5	**AGENDA ITEM** **Planning & Zoning**
	Meeting

11/19/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **October 28, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **REZ 2026-11 Epic-Cure Warehouse Added Parcel**

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

PRESENTER: **Dylan Scanlon, EI, DCCM**

BACKGROUND INFORMATION:

Request to rezone approximately 1.44 acres of land from Open Rural (OR) to Commercial Warehouse (CW). The subject site is located on unaddressed South Holmes Boulevard parcels, east of 450 South Holmes Boulevard and north of State Road 312.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2026-11 Epic-Cure Warehouse Added Parcel based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to recommend denial of REZ 2026-11 Epic-Cure Warehouse Added Parcel based upon five (5) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-11 Epic-Cure Warehouse Added Parcel

To:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	October 28, 2026
Subject:	**REZ 2026-11 Epic-Cure Warehouse Added Parcel,** a request to rezone approximately 1.44 acres of land from Open Rural (OR) to Commercial Warehouse (CW). The subject site is located on unaddressed South Holmes Boulevard parcels, east of 450 South Holmes Boulevard, and north of State Road 312.
Applicant:	Dylan Scanlon, EI, DCCM
Owner:	Epic-Cure, Inc. and Epic Swell, LLC
Hearing Dates:	Planning and Zoning Agency – November 19, 2026 Board of County Commissioners – December 15, 2026
Commissioner District:	District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2026-11 Epic-Cure Warehouse Added Parcel** based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of **REZ 2026-11 Epic-Cure Warehouse Added Parcel** based upon five (5) findings of fact as provided in the Staff Report.

MAP SERIES

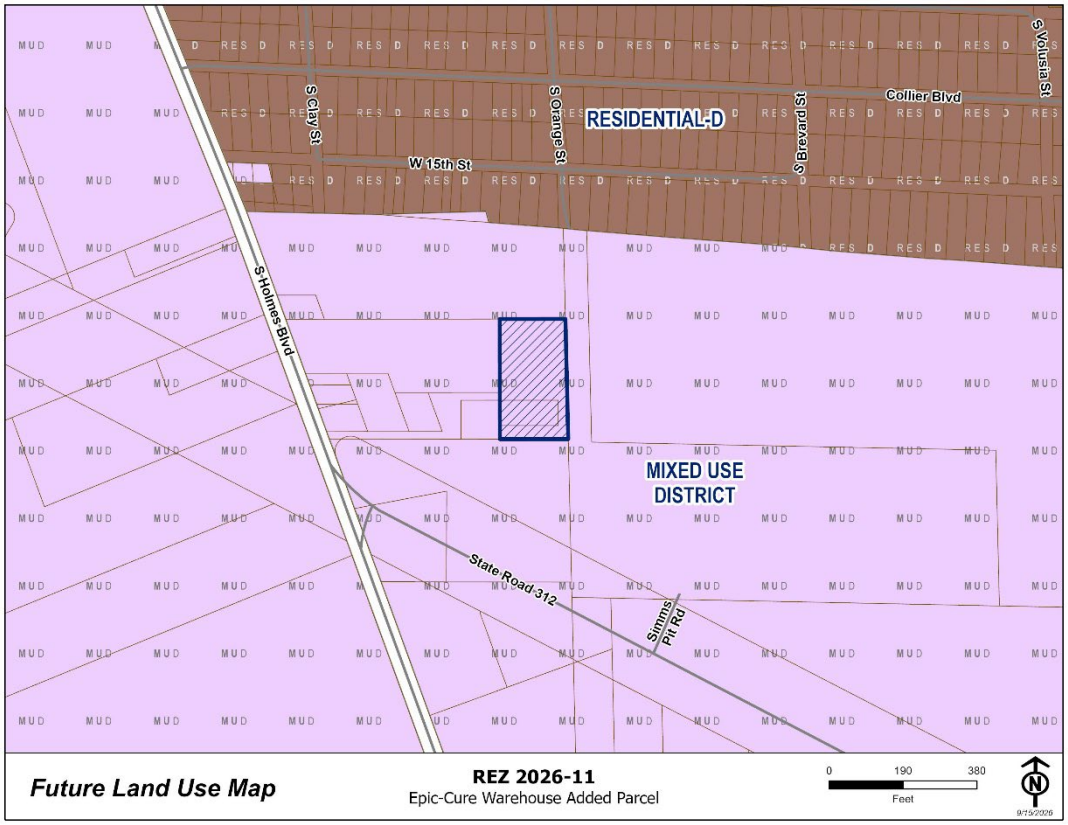
Location: The subject property is located on the eastern side of South Holmes Boulevard, near its intersection with State Road 312, and south of Collier Boulevard.



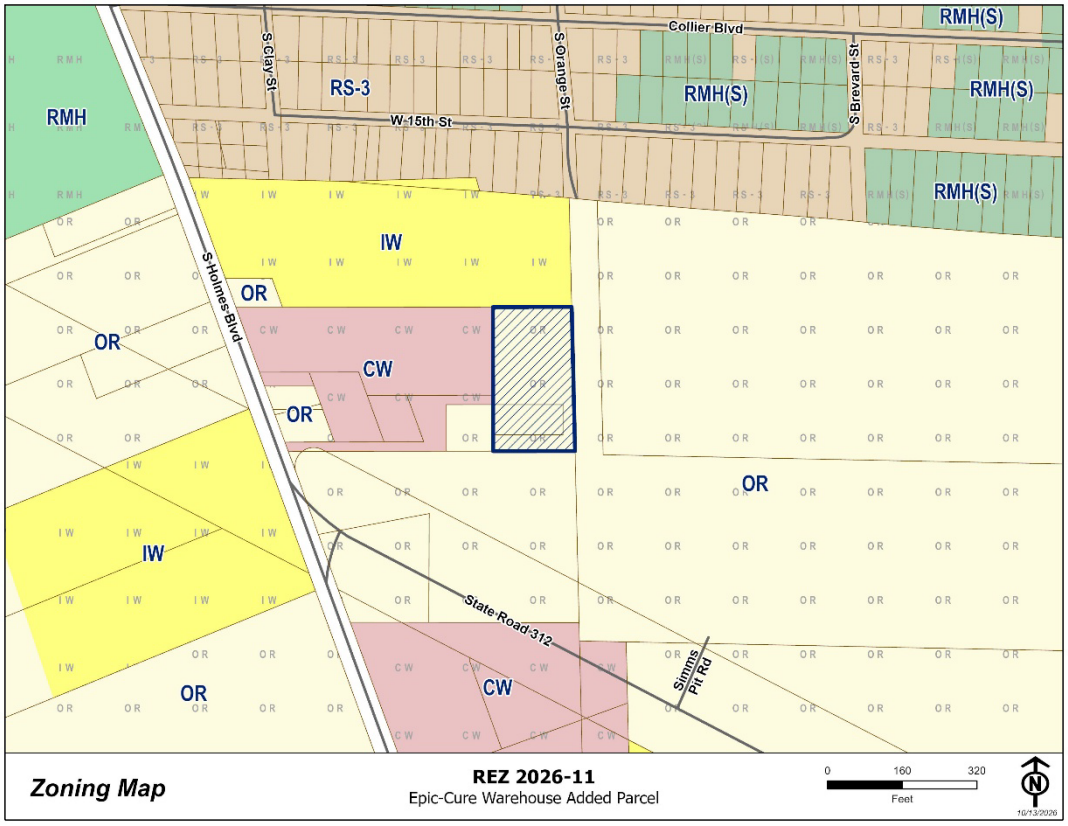
Aerial Imagery: The subject property and other areas of the intended project are undeveloped.



Future Land Use: The subject property is designated Mixed-Use District (MD) on the Future Land Use Map (FLUM). The adjacent properties are also MD. Other property further north is Residential-D (RES-D).



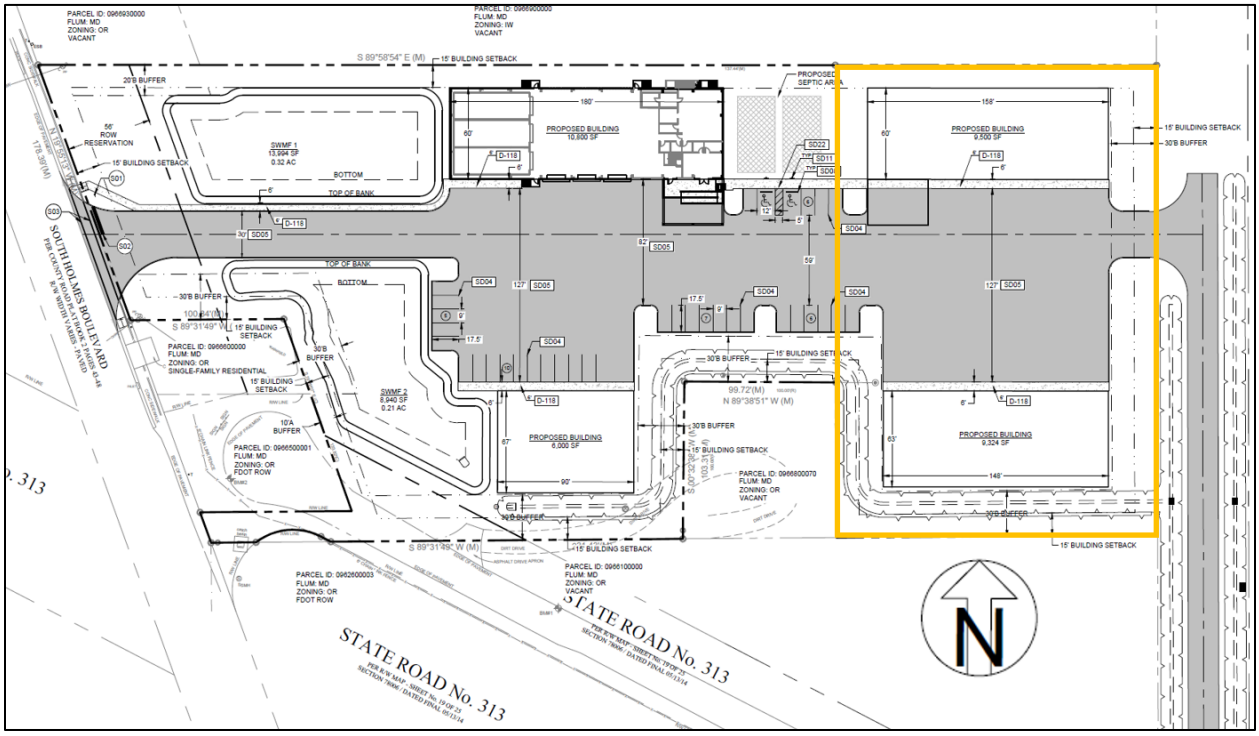
Zoning District: The subject property is currently zoned Open Rural (OR) with a requested change to Commercial Warehouse (CW). Surrounding properties include areas zoned CW, Industrial Warehousing (IW), and Open Rural (OR).



APPLICATION SUMMARY

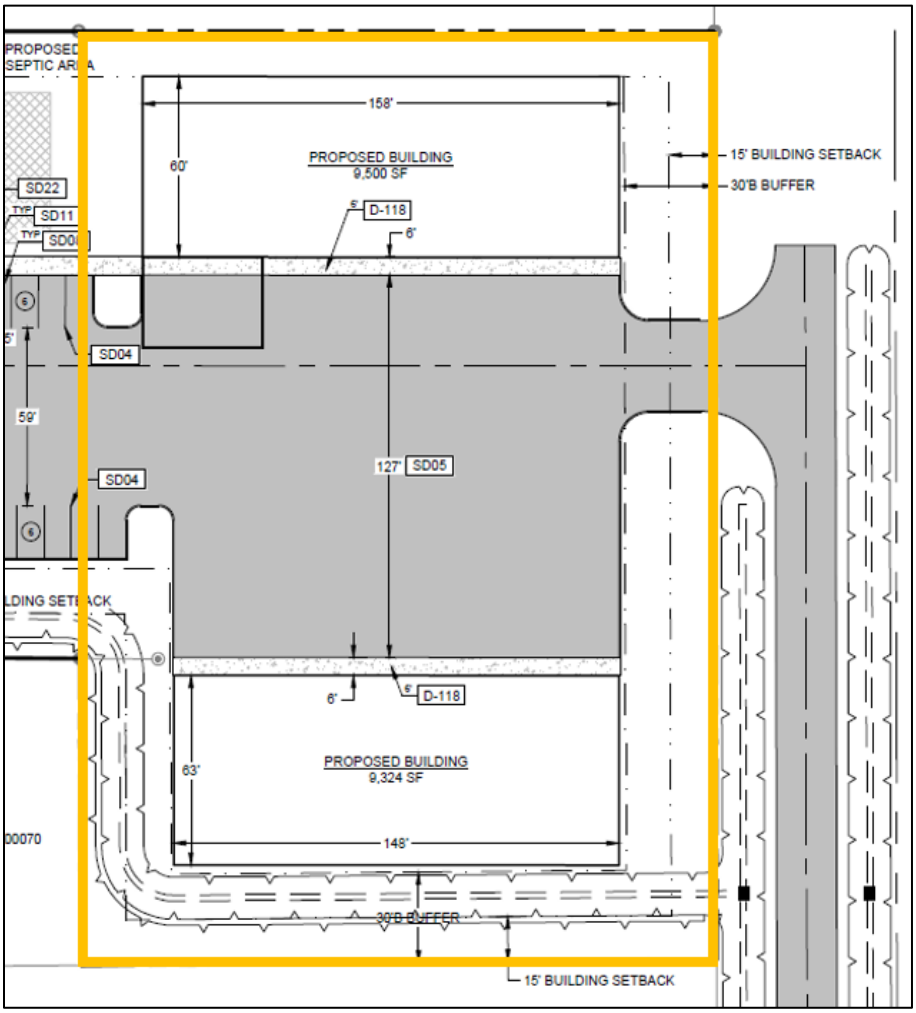
The applicant requests rezoning approximately 1.44 acres (Parcel IDs 096640-0000 and 096640-0010) from Open Rural (OR) to Commercial Warehouse (CW) to complete the zoning for the Epic-Cure Warehouse development. The applicant states that the proposed four-building warehouse development is consistent with surrounding zoning and uses, will not create unreasonable impacts to adjacent properties or traffic flow, and will comply with applicable utility and environmental requirements. The applicant also states that the project constitutes infill development and does not meet the definition of urban sprawl. The full Narrative, provided by the applicant, is included in **Attachment 2 –Supporting Documents**.

Site Plan provided by the applicant:



SITE DATA TABLE		
TOTAL SITE	4.32 AC	188,107 SF
PROPOSED BUILDING		35,624 SF
PROPOSED PAVEMENT / SIDEWALK AREA		98,023 SF
TOTAL IMPERVIOUS		133,647 SF
TOTAL PERVIOUS		54,460 SF
TOTAL IMPERVIOUS %		71%
TOTAL PERVIOUS %		29%
% BUILDING COVERAGE		19%
TOTAL FLOOR AREA		98,023 SF
FLOOR AREA RATIO (FAR)		52.1%
PARCEL NUMBER(S)		0966200000, 0966700000, 0966800000
911 ADDRESS		450 S HOLMES BLVD
FEMA PANEL NUMBER		12109C0313IJ
FLOOD ZONE		ZONE X
SETBACKS (FRONT/SIDES/BACK)		15'/15'/15'
FLUM		MD
PROPOSED ZONING		CW
MAX/PROPOSED FAR		70%
MAX/PROPOSED ISR		75%
MAX/PROPOSED BUILDING HEIGHT		NONE

Close-up of Site Plan:



The applicant has provided the above site plan illustrating potential development of the property. The majority of the site is already zoned Commercial Warehouse (CW), and the orange-highlighted areas identify the remaining parcels included in this rezoning request. The plan depicts proposed buildings, drainage facilities, parking, access, and landscape buffers. The full Conceptual Site Plan, provided by the applicant, is included 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 drawing. Any future development must comply with the applicable requirements of 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.1.11.1 (provided in part)

All land uses, as provided for in the County Comprehensive Plan and County land development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map except as provided in Policy A.1.11.8. The Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer). Intensity of non-residential uses shall be limited to 75% Impervious Surface Ratio (ISR) and 150% Floor Area Ratio (FAR) as further governed by Policy A.1.13.3.

Comprehensive Plan Policy A.1.11.2 (provided in part)

Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and non- residential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.

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 maintaining 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 that 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 submission, parcel #096640-0000, as well as the current primary fire station location at 1255 West King Street and creditable water supply, ISO would assign a rating of Class 3.

Technical Division Review:

Technical staff does not object to the proposed rezoning. Utilizing the additional subject parcels for the development may provide an opportunity for a potential secondary access point on Sims Pit Road. This potential secondary access may help to alleviate some traffic impacts to South Holmes Blvd. Also, FDOT has begun preliminary planning for additional intersection improvements at State Road 312 and South Holmes Blvd. FDOT has stated the need for additional roadway right-of-way in this location, which will impact the subject warehouse site. The applicant has been in coordination with FDOT regarding those needs.

Environmental Division Review:

Review of the parcels included in this Rezoning request indicates a potential for the site to contain jurisdictional wetlands, listed species habitat (gopher tortoise), and specimen trees. At the time of future plan submittal, the proposed project shall address the provisions of Article IV of the Land Development Code for environmental protections, including but not limited to wetland delineation, listed species protection, and specimen tree evaluation/protection.

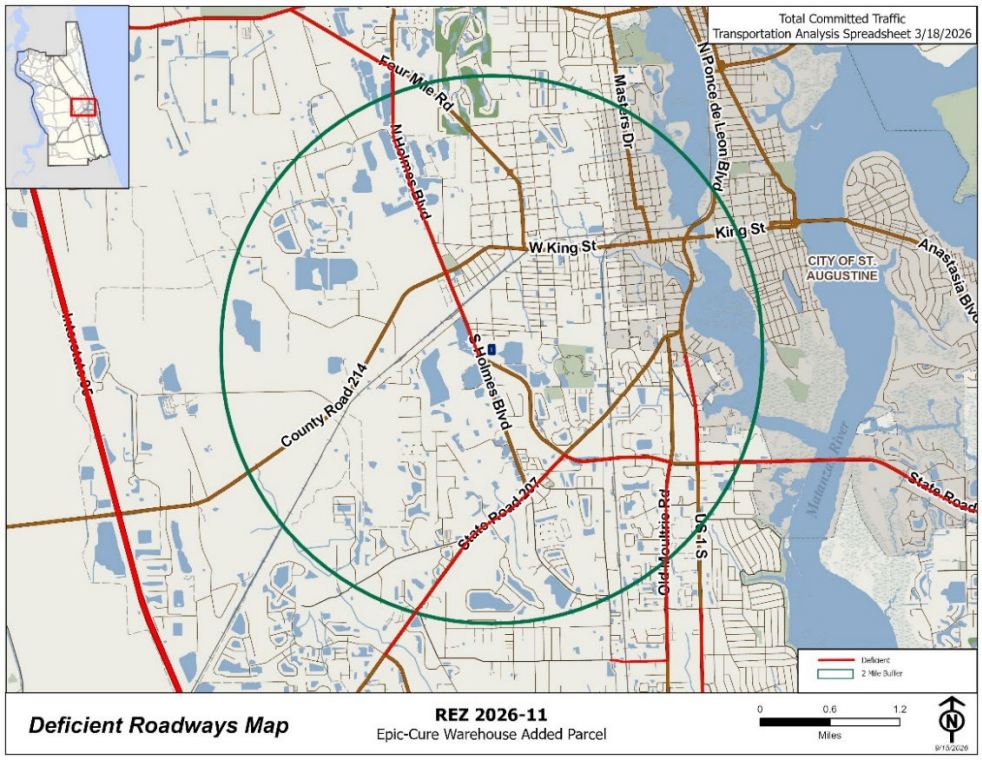
Concurrency/Transportation Planning Review:

The applicant is requesting to rezone 1.44 acres located on the east side of Holmes Blvd., just north of SR 312 Extension, from Open Rural to Commercial Warehouse. The subject property is proposed to be combined with adjacent parcels to be developed with approximately 35,600 sq. ft. of warehousing space on the total site (site plan provided).

The proposed warehousing development (35,600 sq. ft.) is estimated to generate 49 average daily trips, with 17 trips occurring during the A.M. peak hour and 24 trips during the P.M. peak hour.

The applicant is aware that site access improvements and reservation of right-of-way on Holmes Blvd. will be required, as determined at the time of construction plan review. 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 67.12 (Holmes Blvd from SR 312 to CR 214), is currently operating at 148.8% of capacity based on existing 2026 P.M. peak hour traffic, and 160.9 % of capacity based on total committed peak hour traffic.



Planning and Zoning Division Review:

The subject property has a Future Land Use Map (FLUM) designation of Mixed-Use District (MD) and is currently zoned Open Rural (OR). The requested Commercial Warehouse (CW) zoning district is permitted under the MD FLUM designation. The surrounding area contains a variety of zoning classifications that accommodate commercial and light industrial uses of varying intensities.

The proposed rezoning appears consistent with the established development pattern and zoning designations in the surrounding area, particularly properties that permit comparable commercial and light industrial activities. The proposed commercial warehouse use is permitted by right within the CW zoning district and is consistent with the subject property's MD FLUM designation. Accordingly, the requested rezoning would provide a zoning classification that is compatible with the property's designated future land use and the existing mix of zoning districts in the vicinity.

Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by undeveloped commercial, undeveloped residential, and a County-owned site. Within the area around the parent parcel is also a single-family residential home site and a Department of Transportation (DOT) site.

Figure 1: Compatibility Analysis

Criteria	Subject Property	North	East	South	West
Current / Proposed Zoning	Currently: Open Rural (OR) Proposed: Commercial Warehouse (CW)	Industrial Warehousing (IW)	OR	OR	CW
FLUM	Mixed Use District (MD)	MD	MD	MD	MD
Current / Proposed Use	Proposed: Commercial Development	Undeveloped Commercial	Undeveloped County Owned	Undeveloped Residential	Currently Undeveloped – parent parcel

Figure 2: Compatibility Map

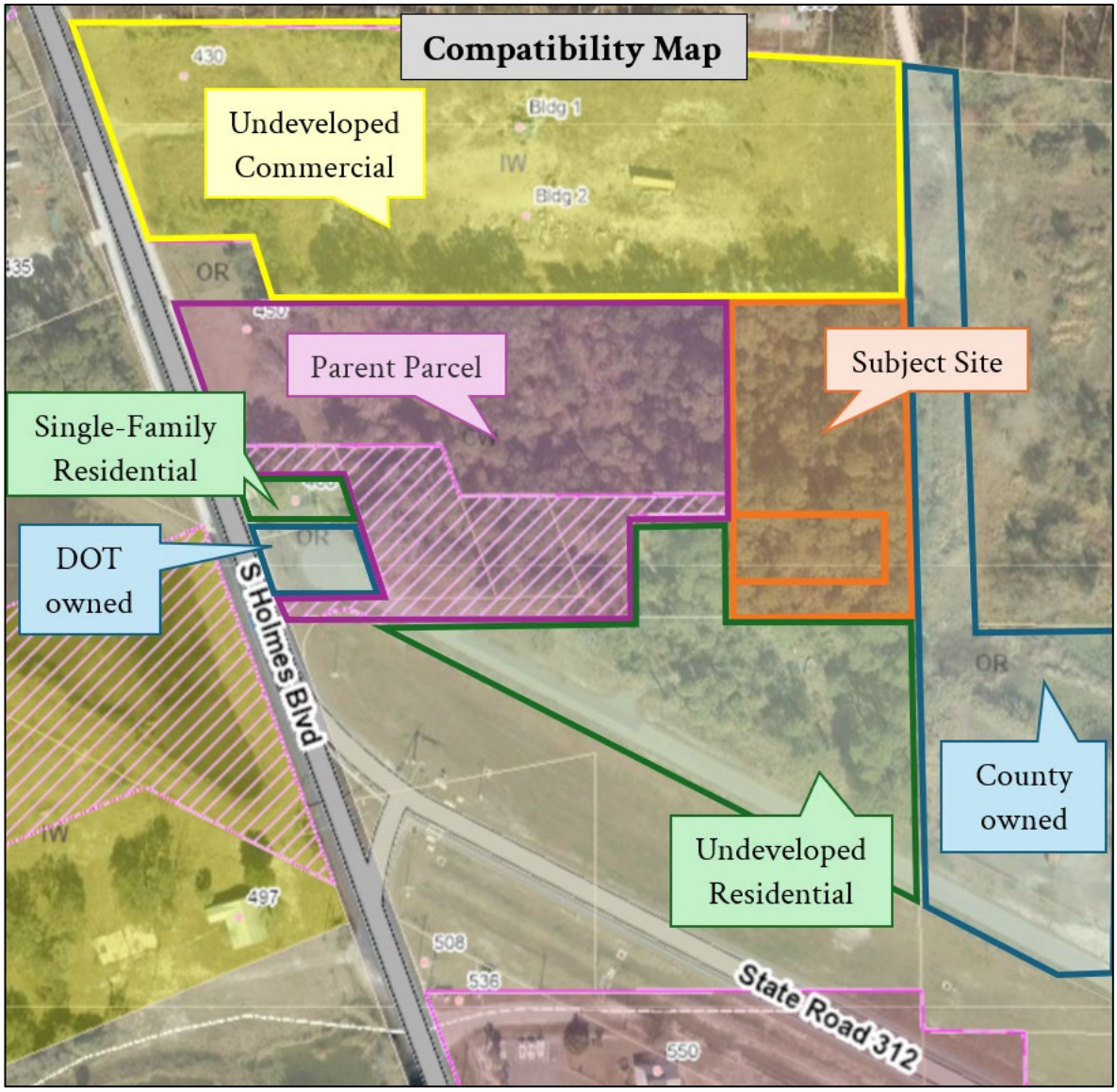


Figure 3 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed rezoning classification of Commercial Warehouse (CW).

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	CW (proposed)	OR (current)
Residential	X *	X
Agricultural		X **
Cultural / Institutional		X
High Intensity Commercial	X	
Light Industrial	X	
Mining & Extraction		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 4 depicts the development standards required within the current zoning classification of OR in comparison to the proposed standards allowed in the rezoning classification of CW.

Figure 4: Designation Development Standards Comparison

Development Standard	CW (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):	70%	150% **	150% **
Maximum Impervious Surface Ratio (ISR):	75%	70%	75%
Minimum Setbacks:	Front: 15 ft Side: 15 ft Rear: 15 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 every 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)

Parent Parcel Rezoning History:
The parent parcel has previously been rezoned to accommodate potential commercial development.

- In 2018, approximately 2.0 acres were rezoned from OR to CW pursuant to Ordinance 2018-10 to facilitate a proposed welding business (project REZ 2017-14). However, the development plans did not materialize.
- More recently, in 2025, approximately 0.9 acres of the western 2.82-acre parent site were rezoned from OR to CW pursuant to Ordinance 2025-43. This rezoning was intended to establish consistent zoning across the proposed development site and facilitate the proposed commercial warehouse development (project REZ 2025-10).

These prior rezoning actions reflect the continued consideration of the parent parcel for commercial uses and the gradual transition of portions of the property from OR to CW zoning.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff offers 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

PROPOSED FINDINGS OF FACT
REZ 2026-11 Epic-Cure Warehouse Added Parcel

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, Warehouse (CW)** 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, Warehouse (CW)** 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, Warehouse (CW)** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Commercial, Warehouse (CW)** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial, Warehouse (CW)** is consistent with the land uses allowed in the land use designation of **Mixed-Use District (MD)** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Commercial, Warehouse (CW)** is not consistent with the land uses allowed in the land use designation of **Mixed-Use District (MD)** 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, WAREHOUSE (CW); 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 15, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-11 Epic-Cure Warehouse Added Parcel**, 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, Warehouse (CW)** 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, Warehouse (CW)** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Commercial, Warehouse (CW)** 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 2026-11 Epic-Cure Warehouse Added Parcel** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Commercial, Warehouse (CW).

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

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

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

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

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of ST. JOHNS, State of Florida, and is described as follows:

East 211.2 feet of Lot Twenty-four (24) of F.N. Holmes Subdivision, according to Plat thereof recorded in Plat Book 2, Page 36, Public Records of, St. Johns County, Florida, and a perpetual easement and right-of- way to that land beginning at the Southwest corner of said Lot Twenty-four (24) above mentioned at the intersection of the South line of said Lot Twenty-four (24) and the East line of Holmes Boulevard, thence in Easterly along the South line of said Lot Twenty- four (24) 649.3 feet to the Southwest corner of the land conveyed by this deed and above described, thence Northerly along the West line of said land conveyed hereby a distance of twenty (20) feet, thence Westerly and parallel with the South line of said Lot Twenty-four (24) to the West line of said Lot Twenty-four (24), being the East line of Holmes Boulevard, thence Southeasterly along said West line of Lot Twenty-four (24), (being the East line of Holmes Boulevard), to the point of beginning.

PARCEL ID NO.: 096640-0000

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

Epic-Cure Warehouse

Conventional Rezoning

General Summary Statement

Request

To rezone ± 1.44-acres comprised of Parcel IDs: 096640-0000 and 096640-0010 from Open Rural (OR) to Commercial Warehouse (CW). These are the last parcels to be included in the Epic-Cure Warehouse development.

Justification

These are the last parcels required to be rezoned for the Epic-Cure Warehouse development proposal. A rezoning of parcels 096670-0000, 096680-0000, and portions of 096620-0000 from OR to CW, was approved by the BOCC via Ordinance 2025-43 on November 18, 2025. The request to rezone Parcel IDs: 096640-0000 and 096640-0010 to CW will allow for a cohesive use of the entire property as a warehouse development. As the intention is to utilize the property for warehouse, just as with the previous rezoning request for Epic Cure Warehouse, the Applicant waives the right to develop under Section 125.01055(7) of the Florida Statutes (Live Local Act).

This property is at the northern end of a large Mixed-Use District (MD) Development Area on the Future Land Use Map before it transitions to High-Density Residential-D. Additionally, this site is located near the intersection of Holmes Boulevard and SR 312 (Figure 1).



Figure 1: Location Map



Figure 2: Site Location

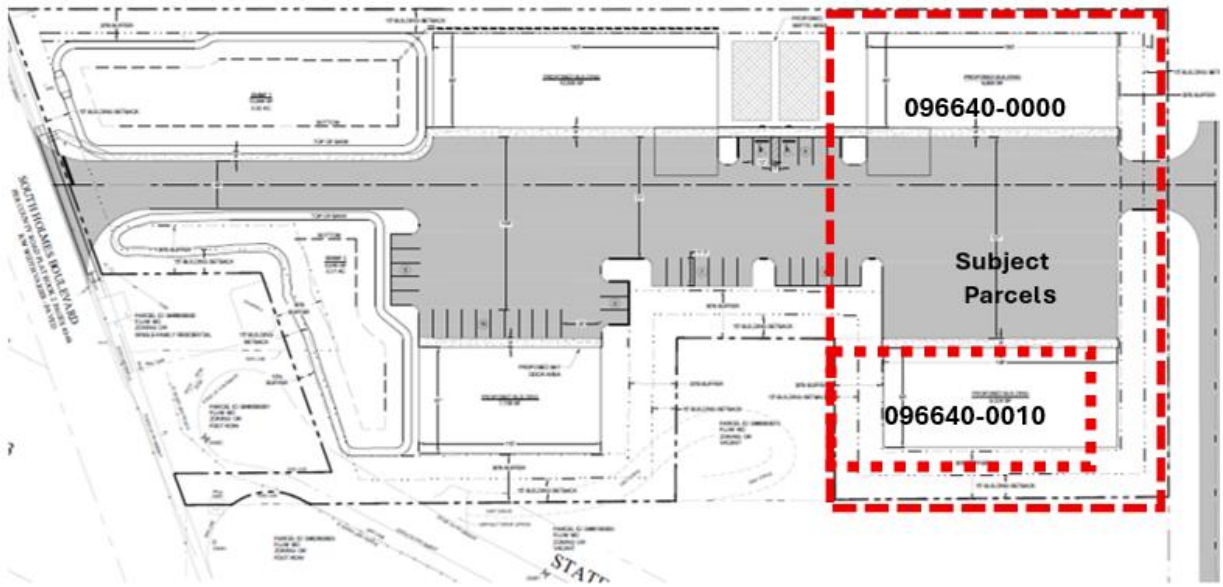


Figure 3: Proposed Epic-Cure Warehouse Site Plan

Findings of Fact

The Board of County Commissioners shall utilize the following criteria as applicable in 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.
Response: The permitted uses are consistent with those permitted to the east and to the south of SR 312. In addition, similar uses are permitted within the IW zoning to the north and west. Therefore, the impacts are not unreasonable or incompatible in this area. As the intent is for the property to be developed with four (4) buildings (Figure 3), the proposed uses will not unreasonably affect the surrounding properties related to odor, noise, vibration, lighting, 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.
Response: The proposed traffic flow and vehicles are consistent with those permitted in the CW zoning to the west and to the south of SR 312, and in the IW zoning to the north and west (Figure 2). Therefore, the traffic impacts are not unreasonable or incompatible in this area.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
Response: The permitted uses are consistent with those permitted on the west and to the south of SR 312. In addition, similar uses are permitted within the IW zoning to the north and west.

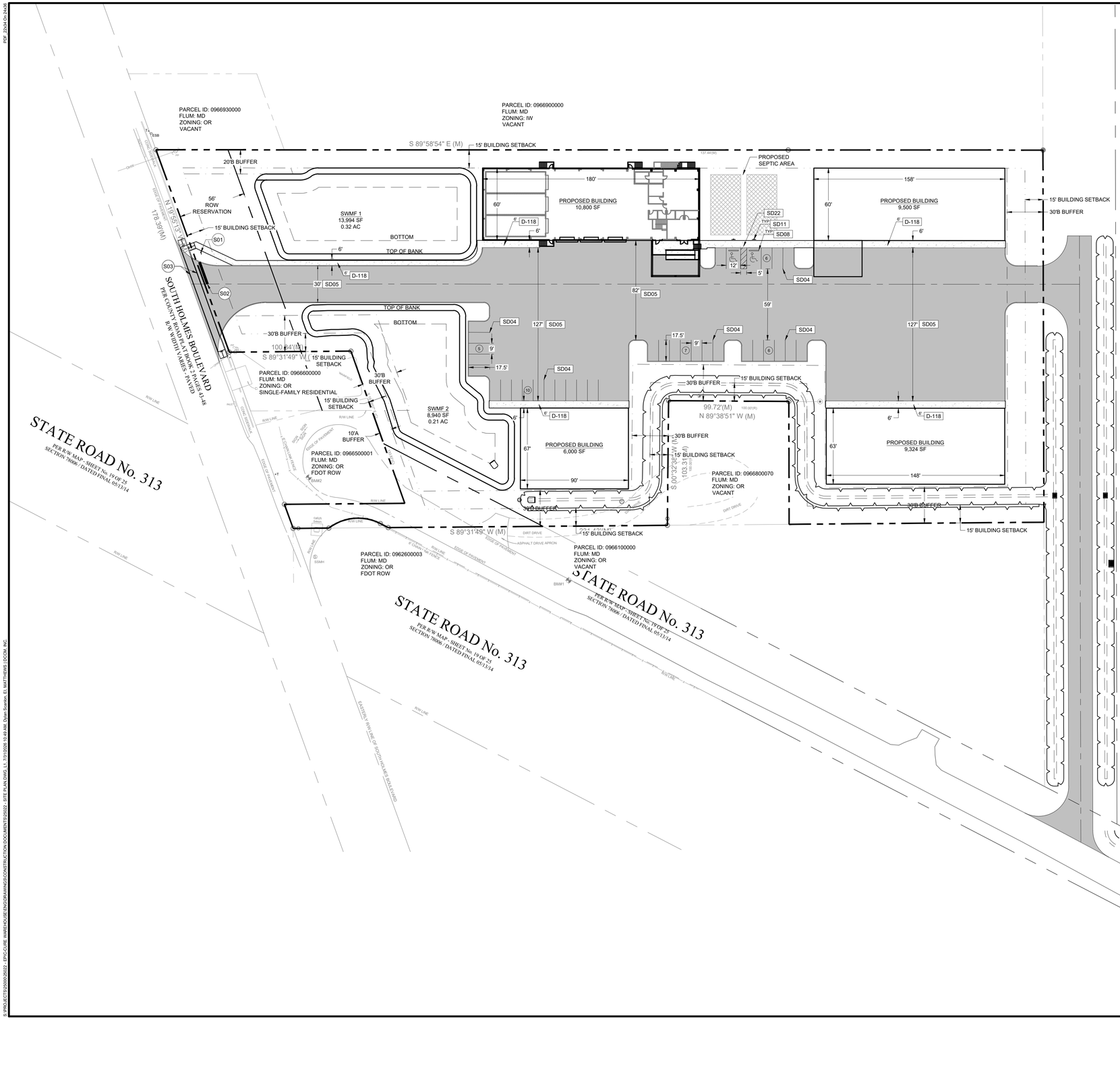
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
Response: The property is located within the City of St Augustine (COSA) Utility Service Area. There is a connection for potable water located on Holmes Boulevard with available capacity for the proposed use. The surrounding area is developed and redeveloping, so this is an infill development and does not meet the definition of urban sprawl. Additionally, Holmes Boulevard is classified as an Urban Collector.

5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
Response: The proposed development will meet the applicable environmental requirements of the LDC and obtain necessary environmental permits from regulatory agencies and will not have any unreasonable or unduly impacts on the surrounding natural environment.

6. 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.

   Response: The proposed development will meet all applicable regulations as permitted/required by the LDC and Comprehensive Plan.

PSF 23/24 On 24x36



GRAPHIC SCALE

0 40' 60' 80'

1" = 40'

SITE DETAILS

D-118	SIDEWALK DETAILS
SD04	PARKING PAINT STRIPING
SD05	TYPICAL PAVEMENT SECTION
SD08	PRECAST CONCRETE WHEELSTOP
SD11	ACCESSIBLE PARKING SIGN
SD22	DETECTABLE WARNING STRIP

SITE NOTES

S01	STOP SIGN - MUTCD STANDARD R1-1 (30"x30") SINGLE COLUMN SIGN PER FDOT STANDARD INDEX 700-010
S02	24" WHITE STOP BAR PER FDOT STANDARD INDEX 711-001 PAGE 2.
S03	6" WHITE CROSSWALK MARKING PER FODT STANDARD INDEX 711-001, SHEET 9

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SJC PLANNING NOTES

1. LOCATION AND SCREENING OF MECHANICAL EQUIPMENT SHALL ADHERE TO SECTION 6.06.04.B.9 OF THE LDC.
2. DUMPSTERS AND SOLID WASTE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.8 OF THE LDC.
3. OUTDOOR STORAGE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.7 OF THE LDC.

SITE DATA TABLE

TOTAL SITE	4.32 AC	188,107 SF
PROPOSED BUILDING		35,624 SF
PROPOSED PAVEMENT / SIDEWALK AREA		98,023 SF
TOTAL IMPERVIOUS		133,647 SF
TOTAL PERVIOUS		54,460 SF
TOTAL IMPERVIOUS %		71%
TOTAL PERVIOUS %		29%
% BUILDING COVERAGE		19%
TOTAL FLOOR AREA		98,023 SF
FLOOR AREA RATIO (FAR)		52.1%
PARCEL NUMBER(S)		0966200000, 0966700000, 0966800000
911 ADDRESS		450 S HOLMES BLVD
FEMA PANEL NUMBER		12109C0313 1J
FLOOD ZONE		ZONE X
SETBACKS (FRONT/SIDES/BACK)		15'/15'/15'
FLUM		MD
PROPOSED ZONING		CW
MAX/PROPOSED FAR		70%
MAX/PROPOSED ISR		75%
MAX/PROPOSED BUILDING HEIGHT		NONE

PARKING CALCULATIONS

USE: WAREHOUSE	=	1 SPACE PER	3,000 SF
BUILDING AREA	=	37,329 SF	12 SPACES
TOTAL REQUIRED	=	12 SPACES	
TOTAL PROVIDED	=	37 SPACES	
ADA REQUIRED	=	2 SPACES	
ADA PROVIDED	=	2 SPACES	

BENCHMARKS

BM1	NAIL AND DISK SET IN NORTHERLY EDGE OF PAVEMENT OF STATE ROAD No. 313, N:2015908, E:545379, ELEV. 35.65
BM2	NAIL AND DISK SET IN WESTERLY EDGE OF PAVEMENT OF CUL-DE-SAC OF STATE ROAD No. 313, N:2015993, E:545164, ELEV. 34.39

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	

REGISTERED ENGINEER
THOMAS B. BARTLETT IV, PE
CERTIFICATE No. 81205

This item has been digitally signed and sealed by Thomas B. Bartlett IV, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DSGN BY: DTS
DWG BY: DTS
CHK BY: TBB
DATE: 01-16-26
JOB No: 25022

DCCM
7 Waldo Street St. Augustine, FL 32084
904.495.1534 / DCCM.com
Email: MDS.inc@DCCM.com

SITE PLAN

EPIC-CURE WAREHOUSE
ST. JOHNS COUNTY
PREPARED FOR
KEN MULFORD

SHEET No.: 5 OF 24

S:\PROJECTS\2025\25022 - EPIC-CURE WAREHOUSE\ENGR\WKNG\CONSTRUCTION DOCUMENTS\25022 - SITE PLAN.DWG, L1, 7/31/2025 10:49 AM, Dylan Stanton, EI, MATTHEWS DOCN, INC.

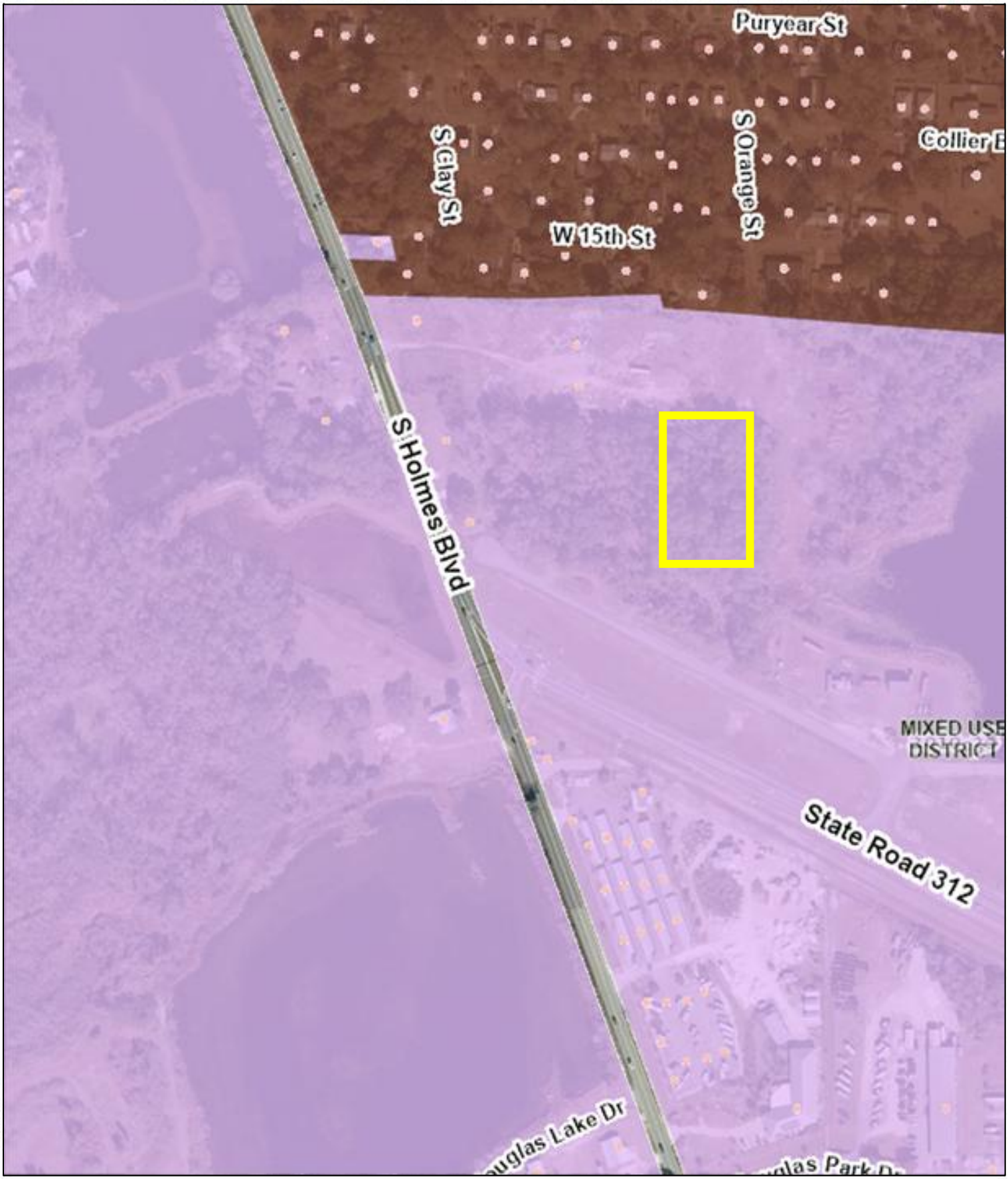


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Date Created: 5/21/2026

Aerial Map

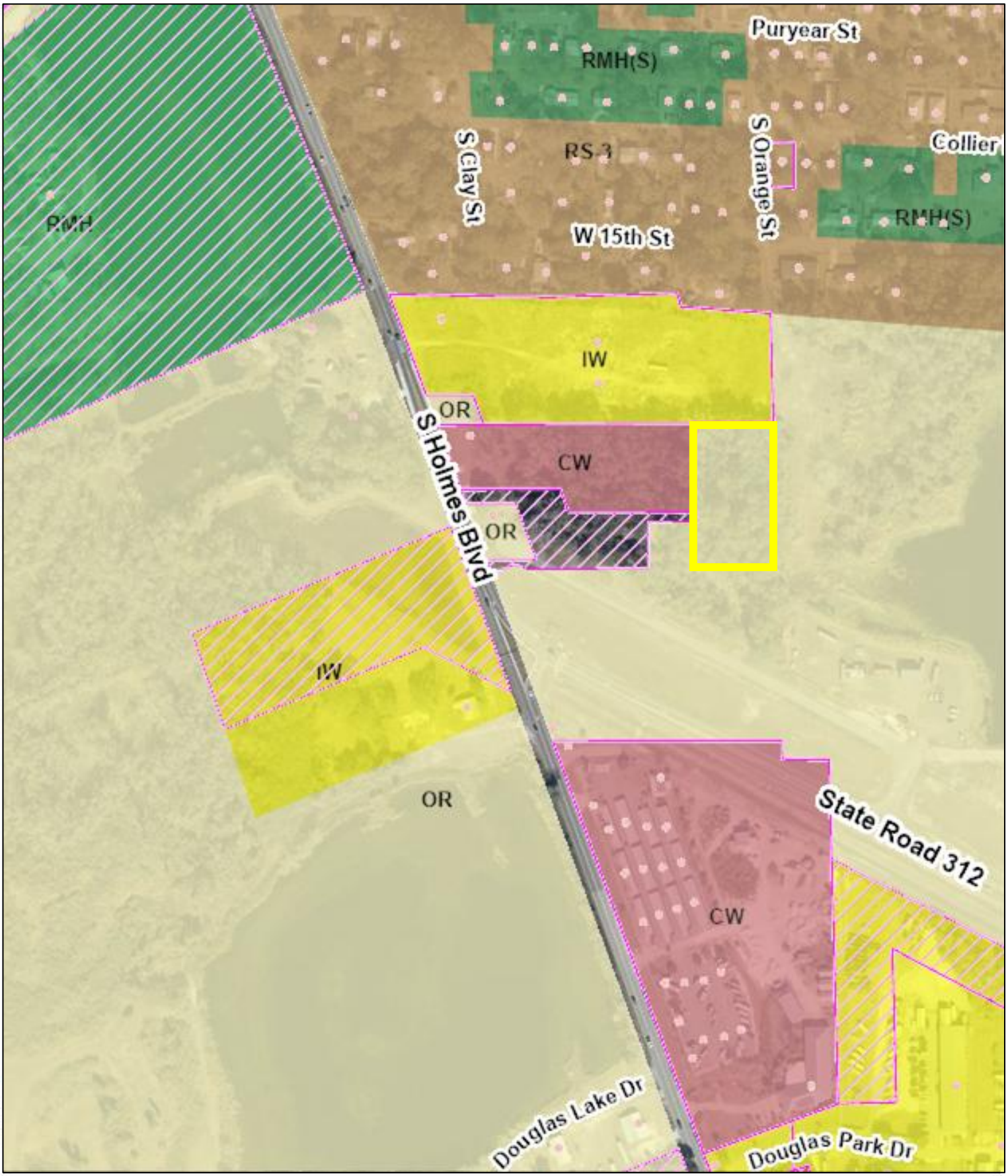


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Future Land Use Map



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Date Created: 5/21/2026

Zoning Map