7	**AGENDA ITEM** **Planning & Zoning**
	Meeting

12/3/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 17, 2026**

FROM: **Patrick Heekin, Planner** **PHONE:** **904 209-0669**

SUBJECT OR TITLE: **ZVAR 2026-35 Wildwood Enrichment Foundation Center**

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

PRESENTER: **Tim Boehlein, JBPro**

BACKGROUND INFORMATION:

A request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2026-35 Wildwood Enrichment Foundation Center based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.
DENY: Motion to deny ZVAR 2026-35 Wildwood Enrichment Foundation Center based on four (4) findings of fact, as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Zoning Variance
File Number: ZVAR 2026-35

To:	Planning and Zoning Agency
From:	Patrick Heekin, Planner
Date:	November 12, 2026
Subject:	**ZVAR 2026-35 Wildwood Enrichment Foundation Center**, a request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive.
Applicant/ Representative:	Tim Boehlein, JBPro
Owner(s):	Land Of Ode, LLC
Hearing date(s):	Planning and Zoning Agency – December 3, 2026
Commissioner District:	District 3

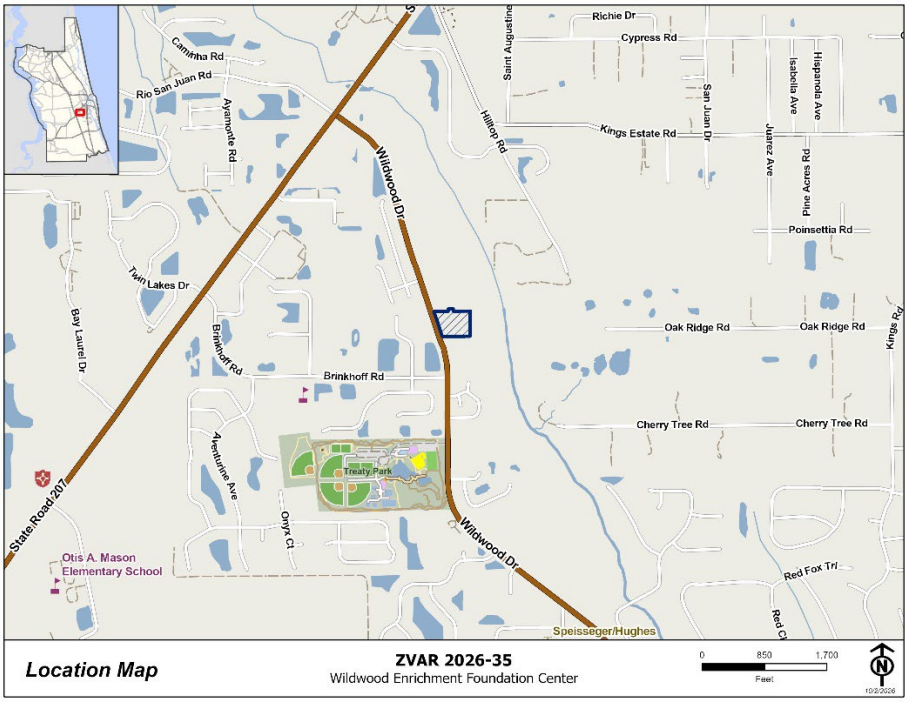
SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve **ZVAR 2026-35 Wildwood Enrichment Foundation Center** based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2026-35 Wildwood Enrichment Foundation Center** based on four (4) findings of fact, as provided in the Staff Report.

MAP SERIES

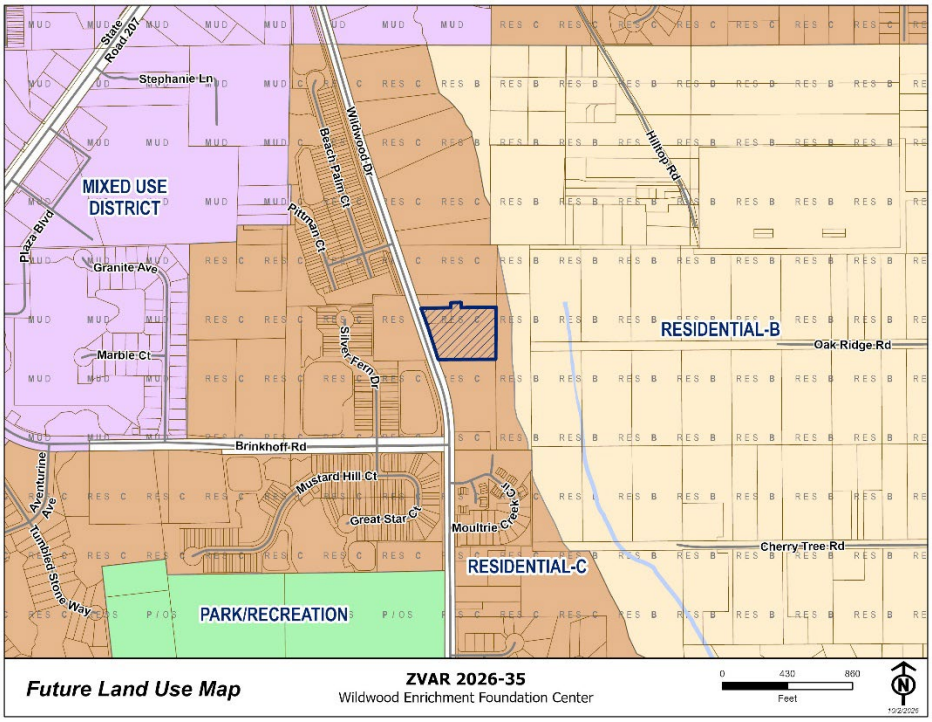
Location: The subject property is located on the eastern side of Wildwood Drive, just south of Wildwood's intersection with State Road 207 and just northeast of Treaty Park.



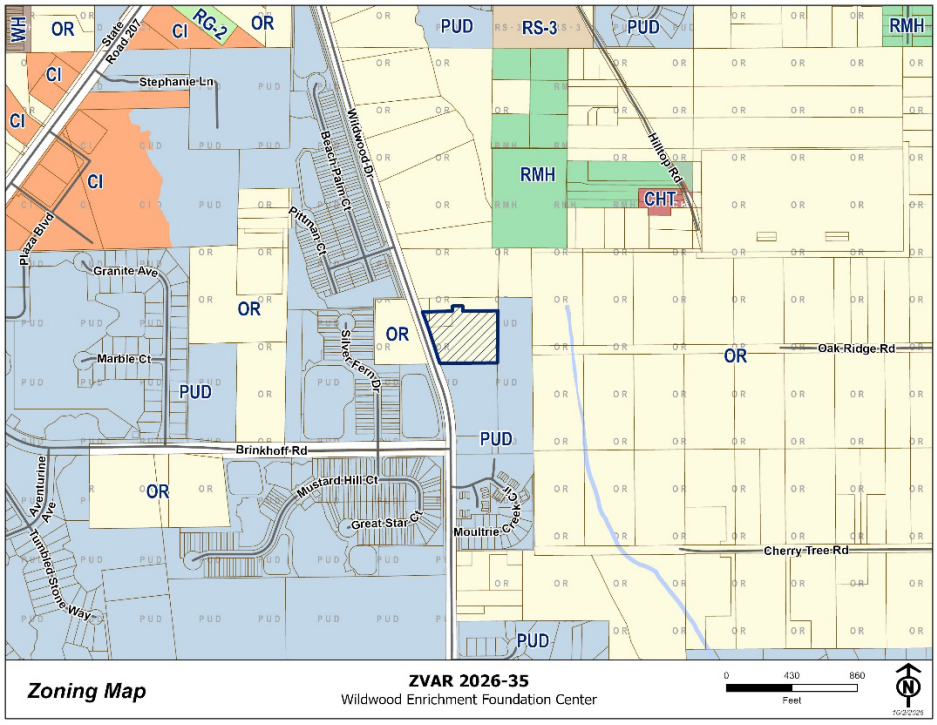
Aerial Imagery: The 3.41 acre subject property is currently improved with two single-family residences measuring approximately 1,364 & 1,257 SF respectively. Both residences were constructed in the 60's. Additionally, the property also contains structures such as a shop, a garage, and a pool.



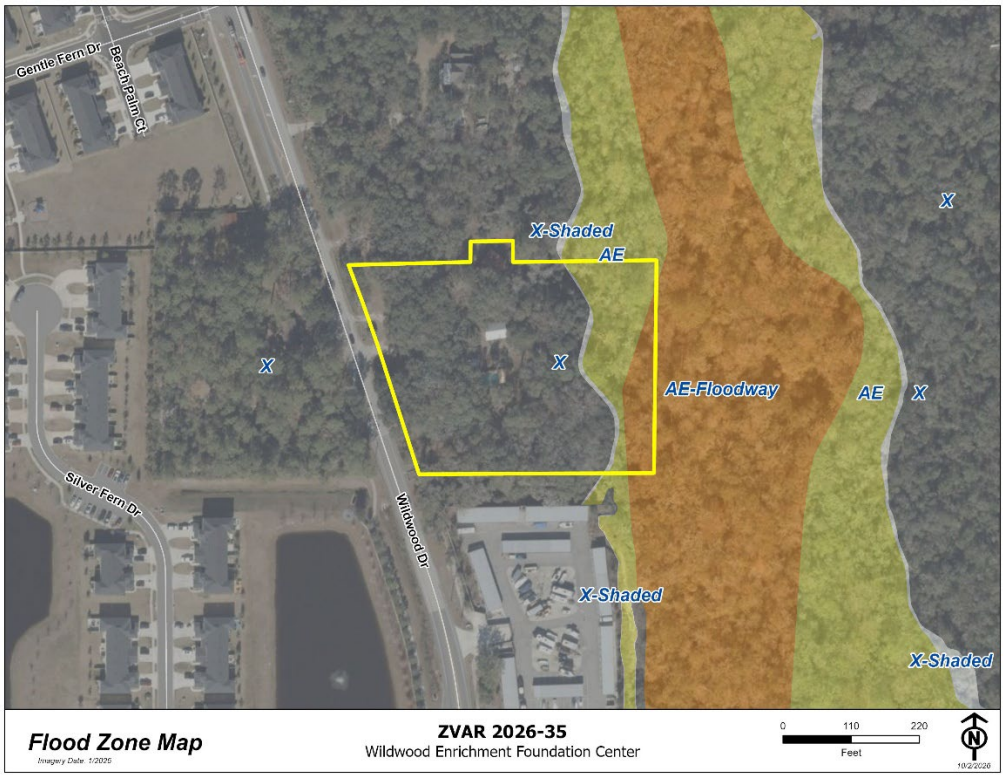
Future Land Use: The subject property and adjacent properties are designated Residential-C on the Future Land Use map. The surrounding area also contains properties designated Residential-B, Mixed Use District, and Park/Recreation.



Zoning District: The subject property is zoned Open Rural (OR). Properties in the surrounding area are zoned as Planned Unit Development (PUD), Residential, Mobile Home (RMH), Commercial Highway & Tourist (CHT), and Commercial Intensive (CI). A majority of properties to the east are also zoned OR.



Flood Zone: A The majority of the site is located within Flood Zone X. The eastern portion of the property is located within the Flood Zone AE and AE-Floodway.



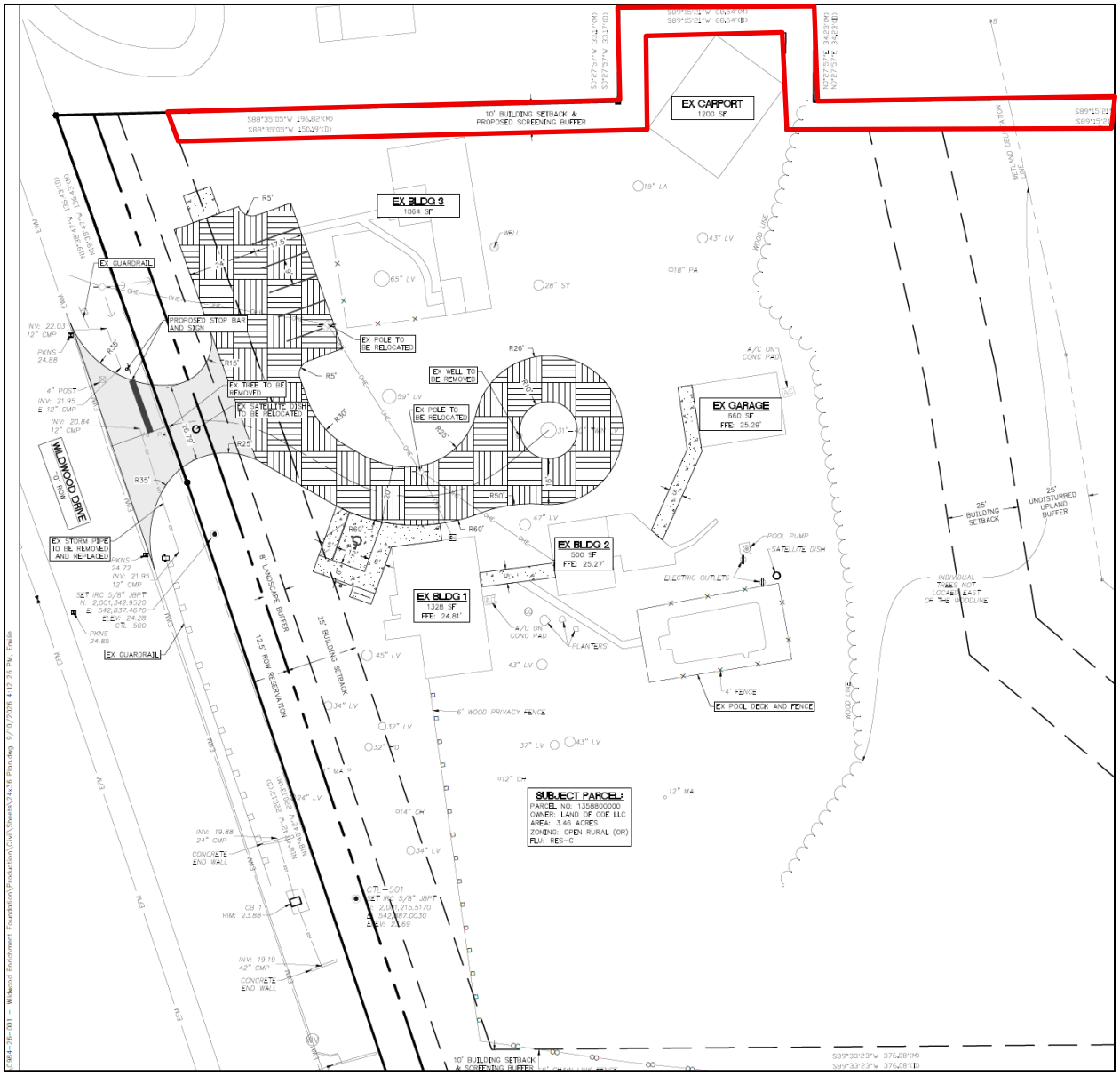
APPLICATION SUMMARY

The applicant requests a Zoning Variance to Section 6.06.04 of the Land Development Code (LDC) to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use. The property is located at 1774 Wildwood Drive and is zoned Open Rural (OR) with a Future Land Use designation of Residential-C (RES-C). The Applicant provided the following summary of their request in their narrative:

"The applicant requests a variance to reduce the required landscape buffer from 20 feet to 10 feet. Section 6.06.04 of the St. Johns County Land Development Code (LDC) requires a 20-foot "B" screening standard and buffer along the northern boundary of the site due to the adjacent northern property being residential. The proposed 10-foot buffer will continue to provide screening along the northern property boundary, and all applicable screening requirements for a "B" screening standard will be maintained within the reduced buffer area to the extent practicable."

Additionally, the Applicant has provided responses to the Zoning Variance Criteria listed within the St. Johns County Land Development Code, which can be found in the Applicable Code Sections portion of this report. Alternatively, the Applicant's submitted narrative can be found in **Attachment 2** of this report.

Proposed Site Plan: The site plan provided by the applicant labels the proposed reduced buffer area highlighted in red. The full proposed plan can be found as **Exhibit B** in **Attachment 1** of this report.



APPLICABLE CODE SECTIONS

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and, owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

LDC, Article XII, Definitions

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

i) such Variance will not be contrary to the public interest, and where;

Applicant Response: *"The proposed 10-foot buffer will continue to provide screening and separation along the northern property boundary consistent with the intent of the LDC. All applicable "B" screening requirements will be maintained within the reduced buffer area to the extent practicable. The variance will not create adverse impacts to adjacent properties."*

ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,

Applicant Response: *"The property contains two existing buildings that are located within the area where the required 20-foot buffer would otherwise be installed. The existing structures create a site-specific condition that limits the ability to provide the full 20-foot buffer without requiring significant alteration or removal of existing improvements. This condition is unique to the existing site layout and is not the result of a proposed expansion or new development."*

iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

Applicant Response: *"Requiring the full 20-foot buffer would require significant removal or modification of existing structures located within the required buffer area, limiting the reasonable use of the existing property. The reduction to an 10-foot buffer provides a reasonable alternative that accommodates the existing site conditions while continuing to provide the screening intended by the LDC."*

iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

Applicant Response: *"The requested variance is based on the existing physical condition of the property and is not intended to circumvent the requirements of the LDC. The requested reduction is necessary to accommodate existing structures while continuing to provide screening along the northern property boundary. The variance will allow reasonable use of the property while preserving the intent and purpose of the county's buffering and screening standards as set forth in LDC Section 6.06.04."*

LDC, Section 6.06.04. Buffering and Screening Requirements:

A. Buffers Between Incompatible Land Uses

The minimum required buffer distance between proposed land Uses and the zoning Lot line is set forth in the tables below. If the land next to the proposed Development is vacant, the buffer required shall be determined by the existing zoning on the adjacent vacant Parcel. If the adjacent Parcel is vacant but is zoned for a more intensive zoning district, no buffer area shall be required of the less intensive Use. For any Special Use listed on Table 2.03.01, the buffer required shall be determined by the Use Category the Special Use is permitted in.

The nature of surrounding Land Uses shall be considered in order to mitigate incompatibilities. Buffer widths and screening standards represent minimum required details which may be expanded, averaged, modified and/or increased to minimize external impacts. The relative degree of intensity shall be determined as follows:

Table of Intensity for Buffers and Screening	
Group	Land Use Classification
1	Residential - Single-Family
2	Residential - Multi-Family less than six (6) units/acre (u/a)
3	Residential - Multi-Family equal to or greater than six (6) u/a Cultural/Institutional Office and Professional Services
4	Neighborhood Business and Commercial General Business and Commercial Rural Commercial Town Center Mixed Use
5	High Intensity Commercial Highway Commercial Public Service/Emergency Service
6	Light Industrial Heavy Industrial Mining and Extractive Regional Business and Commercial Regional Cultural and Entertainment Solid Waste & Correctional Facilities Correctional Institutions
7	Outdoor/Passive Agricultural (Except Bona Fide Agricultural and Silvicultural Uses)

Minimum Buffer Screening Matrix							
Proposed Use Intensity Group	Abutting Use Intensity Group						
	1	2	3	4	5	6	7
1	None	10/A	20/B	20/B	20/B	30/C	10/A
2	10/A	None	10/A	20/B	20/B	30/C	10/A
3	20/B	10/A	None	10/A	20/B	30/C	20/B
4	20/B	20/B	10/A	None	10/A	20/B	20/B
5	20/B	20/B	20/B	10/A	None	10/A	25/B
6	30/C	30/C	30/C	20/B	10/A	None	30/B
7	10/A	10/A	20/B	20/B	25/B	30/B	None

B. Screening (*in part*)

3. Screening Standard "A"

Minimum required screening shall consist of the following:

a. Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or

b. A masonry wall six (6) feet in height, located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or

c. A solid wooden fence six (6) feet in height (finished side out); or

d. A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 above, to achieve a minimum height of six (6) feet and seventy-five percent (75%) opacity at the time of installation; and

e. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

4. Screening Standard "B"

Minimum required screening shall consist of the following:

a. The requirements of Screening Standard "A"; and

b. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within ten (10) feet of the property line.

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: Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief, but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Please fully address each of the issues raised by Staff. Following the Applicant's response, this Office will provide further legal review.

Planning & Zoning Division Review: Review by Planning staff found that the subject property has a current zoning of Open Rural (OR) with a Future Land Use designation of Residential-C (RES-C). The site is currently improved with multiple structures, including two single-family residences. The first single-family residence, which will be the primary use structure of the proposed Community Resource Center is approximately 1,364 square feet and was constructed in 1964. The second single-family structure measures approximately 1,257 square feet and is proposed to be a storage area for the Foundation's staff and will not be used by members of the public. Additionally, as illustrated by the proposed site plan, the site also includes a 660 square foot garage, 1,200 square foot carport, 500 square foot ancillary building, and swimming pool. Of these existing structures, the Applicant's site plan states that both the garage and carport are spaces which will be utilized by the public for activities and programs.

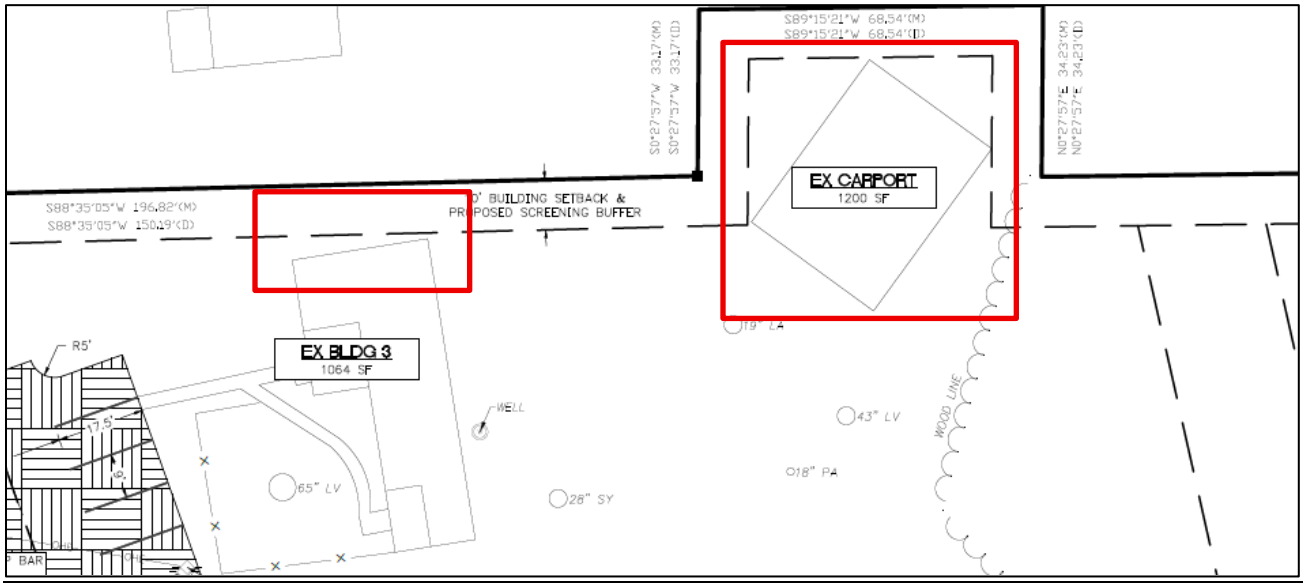
With the proposed use by the Applicant not being specifically listed in the Land Development Code, the Applicant is also seeking a companion Special Use Permit (SUPMAJ 2026-18) to allow for an unlisted special use. Based on the proposed activities taking place on the property, Planning staff assert that the Land Use Classification most closely related to the proposed use would be Cultural/Institutional, as listed in Section 6.06.04 of the LDC. With the neighboring property to the north consisting of a residential use, this would require the subject property to include a twenty (20) foot wide buffer meeting the "B" screening standard along the northern property boundary pursuant to Table 6.19 and 6.20 of the LDC. The applicant is seeking this variance in order to reduce this requirement to a ten (10) foot wide buffer in lieu of 20 feet, meeting the required "B" screening standard.

It is noted that of the existing structures included on the property that will be incorporated into the proposed Community Center use, the structures labeled as "Building 3" and "Carport," as labeled on the provided site plan would be located within the required 20-foot buffer width area. Additionally, the Applicant has cited this issue as the main hardship justification for this variance request. Staff notes that while the residential structures on the property were constructed before the adoption of the Land Development Code, the structures would

still meet the current LDC's setback standards for Open Rural zoning.

Planning staff has provided the portion of the Applicant's submitted site plan below that would be affected by an enforcement of the required 20-foot buffer width standard. The existing structures are highlighted in red.

Existing Structures:



CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff have not received any correspondence or phone calls relating to this request.

FINDINGS/ACTION

Staff have provided the Agency with six (6) Findings of Fact and six (6) Conditions to approve this request. Four (4) Findings of Fact have been provided to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Final Orders
2. Supporting Documents

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2026-35 Wildwood Enrichment Foundation Center**, a request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive, came before the Planning & Zoning Agency for public hearing on December 3, 2026, subject to the following conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Variance will be transferable and apply only to the northern property boundary as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. The site shall be consistent with how it is depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

(Additional conditions may be added as a result of the public hearing)

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2026-35 Wildwood Enrichment Foundation Center,** a request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive, came before the Planning & Zoning Agency for public hearing on December 3, 2026, in accordance with the following findings:

SUGGESTED FINDINGS

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is in contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-C.

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Tim Boehlein 3530 NW 43rd Street Gainesville, FL 32606
FILE NUMBER:	ZVAR 2026-35
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	135880-0000 & 135900-0000
DATE OF HEARING:	December 3, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive, came before the Planning & Zoning Agency for public hearing on December 3, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.

2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.

4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive, and subject to the following conditions:

1. The Variance will be transferable and apply only to the northern property boundary as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.

2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. The site shall be consistent with how it is depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order.

4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part

of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____ DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

EXHIBIT A

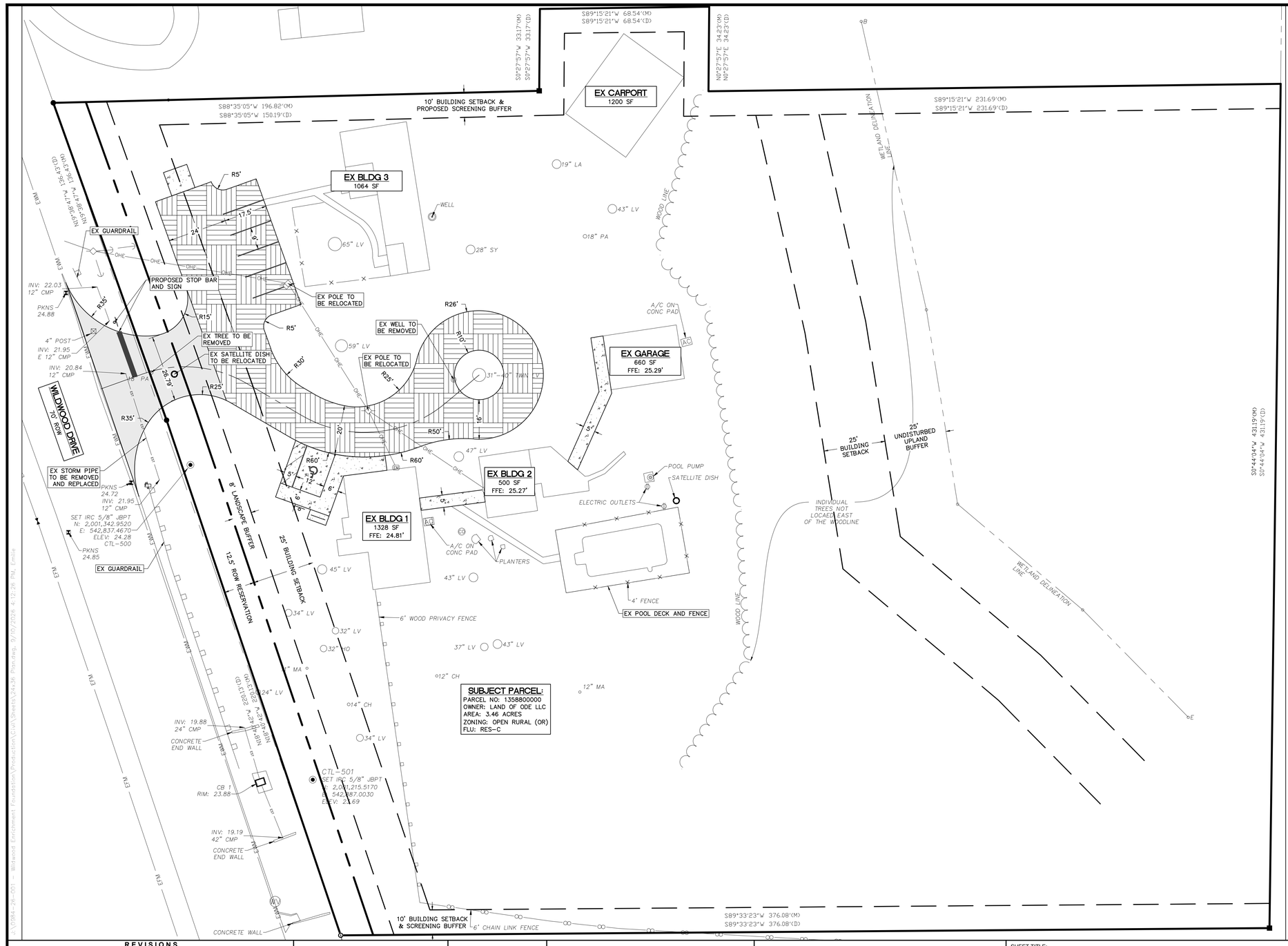
LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, THENCE SOUTH 00 DEGREES 20 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 0.330 FEET, THENCE NORTH 88 DEGREES 34 MINUTES EAST, A DISTANCE OF 789.22 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE AS DESCRIBED IN DEED BOOK 243, PAGE 248 AND 249, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 19 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 96.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; NORTH 88 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 196.82 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 57 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 68.54 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 34.23 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 231.69 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4802, PAGE 867, SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF 341.84 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 376.08 FEET TO SAID EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE; THENCE NORTH 18 DEGREES 40 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, AA DISTANCE OF 220.13 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 136.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.5 ACRES OR 150,796.8 SQUARE FEET MORE OR LESS.

Exhibit B



LEGEND

- ASPH PVMT
- CONC S/W
- LIMEROCK

GENERAL DEVELOPMENT INFORMATION

1. PROPERTY ADDRESS: 1774 WILDWOOD DR., ST. AUGUSTINE, FL 32086
2. TAX PARCEL NO.: 1358800000 & 1359000000
3. ZONING: OR (OPEN RURAL)
4. FUTURE LAND USE: RES-C (RESIDENTIAL-C)
5. JURISDICTION: ST. JOHNS COUNTY
6. BUILDING SETBACKS (F/S/R): 25' / 10' / 10'
7. PARKING: (SJC LDC SEC. 6.05.02.E)
   - A. PARKING PROVIDED: 7 PARKING SPACES
   - B. FOUNDATION EMPLOYEES/VOLUNTEERS: 3-5 EMPLOYEES/VOLUNTEERS
   - C. ADA PARKING SPACE REQUIRED: 1 PER 25 SPACES = 1 SPACE
   - D. ADA PARKING SPACE PROVIDED: 1 SPACE
   - E. BICYCLE PARKING REQUIRED: 1 SPACE
   - F. BICYCLE PARKING PROVIDED: 1 SPACE

   THIS PARKING SUPPLY IS ANTICIPATED TO ADEQUATELY ACCOMMODATE THE FOUNDATION EMPLOYEES PARKING NEEDS DURING NORMAL OPERATING HOURS. THE FOUNDATION ANTICIPATES BETWEEN 3 TO 5 EMPLOYEES AND VOLUNTEERS TO BE ON-SITE DURING BUSINESS HOURS; THEREFORE, THE AVAILABLE PARKING SUPPLY WILL ADEQUATELY ACCOMMODATE ON-SITE PERSONNEL WITH ADDITIONAL SPACES REMAINING AVAILABLE.
8. DEVELOPMENT DATA
   - A. LOT AREA: 3.46 AC
   - B. EX. IMPERVIOUS AREA: 0.16 AC = 4.62%
   - C. PROP IMPERVIOUS AREA: 0.23 AC = 6.65%
   - D. TOTAL IMPERVIOUS AREA: 0.39 AC = 11.27% (MAX ISR = 70%)
   - E. EX. BUILDING AREA: 0.04 AC = 1.16% (MAX FAR = 20%)
9. BUILDING DATA:
   - A. EX. BLDG 1: THIS STRUCTURE WILL SERVE AS THE FOUNDATION'S PRIMARY COMMUNITY ROOM AND ACTIVITY SPACE. INTERIOR AREAS WILL BE ARRANGED TO ACCOMMODATE WORKSHOPS, GATHERINGS, ORGANIZATIONAL MEETINGS, AND ADMINISTRATIVE FUNCTIONS. NO STRUCTURAL MODIFICATIONS TO THE BUILDING'S FOOTPRINT ARE PROPOSED. INTERIOR PREPARATION WILL CONSIST OF FURNISHING THE SPACE WITH TABLES, SEATING, AND ACTIVITY SUPPLIES APPROPRIATE FOR COMMUNITY USE. THE FOUNDATION WILL PURSUE ANY REQUIRED CHANGE-OF-OCCUPANCY REVIEW WITH THE ST. JOHNS COUNTY BUILDING DEPARTMENT PRIOR TO COMMENCING PROGRAMMING.
   - B. EX. BLDG 2: THIS EXISTING OUTBUILDING WILL BE USED FOR STORAGE OF FOUNDATION SUPPLIES, EQUIPMENT, AND MATERIALS, AND WILL NOT SERVE AS AN ACTIVITY SPACE FOR PARTICIPANTS. NO STRUCTURAL MODIFICATIONS ARE PROPOSED.
   - C. EX. BLDG 3: THIS EXISTING BUILDING WILL NOT BE USED BY THE FOUNDATION FOR ANY PARTICIPANT-RELATED ACTIVITIES AND WILL SOLELY BE USED AS A STORAGE SPACE FOR STAFF.
   - D. GARAGE: THE GARAGE WILL BE USED FOR STORAGE OF FOUNDATION SUPPLIES, EQUIPMENT, AND MATERIALS, AND MAY ALSO SERVE AS A SUPPLEMENTAL ACTIVITY SPACE FOR SMALLER-GROUP WORKSHOPS OR OUTDOOR-ADJACENT PROGRAMMING. NO STRUCTURAL MODIFICATIONS ARE PROPOSED. THE FOUNDATION WILL PURSUE ANY REQUIRED CHANGE-OF-OCCUPANCY REVIEW WITH THE ST. JOHNS COUNTY BUILDING DEPARTMENT PRIOR TO COMMENCING PROGRAMMING.
   - E. CARPORT: THIS EXISTING OUTBUILDING WILL BE USED FOR STORAGE OF FOUNDATION SUPPLIES, EQUIPMENT, AND MATERIALS, AND WILL NOT SERVE AS AN ACTIVITY SPACE FOR PARTICIPANTS. NO STRUCTURAL MODIFICATIONS ARE PROPOSED.
   - F. POOL AREA: THE EXISTING POOL AREA IS NOT PROPOSED FOR USE BY THE FOUNDATION AND WILL NOT BE UTILIZED FOR ANY FOUNDATION-RELATED ACTIVITIES. THE EXISTING POOL IS CURRENTLY ENCLOSED BY A 4-FOOT-HIGH WOODEN FENCE WITH A SELF-CLOSING AND LATCHING GATE. THE FOUNDATION WILL ENSURE THAT APPROPRIATE SAFETY PRECAUTIONS ARE MAINTAINED AND IMPLEMENTED BY STAFF TO PREVENT UNAUTHORIZED ACCESS TO THE POOL AREA.
10. DRIVEWAY SHALL BE A MINIMUM OF 24' PER SJC SEC 6.04.05
11. A 12.5' R/W RESERVATION ALONG THE FRONTAGE OF WILDWOOD DR SHALL BE PROVIDED AND REMAIN UNENCUMBERED.
12. A 8' LANDSCAPE BUFFER ADJACENT TO R/W REQUIRED PER SJC LDC SEC. 6.06.03.
13. A 25' UNDISTURBED UPLAND BUFFER PLUS A 25' BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS PER SJC SEC. 4.01.06.B.
14. THIS SITE IS LOCATED IN A FEMA FLOOD ZONE X AND ZONE AE.
15. ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF LDC SEC. 6.06.04.B.9
16. SITE LIGHTING WILL MEET THE REQUIREMENTS OF LDC PART 6.09.00
17. BICYCLE PARKING SHALL CONFORM TO STANDARDS OF LDC SEC. 6.05.02
18. ALL SIGNS WILL MEET THE REQUIREMENTS OF LDC SEC. 7.02.04

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: EXHIBIT B - SITE PLAN

DATE: SEPTEMBER 2026

PROJECT NO: 0984-26-001

CLIENT: WILDWOOD ENRICHMENT FOUNDATION, INC.
ST. AUGUSTINE, FL

PROJECT: WILDWOOD ENRICHMENT FOUNDATION
SITE PLAN

SHEET NO: C0.0

J:\0984-26-001 - Wildwood Enrichment Foundation\Production\Civil\Sheets\24x36 Plan.dwg, 9/10/2026 4:12:26 PM, Emilie

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Tim Boehlein 3530 NW 43rd Street Gainesville, FL 32606
FILE NUMBER:	ZVAR 2026-35
LEGAL:	Exhibit A
PARCEL ID:	135880-0000 & 135900-0000
DATE OF HEARING:	December 3, 2026

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive, came before the Planning & Zoning Agency for public hearing on December 3, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Variance is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.

2. The request is contrary to the public interest and is in conflict with surrounding development.

3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.

4. The request is in conflict with the Future Land Use Map designation of Residential-C.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, THENCE SOUTH 00 DEGREES 20 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 0.330 FEET, THENCE NORTH 88 DEGREES 34 MINUTES EAST, A DISTANCE OF 789.22 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE AS DESCRIBED IN DEED BOOK 243, PAGE 248 AND 249, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 19 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 96.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; NORTH 88 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 196.82 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 57 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 68.54 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 34.23 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 231.69 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4802, PAGE 867, SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF 341.84 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 376.08 FEET TO SAID EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE; THENCE NORTH 18 DEGREES 40 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, AA DISTANCE OF 220.13 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 136.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.5 ACRES OR 150,796.8 SQUARE FEET MORE OR LESS.

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

August 17th, 2026

Jacob Smith, AICP
Planning Division Manager
St. Johns County
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Wildwood Enrichment Foundation, Inc – Zoning Variance Request

Dear Mr. Smith,

Please find attached our application for a variance to the north buffer requirements for the Wildwood Enrichment Foundation, Inc at 1774 Wildwood Drive, St. Augustine, FL 32086. Included in this application are the following:

- Zoning Variance Application
- Proof of Ownership (Deed)
- Owners' Authorization for Agent
- Site Plan
- Legal Description

This project involves the design and permitting of code-compliance improvements for the existing buildings on the site, including parking, driveway, ADA accessibility upgrades, and required utility and stormwater infrastructure improvements. The site contains two existing structures that are located within the required buffer area.

The applicant requests a variance to reduce the required landscape buffer from 20 feet to 10 feet. Section 6.06.04 of the St. Johns County Land Development Code (LDC) requires a 20-foot "B" screening standard and buffer along the northern boundary of the site due to the adjacent northern property being residential. The proposed 10-foot buffer will continue to provide screening along the northern property boundary, and all applicable screening requirements for a "B" screening standard will be maintained within the reduced buffer area to the extent practicable.

A Special Use Permit (SUP) has also been submitted concurrently with this zoning variance application.

The following items shall be considered for the variance:

1. Such Variance will not be contrary to the public interest.
   The proposed 10-foot buffer will continue to provide screening and separation along the northern property boundary consistent with the intent of the LDC. All applicable "B" screening requirements will be maintained within the reduced buffer area to the extent practicable. The variance will not create adverse impacts to adjacent properties.

2. By reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question.
   The property contains two existing buildings that are located within the area where the required 20-foot buffer would otherwise be installed. The existing structures create a site-specific

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3530 NW 43rd Street
Gainesville, FL 32606

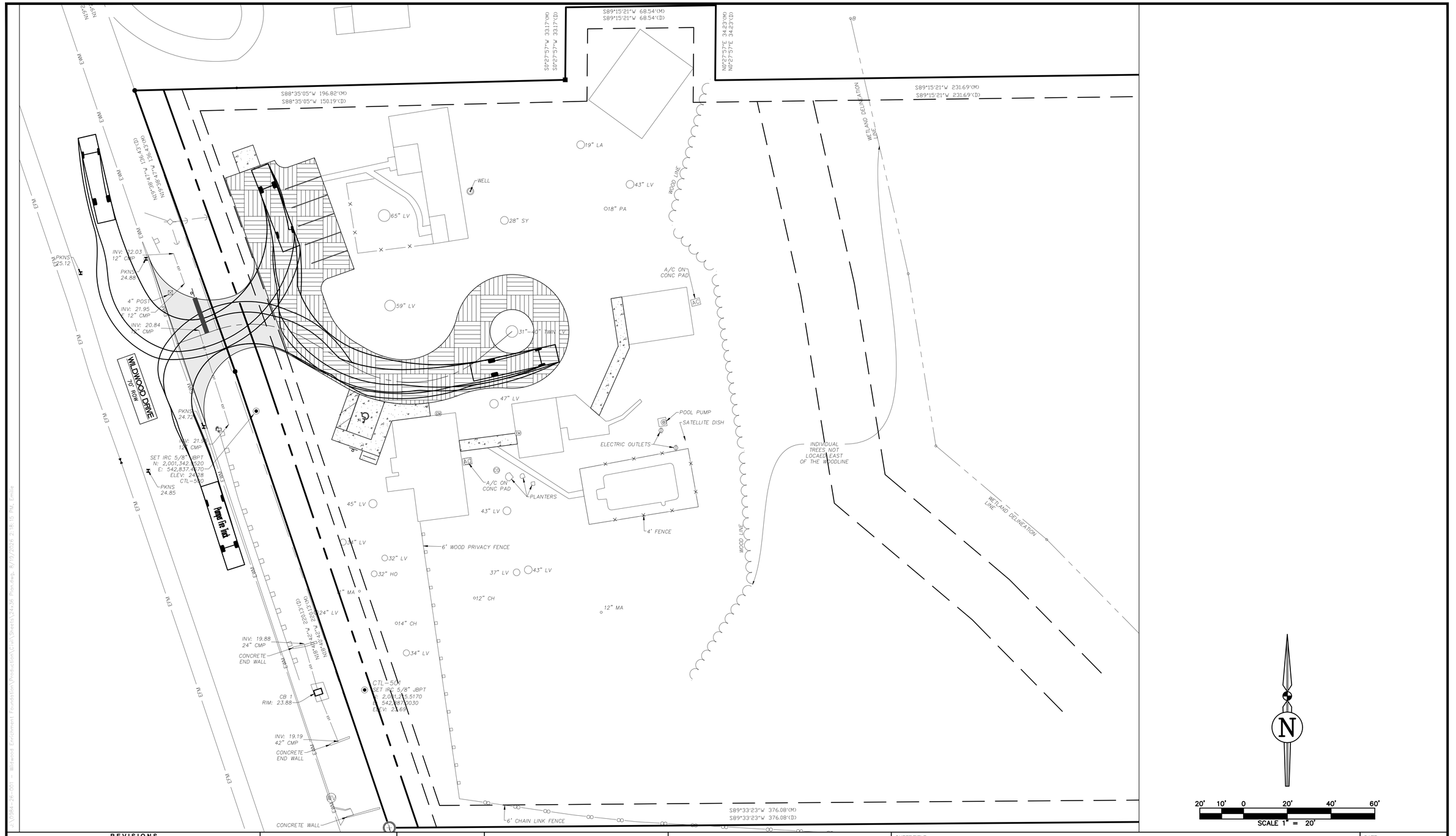
condition that limits the ability to provide the full 20-foot buffer without requiring significant alteration or removal of existing improvements. This condition is unique to the existing site layout and is not the result of a proposed expansion or new development.

3. The literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code.
   Requiring the full 20-foot buffer would require significant removal or modification of existing structures located within the required buffer area, limiting the reasonable use of the existing property. The reduction to an 10-foot buffer provides a reasonable alternative that accommodates the existing site conditions while continuing to provide the screening intended by the LDC.

4. The Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.
   The requested variance is based on the existing physical condition of the property and is not intended to circumvent the requirements of the LDC. The requested reduction is necessary to accommodate existing structures while continuing to provide screening along the northern property boundary. The variance will allow reasonable use of the property while preserving the intent and purpose of the county's buffering and screening standards as set forth in LDC Section 6.06.04.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

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SHEET TITLE: EMERGENCY VEHICLE SITE ACCESS

CLIENT: WILDWOOD ENRICHMENT FOUNDATION, INC.
ST. AUGUSTINE, FL

PROJECT: WILDWOOD ENRICHMENT FOUNDATION
SITE PLAN

DATE: AUGUST 2026
PROJECT NO: 0984-26-001
SHEET NO: C0.0

X:\0984-26-001 - Wildwood Enrichment Foundation\Production\Civil\Sheets\24x36 Plan.dwg, 8/19/2026 2:18:15 PM, Emilie

Instr #2025101524 BK: 6273 PG: 588, Filed & Recorded: 12/15/2025 2:56 PM #Pgs:2 Doc. D $3,815.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and return to:
Kimberlee Collins
Paradise Title of St. Augustine, LLC
2225 A1A South, Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2025-9291

Parcel Identification No 135880-0000 & 135900-0000

---------- [Space Above This Line For Recording Data] ----------

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

Copy

This indenture made the **15th day of December, 2025** between **Linda Bolante, a married woman and Lachelle P. Fetz, a single woman, conveying their non-homestead property**, whose post office address is **739 Needle Grass Drive, St. Augustine, FL 32086**, Grantors, to **Land of Ode LLC, a Florida Limited Liability Company**, whose post office address is **403 A Street, St. Augustine Beach, FL 32080**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 ($545,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

PARCEL 1: A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, THENCE SOUTH 00 DEGREES 20 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 330 FEET, THENCE NORTH 88 DEGREES 34 MINUTES EAST, A DISTANCE OF 789.22 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE AS DESCRIBED IN DEED BOOK 243, PAGE 248 AND 249, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 19 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 96.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; NORTH 88 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 196.82 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 57 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 68.54 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 34.23 FEET; THENCE NORTH 89 DEGREES 15 MINUTE 21 SECONDS EAST, A DISTANCE OF 231.69 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4802, PAGE 867, SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF 341.84 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 376.08 FEET TO SAID EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE; THENCE NORTH 18 DEGREES 40 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 220.13 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 136.43 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Kim Collins
Witness #1 Printed Name

2225 A1A South, Suite C8
Witness #1 Street Address

St. Augustine, FL 32080
Witness #1 City, State & Zip

Witness #2 Signature

Sophia Zaharias
Witness #2 Printed Name

2225 A1A South, Suite C8
Witness #2 Street Address

St. Augustine, FL 32080
Witness #2 City, State & Zip

Linda Bolante

Lachelle P. Fetz

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization this 12th day of December, 2025, by Linda Bolante and Lachelle P. Fetz.

Signature of Notary Public

Kimberlee Collins
Print, Type/Stamp Name of Notary

KIMBERLEE COLLINS
Notary Public - State of Florida
Commission # HH 375698
My Comm. Expires Jun 14, 2027
Bonded through National Notary Assn.

Personally Known: _____ OR Produced Identification: XX
Type of Identification Produced: a valid Driver's License

Owner's Authorization Form

JBrown Professional Group Inc. is hereby authorized TO ACT ON BEHALF OF

Land of Ode LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Zoning Variance

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the application

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Gabriel Albanes

Signature of Owner

Print Name Melissa Albanes

Telephone Number 703 801 7219

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Aug, 2026 by Gabriel Albanes as owner for Land of Ode LLC.

Notary Public State of Florida
Cindy A. Carter
My Commission HH 633170
Expires 2/19/2029

Cindy A. Carter
Notary Public, State of Florida
Name: Cindy A. Carter
My Commission Expires: 02/19/29
My Commission Number is: HH633170

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced FL. Driver Lic

Revised August 30, 2011