

10

AGENDA ITEM
Planning & Zoning

Meeting

10/15/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: September 29, 2026

FROM: Evan Walsnovich, Planner

PHONE: 904 209-0596

SUBJECT OR TITLE: CPA(SS) 2026-08 Fruit Cove Baptist Church of Jacksonville

AGENDA TYPE: Business Item, Legislative, Recommendation, Report

PRESENTER: Casey Dendor, AICP | England-Thims & Miller, Inc.

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC) with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership. Located on the south side of County Road 16A and approximately 0.25miles northwest of the County Road 16A and State Road 16 intersection.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of the adoption of CPA (SS) 2026-08 Fruit Cove Baptist Church of Jacksonville based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of the adoption of CPA (SS) 2026-08 Fruit Cove Baptist Church of Jacksonville based upon four (4) findings of fact as provided in the Staff Report.



Growth Management Department

Planning Division Report
Application for Comprehensive Plan Amendment
CPA(SS) 2026-08 Fruit Cove
Baptist Church of Jacksonville

To: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: October 5, 2026

Subject: **CPA (SS) 2026-08 Fruit Cove Baptist Church of Jacksonville**, a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC) with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership.

Applicant: Casey Dendor, AICP | England-Thims & Miller, Inc.

Property Owner: Fruit Cove Baptist Church of Jacksonville Florida, Inc.

Hearing dates: Planning and Zoning Agency – October 15, 2026
Board of County Commissioners – November 3, 2026

Commissioner District: District 2

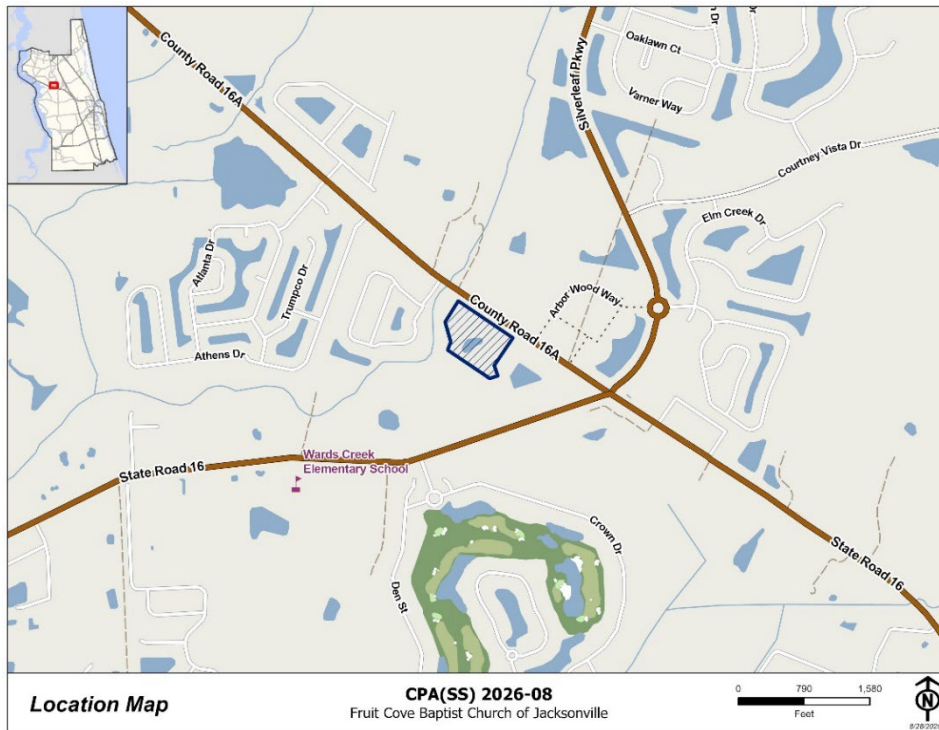
SUGGESTED MOTION/ACTION:

APPROVE: Motion to recommend approval of the adoption of **CPA (SS) 2026-08 Fruit Cove Baptist Church of Jacksonville** based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of the adoption of **CPA (SS) 2026-08 Fruit Cove Baptist Church of Jacksonville** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

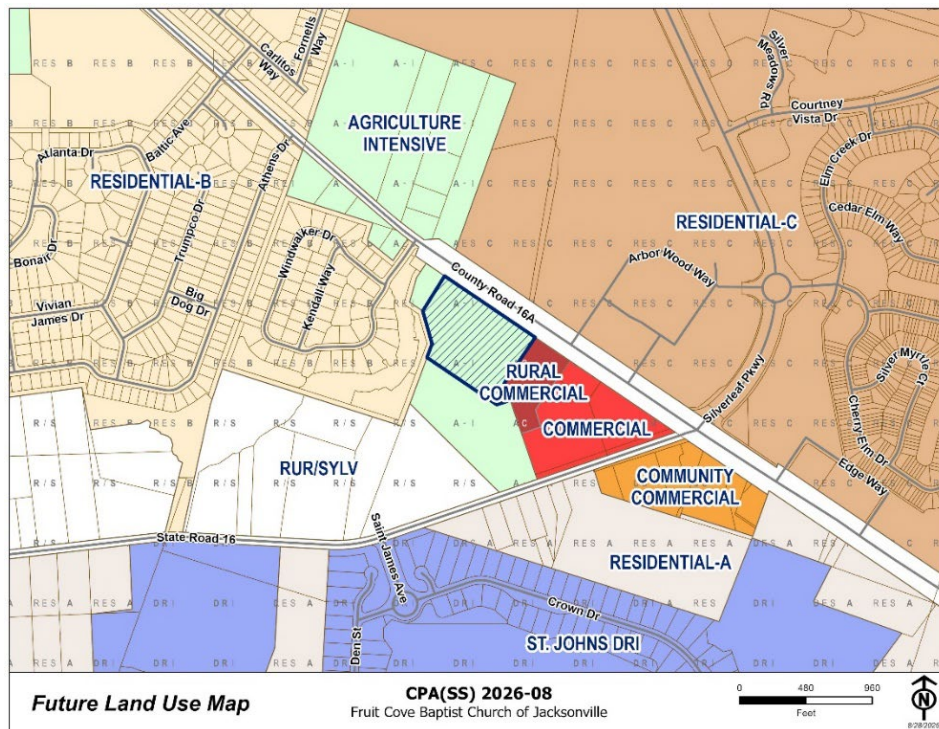
Location: The subject property is located on the south side of County Road 16A and is approximately 0.25 miles northwest of the County Road 16A and State Road 16 intersection.



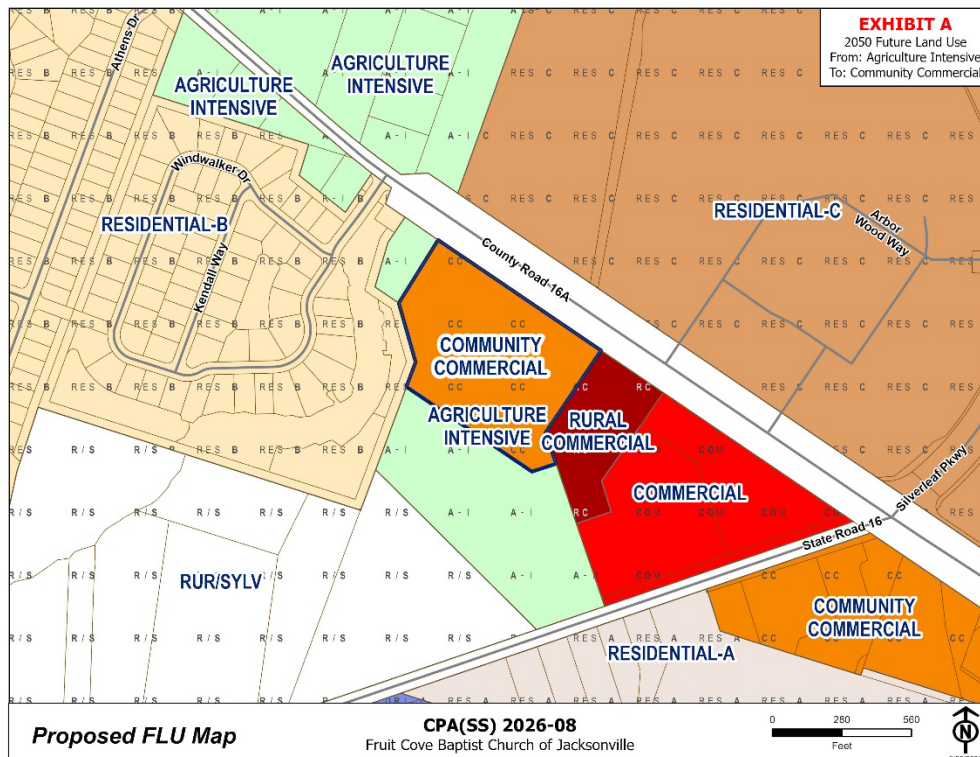
Aerial Imagery: The subject property contains approximately 9.5 acres of land and is currently utilized as a cattle pasture. West of the subject property is the Wards Creek subdivision while a U-Haul storage facility is located to the east. To the north Across County Road 16A, a large commercial shopping development within the Silverleaf PUD is being developed.



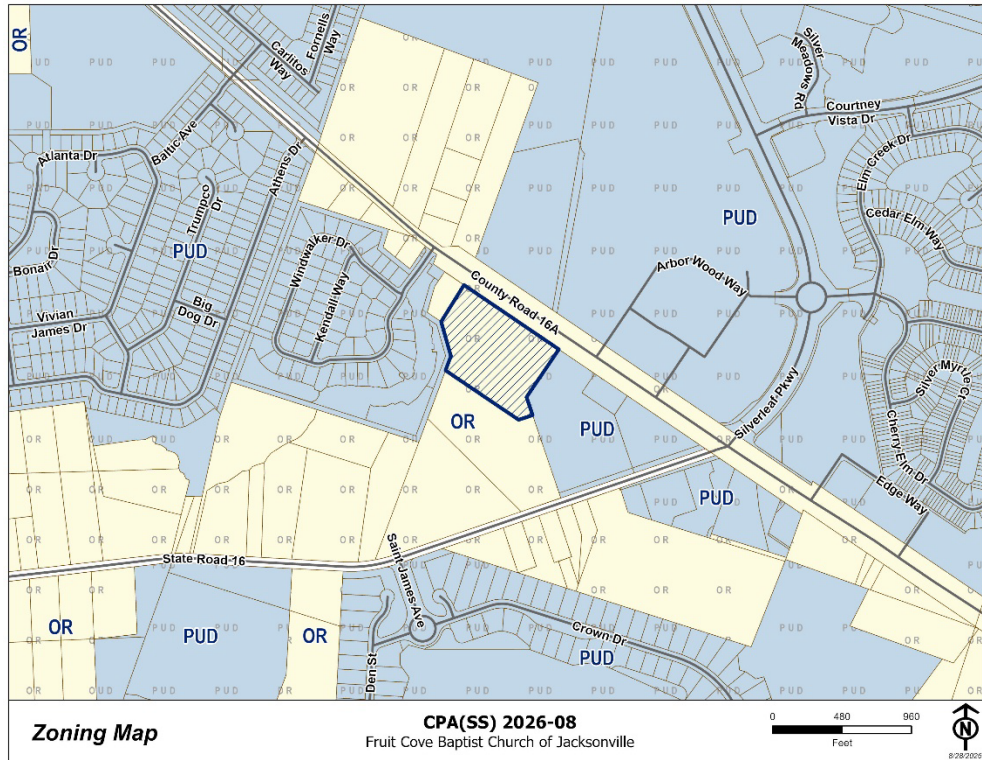
Existing Future Land Use: The subject property and several of its surrounding properties have a Future Land Use Map (FLUM) designation of Agricultural-Intensive (A-I). Within the vicinity, there are properties that are designated as Rural/Silviculture, Residential-A, Residential-B, Residential-C, Commercial, Rural Commercial, and Community Commercial.



Proposed Future Land Use: The applicant is requesting to change the subject property's FLUM designation from Agricultural-Intensive (A-I) to Community Commercial (CC).



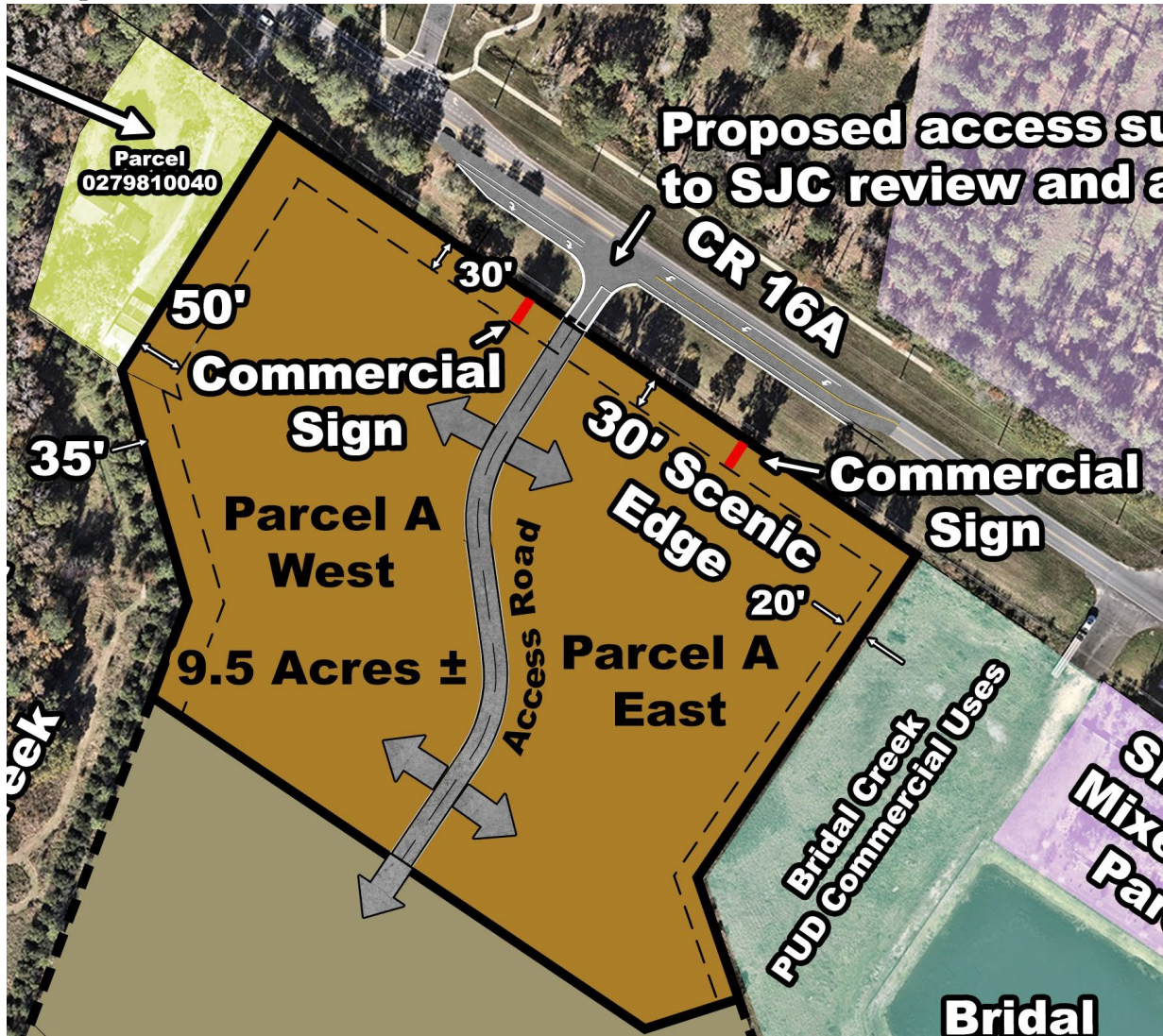
Zoning District: The subject property is currently zoned Open Rural (OR). There are various Planned Unit Developments (PUDs) within the vicinity of the subject property including the Wards Creek PUD (Ord. 2015-56, as amended) to the west, the Bridle Ridge PUD (Ord. 2010-42, as amended) to the east, and the Silverleaf PUD (Ord. 2006-117, as amended) to the northeast. A companion rezoning application (REZ 2026-16) is proposed with this request to change the current zoning from Open Rural (OR) to Commercial General (CG).



APPLICATION SUMMARY

This is a request for a Small-Scale Comprehensive Plan Amendment that seeks to amend the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC). This application comes with a Text Amendment that states with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership. The proposed plan of development is to create a commercial outparcel along County Road 16A. This proposed use requires a companion rezoning, the applicant has chosen to rezone this same portion of the subject property to Commercial General (CG). The applicant provides the following justification for the request:

"The Subject Property is located directly adjacent to an established commercial node at the intersection of CR 16A and SR 16. The proposed amendment is contiguous to this commercially developed area and represents a logical extension of the existing commercial node rather than isolated or leapfrog development. The requested Community Commercial future land use designation is already established within the commercial node, with Community Commercial designated lands located on the southwest quadrant of the intersection and commercial designated lands associated with the Silverleaf DRI located to the north and east. Accordingly, the proposed amendment continues an established pattern of nodal commercial development at a prominent intersection of major collector and arterial roadways, which is expressly contemplated by the Northwest Sector Overlay Policy A.2.1.1."

Conceptual Site Plan:

Please note that site plans are not required as part of a Small-Scale Comprehensive Plan Amendment application. If this application is approved, use of the site and placement of the buildings may differ from the above drawings; and proposed construction plans will need to meet the requirements found in the Land Development Code.

APPLICABLE REGULATIONS

The 2050 Comprehensive Plan has several policies directed toward Comprehensive Plan Amendments, including Policies A.1.3.4, A.1.4.11, and A.1.16.2. These policies provide:

- Policy A.1.3.4: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
 - (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

- (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
 - (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
 - (d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
 - (e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
 - (f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation and appropriately addresses the infrastructure needs of the community.
 - (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.
- Policy A.1.4.11: When a Comprehensive Plan is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, 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 can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. *Compatibility does not mean "the same as"*. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.
 - Policy A.1.16.2: Applications requesting amendments to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to, the following:
 - (a) consistency with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan;

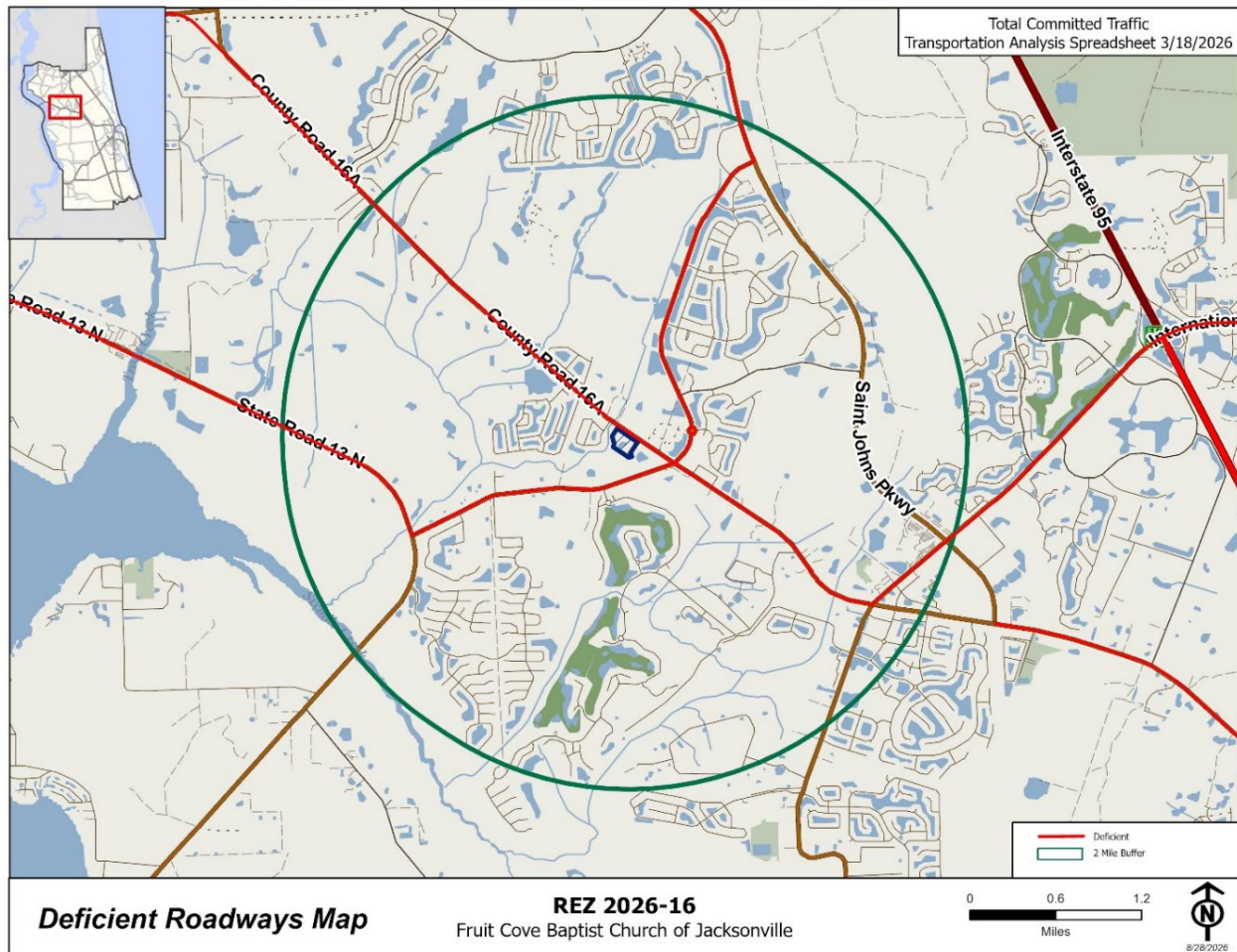
- (b) consistency with the Northeast Florida Strategic Regional Policy Plan;
- (c) Impacts on public facilities and services;
- (d) environmental impacts;
- (e) compatibility with surrounding areas;
- (f) the need to modify land uses and development patterns within antiquated subdivisions; and,
- (g) provide a cost-benefit analysis addressing the new development's economic impact to the County.

IMPACT REVIEWS

Transportation Impact Analysis: The applicant is requesting to change the future land use for approximately 9.5 acres of land from Agricultural- Intensive (A-I) to Community Commercial (CC); and rezone the subject property from Open Rural (OR) to Commercial General (CG). A detailed site access analysis and operational analysis is required prior to Construction Plan approval for all non-residential developments generating 300 or more P.M. peak hour trips to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. Any access or improvements on SR 16 will be subject to FDOT permitting. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.

The directly accessed roadway segment, Link 24 (CR 16A from River Reach Pkwy to SR 16.), is currently operating at 80.6% of capacity based on existing 2025 P.M. peak hour traffic, and 140.2 % of capacity based on total committed peak hour traffic.

Deficient Roadways Map: The following map displays deficient roadway segments within a 2-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Potable Water and Sanitary Sewer: Water and sewer facilities are located within the St. Johns County Utility Department (SJCUD) service area. According to the provided Availability Letter, there is available capacity. This letter is located in Attachment 2 of this Staff Report.

Drainage: The proposed project will be required to comply with all applicable Federal, State, regional, and local land development regulations and permitting requirements.

Solid Waste: There is sufficient capacity available.

Open Space: The proposed development will meet all required County standards for Open Space areas.

Fire Services: ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note; St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

ISO applies the following classification to properties in St Johns County:

Class 3: Property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.

Class 3X: Property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.

Class 10- Property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #027981-0000, as well as the current primary fire station location at 235 Murabella Pkwy. and creditable water supply, ISO would assign a rating of Class 3.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: All amendments to the St. Johns County comprehensive plan are legislative in nature. This is a policy-making decision to determine the future growth pattern of St. Johns County (i.e. is it appropriate to expand the development area boundary or to change the maximum theoretical growth in this area). A determination of consistency with the Comprehensive Plan and state law and approval or denial of the proposed amendment must not be arbitrary and capricious. Decisions on approval or denial of legislative land-use policy are determined on whether the decision is supported by fairly debatable evidence. Fairly debatable means that the government action must be upheld if reasonable minds could differ on the result concerning the evidence presented.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Planning & Zoning Division Review: Review by Planning staff finds that the subject property is currently designated Agricultural-Intensive (A-I) on the Future Land Use Map and is zoned Open Rural (OR). This project includes a companion rezoning application to change the zoning from OR to Commercial General (CG). Pursuant to Policy A.1.13.1(a) of the 2050 Comprehensive Plan, properties designated A-I on the FLUM are lands primarily intended for agriculture, cultural/institutional, and other uses typical of rural areas. Per the Comprehensive Plan and Article II of the LDC, the Use Categories within the A-I FLUM designation do not allow commercial retail uses. The proposed Community Commercial FLUM designation permits commercial uses intended to serve a sub-regional area and is consistent with the established commercial node located at County Road 16A and State Road 16. This existing commercial node is comprised of lands that are designated as Community Commercial and Rural Commercial on the Future Land Use Map. The Comprehensive Plan states in Policy A.1.13.1(e), that typical uses in Community Commercial shall mean commercial and office uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature.

Planning staff notes that pursuant to Comprehensive Plan Policy A.1.13.3, Note 2, commercial uses are limited to 12,000 SF of floor space per acre within the Community Commercial FLUM designation. Given the property's acreage of 9.5 acres, a maximum floor area of 114,000 SF would be allowed across the whole of the property

Table 1 (below) shows a comparison of permitted Use Categories within the current and proposed Future Land Use Map designations.

Table 1: Allowed Use Categories per Comprehensive Plan

Permitted Use Categories	Agricultural-Intensive	Community Commercial
Residential	X*	X**^
Agricultural	X	
Cultural/Institutional	X	X
Neighborhood Business /Commercial		X
General Business / Commercial		X
Mining and Extraction	X	
Office & Professional		X
Outdoor Passive	X	
Neighborhood Public and Emergency Service	X	X
Solid Waste and Correctional Facilities	X	
<i>*Residential uses, as permitted and regulated through the County's Land Development Code (LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2</i> <i>** Residential as may be allowed as an Accessory Use within the County land development regulations</i> <i>^^Multifamily Residential up to 13 DU per acre</i>		

The subject property is located within the Northwest Sector Planning Overlay, which, pursuant to Comprehensive Plan Objective A.2.1, establishes specific design criteria and standards for development, including Scenic and Development Edges. Based on the conceptual site plan provided, the applicant intends to provide the required 30-foot Scenic Edge along County Road 16A. The applicant is also proposing a reduced Development Edge of 20 feet between the commercial outparcel and the existing commercial PUD to the east balanced with an enhanced 50-foot Development Edge adjacent to the residential property to the west along County Road 16A. This reduction is being requested through a site-specific Text Amendment to the Comprehensive Plan Amendment.

The nearby Bridle Ridge PUD (Ord. 2010-42, as amended) has been developed with a 35-foot Development Edge to both the subject property and Parcel 39B of the Silverleaf PUD (Ord. 2006-117, as amended). In 2024, Parcel 39B was approved to reduce the required 30-foot Scenic Edge to 20 feet along County Road 16A and removed the 35-foot Development Edge requirement.

Research conducted by staff found that there have been two previously proposed residential projects on the subject property, both of which received significant public opposition and were ultimately denied by the Board of County Commissioners. The first project, Wade's Creek [PUD 2021-24], proposed a maximum of 115 single-family residential units with a companion FLUM change to the Residential-C designation [CPA(SS) 2021-26]. The second project, Preserve at Wards Creek [PUD 2023-18], proposed a maximum 288 multifamily apartments meeting requirements for Affordable Housing with a companion FLUM change to Residential-D [CPA(SS) 2023-09]. In 2022 and 2024, concerns were raised by the public and the Board of County Commissioners regarding the potential traffic impacts of these two projects on County Road 16A and State Road 16. Despite the inclusion of proposed concurrency payments for the residential developments, both applications were ultimately denied during their respective public hearings before the Board of County Commissioners on July 17, 2022, and May 7, 2024.

NORTHWEST SECTOR COMMUNITY MEETING

The applicant conducted the required Northwest Sector Community Meeting at Mill Creek Academy on Wednesday, September 23, 2026. County staff were in attendance, and the meeting was properly noticed. The project was presented to approximately 7 attendees, not including county staff. Ellen Avery-Smith of Roger Towers and Casey Dendor and Jessica Pierdhita of ETM led the meeting, presenting maps of proposed Zoning and Land Use changes and a preliminary site plan with access via County Road 16A. The Fruit Cove Baptist Church purchased the property to develop a new church and recreational facilities in this part of the county, aiming to replicate their current location near State Road 13 South, adjacent to commercial areas. Residents from Arbor Mill at Mill Creek voiced concerns about increased traffic, noise, and light pollution due to commercial activity along County Road 16A, referencing impacts from the nearby U-Haul facility. They inquired about the church's role in managing the commercial outparcel and its future uses. The Community Meeting packet, provided by the applicant, is included in **Attachment 3 - Northwest Sector Community Meeting Documents**.

CORRESPONDENCE/PHONE CALLS

County staff have not received any correspondence at the time of writing this staff report.

FINDINGS OF FACT/ACTION

Staff provides four (4) Findings of Fact to recommend adoption of the proposed amendment, and four (4) Findings of Fact to recommend denial. These findings are subject to change during the public hearing process.

ATTACHMENTS

1. Recorded Documents
2. Application and Supporting Documents
3. Northwest Sector Community Meeting Documents

PROPOSED FINDINGS OF FACT
CPA(SS) 2026-08 Fruit Cove Baptist Church of Jacksonville

APPROVE	DENY
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The proposed Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.	4. The proposed Comprehensive Plan Amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8 AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURE-INTENSIVE (A-I) TO COMMUNITY COMMERCIAL (CC) WITH A TEXT AMENDMENT PERMITTING A MINIMUM 50-FOOT DEVELOPMENT EDGE ALONG THE WESTERN PROPERTY BOUNDARY ABUTTING PARCEL NO. 027981-0040, A MINIMUM 20-FOOT DEVELOPMENT EDGE ALONG THE EASTERN PROPERTY BOUNDARY ADJACENT TO NON-RESIDENTIAL USES AND NO DEVELOPMENT EDGE SHALL BE REQUIRED WHERE THE PROPERTY IS CONTIGUOUS TO LANDS UNDER COMMON OWNERSHIP, FOR APPROXIMATELY 9.9 ACRES OF LAND, LOCATED AT 6351 COUNTY ROAD 16A; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Rural/Silviculture (R/S)** to **Residential-A (RES-A)** with a text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership for approximately 9.9 acres of land as described and shown on the attached **EXHIBITS A, B and C.**

SECTION 2. The 2050 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other

provisions provided during the public hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended and the 2050 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small-scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

SECTION 7. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS ____ DAY OF _____ 2026.

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

BY: _____
Clay Murphy, Chair

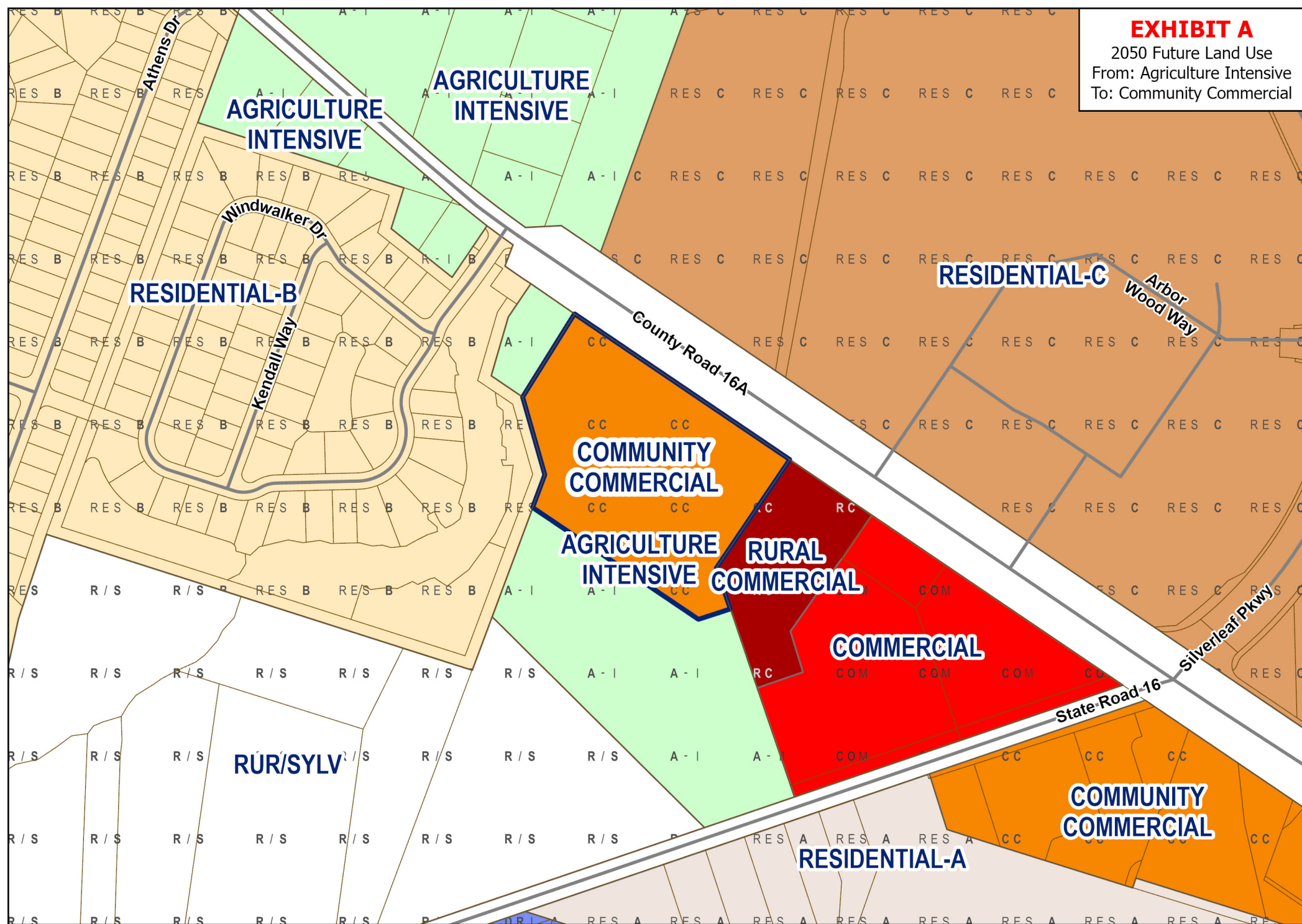
ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT A

2050 Future Land Use
From: Agriculture Intensive
To: Community Commercial



Proposed FLU Map

CPA(SS) 2026-08
Fruit Cove Baptist Church of Jacksonville

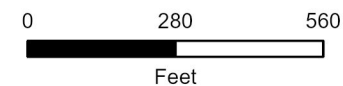


Exhibit B



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258

etmnc.com | 904.642.8550

June 8, 2026

Work Order No. 26-001.00

File No. 131H-04.00A

Zoning Parcel

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 6013, page 103, of the Public Records of said county, being more particularly described as follows:

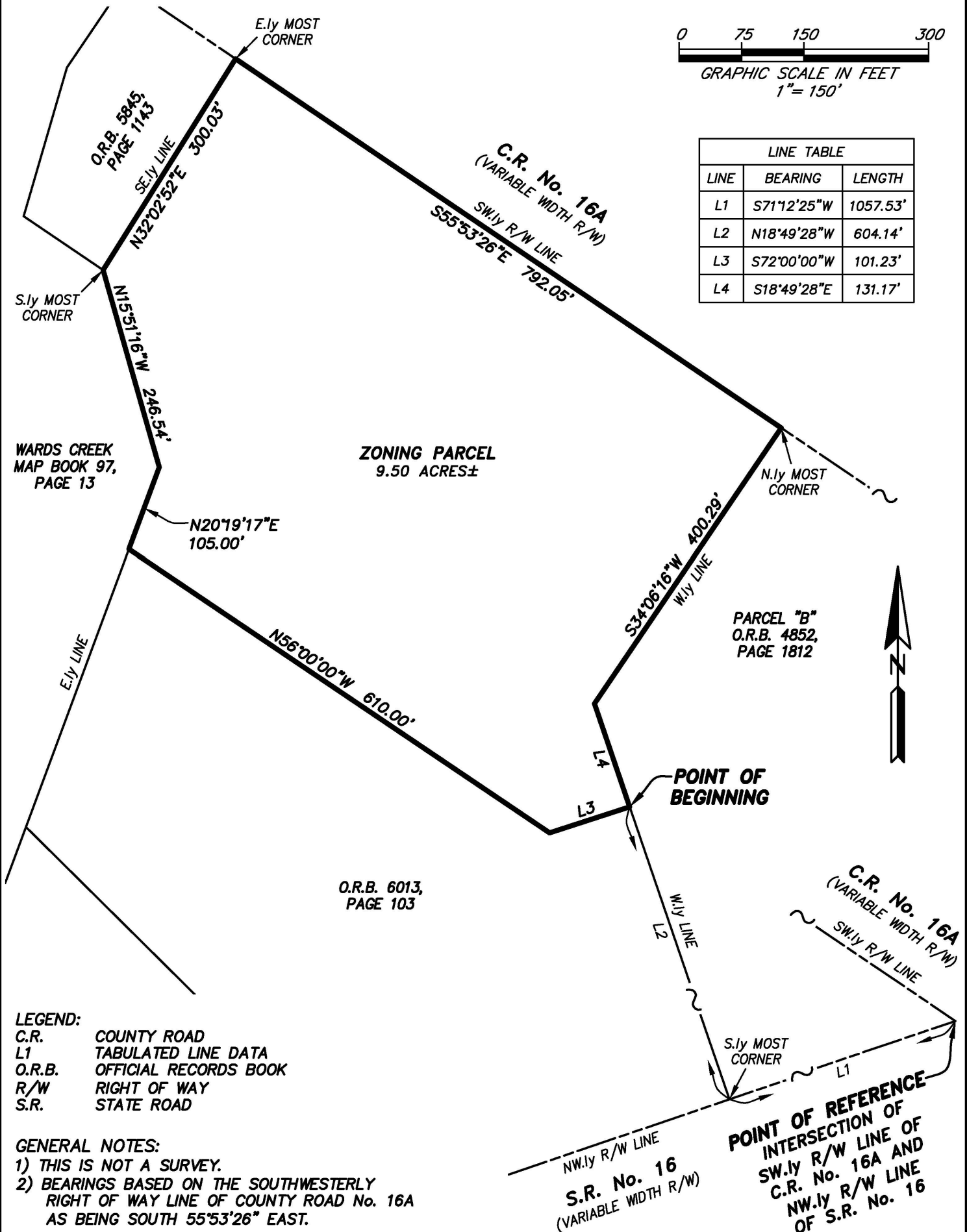
For a Point of Reference, commence at the intersection of the Southwesterly right of way line of County Road No. 16A and the Northwesterly right of way line of State Road No. 16, both variable width rights of way as presently established; thence South $71^{\circ}12'25''$ West, along said Northwesterly right of way line, 1057.53 feet to the Southerly most corner of Parcel "B", as described and recorded in Official Records Book 4852, page 1812, of said Public Records; thence North $18^{\circ}49'28''$ West, departing said Northwesterly right of way line and along the Westerly line of said Parcel "B", 604.14 feet to the Point of Beginning.

From said Point of Beginning, thence South $72^{\circ}00'00''$ West, departing said Westerly line of Parcel "B", 101.23 feet; thence North $56^{\circ}00'00''$ West, 610.00 feet to a point lying on the Easterly line of Wards Creek, a plat recorded in Map Book 97, page 13, of said Public Records; thence North $20^{\circ}19'17''$ East, along said Easterly line, 105.00 feet; thence North $15^{\circ}51'16''$ West, continuing along said Easterly line, 246.54 feet to the Southerly most corner of those lands described and recorded in Official Records Book 5845, page 1143, of said Public Records; thence North $32^{\circ}02'52''$ East, departing said Easterly line and along the Southeasterly line of said Official Records Book 5845, page 1143, a distance of 300.03 feet to the Easterly most corner thereof, said corner lying on said Southwesterly right of way line of County Road No. 16A; thence South $55^{\circ}53'26''$ East, along said Southwesterly right of way line, 792.05 feet to the Northerly most corner of said Parcel "B"; thence South $34^{\circ}06'16''$ West, departing said Southwesterly right of way line and along said Westerly line of Parcel "B", 400.29 feet; thence South $18^{\circ}49'28''$ East, continuing along said Westerly line, 131.17 feet to the Point of Beginning.

Containing 9.50 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL
RECORDS BOOK 6013, PAGE 103, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

Certificate of Authorization No: LB 3624

Trusted
Advisors,
Creating
Community.

(904) 642-8550
www.etminc.com

SCALE: 1"=150'

DATE: JUNE 8, 2026



Digitally
signed by
Andrew O
Knuppel

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

Fruit Cove Baptist Church

Comprehensive Plan Site-Specific Text Policy

Comprehensive Plan Land Use Element – Policy A.1.13.1(m)(1)

The property located at 6351 County Road 16A, owned by Fruit Cove Baptist Church of Jacksonville Florida, Inc. and identified as Parcel No. 027981-0000, consisting of approximately 9.5 acres and is located at the northwest quadrant of the intersection of County Road 16A and State Road 16, as described in Ordinance 2026-____. The property is designated Community Commercial on the Future Land Use Map. Notwithstanding the minimum development edge requirements of Policy A.2.1.3, the Property shall provide a 50-foot development edge along the western boundary where the parcel abuts Parcel No. 027981-0040 and a minimum 20- foot development edge along the property boundaries abutting non- residential development. No development edge shall be required along property boundaries contiguous to lands under common ownership.

**END DOUCMENTS
TO BE RECOREDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS



Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Phone (904) 209-0675 E-mail: plandept@sjcfl.us

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Development Review Division prior to the established filing deadline for the public hearings before the Planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date 07/10/2026

Property Owner(s) Fruit Cove Baptist Church of Jacksonville Florida Inc Phone _____

Address 501 State Road 13 Fax _____

City Saint Johns State FL Zip Code 32259 Email N/A

Are there any owners not listed ☒ No ☐ Yes If yes please list on separate sheet to be included with your application

Applicant England-Thims & Miller; Attn: Casey Dendor Phone 904.642.8990

Address 14775 Old St. Augustine Rd Fax _____

City Jacksonville State FL Zip Code 32258 Email dendorc@etminc.com

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

☒ Text Amendment (Sign certification statement and attach additional pages as necessary)

Element Land Use Element Goal, Objective or Policy # A.1.13.1(m)(1) Page 35

☒ Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation AI Zoning OR

Proposed Future Land Use Map Designation CC Zoning CG

Location/Description: Property Appraiser's Parcel Identification No. 027981-0000

Street Address/Location 6351 County Road 16A St. Augustine FL 32092

Total Acreage 9.5 Overall Dimensions _____ Flood Zone _____

Adjacent Future Land Use Designation North: RES-C & A South: A East: C & RC West: Res B

Wetlands: Yes: ☒ No: ☐ Type: Freshwater Pond Acres: _____

Soil Associations: See enclosed soils map

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

The Subject Property is approximately 9.5-acre undeveloped parcel located at the northwest quadrant of the intersection of County Road 16A and State Road 16. The site is primarily comprised of improved pastures with a small pond located near the northern portion of the property and limited tree cover concentrated along the western boundary. The property is generally flat and highly visible, with frontage along both County Road 16A and State Road 16.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.
2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
4. (a) The project will use: ☒ public sewer or ☐ private sewer or ☐ septic tank.
(b) The project will use: ☒ public water or ☐ private water or ☐ private well.
5. (a) Will the project build its own water plant? ☐ Yes ☒ No
(b) Will the project build its own sewage plant? ☐ Yes ☒ No
6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7. Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	1	Commercial	100,000 sq ft ÷ 100 sq ft × 15 GPD = 15,000 GPD	
Sewage	1	Commercial	100,000 sq ft ÷ 100 sq ft × 12 GPD = 12,000 GPD	
Water Utility	Name: St. Johns County Utility Department		Address:	
Sewer Utility	Name: St. Johns County Utility Department		Address:	

8. Describe anticipated drainage system:**9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:**

Phase (Years)	Number of People or Use	Pounds per Day
1		

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.75 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.75 Persons Per Unit X 0.015
	N/A
	N/A

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:

- (a) Number of Dwelling Units X 2.75 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:

N/A

- (b) Number of Units X 2.75 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.

N/A

12. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
1	Institutional (ITE 560) Estimated 100,000 square feet	43 trips

13. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the **Land Development Code** and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips).

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End
				N/A
				N/A

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

- Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
- Proof of ownership (copy of deed or purchase agreement, and title opinion).
- Legal description and tax identification number.
- General location map with subject property clearly identified.
- Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
- Comprehensive Plan Future Land Use Map with subject property clearly identified.
- Most recent aerial of site showing property boundaries.
- Copy of soils map showing property boundaries.
- Generalized site plan with uses, phases (Question 3).
- Water and Sewer Utility letter, if applicable (Question 6).
- One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Casey Dendor, AICP

Signature(s): _____

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: Casey Dendor, AICP

Mailing Address: 14775 Old St Augustine Rd, Jacksonville FL 32258

Phone: 904.642.8990

FAX: _____

E-mail: dendorc@etm-inc.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization _____

this 10th day of July, 20 26 by Casey Dendor as Planning Manager

for England Thins + Miller Inc

Notary Public, State of Florida

Name

Sharlene Wolterman

#

HH 747845

Oath sworn: Yes _____

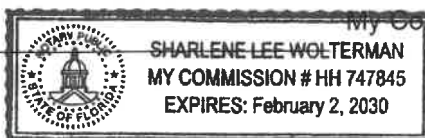
No ☒

Notary Signature

[Signature]

My Commission expires:

2/2/30



Fruit Cove Baptist Church of Jacksonville

Small Scale Comprehensive Plan Amendment

STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

Project Description

The Subject Property, described in the attached legal description and survey sketch (Exhibit A) consists of approximately 9.5 acres of land located at the northwest quadrant of the intersection of County Road 16A and State Road 16, in St. Johns County, Florida. The Property is owned by Fruit Cove Baptist Church of Jacksonville Florida, Inc. and it is within the Northwest Sector Overlay defined by the 2050 Comprehensive Plan. This application for a Small Scale Comprehensive Plan Amendment is a companion to a rezoning application to rezone the Subject Property from Open Rural (OR) to Commercial General (CG).

The Subject Property is currently designated Agriculture (A-I) on the 2050 Future Land Use Map. This application proposes to amend the Future Land Use Map (FLUM) from Agriculture (A-I) to Community Commercial (CC). The proposed Community Commercial designation is consistent with the established future land use pattern at the intersection of County Road 16A and State Road 16, which already includes Community Commercial designation on the southwest quadrant of the intersection and Commercial designations supporting the commercial node. The requested amendment expands the surrounding development pattern, which includes the adjacent Bridle Ridge PUD, the Mill Creek Hardware PUD located to the southwest of the intersection of CR 16A and SR 16, and the Silverleaf DRI commercial development, which is located north and east of the intersection.

In lieu of filing a companion rezoning to Planned Unit Development (PUD), development will proceed through a rezoning to Commercial General (CG) with site plan approval by the Planning and Zoning Agency (PZA), as permitted under Comprehensive Plan Policy A.2.1.1(c). A site-specific text policy will be incorporated into the Comprehensive Plan to establish development edge standards tailored to the specific site context, including: (1) an enhanced 50-foot development edge to the west, adjacent to existing residential uses associated with Parcel 0279810040 (instead of the standard 35-foot minimum); (2) the minimum 20 foot development edge along the eastern boundary of the Subject Property where it abuts the Bridle Ridge PUD and the commercially designated Silverleaf DRI parcel, consistent with Comprehensive Plan Policy A.2.1.3, which allows the minimum development edge requirements where non-residential development is adjacent to non-residential development; and (3) no development edge requirement to the south, where the Subject Property is contiguous to lands under common ownership. The proposed future land use map and text policy are included as Exhibit B and C.

Density and Intensity of Use

The Subject Property encompasses approximately 9.5 acres. Community Commercial development will be sized and scaled to serve the surrounding community and will comply with the intensity standards applicable to the Community Commercial Future Land Use designation as established in the St. Johns County 2050 Comprehensive Plan and Land Development Code. The conceptual site plan submitted with this application is intended to identify the acreage subject to the FLU map amendment and rezoning request and illustrates the proposed access for purposes of site plan approval pursuant to Policy A.2.1.1(c).

Refined development intensity, including floor area ratio and impervious surface area ratio, will be established during the construction plan and site engineering stage in accordance with the applicable Community and Commercial Future Land Use designation, Commercial General zoning district standards per Table 6.01 of the Land Development Code and applicable requirements of the Land Development Code.

Existing Site Conditions / Suitability

Surrounding Uses

The Subject Property is strategically located within an established commercial node at the intersection of County Road 16A and State Road 16, consistent with the Northwest Sector Overlay's vision for commercial support uses at major collector and arterial intersections. The Property is well served by existing and planned infrastructure. To the north and east, the Property is adjacent to existing and planned commercial development associated with Bridle Ridge PUD and the Silverleaf DRI. Agricultural and residential uses are located to the west, and lands under common ownership lie to the south. The Future Land Use Map (FLUM) and zoning designations of the surrounding properties are summarized in the table below.

Direction	Future Land Use	Zoning
North	Residential-C	PUD (Silverleaf) – mixed use
South	Agriculture (common ownership)	Open Rural (OR) – lands under common ownership
East	Rural Commercial / Commercial / Residential-C	PUD (Bridle Ridge and Silverleaf) – commercial
West	Residential-B	PUD (Wards Creek) – residential

Urban Sprawl Analysis

All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources per Policy A.1.3.4 of the St. Johns 2050 Comprehensive Plan.

(a) the extent to which the proposed amendment is contiguous to an existing Development Area that has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

The Subject Property is located directly adjacent to an established commercial node at the intersection of CR 16A and SR 16. The proposed amendment is contiguous to this commercially developed area and represents a logical extension of the existing commercial node rather than isolated or leapfrog development. The requested Community Commercial future land use designation is already established within the commercial node, with Community Commercial designated lands located on the southwest quadrant of the intersection and commercial designated lands associated with the Silverleaf DRI located to the north and east. Accordingly, the proposed amendment continues an established pattern of nodal commercial development at a prominent intersection of major collector and arterial roadways, which is expressly contemplated by the Northwest Sector Overlay Policy A.2.1.1.

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

St. Johns County is one of the fastest-growing counties in Florida, and the Northwest Sector continues to experience rapid residential growth, including within the Silverleaf DRI and other nearby communities. This population growth creates sustained demand for commercial goods and services. The Subject Property is positioned at a commercially designated intersection to serve this growing residential base. Bringing the Subject Property into alignment with the Community Commercial FLUM designation responds to documented growth trends and ensures that appropriately located land is available to meet the service needs of existing and future residents.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, or the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program;

The proposed amendment is supported by existing and programmed infrastructure. The Subject Property is located at the intersection of CR 16A and SR 16, both of which are existing roadways that serve the broader area. Public utilities are available to serve the site. Transportation impacts associated with commercial development will be addressed through the site plan approval process and concurrency review. Required right-of-way reservations or dedications, access management, and transportation improvements, if any, will be identified and addressed at the development approval stage consistent with County, FDOT, and TPO requirements.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

The proposed amendment promotes the efficient use of public funds by directing commercial development to a location that already benefits from existing road infrastructure at the CR 16A and SR 16 intersection, as well as utility infrastructure serving the area. By locating commercial development at an established intersection that was already planned to accommodate commercial uses within the Comprehensive Plan and the Silverleaf DRI, the amendment avoids the need for new infrastructure investment in undeveloped areas.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries;

The proposed amendment does not result in urban sprawl. The Subject Property is adjacent to the Development Area Boundary, is contiguous to an established commercial node, and is positioned at the intersection of two major roadways within the Northwest Sector Overlay. The proposed Community Commercial designation reflects the existing commercial development pattern at this intersection. The amendment promotes compact, nodal commercial development consistent with Northwest Sector Overlay Policy A.2.1.1, which specifically contemplates commercial support uses at intersections of major collector and arterial roadways. Strip commercial development is not proposed. The amendment will not discourage infill of other development areas. Rather, the Subject Property represents an infill opportunity by facilitating development within an established commercial node. The amendment continues the existing pattern of commercial development at the intersection, strengthens the function of the commercial node, and accommodates growth in an undeveloped parcel without encouraging development into outlying areas.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community;

The proposed amendment supports a sustainable development pattern by placing commercial uses at an intersection that already functions as a commercial node within the Northwest Sector. The site will provide goods and services to the surrounding residential communities, reducing the need for longer automobile trips to commercial centers elsewhere. The development will be served by the existing CR 16A and SR 16 roadway network, and the site plan will be designed to comply with the requirements applicable to the Northwest Sector Overlay. An enhanced 50-foot development edge will be provided along the western boundary adjacent to residential uses, providing natural buffering and compatibility mitigation. The site plan will accommodate bicycle and pedestrian circulation.

(g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis, and fiscal impact analysis.

The proposed amendment supports positive market, economic, and fiscal outcomes by expanding the supply of commercially designated lands at an established commercial intersection within the rapidly growing Northwest Sector. The project will serve unmet demand for commercial goods and services in the surrounding residential communities, contribute to the County's tax base through the development of currently underdeveloped land, and create employment opportunities. By utilizing existing infrastructure and aligning with the developing commercial node, the project manages public costs while reinforcing the area as a cohesive commercial center consistent with the Northwest Sector Overlay's vision.

Land Cover and Vegetation

Table 1 lists the vegetation associations by Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes. The site has a variety of land use code classifications. The general location and extent of these vegetative communities are depicted on the **FLUCFCS Map**. The soils identified on the site are Sparr, Toco, Placid and Bakerville as depicted on the **Soils Map**.

Table 1
Land Cover/Vegetative Communities

COMMUNITY	FLUCFCS CODE
Residential Low Density	1100
Improved Pastures	2110

Flood Zones

A FEMA Flood Zone Map is included with the application materials. The Project is within flood zone X based upon FEMA Firm Map community number 12109C0257J revised 12/07/2018.

Wetlands

The Wetlands Map included in the application materials identifies the location on on-site wetlands. An environmental assessment prepared by Braun Intertec Southeast LLC has been completed and included as part of the application package.

Public Facilities Impact Analysis

The proposed amendment will not adversely impact public facilities, as adequate utility services are available to serve the proposed Community Commercial development. As confirmed by the St. Johns County Utility Availability Letter, the Property has access to existing water, sewer, reclaimed water, and electric service. Concurrency for non-residential development is exempt; site operational analysis will be reviewed with submittal of civil plans for development.

CONSISTENCY ANALYSIS

FUTURE LAND USE ELEMENT:

Objective A.1.2. Development Area Boundary

The County shall implement a development area boundary to manage growth in areas served by infrastructure.

Policies

A.1.2.4. The County shall direct growth in the Development Area Boundary where public facilities and services exist.

The Subject Property is immediately adjacent to the Development Area Boundary, where growth is intended and where public facilities and services are available or planned. Surrounded by existing and approved development within the Development Area Boundary, the proposed amendment represents an infill opportunity. Consistent with the Northwest Sector Overlay, the Subject Property is located at the intersection of County Road 16A and State Road 16, a designated location for commercial support uses that reinforces the function of the established commercial node.

A.1.2.5. The County shall prioritize infill development. Infill development is development on a vacant parcel or parcels of land within the Development Area Boundary that are surrounded by an existing built area.

The proposed amendment is consistent with the County's prioritization of infill development. The Subject Property is a vacant parcel situated within a designated commercial node at the intersection of CR 16A and SR 16, surrounded by existing commercial uses and commercially developing lands within the St. Johns County Land Development Code, the 2050 Comprehensive Plan and the Silverleaf DRI. The proposed Community Commercial designation will facilitate development of an underdeveloped parcel within an existing growth area, promote the efficient use of land and existing infrastructure, and reinforce the County's objective of directing growth to where contiguous development patterns exist, consistent with the intent of this policy.

Objective A.1.3. Control of Urban Sprawl

The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.

Policies

A.1.3.5. The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

The Subject Property is located at an existing intersection of two major roadways, CR 16A and SR 16, and is served by the regional transportation network of the Northwest Sector. Any required utility extensions to serve the development will support compact, contiguous growth at an established commercial node, consistent with this policy. (See Urban Sprawl Analysis on Pg. 2)

Objective A.1.4. Surrounding Land Use

The County shall locate land uses so they are compatible and complementary.

Policies

A.1.4.11. When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses.

The Subject Property is located within an established commercial node at the intersection of County Road 16A and State Road 16 and is adjacent to the Bridle Ridge PUD and the commercial designated parcel of the Silverleaf DRI, making the proposed Community Commercial Future Land Use designation compatible with the existing development pattern. Compatibility with residential uses associated with Parcel 0279810040 is addressed through the proposed the 50-foot development edge which provides enhanced natural buffering and screening. The minimum development edge is proposed along the eastern property boundary where the Subject Property is adjacent to commercial uses. Compatibility with lands under common ownership to the south is addressed by eliminating the development edge requirement on that boundary, as the southern parcel is under the same ownership. A companion rezoning to Commercial General and the concurrent site plan are being submitted to ensure that development is compatible with adjacent and surrounding uses.

Objective A.1.9. Land Development Regulations

The County shall continue to implement its land development regulations which assure that development is consistent with the Plan.

Policies

A.1.9.2. The County shall protect environmentally sensitive land...from the impacts of development through the implementation of the Land Development Code.

The proposed amendment will protect environmentally sensitive lands through compliance with the Land Development Code's requirements. Any wetlands and uplands identified on the Subject Property will be mapped and addressed through the site plan approval process in accordance with applicable County, SJRWMD, and FDEP requirements.

A.1.9.6. The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for: (a) protection of environmentally sensitive lands; (b) safe and convenient on-site traffic circulation; (c) provision of adequate on-site parking; (d) protection of wellheads; (e) regulation of subdivisions; (f) regulations for areas subject to flooding; (g) drainage and stormwater management; (h) provision of open space and landscaping; and (i) regulations of roads, water, and sewer infrastructure.

The proposed commercial development will comply with all applicable Land Development Code standards for environmental protection, stormwater management, traffic circulation, parking, drainage, open space, and infrastructure, ensuring that development occurs in a manner consistent with the County's Land Development Code and regulations.

NORTHWEST SECTOR OVERLAY:

Objective A.2.1. Northwest Sector Overlay

St. Johns County shall utilize the Northwest Sector Overlay in the Northwest Sector, as shown in the Future Land Use Map, to realize the planning vision and promote a legacy of sustainable communities based on neighborhoods for all residents while

assuring compatibility between the environment, new development, and existing residential areas.

Policies

A.2.1.1. Northwest Sector General Administrative.

The proposed amendment is consistent with Policy A.2.1.1. The Subject Property is located at the intersection of CR 16A (a major collector) and SR 16 (an arterial roadway), which is the type of location contemplated by the Northwest Sector Overlay for commercial support nodes. The intersection already functions as an established commercial node and includes Community Commercial, Rural Commercial, and Commercial land use designations. Additionally, the surrounding Silverleaf DRI contributes to the expansion of the commercial node at this intersection. The Community Commercial future land use designation is consistent with the Northwest Sector Overlay's objective of accommodating commercial uses that serve surrounding neighborhoods and broader community. The proposed amendment integrates the Subject Property into this established commercial node and supports the Overlay's vision of serving Northwest Sector residents with compact commercial centers at major intersections. The development will be designed as a compact, nodal commercial use consistent with the Overlay's design requirements. Pursuant to Policy A.2.1.1(c), and in lieu of a PUD rezoning, the companion rezoning to Commercial General will be accompanied by site plan approval by the PZA.

A.2.1.2. Northwest Sector Circulation.

The Subject Property is located at the intersection of CR 16A and SR 16, providing direct access to both the regional and local roadway network. Its location at this major intersection is consistent with the Northwest Sector Overlay's vision of concentrating neighborhood commercial support uses along arterial and major collector roadways to serve surrounding communities. A companion rezoning application and concurrent site plan application are being submitted and evaluated to ensure consistency with Northwest Sector Overlay and access management standards applicable to CR 16A and SR 16.

A.2.1.3. Northwest Sector Development Edges and Recreational Trail System.

The proposed amendment incorporates development edge standards tailored to the unique context of the Subject Property, to be codified through a site-specific text policy: (1) A 50-foot development edge will be provided along the western boundary where adjacent to residential parcel number 0279810040. This enhanced buffer exceeds the standard 35-foot minimum, providing greater compatibility protection for residents. (2) The minimum 20-foot development edge is proposed along the eastern boundary, where the Subject Property is contiguous to planned and approved commercial development. (3) No development edge is proposed along the southern boundary, which is contiguous to lands under common ownership, where a coordinated development pattern will be maintained. These development edge specifications will be incorporated into a site-specific policy to be adopted as part of this Comprehensive Plan Amendment.

A.2.1.4. Northwest Sector Scenic Edges.

The Subject Property fronts both CR 16A and SR 16, both of which are designated roadways subject to the scenic edge requirements of the Northwest Sector Overlay. Pursuant to Policy A.2.1.4, commercially zoned properties may provide a reduced 30-foot scenic edge provided that enhanced landscaping performance standards are incorporated to preserve the scenic quality of the corridor. The companion rezoning application and concurrent site plan will incorporate a compliant 30-foot scenic edge along CR 16,

consistent with the Northwest Sector Overlay per the Comprehensive Plan and the applicable Land Development Code standards.

A.2.1.8. Northwest Sector Land Use Diversity.

The proposed amendment supports the Northwest Sector's land use diversity objective by expanding commercial opportunities within a designated commercial node. The proposed Community Commercial future land use designation allows a broad range of complementary uses, including neighborhood and general commercial, office and professional, cultural and institutional, and neighborhood public service uses. These uses support surrounding residential neighborhoods and nearby civic uses while increasing employment and service opportunities within the Northwest Sector.

A.2.1.9. Northwest Sector General Development Pattern.

The proposed amendment is consistent with the development pattern of Northwest Sector Overlay by reinforcing a designated commercial node at the intersection of CR 16A and SR 16, consistent with the Overlay's intent to concentrate commercial uses at major intersections rather than promoting strip commercial development. The amendment respects the surrounding development pattern and provides compatibility with surrounding uses through a proposed enhanced 50-foot vegetated development edge adjacent to the existing residential home and the minimum development edge where the Subject Property adjoins compatible commercial development to the east, consistent with Comprehensive Plan Policy A.2.1.3. The companion rezoning and concurrent site plan will adhere to site-specific design standards applied through the site plan approval process.

A.2.1.11. Community Support Uses.

The proposed amendment is consistent with the Northwest Sector Community Support Uses policy by establishing commercial land uses within a designated commercial node that supports the Overlay's vision of compact and interconnected development. The Subject Property will serve as a community support use for the surrounding Northwest Sector residential communities, consistent with Policy A.2.1.11. The companion rezoning application and concurrent site plan will be designed with attention to human-scale, pedestrian-oriented design elements. Pedestrian and bicycle connectivity will be incorporated into the site plan, and the development will be arranged to complement the Northwest Sector vision by promoting walkability, connectivity, and a balanced community through a mixture of uses consistent with the Northwest Sector Overlay's design standards.

Arbor Mills

Site Data Table:

- A) Project Name: FCBC of Jacksonville Zoning Parcel
- B) Future Land Use: Community Commercial
- C) Zoning Designation: Commercial General
- D) Parcel ID: 0279810000
- E) Total Site Area: +/- 9.5 AC
- F) Required Setbacks
 - a) Front: 15 ft.
 - b) Side: 5 ft.
 - c) Rear: 10 ft.
- G) Building Requirements:
 - a) Max Height: 40'
 - b) Max ISR: 70%
 - c) Max FAR: 50%

Site Plan Notes:

1. Solid Waste Storage Dumpster shall be screened in accordance with Land Development Code Sec. 6.06.04.B.8. Details shall be provided with the building permit construction drawings at the the of submittal.
2. Mechanical Equipment shall be screened in accordance with Sec. 6.06.04.B.9. Details shall be provided with the building permit construction drawings at the time of submittal.
3. Signage shall be allowed by the Land Development Code Article 7. Potential signage locations shall be shown on the construction plans.
4. The parking requirements shall adhere to the standards of land development section 6.05.02 E. Table 6.17.
5. Buffer shall adhere to the standards of the land development code section 6.06.04. Details shall be provided at the time of submittal.
6. The project lies within flood zone X based upon FEMA Firm Map Community No. 12109C0257J revised 12/7/2018.
7. The storm-water management facility and system will adhere to the LDC.
8. The site plan depicted here in is conceptual and solely for the purposes of review in connection to the SSCPA and rezone/non-variance application and should not be construed as final design for construction. Permitting, or binding document. Final site plan design shall comply with the St. Johns County Development Code and submitted as part of the construction plan review process, contingent upon approval of the stated applications.
9. Final access design and access management shall be addressed through final site engineering and construction plan.

Parcel
0279810040

Proposed access subject
to SJC review and approval

Commercial
Sign

CR 16A

Commercial
Sign

30' Scenic Edge

Parcel A
9.5 Acres ±

Access Road

Arbor Mills HOA Tract
Wards Creek

Parcel B
FCBC PARCEL

U-HAUL®

ACE
Hardware

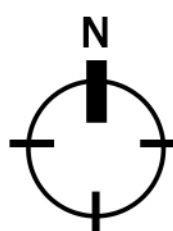
SR 16

FRUIT COVE BAPTIST CHURCH

Site Plan Exhibit - CPA (SS) and Rezone
4 September 2026

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

0' 50' 100' 200'



ETM
ENGLAND-THIMS & MILLER

T:\2026\26-212\Graphics\CR16 and SR 16 A FCBC Location 2026-09-04.psd



July 13, 2026

VIA Email: LockwoodS@etminc.com

Scott Jordan Lockwood, P.E.
ETM – England, Thims & Miller, Inc.
14775 Old St Augustine Road
Jacksonville, FL 32258

RE: Water & Sewer Availability
Fruit Cove Baptist Commercial CR 16A – Rev 1

PIN(s): 027981 0000

Mr. Lockwood:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 100,000 square foot commercial space with a total anticipated water demand of 15,000 gallons per day (gpd) and wastewater flow of 12,000 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service can be provided by the NW Water Treatment Plant (WTP) with connection to the existing 16-inch water main along CR 16A. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. See specific conditions section below.

Point of Connection - Wastewater:

The wastewater capacity can be provided by the NW Water Reclamation Facility (WRF) with connection to the existing 10-inch force main along SR 16.

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) pursuant to County Ordinance 2026-07, and will have one of the following requirements:

1. If the project will have a landscaped irrigable area less than two (2) acres at buildout, the development will qualify for an exemption for reclaimed water connections pursuant to County Ordinance 2026-07 and shall utilize an alternative water source for irrigation that is separate from the potable water distribution system.
2. If the project will have landscaped irrigable area larger than two (2) acres at buildout, the development shall install reclaimed water facilities for irrigation with provisions for temporary

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, and shall be coordinated during design with SJCUD staff.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.
2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on **January 9, 2027**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2026-07.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app [here](#).
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

1. To ensure adequate water capacity, Developer shall loop the water main through the project from CR 16A to SR 16. In addition, Developer must install a 16-inch water main along SR 16 between Ace Hardware and the King and the Bear.
2. SJCUD will require a 10-foot wide easement along the frontage of SR 16 located outside of the right-of-way reservation for future extension along this corridor.
3. The development is located along a water, wastewater, and/or reuse transmission corridor and is required to install main sizes specified by SJCUD. The developer may qualify for unit connection fee reimbursement for some or all of the transmission corridor improvements.

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
St. Johns County Utility Department

ATTACHMENT 3
Northwest Sector
Community Meeting
Documents



St. Johns County Growth Management Department
Planning & Zoning Section
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: 904 209-0675 | Fax: 904 209-0576 | E-mail: plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 9-21-2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number(s) CPA(SS) 2026-08; REC 2026-16 for a Community Meeting held on September 23rd, 2026. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

<u>Notice Requirement</u>	<u>Date and Initials</u>
☒ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	<u>9-08-26</u> <u>CS</u>
☒ Sign(s) Posted 15 days prior to scheduled meeting	<u>9-08-26</u> <u>CS</u>
☒ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	<u>9-08-26</u> <u>CS</u>
☒ Signs posted at location meeting	<u>9-23-26</u> <u>CS</u>
☐ Flyers posted within Northwest sector (optional)	

Applicant Signature: [Signature]

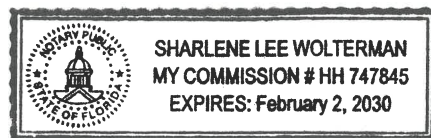
Date: 9-24-2026

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of September, 20 26

By Casey Dendor (name of person acknowledging).

(NOTARY SEAL)



[Signature]
Notary Signature

Sharlene L Wolterman
Name of Notary (Typed, Printed, or Stamped)

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

September 29, 2026

Evan Walsnovich
Growth Management Department
Planning & Zoning Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway | St. Augustine, FL 32084

**RE: Northwest Sector Community Meeting
Fruit Cover Baptist Church – CPA 2026-08 and REZ 2026-16
ETM No. 01-118-04 FCBC**

On Wednesday September 23, 2026, at 6:00 PM England-Thims and Miller (ETM), on behalf of the applicant, Fruit Cove Baptist Church of Jacksonville, hosted a Northwest Sector community public participation meeting at Mill Creek Academy. The meeting was noticed in accordance with Development Review Manual Section 33 in the form of mail-outs, NBR notification, newspaper advertisement, and sign postings.

In addition to the Applicant team, public attendance included, but not limited to, Evan Walsnovich, St. Johns County Planner; Chuck Labanowski, PZA member; and other members of the public. A copy of the sign-in sheet is attached.

The meeting was held in the school cafeteria, with map exhibits laid out on the tables to promote a conversational setting and allow attendees to review the property, surrounding development pattern, and proposed application area. The project was presented by Casey Dendor, ETM, and Ellen Avery-Smith, the land use attorney.

A PowerPoint presentation was provided to outline the proposed Small-Scale Comprehensive Plan Amendment and rezoning application and to guide the discussion. The community meeting focused on the following topics: (1) the proposed change in future land use designation from Agricultural to Community Commercial; (2) the proposed rezoning from Open Rural to Commercial General; (3) the location of the proposed commercial area within the existing and planned commercial node along the intersection of SR 16 and CR 16A; (4) compatibility with adjacent residential neighborhoods, including the enhanced 50-foot western development edge and existing vegetated and wetland separation; (5) the church's long-term vision for the property and future church campus; (6) the types of commercial uses that could be permitted and the church's intent to identify prohibited uses; (7) traffic, access, turn lanes, speeding, and existing roadway conditions along CR 16A; and (8) lighting requirements, noise, hours of operation, and other potential operational impacts associated with future commercial development and the future church operations.

A significant portion of the community discussion focused on providing greater clarity regarding the specific uses that may be develop on the property and the level of control the church would retain if commercial parcels were leased or sold. The meeting concluded with the Applicant team agreeing to review the permitted-use list with the church and identify uses that could be prohibited or otherwise restricted. A copy of the PowerPoint presentation including the maps shared during the meeting is attached.

Those attending the public participation meeting asked questions and made statements regarding the following subjects:

- Greater clarity on what the church intends to develop on the commercial portion of the property.



- Whether the church would retain ownership, ground lease, or sell the commercial parcels.
- How the church would control future uses if ownership changed and whether certain uses could be prohibited through deed restrictions or similar limitations.
- Requested additional information on the uses permitted under the proposed Community Commercial future land use and Commercial General zoning.
- The location of the commercial area along CR 16A and whether it would be more appropriate closer to SR 16 and the existing commercial development.
- Concerns about additional traffic, existing congestion, speeding, and school bus stop safety along CR 16A, particularly during peak travel times.
- Weather turn lanes, access improvements, traffic signals, or other roadway improvements would be required as the property develops.
- Concerns regarding wildlife and environmental impacts associated with development of the site.
- Concerns regarding lighting, noise, hours of operation, and early-morning service activities, particularly for homes adjoining or near the site.
- Weather the proposed buffers and development edges would provide sufficient separation and compatibility with the nearby Arbor Mill neighborhood.
- How the proposed commercial development would relate to the church's broader plans for a sanctuary, school, recreation facilities, and ball fields.

Please note that this letter is a summary of the meeting held on September 23, 2026. Should County require additional information or have any questions regarding the contents of this letter please do not hesitate to contact this office utilizing the contact information below.

Thank you,

ENGLAND-THIMS & MILLER, INC.



Jessica Piedrahita, AICP
Planner
(904) 642-8990
piedrahitaj@etminc.com

Attached: Attendance Sign-In Sheet
 Power Point Presentation (PDF)
 Meeting Notice Posting

ATTACHMENT 4
CORRESPONDENCE

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From MARK HANGS <mhangs@msn.com>

Date Thu 10/1/2026 1:07 PM

To Jessica Piedrahita <PiedrahitaJ@etminc.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgrt05@hotmail.com <sjcsgrt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>

Cc Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Jessica:

If you eliminate on premises liquor sales, we will not be able to get any type of sit-down restaurants which is an attraction to residents. Totally favor a ban on liquor stores as the area already has too many along with the balance of your No list.

As far as further restrictions, I would include the entire list that you have listed as potential, don't need oil change, tire shops, another gas station or car washes.

My take.

Regards

Mark Hangs
909.938.6613
mhangs@msn.com

From: Jessica Piedrahita <PiedrahitaJ@etminc.com>

Sent: Thursday, 01 October 2026 11:04:48

To: rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgrt05@hotmail.com <sjcsgrt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>

Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Subject: Fruit Cove Baptist Church Property – Meeting Follow-Up

Hello,

Thank you again for attending the Northwest Sector Community Meeting for the Fruit Cove Baptist Church property and for taking the time to provide your feedback.

As a follow-up to the discussion at the meeting, we have since coordinated with the Church to obtain additional clarification regarding the uses they would be willing to prohibit on the property. Based on comments received during the community meeting, we have prepared the attached list of proposed prohibited uses.

We appreciate your participation in the community meeting and the feedback provided as we continue to work through the proposed application.

Thank you again for your time and participation!



ENGLAND - THIMS & MILLER



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2024 & 2025

Jessica Piedrahita, AICP
Planner
PiedrahitaJ@etminc.com

office: 904.470.3901
etminc.com
[Career Opportunities](#)

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From SCOTT CRAIG <sjcs05@hotmail.com>

Date Thu 10/1/2026 5:27 PM

To Jessica Piedrahita <PiedrahitaJ@etminc.com>; MARK HANGS <mhangs@msn.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>

Cc Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Hi Jessica,

Can you also express to the church that if a restaurant is permitted then a restriction regarding outdoor music/live musical performances should be attached due to the close proximity to the residences adjacent to the property.

Thank you,

Scott Craig

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From: Jessica Piedrahita <PiedrahitaJ@etminc.com>

Sent: Thursday, 01 October 2026 15:51:36

To: MARK HANGS <mhangs@msn.com>; rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcs05@hotmail.com <sjcs05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>

Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Subject: RE: Fruit Cove Baptist Church Property – Meeting Follow-Up

Hi Mark,

Thank you for your feedback. We will share your comments with the Church.

Regarding restaurants, establishments with bona fide alcohol sales (i.e., beer and wine) for on-premises consumption would still be allowed. The restriction is intended to apply to restaurants that offer liquor for on-premises consumption (i.e., restaurants with a full service liquor bar), as well as establishments engaged in package liquor sales, as previously mentioned.

The intent is to allow restaurants to serve the area while also addressing residents' concerns regarding liquor sales.

Let us know if you have any additional questions. Hope this helps clarify.

Have a great night!

Jessica Piedrahita, AICP Planner

PiedrahitaJ@etminc.com | office: 904.470.3901

[England-Thims & Miller, Inc.](#) | [Career Opportunities](#)

From: MARK HANGS <mhangs@msn.com>

Sent: Thursday, October 1, 2026 1:08 PM

To: Jessica Piedrahita <PiedrahitaJ@etminc.com>; rsrichardson84@gmail.com; clmcgyver@aol.com; support@op2work.com; sjcs05@hotmail.com; meghan.craig1@gmail.com; sizemoresolutions@earthlink.net; charles.j.sizemore@gmail.com; deparis53@icloud.com; matt_henry@comcast.net

Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

Subject: Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

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My take.

Regards

Mark Hangs

909.938.6613

mhangs@msn.com

From: Jessica Piedrahita <PiedrahitaJ@etminc.com>

Sent: Thursday, 01 October 2026 11:04:48

To: rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgr05@hotmail.com <sjcsgr05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; deparis53@icloud.com <deparis53@icloud.com>; matt_henry@comcast.net <matt_henry@comcast.net>
Cc: Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>
Subject: Fruit Cove Baptist Church Property – Meeting Follow-Up

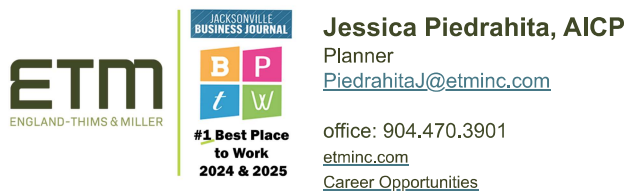
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Thank you again for your time and participation!



CAUTION: This email originated from outside of ETM. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Fruit Cove Baptist Church Property – Meeting Follow-Up

From Sylvie Durand-Wilder <deparis53@icloud.com>

Date Thu 10/1/2026 5:30 PM

To Jessica Piedrahita <PiedrahitaJ@etminc.com>

Cc rsrichardson84@gmail.com <rsrichardson84@gmail.com>; clmcgyver@aol.com <clmcgyver@aol.com>; support@op2work.com <support@op2work.com>; sjcsgt05@hotmail.com <sjcsgt05@hotmail.com>; meghan.craig1@gmail.com <meghan.craig1@gmail.com>; sizemoresolutions@earthlink.net <sizemoresolutions@earthlink.net>; charles.j.sizemore@gmail.com <charles.j.sizemore@gmail.com>; mhangs@msn.com <mhangs@msn.com>; matt_henry@comcast.net <matt_henry@comcast.net>; Casey Dendor <DendorC@etminc.com>; Evan Walsnovich <ewalsnovich@sjcfl.us>

 2 attachments (5 MB)

Community Meeting Follow Up Letter.pdf; CR16 and SR 16 A FCBC Site Plan 2026-10-1.pdf;

Jessica,

Thank you for holding the meeting. Like Mark, I do not agree with the list of tenants that the Church would agree to have. We certainly do not need another gas pump. No oil change station or tire store—these would be an eyesore and too close to a residential enclave. A restaurant or coffee shop would be welcome. Please relay this information to the Church.

Thank you.

Sylvie

On Oct 1, 2026, at 11:04 AM, Jessica Piedrahita <PiedrahitaJ@etminc.com> wrote:

Hello,

Thank you again for attending the Northwest Sector Community Meeting for the Fruit Cove Baptist Church property and for taking the time to provide your feedback.

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Jessica Piedrahita, AICP

Planner

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office: 904.470.3901

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