

11

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: REZ 2026-16 Fruit Cove Baptist Church of Jacksonville

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

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

BACKGROUND INFORMATION:

Request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with a use-limiting condition. 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 REZ 2026-16 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 REZ 2026-16 Fruit Cove Baptist Church of Jacksonville based upon five (5) findings of fact as provided in the Staff Report.



Growth Management Department

Planning Division Report
Application for Rezoning
REZ 2026-16 Fruit Cove
Baptist Church of Jacksonville

To: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: October 5, 2026

Subject: **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville**, a request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with conditions.

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

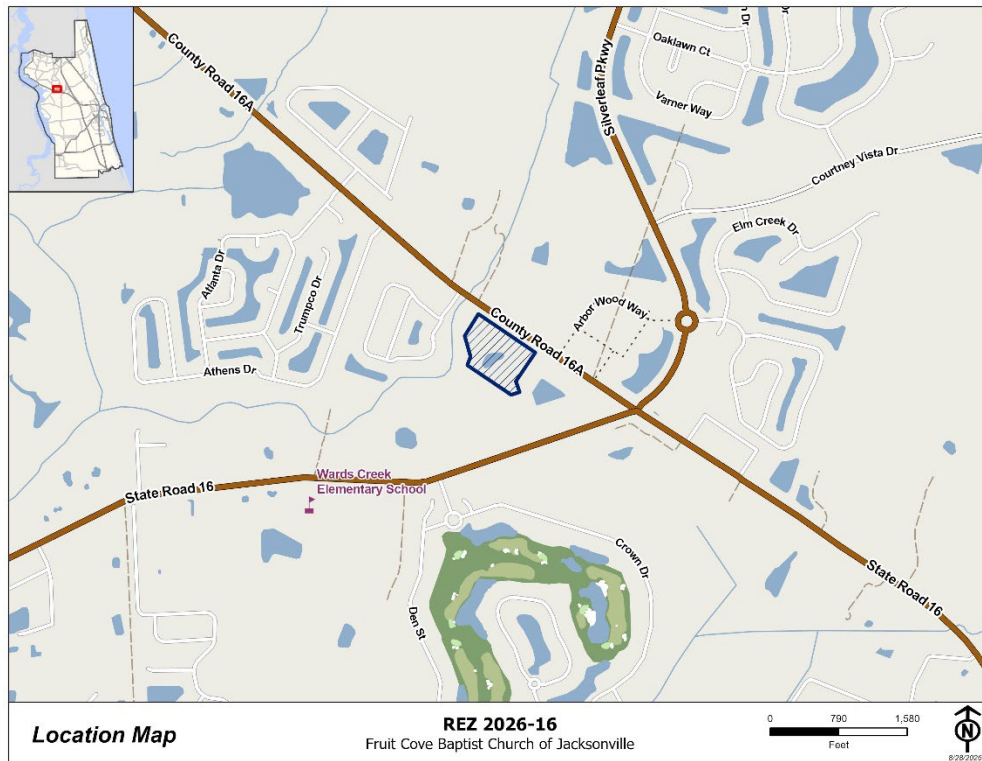
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville** based upon one (1) condition and four (4) findings of fact as provided in the Staff Report.

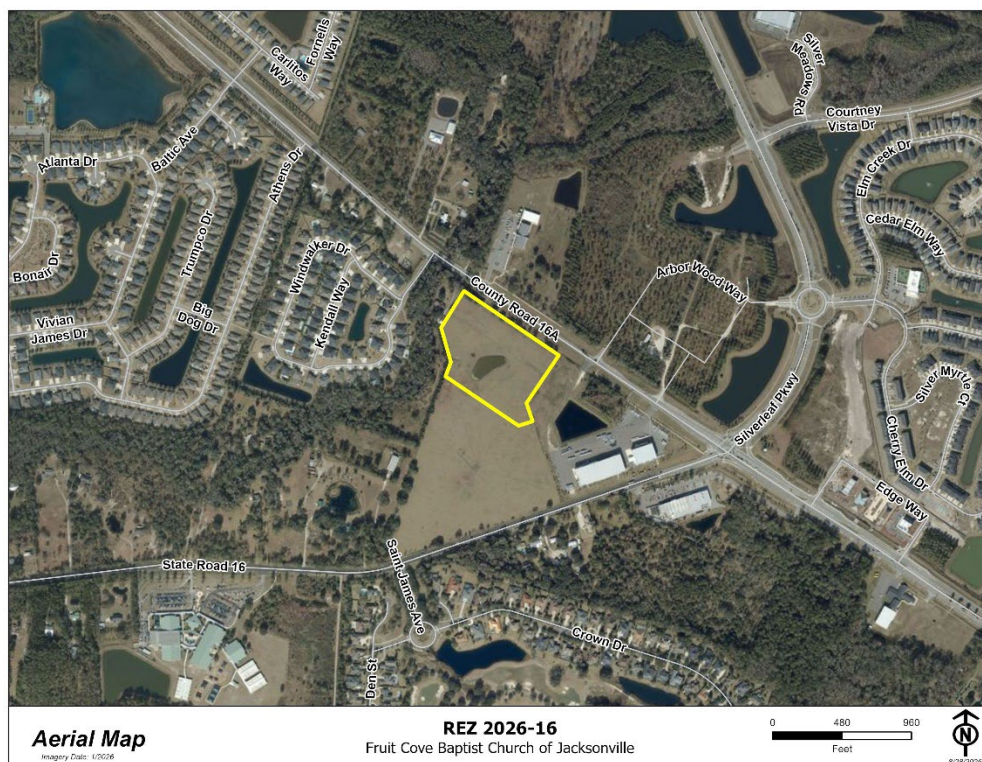
DENY: Motion to recommend denial of **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville** based upon five (5) findings of fact as provided in the Staff Report.

MAP SERIES

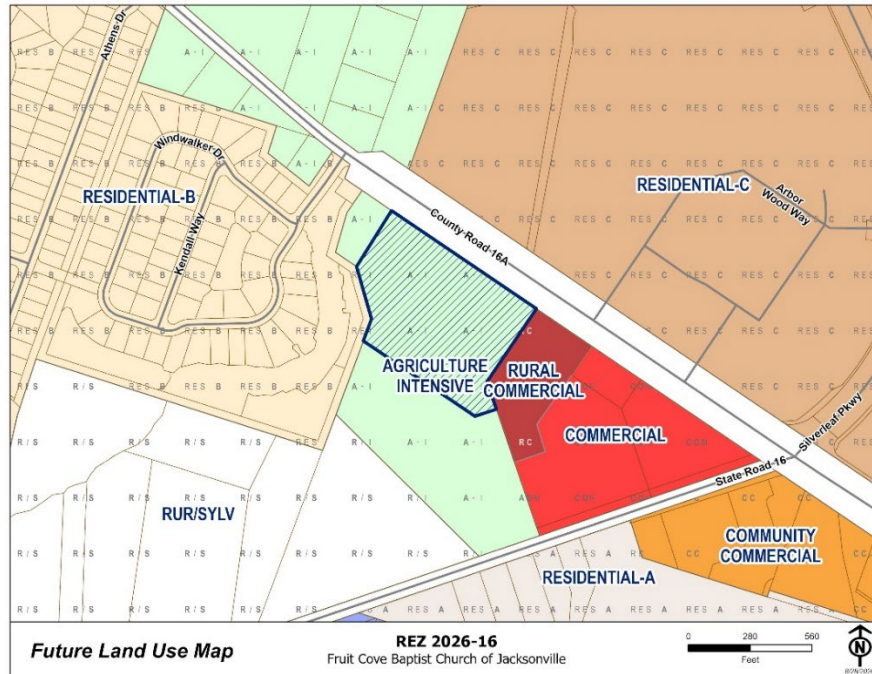
Location: The subject property is located on the south side of County Road 16A and is approximately 0.25 miles northwest of the County Road 16A and State Road 16 intersection.



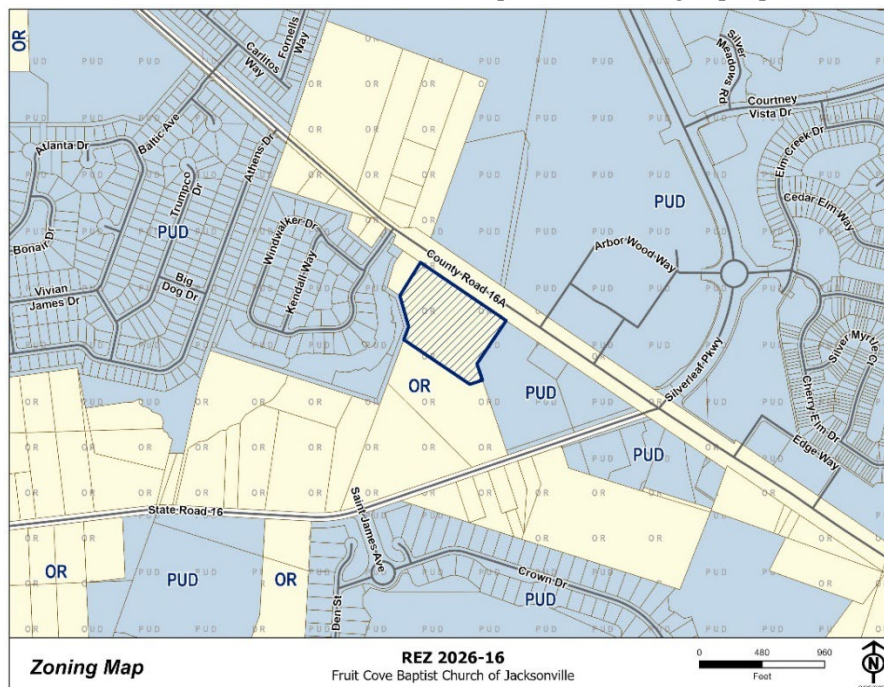
Aerial Imagery: The subject property contains approximately 9.5 acres of land and is currently utilized as a cattle pasture. West of the subject property is the Wards Creek subdivision while a U-Haul storage facility is located to the east. To the north Across County Road 16A, a large commercial shopping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



Future Land Use: The subject property and several of its surrounding properties have a Future Land Use Map (FLUM) designation of Agricultural-Intensive. Within the vicinity, there are properties that are designated as Rural/Silviculture, Residential-A, Residential-B, Residential-C, Commercial, Rural Commercial, and Community Commercial. A companion application has been provided with this rezoning request that seeks to change the Future Land Use Map designation of the subject property to Community Commercial.



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 is proposed with this request.

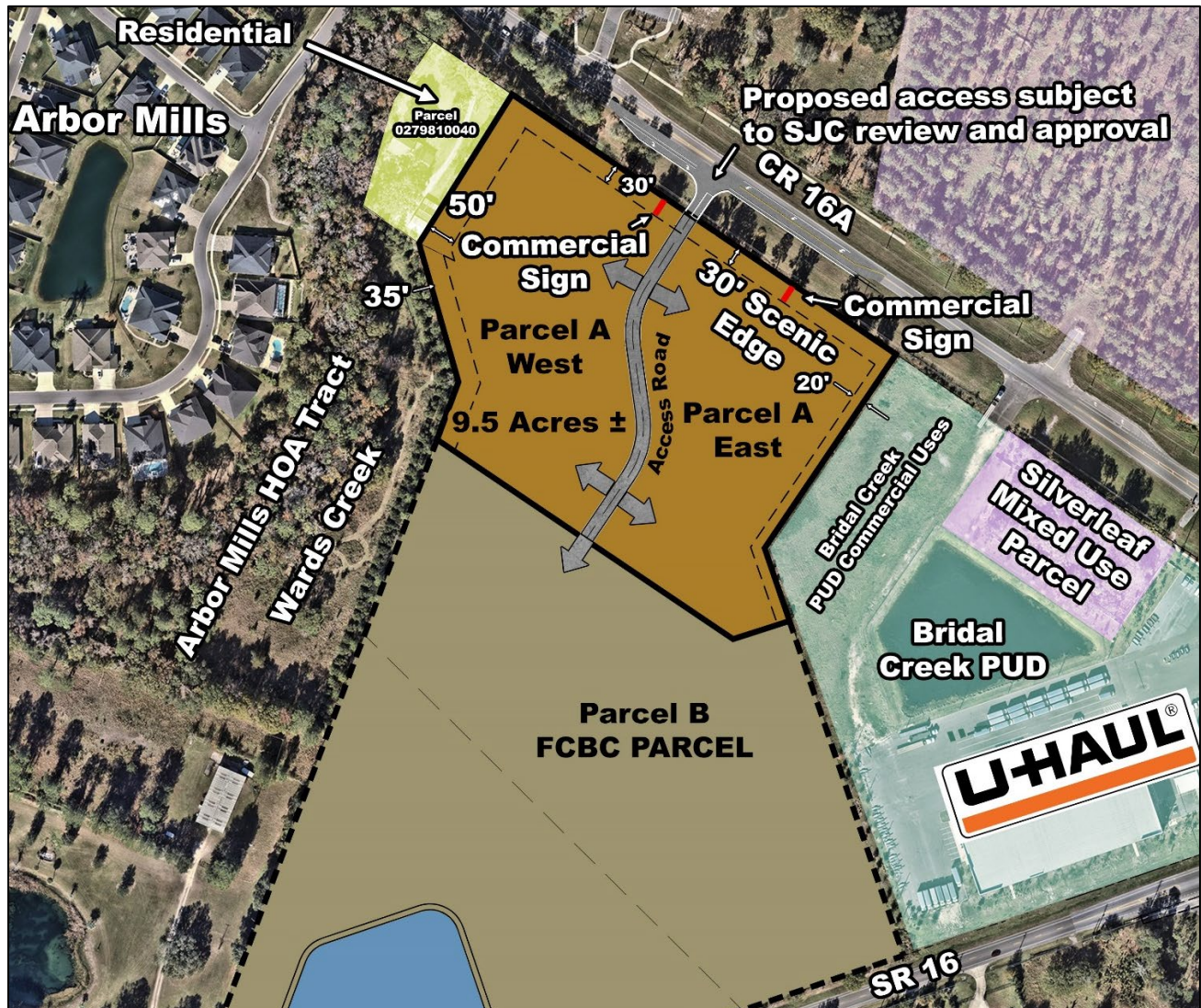


APPLICATION SUMMARY

The applicant seeks to rezone an approximately 9.5-acre portion of the subject property from Open Rural (OR) to Commercial General (CG) with a use-limiting condition to allow for a commercial outparcel along County Road 16A that will coincide with the change to the Future Land Use Map designation proposed by the companion comprehensive plan amendment to Community Commercial (CC).

The applicant contends that the proposed commercial rezoning is a continuation of the existing commercial node located at the intersection of County Road 16A and State Road 16. The full Narrative, provided by the applicant, is included in **Attachment 2 –Supporting Documents**.

Conceptual Site Plan:



Prior to the latest Comprehensive Plan update, rezonings that increase the intensity of a subject property located in the Northwest Sector Overlay District require a Planned Unit Development (PUD) rezoning as opposed to a standard rezoning application. With the changes made to the 2050 Comprehensive Plan, applicants can now rezone properties with the understanding that the Planning and Zoning Agency (PZA) will have final site plan approval at one of their regularly scheduled meetings. The applicant has provided a conceptual site plan that depicts the Development Edges and Scenic Edges required by the Northwest Sector Overlay District. The conceptual plan can be found in **Attachment 2 –Supporting Documents**.

Please note that site plans are not required as part of a Rezoning application. If the rezoning 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.

CRITERIA FOR ACTION

Comprehensive Plan, Policy A.1.4.11 (provided in part)

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

- a) A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
- b) A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.
- c) A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
- d) A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
- e) A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
- f) With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
 1. Permitted uses, structures, and activities allowed within the Future Land Use designation;
 2. Building location, dimension, height, and floor area ratio;
 3. Location and extent of parking, access drives, loading areas, and service areas;
 4. Hours of operation, noise levels, and lighting;
 5. Roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.4.11

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities result in a public nuisance.
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
 - a. permitted uses, structures, and activities allowed within the Future Land Use designation;
 - b. building location, dimension, height, and floor area ratio;
 - c. location and extent of parking, access drives, loading areas, and service areas;
 - d. hours of operation, noise levels, and lighting;
 - e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Comprehensive Plan Policy A.2.1.1(c)

New development or rezoning, which increases the potential density and/or intensity of the sites within the Northwest Sector, shall be submitted and reviewed pursuant to the planned unit development process/standards as provided in the LDC or site plan approval by the PZA, the Northwest Sector Overlay Map and the goals, objectives, and policies contained herein.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

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

competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

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

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. As of August 2016, 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.

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 and Zoning Division Review: The subject property is currently zoned Open Rural (OR). This zoning district only allows for Agricultural, Cultural/Institutional, low-density residential, and other similar uses. The applicant is proposing to rezone the subject property to Commercial General (CG) with a use-limiting condition that will prohibit certain uses to help mitigate potential nuisances and impacts to the residential communities established along County Road 16A. The following uses are proposed to be prohibited on the entire 9.5-acre commercial area:

- Billiards and Pool Parlors
- Bed and Breakfast (max. 10 units)
- Mini Warehouse / Personal Property
- Recreational Vehicle / Boat Storage
- Brewpub
- Microbrewery
- Psychics, Astrologists, Palmists (Ord. 98-18)
- Community Marinas
- Outdoor Storage
- Bail Bonds & Bail Bond Agencies

- Treatment Facilities with Housing
- Package Liquor Sales
- On-site Liquor Consumption

The following commercial uses will only be limited to the eastern portion of the subject property, labeled as Parcel A (East) on the map below, which is adjacent to the existing non-residential uses located within the Bridle Ridge PUD.

- Gas Stations
- Car Wash Facilities
- Tire Sales and Service
- Oil Change Facilities

Figure 1: Parcel A (East and West) Map



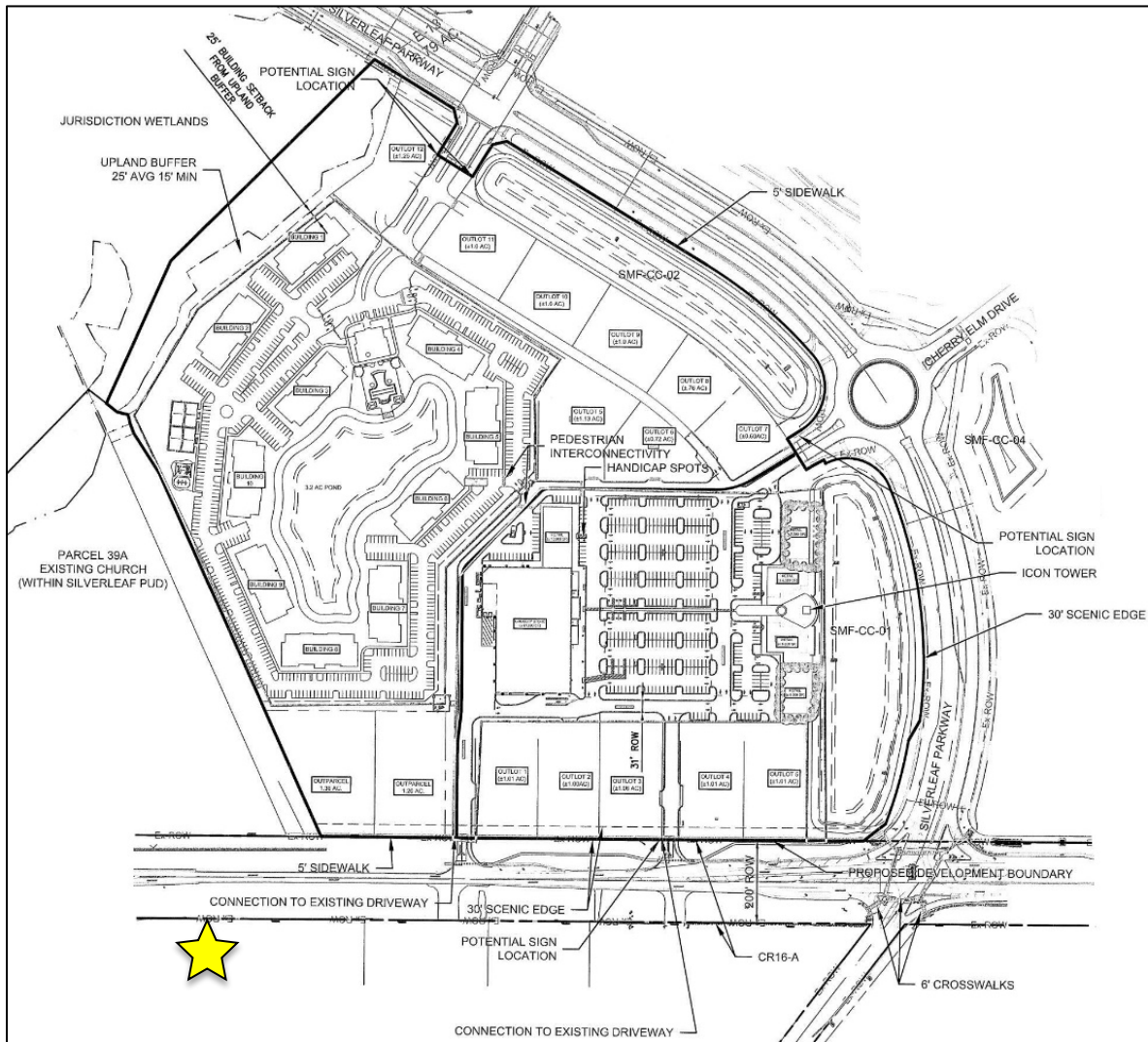
Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is bordered on the west by a single-family residential homesite and a subdivision, while on the eastern side there is a commercial storage facility. Since this application is only meant to rezone a portion of the subject property, the rest of the site has been included in Figure 1 as the adjacent property to the south.

Figure 2: Compatibility Analysis

Criteria	Subject Property (Proposed)	East	South	West	North (across CR 16A)
Current / Proposed Zoning	OR	Bridle Ridge PUD	Open Rural	Open Rural and Wards Creek PUD	Silverleaf PUD
FLUM	Community Commercial (CC)	Rural Commercial	Agricultural-Intensive	Agricultural-Intensive and Residential-B	Residential-C
Current / Proposed Use	Commercial/Retail	Storage Facility	Agricultural	Residential	Vacant Commercial

Figure 3: Compatibility Map

Planning staff notes that the subject property appears to be located in a defined commercial node that is located in the area of the County 16A/State Road 16/Silverleaf Parkway intersection. The Bridle Ridge PUD is located on the adjacent property to the east. This PUD was approved in 2021, allowing a maximum of 155,000 SF of high-intensity commercial uses. That site is currently improved with a U-Haul self-storage facility. The Mill Creek Hardware PUD is located east on the south side of State Road 16, allowing a maximum of 45,000 SF of commercial uses. Commercial use areas of the Silverleaf PUD are located directly north of the subject property across County Road 16A. A commercial shopping center recently received construction plan approval in this location that will include eight (8) commercial outparcels fronting County Road 16A and a 61,000-square-foot anchor grocery store. The subject property subject to this request has been denoted with a yellow star on the MDP Map provided for context.

Silverleaf Retail Marketplace MDP Map (PUD Drawing Book 54 Pages 29-30)

Staff notes that there have been two (2) 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 of 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.

Figure 4 (below) depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed rezoning classification of Commercial General (CG) with a use-limiting condition.

Figure 4: Zoning Designation Allowable Use Comparison

Permitted Use Categories	CG (proposed)	OR (current)
Residential	X *	X
Agricultural		X **
Cultural / Institutional	X	X
Neighborhood Business	X	
General Business	X	
Mining & Extraction		X
Office & Professional	X	
Outdoor / Passive		X
Neighborhood Public Service	X	X
General Public Service	X	
Solid Waste & Correctional Facilities		X ***
* = single family or two-family dwelling unit permitted as an accessory to the commercial use and for occupancy by owners/employees (LDC 2.02.04.C.2) ** = when not incompatible with the surrounding area [Comp Plan Policy A.1.13.1(p)] *** = when not incompatible with the surrounding area and subject to Policy A.1.11.9 [Comp Plan Policy A.1.13.1(p)]		

Figure 5 depicts the development standards required within the current zoning classification of OR in comparison to the proposed standards allowed in the rezoning classification of CG with a use-limiting condition.

Figure 5: Designation Development Standards Comparison

Development Standard	CG (proposed)	OR - Single Family or Mobile Home (current)	OR - All Other Uses (current)
Minimum Lot Width:	N/A	100 ft	100 ft
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	150% **	150% **
Maximum Impervious Surface Ratio (ISR):	70%	70%	75%
Minimum Setbacks:	Front: 15 ft Side: 5 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft
Maximum Height of Structures:	40-60 ft * +	35 ft	None +
* = the structure may exceed the prescribed maximum height of 40 feet; A 5 feet additional setback shall be required for each 5 feet of structure height above the prescribed maximum height up to a maximum increase of 20 feet (LDC Table 6.01) ** = per Mixed Use District FLUM + = maximum height of structure is 35 feet unless protected with an automatic sprinkler (LDC Table 6.01)			

NORTHWEST SECTOR COMMUNITY MEETING

The applicant conducted the required Northwest Sector Community Meeting at Mill Creek Academy on Wednesday, September 23, 2026. County staff was 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

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

FINDINGS/ACTION

Staff offers four (4) findings of fact to support a motion to recommend approval or five (5) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents
3. NW Sector Community Meeting Documents

PROPOSED FINDINGS OF FACT
REZ 2026-16 Fruit Cove Baptist Church of Jacksonville

APPROVE	DENY
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to Commercial, General (CG) with conditions is consistent with the Comprehensive Plan, in that: a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13) c) The proposed project is consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.	2. The rezoning to Commercial, General (CG) with conditions is not consistent with the Comprehensive Plan, in that: a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.13) c) The proposed project is not consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to Commercial, General (CG) with conditions is consistent with the St. Johns County Land Development Code.	3. The rezoning to Commercial, General (CG) with conditions is not consistent with the St. Johns County Land Development Code.
4. The zoning district of Commercial, General (CG) with conditions is consistent with the land uses allowed in the land use designation of Community Commercial (CC) as depicted on the 2050 Future Land Use Map.	4. The zoning district of Commercial, General (CG) with conditions is not consistent with the land uses allowed in the land use designation of Community Commercial (CC) as depicted on the 2050 Future Land Use Map.
	5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated July 10, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial, General (CG) with conditions** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial, General (CG) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Commercial, General (CG) with conditions** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed-Use District (MD), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-16 Fruit Cove Baptist Church of Jacksonville** the zoning classification of the lands described within the attached legal description, Exhibit “A”,
is hereby changed to Residential, Commercial, General (CG) with conditions.

SECTION 3. Development of the land shall be subject to the following conditions:

1. The following uses will be prohibited on the entire subject property:

- Billiards and Pool Parlors
- Bed and Breakfast (max. 10 units)
- Mini Warehouse / Personal Property
- Recreational Vehicle / Boat Storage
- Brewpub
- Microbrewery
- Psychics, Astrologists, Palmists (Ord. 98-18)
- Community Marinas
- Outdoor Storage
- Bail Bonds & Bail Bond Agencies
- Treatment Facilities with Housing
- Package Liquor Sales
- On-site Liquor Consumption

2. The following uses will only be limited to the eastern portion of the subject property, labeled as Parcel A (East) on the site plan recorded as Exhibit “B”:

- Gas Stations
- Car Wash Facilities
- Tire Sales and Service
- Oil Change Facilities

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener 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. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 7. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

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

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:

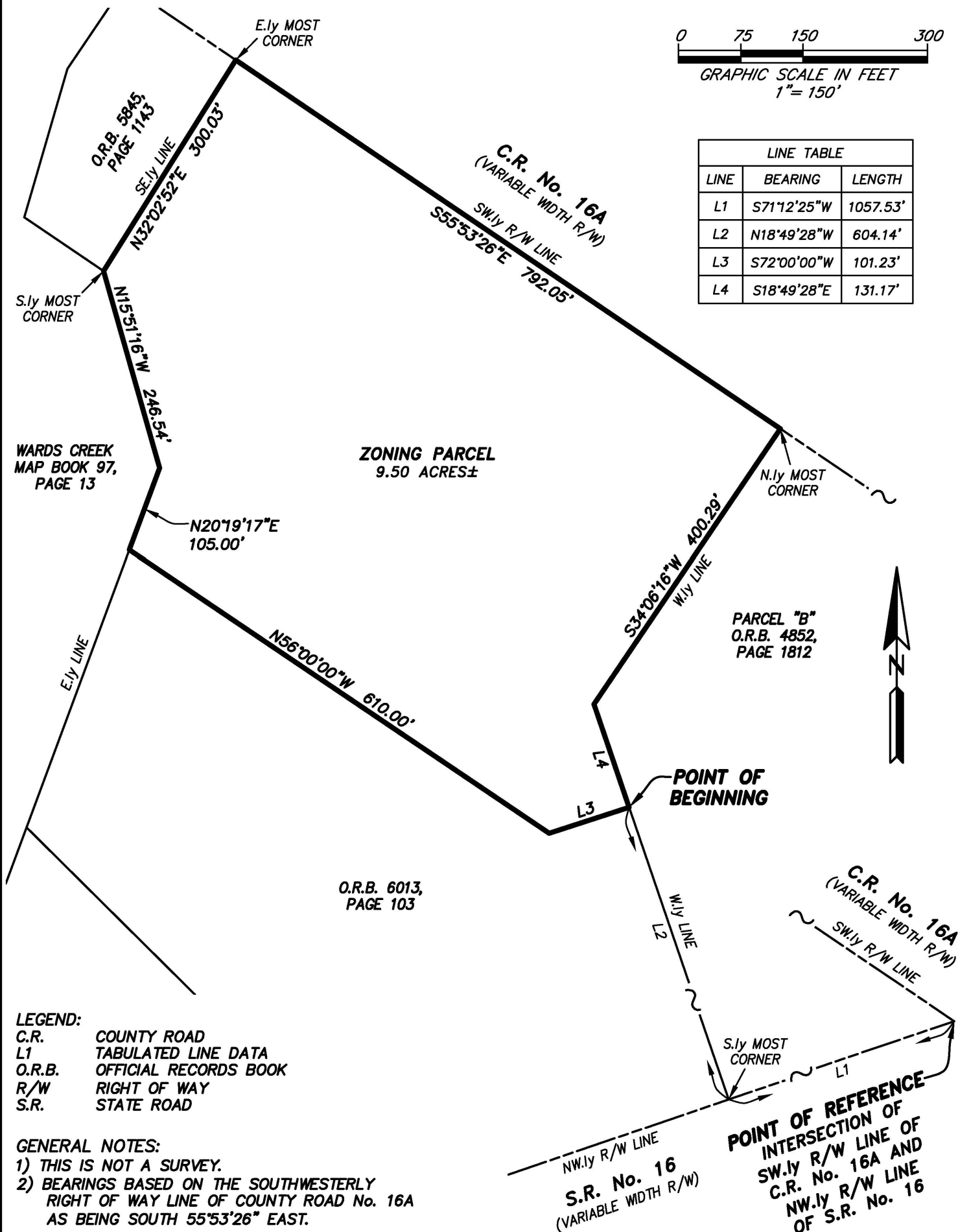
For a Point of Reference, commence at the intersection of the Southwesterly right of way line of County Road No. 16A and the Northwesterly right of way line of State Road No. 16, both variable width rights of way as presently established; thence South $71^{\circ}12'25''$ West, along said Northwesterly 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

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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

Exhibit B: Site Plan



**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning

Date 7.10.2026

Property Tax ID No 027981-0000

Project Name Fruit Cove Baptist Church of Jacksonville

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

Phone Number

Address 501 State Road 13

Fax Number

City SAINT JOHNS

State FL

Zip Code 32259

e-mail

Are there any owners not listed?

☐ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative England Thims & Miller Inc; Attn: Casey Dendor

Phone Number

--

Address 14775 Old. St. Augustine Rd

Fax Number

City Jacksonville

State FL

Zip Code 32258

e-mail

dendorc@etminc.com

Property Location 6351 County Road 16A St Augustine FL 32092

Major Access County Road 16A

Size of Property 9.5

Cleared Acres (if applicable) 0

Zoning Class OR

No. of lots (if applicable) 0

Overlay District (if applicable)

Water & Sewer Provider SJCUD

Future Land Use Designation A-I

Present Use of Property Vacant Land

Proposed Bldg. S.F. 0

Project Description (use separate sheet if necessary)

This request is to rezone the property located at 6351 County Road 16A from Open Rural (OR) to Commercial General (CG). The rezoning application is a companion to a Small Scale Comprehensive Plan Amendment (SSCPA) and associated Text Amendment to amend the Future Land Use designation from Agriculture (A-I) to Community Commercial (CC).

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:

CPA(SS) 2026-08

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) Casey Dendor, AICP

Revised June 2026

October 1, 2026

RE: Fruit Cove Baptist Church – Northwest Sector Community Meeting Follow Up

As a follow-up to the Northwest Sector Community Public Participation Meeting held on September 23, 2026, regarding the proposed Small-Scale Comprehensive Plan Amendment and Rezoning for the Fruit Cove Baptist Church property, the Applicant team committed to reviewing with the Church the uses permitted within the proposed Community Commercial future land use designation and Commercial General (CG) zoning district.

During the Community Meeting, several community members requested greater clarity regarding the type of commercial uses that could be developed on the property and whether the church would be willing to restrict certain otherwise allowable uses. Following the meeting, the Church reviewed the list of uses permitted within the Commercial General (CG) zoning district when considered in conjunction with the Community Commercial future land use designation.

The Church reviewed the permitted uses identified in Table 2.03.01 of the St. Johns County Land Development Code. The uses listed below are proposed to be prohibited by the Applicant in response to the discussion at the community meeting and are intended to provide additional certainty regarding the types of uses envisioned for the property by identifying those uses the Church has determined would not be compatible with its long-term vision for the site.

The uses listed below are those the Church is willing to prohibit on the subject property:

- Billiards and Pool Parlors
- Bed and Breakfast (max. 10 units)
- Mini Warehouse / Personal Property
- Recreational Vehicle / Boat Storage
- Brewpub
- Microbrewery
- Psychics, Astrologists, Palmists (Ord. 98-18)
- Community Marinas
- Outdoor Storage
- Bail Bonds & Bail Bond Agencies
- Treatment Facilities with Housing
- Package Liquor Sales
- On-site Liquor Consumption

The following uses shall be limited to the eastern portion of the property labeled as Parcel A – East on the attached site plan, adjacent to the existing non-residential uses, and shall not be permitted within the western portion of the property:

- Gas Stations
- Car Wash Facilities
- Tire Sales and Service
- Oil Change Facilities



Residential
Arbor Mills

Parcel
0279810040

Proposed access subject
to SJC review and approval

CR 16A

Silverleaf Master Plan

Arbor Mills HOA Tract
Wards Creek

50'
Commercial
Sign

Parcel A
West

9.5 Acres ±

30'
Scenic
Edge

Parcel A
East

Commercial
Sign

Bridle Creek
PUD Commercial Uses

Silverleaf
Mixed Use
Parcel

Bridle
Creek PUD

Parcel B
FCBC PARCEL

U-HAUL[®]

SR 16

TURNER HOME

ACE
Hardware

Mill Creek PUD



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: 9-24-2026

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.

Notice Requirement	Date and Initials
☒ 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]

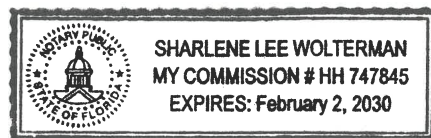
Date: 9-24-2026

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.

A handwritten signature in black ink, appearing to read "Piedrahita, AICP".

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

Get [Outlook for iOS](#)

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

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>; 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>; 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

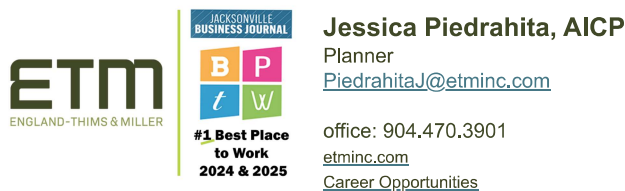
Hello,

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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!



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>; 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>; 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.

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.

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Jessica Piedrahita, AICP

Planner

PiedrahitaJ@etm-inc.com

office: 904.470.3901

etm-inc.com

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