including CPA, zoning, concurrency, etc.

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 activity.

Signature of Owner

Print Name

**David Crosby**

Signature of Owner

Print Name

Telephone Number

954-444-6412

State of Florida County of St. Johns

Signed and sworn before me on this 7 day of June 20 24

By

**David Crosby**

Identification verified:

FL driver's license

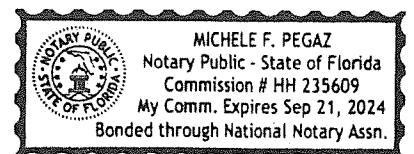
Oath sworn: Yes ☒ No ☐

Notary Signature

**Michele F. Pegaz**

My Commission expires:

9/21/2024



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

Parcel ID	1001300895
Location	855 CHERRY TREE RD
Address	SAINT AUGUSTINE 32086-0000
Neighborhood	M&B Kings Rd area w/St Aug Heights (SF) (6840.07)
Tax Description*	10-41 ST AUGUSTINE HEIGHTS UNIT 3 LOT 89 (EX E30 OF N364 FT)& W90FT OF S266FT OF LOT 88 OR 5865/1928(C/T) *The Description above is not to be used on legal documents.
Property Use	Single Family (0100)
Code	
Subdivision	St. Augustine Heights, Unit No. 3
Sec/Twp/Rng	1-8-29
District	County (District 300)
Millage Rate	12.6935
Acreage	5.070
Homestead	N



## Owner Information

Owner Name	Crosby David, Anita 100%
	Crosby Anita 100%
Mailing Address	6501 E TROPICAL WAY PLANTATION, FL 33317-0000

## Map



## Valuation Information

	2024
Building Value	\$1,037,640
Extra Features Value	\$35,897
Total Land Value	\$269,724
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,343,261
Total Deferred	\$0
Assessed Value	\$1,343,261
Total Exemptions	\$0
Taxable Value	\$1,343,261

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$1,102,077	\$21,400	\$269,724	\$0	\$0	\$1,393,201	\$794,224	\$648,977	\$744,224
2022	\$858,412	\$35,717	\$269,724	\$0	\$0	\$1,163,853	\$763,295	\$450,558	\$713,295
2021	\$690,682	\$35,717	\$152,100	\$0	\$0	\$878,499	\$733,976	\$194,523	\$683,976
2020	\$699,891	\$35,717	\$121,680	\$0	\$0	\$857,288	\$720,759	\$186,529	\$670,759
2019	\$646,518	\$26,205	\$91,260	\$0	\$0	\$763,983	\$697,728	\$116,255	\$647,728
2018	\$644,891	\$28,017	\$91,260	\$0	\$0	\$764,168	\$675,959	\$138,209	\$625,959
2017	\$653,053	\$38,362	\$86,190	\$0	\$0	\$777,605	\$662,056	\$165,549	\$612,056
2016	\$566,735	\$40,441	\$63,375	\$0	\$0	\$670,551	\$648,439	\$72,112	\$598,439
2015	\$573,732	\$43,255	\$63,375	\$0	\$0	\$680,362	\$643,931	\$86,431	\$593,931
2014	\$520,992	\$38,657	\$63,375	\$0	\$0	\$623,024	\$623,024	\$50,000	\$573,024
2013	\$509,695	\$41,670	\$86,190	\$0	\$0	\$637,555	\$637,555	\$50,000	\$587,555

## Building Information

Building 1  
 Building Value \$1,037,640  
 Year Built 1985  
 Actual Area 11311  
 Conditioned Area 5474  
 Use Single Family Residence  
 Style 01  
 Exterior Wall Stucco

Roof Cover Composite Shingle  
 Roof Structure Gable Hip  
 Interior Flooring Ceramic Tile  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Air Conditioning Central  
 Bedrooms 6  
 Baths 6

Description	Square Footage
FINISHED OPEN PORCH	1080
BASE AREA	2800
PATIO/SLAB	747
ADDITION	576
FINISHED STORAGE/UTILITY	140
FINISHED OPEN PORCH	408
FINISHED DECK	300
FINISHED UPPER STORY	1400
FINISHED GARAGE	2596
FINISHED CARPORT	476
PATIO/SLAB	90
ADDITION	126
ADDITION	572
Total SqFt	11311

## Sketch Information



### Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		6451
Pool - Low (RES)		15000
Stable - Low (Mix)		14446

## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	5.07	AC	\$269,724

## Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/4/2023	12/1/2023	\$350,200.00	CERTIFICATE OF TITLE	<a href="#">5865</a>	<a href="#">1927</a>	U	I	COPE A WAYNE III	CROSBY DAVID,ANITA
4/29/2014	4/27/2014	\$0.00	OTHER INSTRUMENT	<a href="#">3872</a>	<a href="#">1628</a>	U	I	SUNTRUST BANK	COPE A WAYNE III
	11/2/2009	\$0.00	LIS PENDENS	<a href="#">3255</a>	<a href="#">1335</a>	U	I	SUNTRUST BANK NA	COPE A WAYNE III
	9/16/2005	\$0.00	WARRANTY DEED	<a href="#">2540</a>	<a href="#">1252</a>	U	V	LAROCCA TERRY E & WHITE BOBBY	COPE A WAYNE
	3/18/2005	\$535,200.00	WARRANTY DEED	<a href="#">2398</a>	<a href="#">1218</a>	U	I	COPE HOMES INC	COPE A WAYNE III
	5/14/2004	\$375,000.00	WARRANTY DEED	<a href="#">2204</a>	<a href="#">1536</a>	U	I	LILLY LAWRENCE G TRUSTEE	COPE HOMES INC
	1/5/2004	\$100.00	CERTIFICATE OF TITLE	<a href="#">2117</a>	<a href="#">714</a>	U	I	SHEFFIELD CARL D & BARBARA	LILLY LAWRENCE G TRUSTEE
	5/31/2001	\$350,000.00	WARRANTY DEED	<a href="#">1610</a>	<a href="#">1205</a>	Q	I	ABARBANEL IAN,VIRGINIA	SHEFFIELD CARL D,BARBARA

**No data available for the following modules:** Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 7/12/2024, 2:20:46 AM

Contact Us

Developed by



**Schneider**  
GEOSPATIAL

**ATTACHMENT 3**  
**CORRESPONDENCE**



## Trevor Steven

---

**From:** Tami Rich  
**Sent:** Thursday, August 7, 2025 1:44 PM  
**To:** Jennifer Gutt; Trevor Steven  
**Subject:** FW: File number SUPMAJ-2024000010

-----Original Message-----

From: Carol Parla <carolparla@gmail.com>  
Sent: Tuesday, August 5, 2025 12:25 PM  
To: FAXPLANDEPT <faxplandep@sjcfl.us>  
Subject: File number SUPMAJ-2024000010

Please send all information regarding this filing.  
This cannot happen.

Sent from my iPad

## Trevor Steven

---

**From:** Tami Rich  
**Sent:** Monday, August 4, 2025 2:59 PM  
**To:** Jennifer Gutt; Trevor Steven  
**Subject:** FW: 885 Cherry Tree Road

SUPMAJ 2024-10

-----Original Message-----

From: Y LOWE <y\_lowe@bellsouth.net>  
Sent: Monday, August 4, 2025 1:49 PM  
To: FAXPLANDEPT <faxplandep@sjcfl.us>  
Subject: 885 Cherry Tree Road

We live at 900 Oak Ridge Road, Lot D. We oppose the Special Use Permit to allow wedding and special event venues at 885 Cherry Tree Road.

This would cause excessive traffic, noise and alcohol associated with this type of venue. We want our neighborhood to remain residential, safe and quiet.

Thank you,  
Diana and Marcus Lowe

Sent from my iPad

## Trevor Steven

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**From:** Kimberly Daniels  
**Sent:** Tuesday, August 5, 2025 12:09 PM  
**To:** Jennifer Gutt; Trevor Steven  
**Subject:** FW: 855 Cherry Tree Rd - File #SUPMAJ-2024000010

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**From:** jhcooper71@yahoo.com <jhcooper71@yahoo.com>  
**Sent:** Tuesday, August 5, 2025 11:56 AM  
**To:** FAXPLANDEPT <faxplandept@sjcfl.us>  
**Subject:** 855 Cherry Tree Rd - File #SUPMAJ-2024000010

To Whom It May Concern,

I am writing you regarding 855 Cherry Tree Rd in Saint Augustine and the proposed wedding venue development filed by Douglas N. Burnett. From my understanding, there will be a hearing on August 21, 2025 regarding the approval of this plan. As I am unsure whether I will be able to attend, I wanted to make sure that my thoughts and strong concerns are voiced.

I live in the Oakbrook subdivision (a large, well established, strong community) which is one road down and backs up to the proposed venue. I also have friends that live on Cherry Tree Rd. I cannot stress enough the negative impact such a venue would have upon the residents of Cherry Tree, the surrounding roads and neighborhoods and the Oakbrook community. This area is a RESIDENTIAL area, not meant for commercial businesses, noise and music or high traffic. The proposed property is NOT a large property and simply is meant for a home, not a business and certainly not a wedding venue. We are homes, families, children, neighbors, wildlife and a peaceful life that is not meant to endure the burden of a wedding venue or any other busy business. This proposed business would bring high traffic, extremely high parking burdens (the proposed plan/space has NOT accounted for enough parking if, from what I have heard they plan on accepting up to 350 guests), loud music and noise, possible issues regarding alcohol, trash, unwanted persons in the neighborhood, and many other unrealized issues. Although I do not live on a property adjacent to the proposed property, I cannot imagine the nightmare that the neighbors next to, that back up to or live on Cherry Tree would have to endure. This proposed venue would have a EXTREMELY NEGATIVE impact on not only the surrounding neighborhoods, but also the traffic burden at the intersection of Kings Rd and Kings Estate Rd, and Kings Rd itself.

I implore you to think about and take into consideration the impact this proposed business would have on you, your family and your neighborhood if this proposal was up for approval next door to your home or in your neighborhood.

Thank you for your service to our community and consideration of our concerns and we entrust in you to make the best decisions regarding your fellow community members.

*Jennifer Telehoi*  
*Oakbrook Resident*

## Trevor Steven

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**From:** Joy DElia <joytommy1@att.net>  
**Sent:** Thursday, August 7, 2025 1:31 PM  
**To:** FAXPLANDEPT; Jennifer Gutt; Trevor Steven  
**Subject:** Special Use Permist for 855 Cherry Tree Road

Dear Members of the Planning and Zoning Board,

As a concerned nearby property owner, I am opposed to the proposed Special Permit Use (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Road, St. Augustine. The property is in an entirely residential neighborhood inhabited by families who have chosen to live away from commercial establishments. If you have never been to this area, I ask you to drive over to see for yourself how inappropriate this property is for such an event space.

This Special Use Permit will not only impact the residents on Cherry Tree Road, but all the homes on the access roads in and out of this area. We chose to live in this area for the privacy and peace it gives us. Adding commercial traffic and noise to the area will change that atmosphere forever. It is **not** a commercial area and should remain as such. If you approve this change you will have no reasons to prevent other possible commercial establishments here in the future.

Again, I ask you to visit the area in person to see exactly where this property sits in relationship to any other commercial operations. It is strictly residential and should remain so.  
As such, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Joy D'Elia  
3161 Country Creek Lane  
St. Augustine, FL 32086

P.S. My home lives off one of the feeder streets to Cherry Tree Lane and that makes me a very concerned citizen regarding this Special Use Permit

## Trevor Steven

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**From:** Kevin Howard <904beachrentals@gmail.com>  
**Sent:** Friday, August 8, 2025 9:21 AM  
**To:** Trevor Steven; Jennifer Gutt; FAXPLANDEPT; PZA2; PZA5; PZA3; PZA7; P ZA1; PZA4; PZA6  
**Subject:** Application ID - SUPMAJ 2024-10 Opposition against Wedding venue at 855 Cherry Rd.

Dear Planning and Zoning Department,

I'm writing to formally express my strong opposition to the proposed event venue at 855 Cherry Rd, St. Augustine, FL 32086. As both a nearby resident and a seasoned real estate broker in the area, I am deeply concerned about the profound negative impact this would have on our neighborhood.

This proposal is incompatible with the surrounding residential character of the community. People choose to live in this part of St. Augustine to enjoy a quieter lifestyle—close enough to town, but intentionally removed from its constant activity. The idea of allowing a commercial venue with a capacity of up to 300 guests in the heart of a family neighborhood is not only inappropriate but completely at odds with the reason many of us moved here.

To suggest that this type of use is “compatible with contiguous surroundings” is simply inaccurate. There are no comparable commercial operations nearby. Introducing a high-traffic event venue would disrupt the peace, privacy, and safety that residents currently enjoy—and reasonably expect in a residentially zoned area.

From a real estate standpoint, this would undoubtedly decrease property values and make it significantly harder to sell surrounding homes. I can say with confidence that very few, if any, buyers would choose to live next to a commercial venue of this scale. This isn't just a personal inconvenience—it's a long-term blow to our entire neighborhood's desirability.

Safety is another serious concern. With events of this nature comes increased traffic, noise, and the risk of impaired driving. Our roads are narrow, poorly lit, and frequently used by children and families walking or biking. Hosting hundreds of guests multiple times per week—particularly with alcohol involved—puts everyone at unnecessary risk.

Approving this venue would set a dangerous precedent by prioritizing one individual's profit over the well-being of dozens of families who call this neighborhood home. We urge you to consider the voices of the residents who would be directly and negatively impacted by this proposal.

Thank you for your time and consideration. Please let me know if there will be a public hearing or any opportunities for residents to speak further on this matter.

Sincerely,

Kamli Howard

## Trevor Steven

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**From:** Kevin Howard <kevin@endlesssummerrealty.com>  
**Sent:** Friday, August 8, 2025 9:24 AM  
**To:** Trevor Steven; Jennifer Gutt; FAXPLANDEPT; PZA2; PZA5; PZA3; PZA7; PZA1; PZA4; PZA6  
**Subject:** Opposition to Special Use Permit for Event Venue at 855 Cherry Tree Road

Dear Planning and Zoning Department,

I'm writing to formally oppose the Special Use Permit application submitted by David and Anita Crosby for the property located at 855 Cherry Tree Road, which proposes converting the site into a commercial-scale event venue.

As a neighboring resident, I have serious concerns about the substantial negative impact this venue would have on the surrounding community, including Oakbrook and nearby properties. The application outlines plans for events accommodating up to 300 guests, seven days a week, with outdoor ceremonies, amplified music, and the use of third-party alcohol vendors. This is not a minor adjustment to residential use—this is a major commercial operation in the heart of a peaceful, rural neighborhood.

Here are a few specific concerns:

1. **Traffic & Safety:** Cherry Tree Road is a narrow, two-lane rural road not built to accommodate high volumes of traffic. An event venue of this size will generate a significant increase in vehicle traffic, including delivery trucks and hundreds of guest vehicles—putting both drivers and pedestrians at risk.
2. **Noise & Disruption:** Despite claims that music will end at 10 PM, the presence of loud outdoor events and guests arriving and departing until 11 PM will disrupt the quiet enjoyment of neighboring properties. Even “indoor” music can carry far in this open rural setting, especially at night.
3. **Incompatibility with Zoning & Surroundings:** The property is currently zoned Open Rural with a Residential-B future land use designation. A commercial-scale event venue is fundamentally incompatible with the intent of these zoning designations and sets a dangerous precedent for similar commercial intrusions into residential areas.
4. **Public Health, Safety, and Welfare:** The scale and frequency of the proposed events will impose an excessive burden on public infrastructure and emergency services, particularly in unincorporated areas that already face limited resources.

This proposal clearly violates the spirit, if not the letter, of several conditions required for approval under the St. Johns County Land Development Code, particularly regarding compatibility, burden on neighbors, and preservation of the rural character.

I urge the Planning and Zoning Agency to deny the Special Use Permit request and preserve the safety, tranquility, and residential integrity of our neighborhood.

Thank you for your time and consideration.



Sincerely,

**Kevin Howard**

**Broker Associate**

**Endless Summer Realty**

521 A1A Beach Blvd

St. Augustine FL 32080

Cell: 904.669.1918

Office: 904.461.8878

## Trevor Steven

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**From:** Tami Rich  
**Sent:** Thursday, August 7, 2025 7:39 AM  
**To:** Jennifer Gutt; Trevor Steven  
**Subject:** FW: Failure Notice

## SUPMAJ 2024-10

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**From:** chechilas@aol.com <chechilas@aol.com>  
**Sent:** Thursday, August 7, 2025 1:49 AM  
**To:** FAXPLANDEPT <faxplandept@sjcfl.us>  
**Subject:** Fw: Failure Notice

----- Forwarded Message -----

**From:** "[mailer-daemon@aol.com](mailto:mailer-daemon@aol.com)"  
**To:** "[chechilas@aol.com](mailto:chechilas@aol.com)"  
**Sent:** Wednesday, August 6, 2025 at 11:01:15 PM EDT  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[plandept@sjc.us](mailto:plandept@sjc.us)>:  
Unable to deliver message after multiple retries, giving up.

----- Forwarded message -----

To whom it may concern:

I am writing to you about. the venue for Cherry Tree Rd.

I am totally against this for many reasons.

First we all bought here many of us 30 to 25 yrs ago. It has been a quite and peaceful place to raise our families.

The noise would effect everyone near by and the surrounding area. Also would lower property values as well.

The traffic that comes with this also .As you know there is only one way in and out. That road is dangerous to start with.

the 90 degree turn half way up the road. Also the drop offs on the side of the road. Not to mention the deer that cross that rd at any given time. There have been accidents on that road and also someone died a few years back. So then you want to approve a venue in here when you know people drink . This would be disastrous for everyone that lives in this area. I know common sense tells this is not the place for something like this.

Thank you for listening to all my concerns ,  
Linda Chechila, Oakbrook property owner

## Trevor Steven

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**From:** Deb B <debbartolucci@outlook.com>  
**Sent:** Tuesday, August 5, 2025 1:40 PM  
**To:** FAXPLANDEPT; Jennifer Gutt; Trevor Steven  
**Subject:** Please deny the Special Use Permit application for 55 Cherry Tree Road, St. Augustine, FL 32086.

**Importance:** High

St. Johns County Planning and Zoning, Growth Management

4040 Lewis Speedway

St. Augustine, FL 32084

**By US Mail & Email:** [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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**Dear Members of the Planning and Zoning Board,**

I am writing as an adjacent property owner to formally oppose the proposed Special Use Permit (SUPMAJ 2024-10), which seeks to establish an indoor and outdoor wedding, party, and event venue at **855 Cherry Tree Road, St. Augustine, FL 32086**.

Our neighborhood is a quiet, residential area made up of families with young children, retirees, and long-time homeowners who deeply value the peace, safety, and residential character of our community. The approval of this request would introduce significant and lasting impacts to our quality of life, including:

- **Excessive noise** from amplified music, large gatherings, and late-night events.
- **Increased traffic congestion**, posing safety risks for wildlife, residents, pedestrians, and especially children.
- **Public safety concerns** related to alcohol use, including the potential for impaired driving and late-night disturbances.
- **Decreased property values** due to the commercial and high-traffic nature of the venue.
- **Disruption to the residential character** of the area by introducing a commercial operation into a peaceful neighborhood.
- **Light pollution** from nighttime events, affecting neighbors' ability to enjoy their property and outdoor spaces.
- **Environmental concerns**, including disruption of local wildlife habitats, increased waste and pollution, and potential harm to the area's natural ecosystem due to large gatherings and infrastructure demands that cannot be met in our peaceful residential neighborhoods.

Given the clear and foreseeable negative effects this venue would have on surrounding residents, I respectfully urge the Planning and Zoning Board to **deny** this Special Use Permit application.

Thank you for your consideration.

Sincerely,  
Lou & Deb Bartolucci

954-295-9926

[debbartolucci@outlook.com](mailto:debbartolucci@outlook.com)

## Trevor Steven

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**From:** Matthew Mancill <mancill4@gmail.com>  
**Sent:** Monday, August 4, 2025 11:04 AM  
**To:** FAXPLANDEPT; Jennifer Gutt; Trevor Steven  
**Subject:** Oakbrook Residents oppose the proposed special use permit at 855 Cherry Rd.

Good morning,

I am writing to you as both the President of the Oakbrook Homeowners Association and a homeowner within the Oakbrook community.

Our residents strongly oppose the proposed Special Use Permit (SUPMAJ 2024-10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086. We have initiated a neighborhood petition and plan to have several community representatives attend the upcoming public hearing to voice our opposition.

Several Oakbrook homes directly border this property and would face the most immediate and severe impacts from the proposed venue. However, the negative consequences would extend to all residents in our neighborhood. Oakbrook has only one point of entry and exit—Kings Road—which would serve as the sole access route for all traffic associated with this commercial venue.

Oakbrook is home to young families, retirees, and long-time residents who deeply value peace, safety, and privacy. The introduction of a commercial event venue at this location poses a direct threat to the quality of life we have built and protected for decades. Specifically, we are concerned about the following impacts:

- **Excessive noise** from amplified music, late-night events, and large gatherings.
- **Increased traffic congestion** and safety risks for residents, pedestrians, and children.
- **Public safety concerns** due to alcohol-related events, including the potential for impaired driving and late-night disturbances.
- **Decreased property values** due to the commercial nature and frequent use of the property.
- **Disruption to the residential character** of our quiet, family-oriented neighborhood.
- **Light pollution** from evening events, affecting nearby homes and residents' ability to enjoy their property.

We respectfully ask that you consider the unique residential nature of Oakbrook and the serious, far-reaching consequences this special use permit would bring. Commercial venues of this scale are better suited for appropriately zoned commercial areas—*not* in the heart of established residential neighborhoods.

We appreciate your time and consideration, and we urge you to deny the Special Use Permit SUPMAJ 2024-10.

Sincerely,  
Matthew Mancill  
President, Oakbrook Homeowners Association

## Trevor Steven

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**From:** Matt McCord <mmccord@stjohnscoa.com>  
**Sent:** Friday, August 8, 2025 12:39 PM  
**To:** FAXPLANDEPT; Jennifer Gutt; Trevor Steven  
**Subject:** Special Use Permit (SUPMAJ 2024 10)

Dear Member of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086. Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. I am the father of six small children and live on the same street as the proposed venue. We ride our bikes, our scooters, and walk up and down our street frequently. Having such an establishment as the proposed event venue will dramatically alter our ability to safely and peacefully navigate our neighborhood. Allowing a commercial event venue in this location would have significant negative impact on our community and directly impact my family by:

- Creating excessive noise from amplified music, late night events, and large gatherings.
- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
- Introducing additional public safety risks due to alcohol related events, including the potential for impaired driving and late night disturbances.
- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial is less safe.
- Adding light pollution from events, disrupting neighbors' ability to enjoy their homes.

### Additional Comments/Concerns:

This is my neighborhood. This is my street. We homeschool our six small children and frequently navigate our road. Please do not take away our ability to safely do so. Please do not alter our quality of life by allowing this commercial event venue. My mother is wheelchair bound and lives in an assisted living home due to an accident that involved alcohol, my grandfather was killed as a result of drunk driving, and my aunt was murdered in a drunken rage.

For these reasons and many others, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Matthew McCord  
950 Cherry Tree Rd., St. Augustine, FL 32086  
08/08/2025

**Matt McCord**

**Director, Transportation Department**

St. Johns County Council on Aging

904-209-3718

904-315-7939 mobile



## Trevor Steven

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**From:** Aaron Emmel <aaron.emmel@gmail.com>  
**Sent:** Sunday, August 10, 2025 10:01 AM  
**To:** plandept@sjcfl.uc; Jennifer Gutt; Trevor Steven  
**Cc:** Allison Emmel  
**Subject:** SUPMAJ 2024 10 Community Feedback

Dear Chair and Members of the Planning & Zoning Agency,

I live in Oakbrook, the community located directly behind the property at 855 Cherry Tree Road. I am a lifelong resident of St. Augustine. As an entrepreneur and real estate investor myself, I respect the property owner's desires to maximize the use of their property. However, the referenced proposed special use application is not compatible with the Land Development Code and is not in the best interests of the residents in the surrounding area. I'm writing to request that you deny the Special Use Permit for a commercial indoor/outdoor wedding and event venue at this site.

This use is not a good fit for Open Rural. The Code requires a Special Use to be listed for the district and to be compatible with surrounding homes. The applicant must demonstrate that it won't undermine the code or the comprehensive plan and won't cause substantial detrimental impacts. The PZA must consider traffic, hours of operation, noise, outdoor lighting, and nuisance effects, and it can impose conditions only if the use is otherwise compatible with the surrounding area.

A wedding and event venue functions as a Place of Assembly. If it's pursued as a Large Place of Assembly, there are clear standards that apply. Among other things, a Large Place of Assembly must have direct primary access to an Arterial, Major, or Minor Collector, and it cannot rely on a residential local road. It also requires 50-foot building setbacks, 35-foot setbacks for paved areas, and a solid wall or a 6-foot fence with buffering. It also requires a traffic analysis and explicit findings on whether the road is substandard, the number of peak trips, and whether the use will create inappropriate noise or lighting for nearby neighborhoods.

Based on the location of our neighborhood, the venue would host frequent weekend and late-evening events immediately behind single-family homes. That means amplified music and crowd noise, headlights and parking activity, and rideshare pickups late at night, all directed toward a quiet residential community. Those are precisely the compatibility issues the Code flags: traffic generation and access, hours of operation, noise levels, and outdoor lighting. The code explicitly states that a Special Use must not be approved if it will cause substantial detrimental impacts or constitute a nuisance. Specific considerations and concerns include the following:

- **Traffic:** Wedding venues create concentrated peak trips during arrival and departure windows. The Code requires you to consider whether access roads are substandard and whether peak trips will adversely affect existing traffic or safety. If the property does not have direct primary access to an arterial or collector as required for a Large Place of Assembly, the application should be denied as a matter of law.
- **Noise:** The general Special Use criteria tell you to consider whether the use will create a nuisance and whether the noise levels would be inappropriate for surrounding neighborhoods. With

outdoor ceremonies and receptions, amplified sound will carry directly into our backyards and bedrooms. That is not compatible with the single-family setting here.

- **Lighting and spillover:** The LDC caps illumination at the property line next to residential uses at 0.2 foot-candles, requires full cutoff fixtures, and prohibits glare. That is difficult to meet with parking areas and outdoor gathering spaces placed close to the Oakbrook fence line.
- **Not a Private Club:** A common workaround for OR SUP applicants is to present themselves as “private clubs.” The LDC definition of a Private Club covers organizations not operated or maintained for profit. A commercial, for-profit event venue doesn’t fit that definition, so that path is not available.
- **Alcohol:** Finally, if alcohol service is part of the business model, that’s an additional Special Use with its own separation restrictions and findings. Inherently, whether or not the applicant mentions that in their application, it should be assumed that alcohol service will occur during weddings.

For all these reasons, the record does not demonstrate that this venue can meet the general special use standards or the Large Place of Assembly standards in a manner that protects the Oakbrook neighborhood. Late-night events, high-peaking traffic, amplified music, and outdoor lighting on a property that backs up to single-family homes are not compatible with OR zoning next to our subdivision. I respectfully request that you deny the Special Use Permit.

If, despite these concerns, you are inclined to approve, I ask that you at least attach strict conditions to protect the neighborhood, including: no outdoor amplified music; indoor events only in a fully enclosed, conditioned building with doors closed during music; firm ending times well before 10 p.m.; a hard cap on attendance; a continuous 6-foot masonry wall with enhanced landscape buffering along the Oakbrook boundary; compliance with the 0.2 foot-candle light limit at the property line; and all access limited to an arterial/collector with no event traffic on residential local roads. These conditions are contemplated by the Code when necessary to avoid adverse effects, but even with these conditions, I do not believe this use is compatible here, and I reiterate my request for you to deny this application.

Thank you for your consideration and for protecting the residents of Oakbrook.

Sincerely,

Aaron Emmel  
3321 Millwood Way, St. Augustine, FL 32086  
904-377-4736



Alice Woods  
3200 Kings Rd  
Saint Augustine, FL 32086

JACKSONVILLE RPDC 320  
7 AUG 2025 2:44 PM 2 L



St. Johns County Planning and Zoning  
Board

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-869740

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

- Creating excessive noise from amplified music, latenight events, and large gatherings.
- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
- Introducing additional public safety risks due to alcoholrelated events, including the potential for impaired driving and latenight disturbances.
- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,



Name:

Address:

Date:

3260 Kings Rd  
8/6/25

Angelina Hubbard  
St. Johns County  
Augustine FL 32084

JACKSONVILLE RAILROAD DC 320

7 AUG 2025

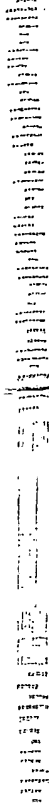
PM 2 L



1775

St. Johns County Planning and Zoning  
Board  
4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-950740



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

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- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name: *Angela Hubbard*  
Address: *800 Cherry Tree Rd*  
Date: *4/7/25*

**Barbara E. Moubray**  
800 White Eagle Cir.  
Saint Augustine, FL 32086



1715

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

02-09-2017

[illegible]



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [igutt@sjcfl.us](mailto:igutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

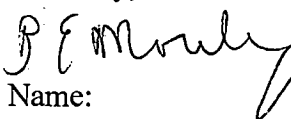
- Creating excessive noise from amplified music, latenight events, and large gatherings.
- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
- Introducing additional public safety risks due to alcoholrelated events, including the potential for impaired driving and latenight disturbances.
- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

I am a retired senior citizen and would not like this venue behind the peaceful home and neighborhood I've lived in for 27 years this September.

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

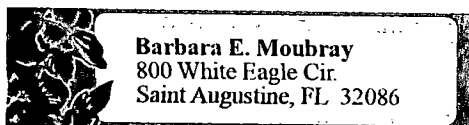
Sincerely,



Name:

Address:

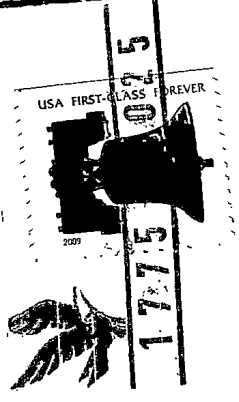
Date: 8/6/25



Barbara Hubbard  
800 Cherry Tree Rd  
St Augustine FL 32086

JACKSONVILLE RPDC 320

7 AUG 2025 PM 1 L



St John County Planning and  
Zoning, Growth management  
4040 Lewis Speedway

32084-863740  
St Augustine FL 32086

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

- Creating excessive noise from amplified music, latenight events, and large gatherings.
- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
- Introducing additional public safety risks due to alcoholrelated events, including the potential for impaired driving and latenight disturbances.
- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name:

Address:

Date:

*Barbara Hubbard*  
*860 Cherry Tree Rd*  
*Aug 5th Tuesday 2025*

Beth Thompson  
875 Oakridge Rd  
St Augustine FL 32086

JACKSONVILLE RPDC 320

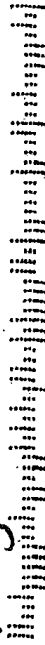
7 AUG 2025 PM 1 L



St John County Planning and  
Zoning, Growth Management  
4640 Lewis Speedway

St Augustine FL 32084

32084-853740



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sicfl.us](mailto:plandept@sicfl.us), [jgutt@sicfl.us](mailto:jgutt@sicfl.us), [tsteven@sicfl.us](mailto:tsteven@sicfl.us)

Dear Members of the Planning and Zoning Board,

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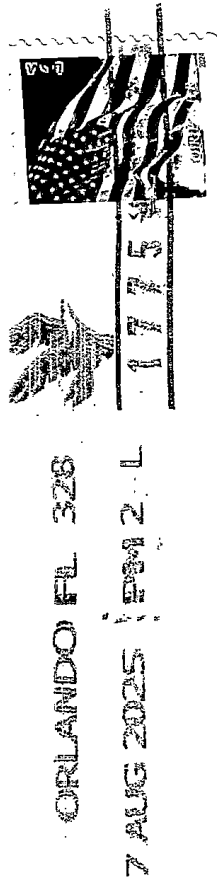
Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

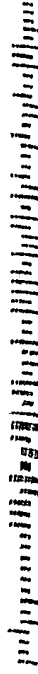
  
Name: Brittany Thompson  
Address: 875 Oakridge rd  
Date: 8-5-25

DWEN  
816 White Horse Creek  
St. Aug. FL.  
32086



St. Johns County Planning and Zoning  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Attn: Growth Management  
(RE: SUPMAJ 2024-10)

32084-863740



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

NOISE TRAFFIC

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,



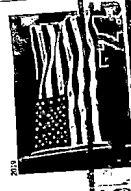
Name: Charles C. Owen  
Address: 814 White EAGLE CIRCLE  
Date: 8/6/25



Charles Tichey  
8550 Cherry Tree Rd  
St Augustine FL 32084

JACKSONVILLE RPLDC 320

7 AUG 2025 11:21 AM



1775

FOREVER USA

St. Johns County Planning and Zoning  
Board  
4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-869740

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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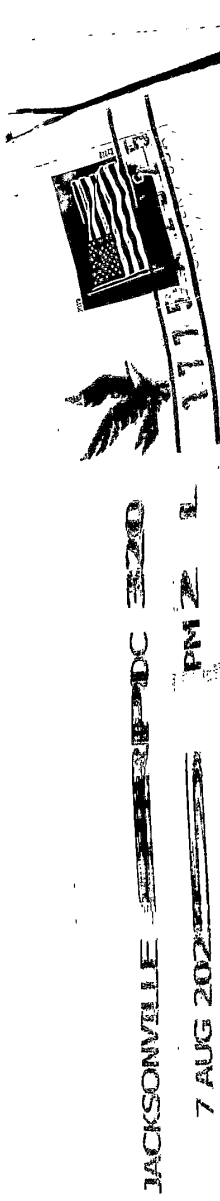
Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name: *Charles Tichey*  
Address: *856 Cherry Tree Rd*  
Date: *8/7/25*

T. BELLINI  
1095 CHERRY TREE RD  
ST. AUGUSTINE, FL 32086



St. Johns County Planning and Zoning  
Board  
4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-0037-6

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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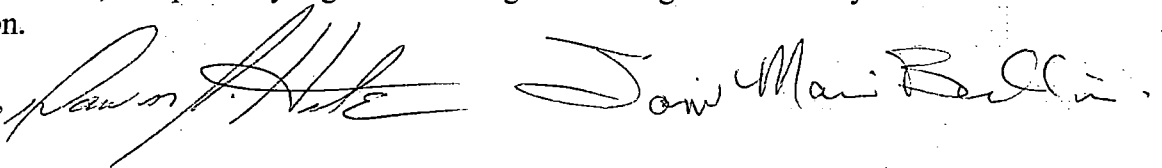
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Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,



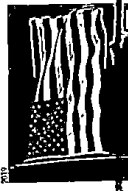
Name: DAWN J. HALE & TONI MARIE BELLINI

Address: 1095 CHERRY TREE RD. ST. AUGUSTINE FL. 32086

Date: 8.6.25

JACKSONVILLE RPDC 320

7 AUG 2025 PM 2 L



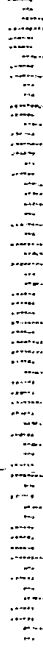
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NO R/V/025 USA

St. Johns County Planning and Zoning  
Board

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-869740



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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Additional Comments/Concerns:

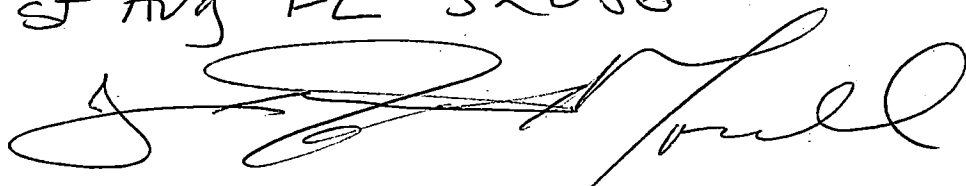
For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name:  
Address:  
Date:

Janerae Fiore Morrell  
800 Cherry Tree Rd  
St Aug FL 32086

8/6/25



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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Additional Comments/Concerns:

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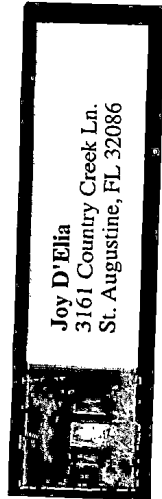
Sincerely,



Thomas J Morrell  
800 Cherry Tree Rd  
St. Augustine, FL 32086

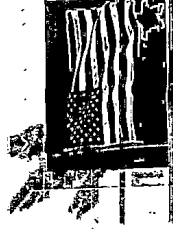
Name:  
Address:  
Date:

8/6/25



JACKSONVILLE RPDEC 320

7 AUG 2025 PM 2 L



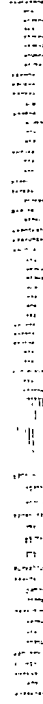
2025

FOREVER / USA

St. Johns County Planning and Zoning  
Board

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

92034-850740





To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandep@sjcfl.us](mailto:plandep@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and long-time residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

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- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

Please take the time to drive to see where this property is located. It is strictly residential with families living on all the streets leading to this property. It is not the proper place for a wedding venue!

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name:  
Address:  
Date:

*Joy D'Elia*

Joy D'Elia  
3161 Country Creek Lane  
St. Augustine, FL 32086

8/7/2025

## Trevor Steven

---

**From:** Tami Rich  
**Sent:** Tuesday, August 12, 2025 11:20 AM  
**To:** Jennifer Gutt; Trevor Steven  
**Subject:** FW: OPPOSITION to rezone 855 Cherry Tree Rd. 8/21/25 meeting

SUPMAJ 2024-10

-----Original Message-----

From: Katie Grabert <katiegrabert@gmail.com>  
Sent: Tuesday, August 12, 2025 9:44 AM  
To: FAXPLANDEPT <faxplandep@sjcfl.us>  
Cc: Jennifer Gutt <jgutt@sjcfl.us>  
Subject: OPPOSITION to rezone 855 Cherry Tree Rd. 8/21/25 meeting

Hello committee members and neighbors.

My firefighter husband, of 25 years in Saint Johns County, and myself, who have been taxpayers and homeowners in Oakbrook (the neighborhood directly next to this proposed rezoning area) for over 10 years, are VEHEMENTLY OPPOSED to the rezoning request on 855 Cherry Tree Road.

We both work during your meeting date and time so we cannot attend, but would like our voices and opinions heard and counted.

This small area of St Johns County is one of the few old style residential neighborhoods left, which is why we purchased in this area after saving and working for years to buy our forever home here.

There is an abundance of land for sale for this "Venue" type of business that is being proposed, literally less than a mile away, offering the business person significant opportunity to open the business they want nearby.

Please stop our family neighborhoods from being encroached upon because someone wants to change the area that they knew was residential, when they purchased their property near our quiet family community home, which also holds an abundance of wildlife, that are sensitive to this business type of building/activity.

Thank you for your consideration of our strongly held opinion.

Respectfully,  
Katie and Marc Grabert

3309 Kings Rd S Oakbrook  
St. Augustine, FL  
32086-5071

JACKSONVILLE RPDC 320

7 AUG 2025 PM 2 L

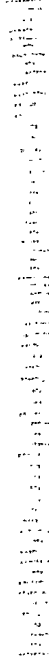


1775



St. Johns County Planning and Zoning  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Attn: Growth Management  
(RE: SUPMAJ 2024-10)

32084-550740



To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and long-time residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

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- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

*A venue like this does not belong in a neighborhood like this as it would change the quiet and peaceful place we have known here for over 26 yrs. We agree to all the negative impact listed above.*

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

*Linda Chechick*

*Linda Chechick*

Name: *Linda + Steven Chechick*

Address: *3309 Kings Rd S. St. Augustine, FL 32086*

Date:

*Aug 7, 2025*

Barb J. Green  
3389 King Rd S.  
St. Augustine, FL 32084



JACKSONVILLE RPDC 320

6 AUG 2025 PM 1 L

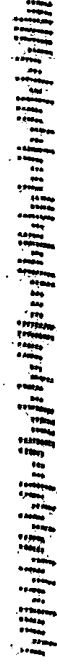


1775

FOREVER/USA

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

92084-963740



St. Johns County Planning and Zoning, Growth Management

4040 Lewis Speedway

St. Augustine, FL 32084

By US Mail & Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

---

Dear Members of the Planning and Zoning Board,

I am writing as an adjacent property owner to formally oppose the proposed Special Use Permit (SUPMAJ 2024-10), which seeks to establish an indoor and outdoor wedding, party, and event venue at **855 Cherry Tree Road, St. Augustine, FL 32086**.

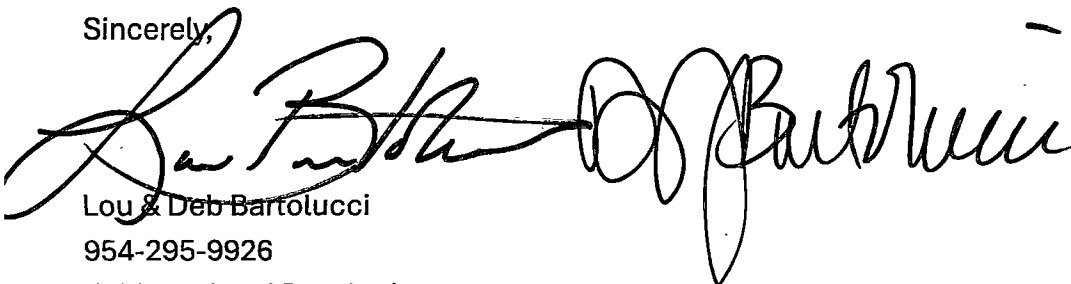
Our neighborhood is a quiet, residential area made up of families with young children, retirees, and long-time homeowners who deeply value the peace, safety, and residential character of our community. The approval of this request would introduce significant and lasting impacts to our quality of life, including:

- **Excessive noise** from amplified music, large gatherings, and late-night events.
- **Increased traffic congestion**, posing safety risks for wildlife, residents, pedestrians, and especially children.
- **Public safety concerns** related to alcohol use, including the potential for impaired driving and late-night disturbances.
- **Decreased property values** due to the commercial and high-traffic nature of the venue.
- **Disruption to the residential character** of the area by introducing a commercial operation into a peaceful neighborhood.
- **Light pollution** from nighttime events, affecting neighbors' ability to enjoy their property and outdoor spaces.
- **Environmental concerns**, including disruption of local wildlife habitats, increased waste and pollution, and potential harm to the area's natural ecosystem due to large gatherings and infrastructure demands that cannot be met in our peaceful residential neighborhoods.

Given the clear and foreseeable negative effects this venue would have on surrounding residents, I respectfully urge the Planning and Zoning Board to **deny** this Special Use Permit application.

Thank you for your consideration.

Sincerely,



Lou & Deb Bartolucci

954-295-9926

[debbartolucci@outlook.com](mailto:debbartolucci@outlook.com)

JACKSONVILLE RPDC 320

7 AUG 2025 PM 1 L

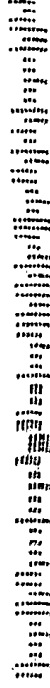


FOREVER / USA

177

St. Johns County Planning and Zoning  
Board

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)



32084-883740

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

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- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,



Name:

Mark Hull

Address:

3151 MAC RD

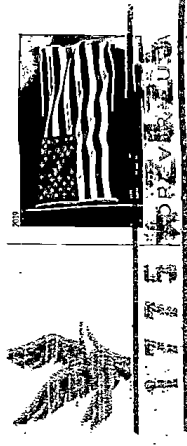
Date:

8/6/25

STOP !!!



Owen  
816 White Eagle Circle  
Sd. Aug. Fl.  
32086



St. Johns County Planning and Zoning  
Board  
4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-853740

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

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Additional Comments/Concerns:

NOISE TRAFFIC

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,



Name: Melissa M. OWEN

Address: 816 WHITE LEMBLE CIRCLE

Date: 8/6/25

Raymond Reed  
808 White Eagle Circle  
St Augustine, FL 32086

JACKSONVILLE ~~FL~~ DC 320

7 AUG 2025 PM 1 L



1775-2025

St. Johns County Planning and Zoning  
Board

4040 Lewis Speedway  
St. Augustine, FL 32084  
(RE: SUPMAJ 2024-10)

32084-863740

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To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandep@sjcfl.us](mailto:plandep@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

- Creating excessive noise from amplified music, latenight events, and large gatherings.
- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
- Introducing additional public safety risks due to alcoholrelated events, including the potential for impaired driving and latenight disturbances.
- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely,

Name:  
Address:  
Date:

RAYMOND REGIS  
808 White Eagle Circle  
ST Augustine, FL 32086  
REGIS

## Trevor Steven

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**From:** Mike D <daltonmiket@gmail.com>  
**Sent:** Tuesday, August 12, 2025 1:26 PM  
**To:** P ZA1; PZA2; PZA3; PZA4; PZA5; PZA6; PZA7; FAXPLANDEPT; Jennifer Gutt; Trevor Steven  
**Subject:** Objection to Special Use Permit Request – File SUPMAJ-2024000010 (855 Cherry Tree Road)

### Objection to Special Use Permit Request – File SUPMAJ-2024000010 (855 Cherry Tree Road)

To: Members of the St. Johns County Planning and Zoning Agency

From: Michael Dalton

Property Address: 3409 S Silvertree Way, St. Augustine

Date: August 8, 2025

Dear Members of the Planning and Zoning Agency,

I am writing to formally object to the application filed under File Number SUPMAJ 2024000010, requesting a Special Use Permit to operate an indoor/outdoor wedding and special event venue at 855 Cherry Tree Road.

This proposal would fundamentally alter the character, safety, and livability of our residential neighborhood. It directly conflicts with the purpose of zoning, endangers pedestrians, places undue burden on neighbors and local infrastructure, and offers no benefit to the community at large. I respectfully urge the Agency to deny this request based on the following:

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#### 1. Zoning Laws Exist to Prevent Incompatible Land Uses

The foundation of zoning regulations is to protect residential areas from incompatible uses like commercial event venues. Allowing this change would undermine the purpose of zoning and set a dangerous precedent. The U.S. Supreme Court recognized this principle in *Village of Euclid v. Ambler Realty Co.*, upholding a municipality's right to separate uses to protect public welfare.

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#### 2. Violation of Open Rural Zoning Intent and Residential-B Land Use

The subject property lies within the **Open Rural (OR)** zoning district and is designated **Residential-B** under the County's Future Land Use Map (FLUM). Residential-B is intended to create and maintain low-density residential areas with uses that serve the neighborhood and are compatible in scale and intensity.

A 300-guest commercial event venue operating primarily on weekends is incompatible with the low-intensity character envisioned for Residential-B areas. It would introduce transient visitors, amplified music, and high traffic volumes, none of which are consistent with neighborhood-serving uses.

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### 3. This Request Benefits One at the Expense of Many – and May Constitute “Spot Zoning”

The only party who benefits from this change is the applicant. All costs—traffic, noise, safety hazards, and devaluation of nearby homes—are pushed onto the neighborhood. This is a textbook case of “spot zoning,” where land-use regulations are modified for a single property owner’s benefit.

In *Hartnett v. Austin*, the Florida Supreme Court held that zoning changes must serve the public welfare and not be granted merely to accommodate private commercial interests. The court specifically cautioned against spot or contract zoning, which undermines consistent land-use planning. Approving this request would not only be inequitable—it would weaken public trust in the County’s zoning authority.

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### 4. Erosion of Residential Character and Quality of Life

This proposal threatens to permanently alter the peaceful character of the neighborhood:

- **Noise Pollution:** Large-scale event venues feature loud music, amplified announcements, and gatherings often continuing late into the night. While St. Johns County has a noise ordinance, enforcement is inconsistent and reactive.
- **Loss of Neighborhood Cohesion:** Residents chose this area for its residential feel and privacy. Replacing that with weekend after weekend of transient guests, music, and vehicular traffic will erode the stability and security of the community.

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### 5. Local Roads Are Inadequate and Unsafe

Cherry Tree Road and Kings Road are not designed to support commercial event traffic. These narrow, two-lane roads lack shoulders and sidewalks. Kings Road features two sharp curves and has no street lighting, creating serious nighttime safety hazards.

The area is also **heavily populated with deer**, which increases the risk of collisions—particularly at night when guests are leaving events. This hazard is compounded by alcohol consumption at weddings and the absence of roadway lighting.

Cherry Tree Road is a **dead-end street**, meaning all traffic—including hundreds of guests, vendors, and rideshares—must turn around to exit. This will create bottlenecks, block driveways, and heighten accident risk.

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### 6. Children’s Safety Is at Serious Risk

Families with children regularly walk, bike, and play along Cherry Tree Road. Introducing high-volume, late-night traffic—particularly from events where alcohol consumption is common—significantly increases the risk of pedestrian injury or worse.

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### 7. Extreme Proximity to Neighboring Homes

The event buildings on the Crosby property are located **only 45–105 feet** from property lines of homes in the Oakbrook neighborhood to the south, with **very limited vegetation** to serve as a buffer.

**In contrast, the denied Tara Hill Barn application on Kings Road had its event barn over 900 feet from the nearest home, with two homes acting as a buffer—yet it was still rejected by both the PZA and the Board of County Commissioners in 2021.**

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## **8. Greater Scale and Frequency than Prior Denied Requests**

**The Tara Hill Barn proposal was limited to 50–100 guests** and was rightfully rejected by the PZA and the BCC rejected the appeal and sided with the decision of the PZA to reject the application for special use on September 21, 2021. The Crosby application proposes **up to 300 guests** on a much smaller 5-acre parcel making it much more disruptive to the community. Additionally, the Crosby application states that **90% of events will occur Friday–Sunday**—exactly when residents are home and seeking peace and quiet.

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## **9. Potential Negative Impact on Property Values**

Commercial venues in residential zones are known to reduce property desirability and value. Noise, traffic, and unpredictable schedules deter buyers seeking a stable, quiet neighborhood.

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## **10. Strain on Public Safety and Enforcement Resources**

Event venues increase demand for police, fire, and code enforcement. Noise ordinance violations, parking issues, and intoxicated guests will pull resources away from broader community needs.

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## **11. Violation of the St. Johns County Comprehensive Plan**

This request is inconsistent with the Comprehensive Plan in multiple ways:

- **⊘ Incompatible with Residential-B Intent:** Residential-B allows only neighborhood-serving uses compatible in scale and intensity.
- **⊘ No Demonstrated Public Benefit:** The venue serves only private profit.
- **⊘ Fails Compatibility Standard:** Introduces high noise, traffic, and transient use into a stable residential area.
- **⊘ Overburdens Infrastructure and Creates Safety Risks:** Narrow, unlit, curved roads and dead-end circulation cannot safely support the proposed traffic.
- **⊘ Contrary to State Law (F.S. 163.3194):** Zoning actions must be consistent with the adopted plan and serve public welfare—this does neither.

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## **12. Approval Would Set a Dangerous Precedent**

If approved, this would signal that any Residential-B neighborhood could face commercial encroachment, undermining zoning protections across the County.

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### **Conclusion**

The Special Use Permit request for 855 Cherry Tree Road violates the intent of Open Rural zoning, is incompatible with the Residential-B land use designation, endangers public safety, degrades neighborhood quality of life, and serves no public benefit.

**The Board and PZA have already rejected a similar, smaller-scale event venue in the same area (Tara Hill Barn), which had far greater buffers and a fraction of the proposed guest count. This application is objectively more intrusive and should be denied for the same reasons—if not more so.**

I respectfully urge the Planning and Zoning Agency to deny this request in its entirety.

Sincerely,

Michael Dalton

Daltonmiket@gmail.com



## Trevor Steven

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**From:** Phillip BUCHMAN <epbuchman@att.net>  
**Sent:** Tuesday, August 12, 2025 2:32 PM  
**To:** Trevor Steven  
**Subject:** Fw: (SUPMJ202410)

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**From:** Phillip BUCHMAN <epbuchman@att.net>  
**Sent:** Tuesday, August 12, 2025 11:28 AM  
**To:** plandept@sjcfl.uc <plandept@sjcfl.uc>  
**Cc:** jgutt@sjcfl.us <jgutt@sjcfl.us>  
**Subject:** (SUPMJ202410)

Please **DO NOT APPROVE** the request for a Special Use Permit to allow commercial events at **855 Cherry Tree RD**, St. Augustine, FL.

The approval of this permit would have a negative impact on the surrounding communities of Oakbrook, and the areas of Kings Estates and Cherry Tree itself.

The approval would affect our quality of life by allowing loud music and crowds, as well as traffic and parking issues.

If you are not familiar with this area, I urge you come drive through it and see how quiet and peaceful it is and how noise pollution and intoxicated partiers would change that.

Thank You,  
Phillip Buchman  
840 White Eagle Circle

To: St. Johns County Planning and Zoning, Growth Management  
4040 Lewis Speedway  
St. Augustine, FL 32084  
Email: [plandept@sjcfl.us](mailto:plandept@sjcfl.us), [jgutt@sjcfl.us](mailto:jgutt@sjcfl.us), [tsteven@sjcfl.us](mailto:tsteven@sjcfl.us)

Dear Members of the Planning and Zoning Board,

I am writing as a nearby property owner to oppose the proposed Special Use Permit (SUPMAJ 2024 10) for the establishment of an indoor and outdoor wedding, party, and event venue at 855 Cherry Tree Rd., St. Augustine, FL 32086.

Our neighborhood is home to young families, retirees, and longtime residents who value peace, safety, and privacy. Allowing a commercial event venue in this location would have a significant negative impact on our community by:

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- Increasing traffic congestion and creating hazards for residents, pedestrians, and children.
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- Decreasing property values because of the commercial nature and frequent use of the property.
- Changing the character of our quiet residential community to one that is commercial and less safe.
- Adding light pollution from evening events, disrupting neighbors' ability to enjoy their homes.

Additional Comments/Concerns:

my family enjoys being able to walk down our road and not worry about cars flying by. The traffic from this venue will bring a bunch of unwanted people to my tranquil neighborhood.

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Sincerely, 

Name: Laura + Ryan Bennett  
Address: 1160 Cherry Tree Rd  
Date: 8/13/2025

## Trevor Steven

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**From:** Ginger Williamson <gingerferrell@hotmail.com>  
**Sent:** Monday, August 11, 2025 12:28 PM  
**To:** plandept@sjcfl.uc  
**Cc:** Jennifer Gutt; Trevor Steven  
**Subject:** (SUPMAJ 2024 10) 855 Cherry Tree Rd, St Augustine, FL 32086

Dear Jennifer Gutt and Trevor Stevens,

My name is Ginger Williamson (nee Ferrell). I am a St Augustine native. My mother's side came to St Augustine from Holland in the 1800s, and our family has since resided here for generations.

Over the last 45 years, I have lived in many, many neighborhoods in St Johns County. In 2014, I moved out of the home on the outskirts downtown St Augustine. I had put all of my savings into it, but because of the increase in noise, bars, events, traffic, and congestion - it was not conducive to raising a family. My husband and I looked all over the county to find a suitable area to raise our family. We specifically chose the Kings Wooded Acres neighborhood because of the quietness, preservation of nature, wildlife, lack of traffic, and peacefulness. When we heard that Cherry Tree could be rezoned for an event venue, we were devastated. We want our home to be our forever home. We do not want to pack up and move to another state, like so many locals have done due to the over-development of this small town.

I am greatly opposed to an event venue being placed in our neighborhood due to the amplified noise, traffic, and threat to safety due to alcohol consumption. This neighborhood is full of small children. It is not a party area.

Please, I beg you. DO NOT rezone. Please do not put an event venue here.

Thanks for reading.

Sincerely,  
Ginger Williamson

## Trevor Steven

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**From:** Robert <ralphronatz@gmail.com>  
**Sent:** Wednesday, August 13, 2025 3:00 PM  
**To:** Trevor Steven  
**Subject:** Zoning change request at 855 cherry tree rd. St.Augustine fl please DO NOT let this happen! It will destroy my peace and property use. Thank you. Robert r. Onatz 835 cherry tree rd, st.Augustine fl.

Sent from my iPhone