8	**AGENDA ITEM** **Planning & Zoning**
	Meeting

12/3/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 13, 2026**

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

SUBJECT OR TITLE: **REZ 2026-21 301 Twenty-Second Street**

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

PRESENTER: **Zach Miller, Esq., Agent**

BACKGROUND INFORMATION:

Request to rezone approximately 0.25 acres of land from Residential, General (RG-1) to Residential, Single Family (RS-3), located at 301 Twenty-Second Street.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2026-21 301 Twenty-Second Street based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to recommend denial of REZ 2026-21 301 Twenty-Second Street based upon five (5) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-21 301 Twenty-Second Street

To:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	November 12, 2026
Subject:	**REZ 2026-21 301 Twenty-Second Street,** a request to rezone approximately 0.25 acres of land from Residential, General (RG-1) to Residential, Single Family (RS-3), located at 301 Twenty-Second Street.
Applicant:	Zach Miller, Esq., Agent
Owner:	Alsop Construction Group, LLC
Hearing Dates:	Planning and Zoning Agency – December 3, 2026 Board of County Commissioners – January 19, 2027
Commissioner District:	District 5

SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2026-21 301 Twenty-Second Street** based upon four (4) findings of fact as provided in the Staff Report.

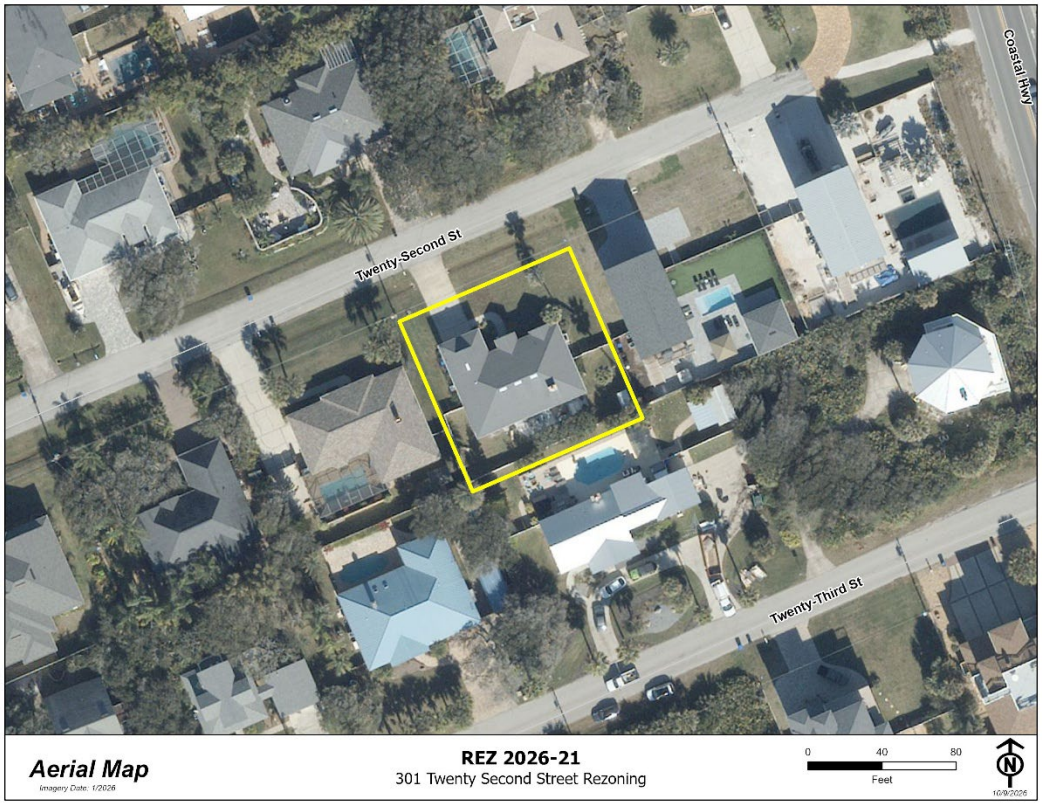
DENY: Motion to recommend denial of **REZ 2026-21 301 Twenty-Second Street** based upon five (5) findings of fact as provided in the Staff Report.

MAP SERIES

Location: The subject property is located west of Coastal Highway and on the south side of Twenty-Second Street. The site is addressed as 301 Twenty-Second Street with a potential additional address of 303 Twenty-Second Street.



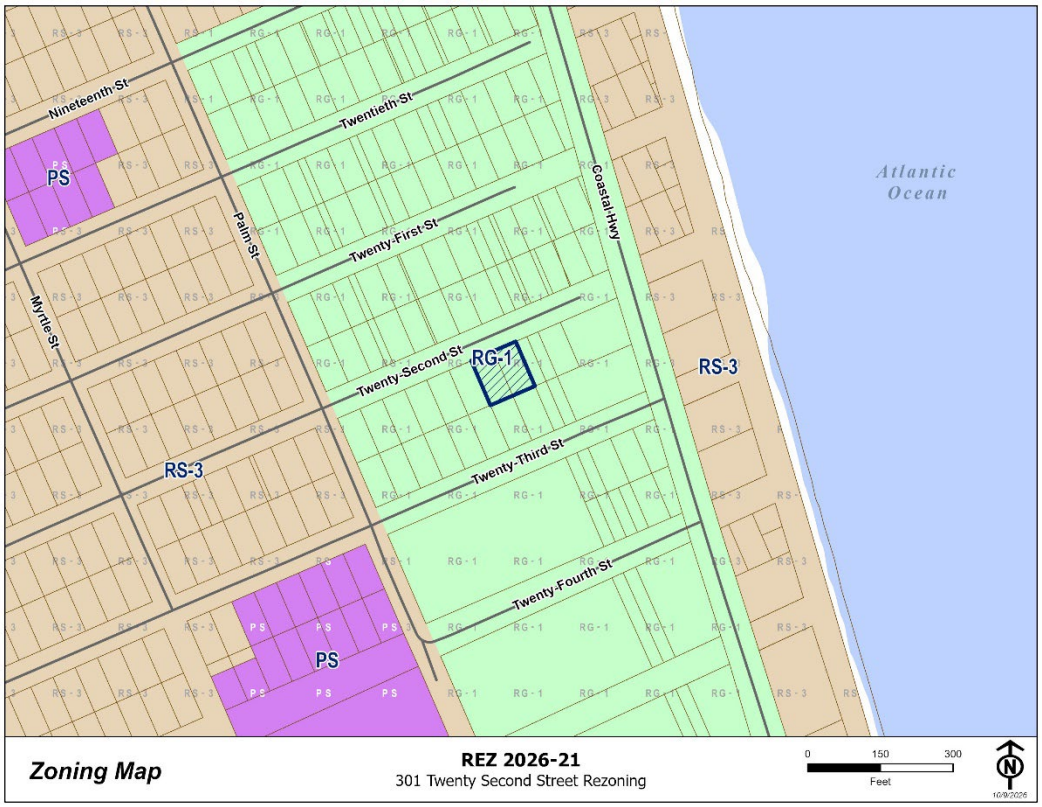
Aerial Imagery: The subject property is approximately 0.25 acres in size. The site contains two (2) platted lots of record, and the previous home was removed as of 8/24/2026.



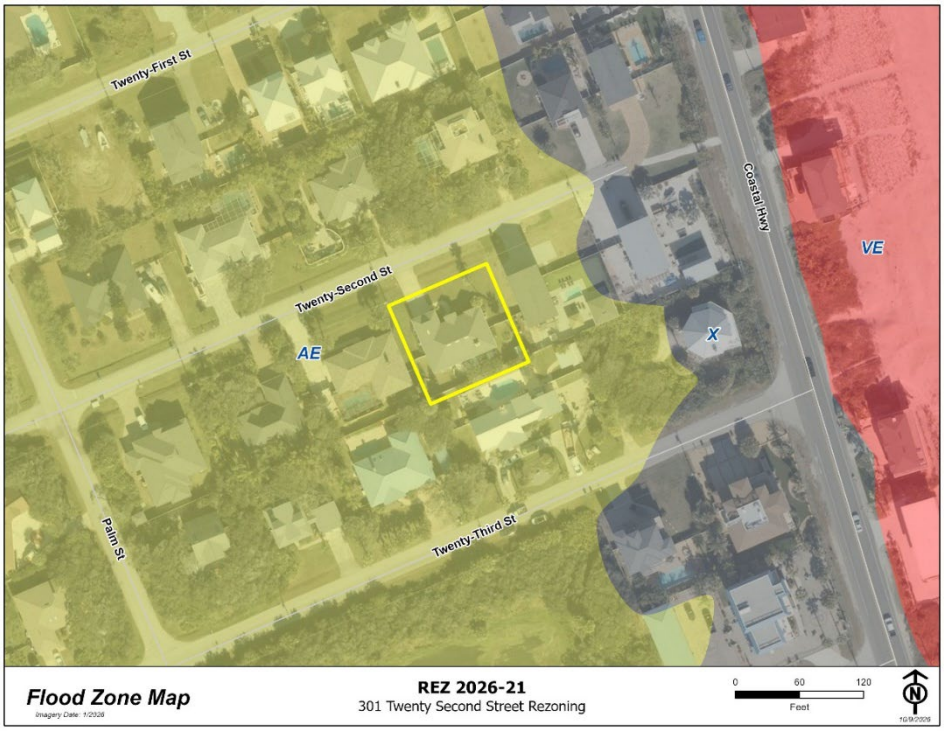
Future Land Use: The subject property and all adjacent properties are designated Residential-C (RES-C) on the Future Land Use Map (FLUM).



Zoning District: The subject property is currently zoned Residential, General (RG-1) with a requested change to Residential, Single Family (RS-3). Immediately surrounding properties are RG-1, although further east and west are RS-3 zoned sites.



Flood Zone: The subject property is located within Flood Zone AE.

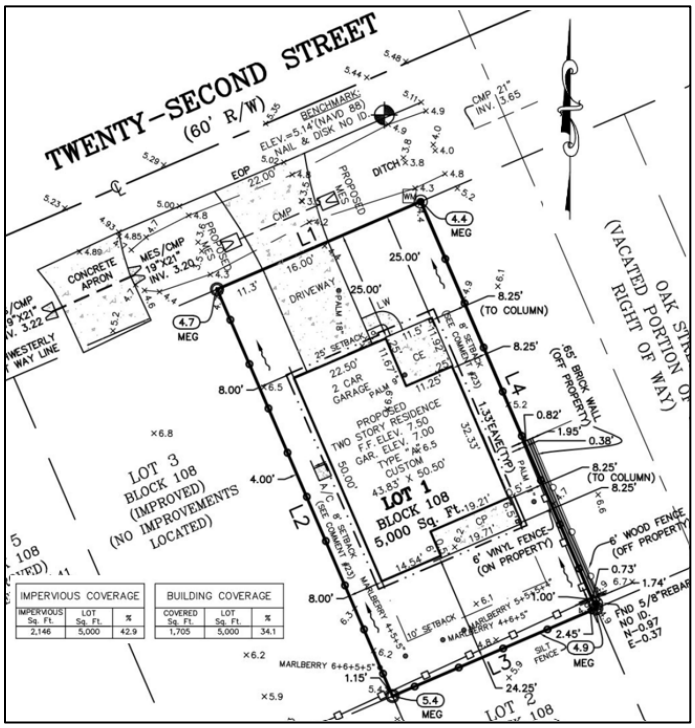


APPLICATION SUMMARY

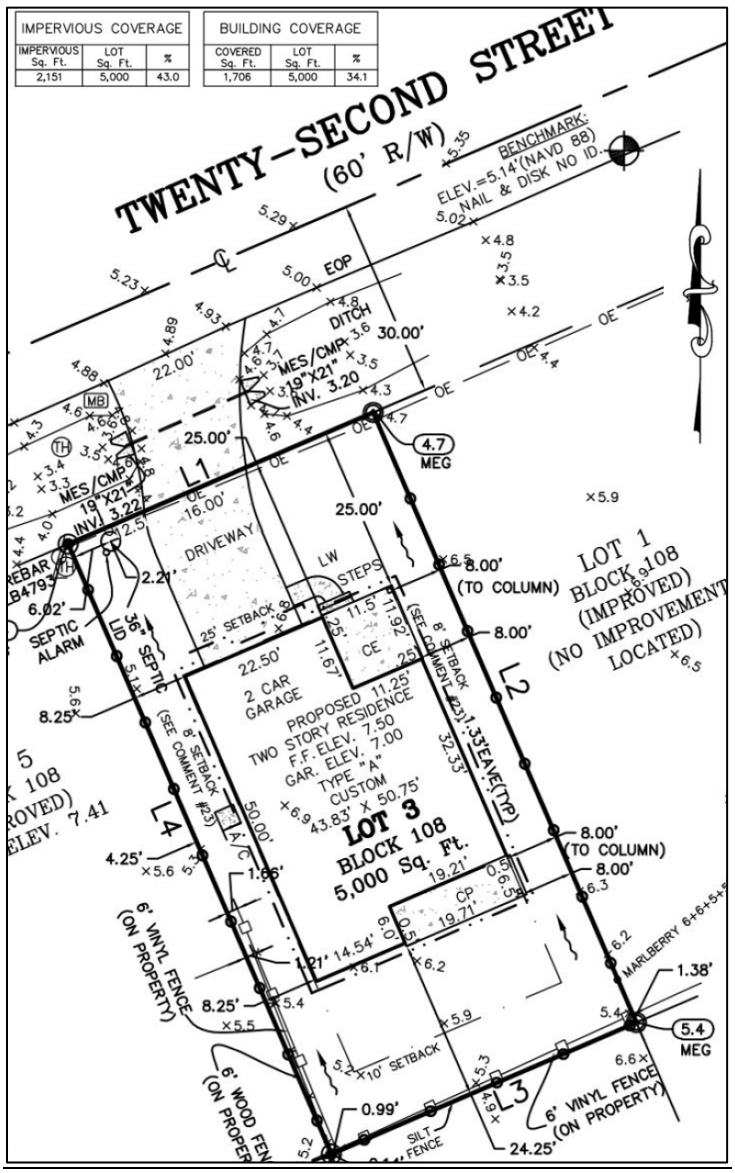
The applicant requests rezoning of the subject property, which consists of two (2) lots of record, from RG-1 to RS-3 to facilitate the development of two single-family homes in accordance with the setback and lot coverage requirements of the RS-3 zoning district. The applicant states that the proposed rezoning would constitute a downzoning by eliminating the multifamily residential uses currently permitted by right under the existing RG-1 zoning designation. The applicant did not provide a Narrative, but the Application is included in **Attachment 2 –Supporting Documents**.

Site Plans provided by the applicant:

Lot 1



Lot 3



The applicant has provided the above site plans illustrating potential development. These site plans show the driveway placement, home placement, building coverage, impervious coverage, and setback restrictions. The full Site Plans, provided by the applicant, are 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, placement of the buildings, size of the homes, and number of stories may differ from the above drawings. Any 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.1.13.1 (provided in part)

m) Residential shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:
    - Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses.

Land Development Code Section 6.01.03 (provided in part)

D. One Dwelling Unit Per Lot
For any district in which Single Family residential Uses are allowed, only one (1) Single Family Dwelling Unit shall be permitted per platted or legally unrecorded Lot unless otherwise permitted.

Land Development Code Section 10.03.02 (provided in part)

G. Nonconforming Lots of Record
    1. In any district in which Single Family Dwellings or mobile homes are permitted, a Single-Family Dwelling or mobile home, and other permitted Uses and Structures including customary accessory Buildings may be erected, expanded or altered on any single Lot of Record which was so recorded on or before the effective date of adoption of this Code or previous Codes, notwithstanding certain limitations imposed by the provisions of this Code. This provision shall apply even though such Lot failed to meet the requirements for area or width, or both that are generally applicable in the district, provided that Yard dimensions and requirements other than those applying to area and width, or both, of the Lot shall conform to the regulations for the district in which such Lot is located.

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 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 submitted, 146198-0000, as well as the current primary fire station location at 2998 S. Ponte Vedra Blvd and creditable water supply, ISO would assign a rating of Class 3.

Utility Department:

At this time, no new water connections are being made within the North Beach Service Area until upgrades at the North Beach Water Treatment Plant are completed. The address of 301 Twenty-Second Street will utilize the existing water service and will need to pay for a new sewer tap. The address of 303 Twenty-Second Street will utilize the existing sewer connection but will need a well.

Technical Division Review:

Should the rezoning be approved, the applicant will be required to submit a site plan demonstrating compliance with the Land Development Code for single-family residential construction. Upon demolition of the previously existing structure on the subject property, the Letter of Map Change granted by the Federal Emergency Management Agency (FEMA) is no longer effective. Any new structure(s) shall be required to comply with FEMA/NFIP standards for residential construction. All other State and Federal regulations shall be adhered to as applicable by the individual agency's standards.

Concurrency/Transportation Planning Review:

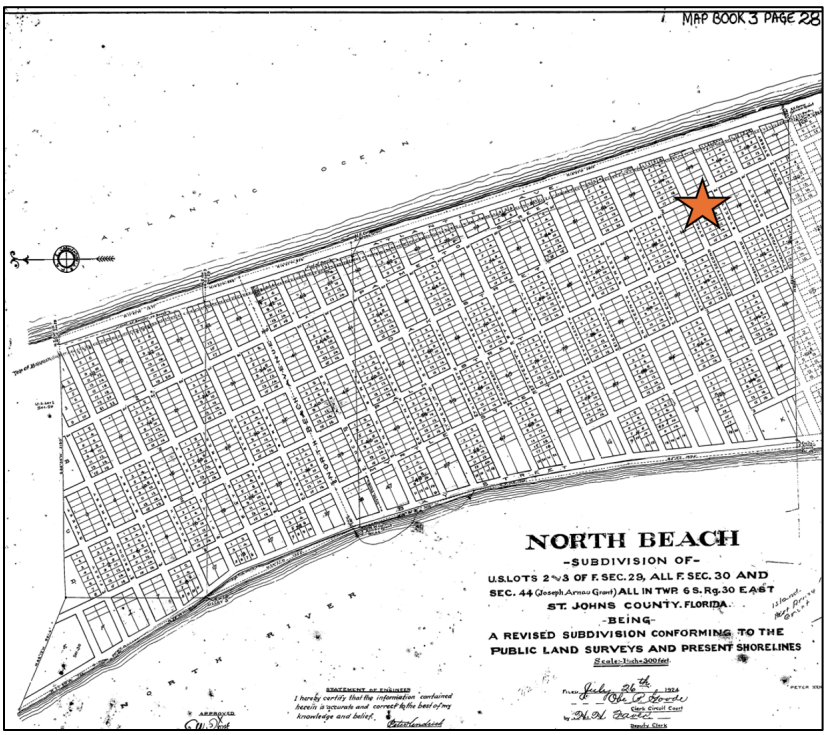
Project is exempt from concurrency pursuant to Section 11.08.04 of the Land Development Code. (Block 108, Lots 1 and 3 recorded July 1924 as part of the North Beach Subdivision)

Planning and Zoning Division Review:

The property has a Future Land Use classification of Residential-C (RES-C) and is currently zoned Residential, General (RG-1). Under the RG-1 zoning district, each platted lot is limited to a maximum lot coverage of 25% by all buildings. Based on staff research, the existing dwelling was demolished by August 2026. The applicant has submitted plans for one replacement single-family dwelling on each of the platted lots. The submitted plans show building coverage of 34.1% for each proposed dwelling. This exceeds the maximum coverage permitted under the current RG-1 zoning. The proposed zoning designation of Residential, Single Family (RS-3) allows a maximum lot coverage of 35% by all buildings.

The subject property consists of two platted lots of record in Block 108 of the North Beach Subdivision, which contains more than 1,800 platted lots. The property was platted as Lots 1 and 3, Block 108, North Beach, as recorded in Map Book 3, Page 28, in July 1924.

Plat of North Beach Subdivision:



Close-up of the plat:



Lot Dimensions (taken from the SJC Property Appraiser website):



Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing Single Family Residential homesites.

Figure 1: Compatibility Analysis

Criteria	Subject Property	East	South	West	North (across Twenty-Second Street)
Current / Proposed Zoning	Currently: Residential, General (RG-1) Proposed: Residential, Single Family (RS-3)	RG-1	RG-1	RG-1	RG-1
FLUM	Residential-C (RES-C)	RES-C	RES-C	RES-C	RES-C
Current / Proposed Use	Proposed: Single Family Residential	Currently: Single Family Residential	Currently: Single Family Residential	Currently: Single Family Residential	Currently: Single Family Residential

Figure 2: Compatibility Map

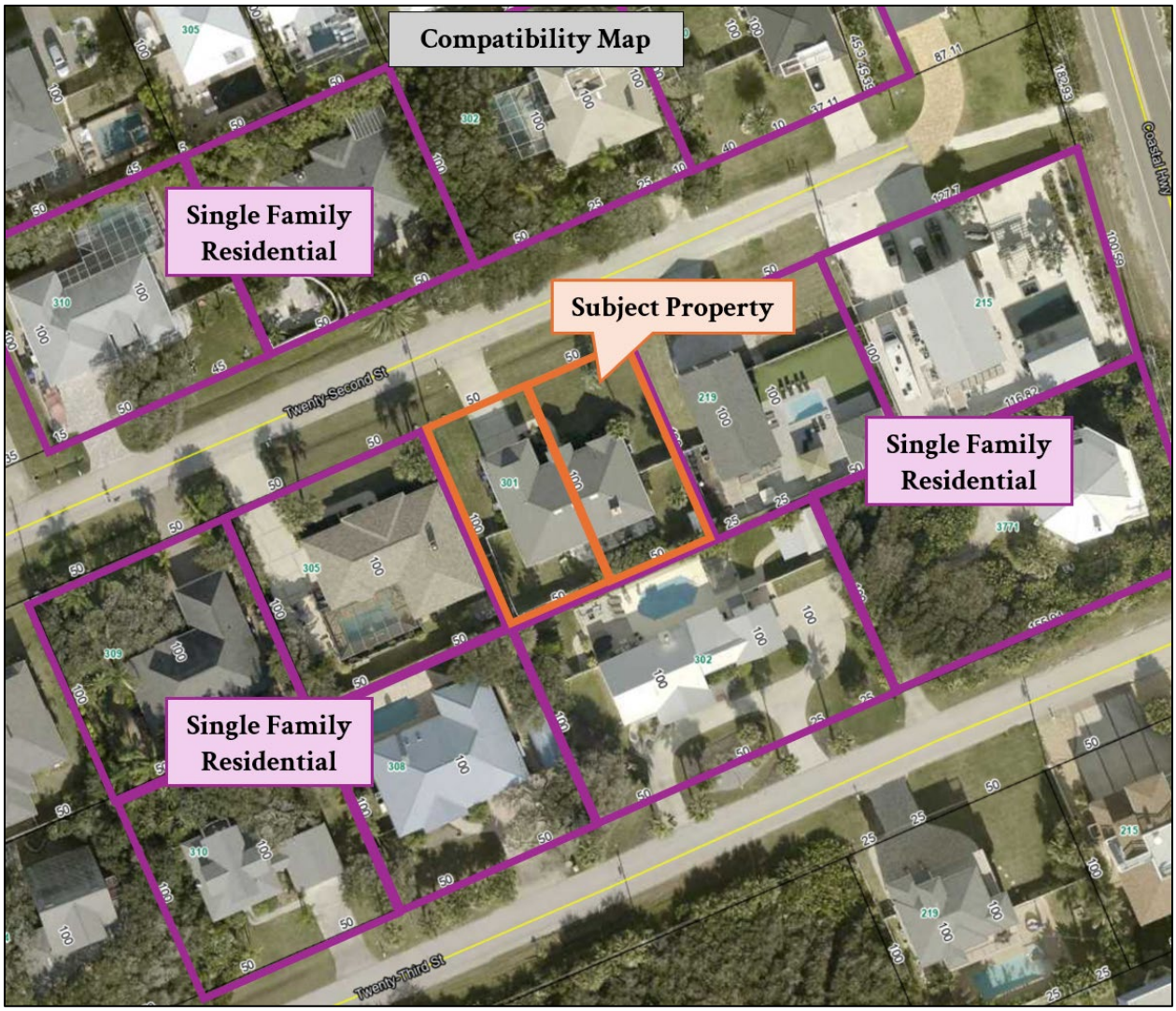


Figure 3 depicts the uses allowed within the current zoning classification of Residential, General (RG-1) in comparison to the proposed rezoning classification of Residential, Single Family (RS-3). As provided, there is no change in permitted use categories.

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	RS-3 (proposed)	RG-1 (current)
Residential	X	X
Outdoor / Passive	X	X
Neighborhood Public Service	X	X

Figure 4 depicts the housing types allowed within the current zoning classification of Residential, General (RG-1) in comparison to the proposed rezoning classification of Residential, Single Family (RS-3).

Figure 4: Zoning Designation Housing Type Comparison

Housing Type	RS-3 (proposed)	RG-1 (current)
Single-Family	X	X
Duplex		X
Multi-Family		X
Manufactured Mobile Home	X *	X *
Manufactured Modular Home	X	X
X = Allowed by Right * Effective January 1, 2027, qualifying off-site-built homes, including certain manufactured homes, must be allowed in areas where single-family detached homes are permitted, subject to the same general standards.		

Figure 5 depicts the development standards required within the current zoning classification of RG-1 in comparison to the proposed standards allowed in the rezoning classification of RS-3.

Figure 5: Designation Development Standards Comparison

Development Standard	RS-3 (proposed)	RG-1 - Single-Family (current)	RG-1 – Multi-Family (current)
Minimum Lot Width:	75 ft *	75 ft *	100 ft *
Minimum Lot Area:	7,500 sqft *	7,500 sqft *	6,000 sqft *
Maximum Lot Coverage by All Buildings:	35%	25%	25%
Maximum Impervious Surface Ratio (ISR):	70%	70%	70%
Minimum Setbacks:	Front: 25 ft Side: 8 ft Rear: 10 ft	Front: 25 ft Side: 8 ft Rear: 10 ft	Front: 20 ft Side: 10 ft Rear: 20 ft
Maximum Height of Structures:	35 ft	35 ft	35 ft
* Existing, platted lots of record are exempt from the minimum lot width and lot area requirements per LDC 10.03.02.G.1			

The subject property is located in an area of limited zoning designations. The proposed rezoning appears to be solely requested to allow the applicant to build at the higher maximum lot coverage by all buildings allowance found within the RS-3 zoning designation.

Each subject lot measures 50 feet by 100 feet, for a total area of 5,000 square feet. Although the RS-3 zoning requires a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet, the subject lots are exempt from the lot width and area standards in LDC Table 6.01 because the North Beach plat was recorded before the LDC was adopted, pursuant to LDC Section 10.03.02.G.1.

CORRESPONDENCE/PHONE CALLS

The applicant submitted seven letters of support. Several refer to "standard two-story homes" and express opposition to the construction of three-story homes. For clarification, rezoning the property from RG-1 to RS-3 would not establish a two-story limit. Both zoning districts permit a maximum structure height of 35 feet. The applicant's provided correspondence is included in **Attachment 3 – Correspondence**. As of the date of this staff report, staff has received no other correspondence or phone calls regarding the 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
3. Correspondence

PROPOSED FINDINGS OF FACT
REZ 2026-21 301 Twenty-Second Street

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 **Residential, Single Family (RS-3)** 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 **Residential, Single Family (RS-3)** 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 **Residential, Single Family (RS-3)** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Residential, Single Family (RS-3)** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Residential, Single Family (RS-3)** is consistent with the land uses allowed in the land use designation of **Residential-C (RES-C)** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Residential, Single Family (RS-3)** is not consistent with the land uses allowed in the land use designation of **Residential-C (RES-C)** 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: 2027 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, GENERAL (RG-1) TO RESIDENTIAL, SINGLE-FAMILY (RS-3); 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 September 12, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-21 301 Twenty-Second Street**, 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 **Residential, Single-Family (RS-3)** 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 **Residential, Single-Family (RS-3)** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Residential, Single-Family (RS-3)** is consistent with the land uses allowed in the Future Land Use Map designation of Residential-C (RES-C), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application, **File Number REZ 2026-21 301 Twenty-Second Street**, the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Residential, Single-Family (RS-3).

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 _____2027.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ann Taylor, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

Exhibit A

Legal Description

Lots 1 and 3, Block 108, North Beach, according to the plat thereof recorded at Plat Blook 3, Page 28, in the Public Records of St. Johns County, Florida

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Rezoning

Date 9/19/202 Property Tax ID No 1461980000

Project Name 301 Twenty Second Street Rezoning

Property Owner(s) Alsop Construction Group, LLC Phone Number 904-651-8958

Address 3203 Old Barn Court Fax Number

City PVB State FL Zip Code 32082 e-mail zwmillerlaw@gmail.com

Are there any owners not listed? ☒ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative Zach Miller, Esq. Phone Number 904-651-8958

Address 3203 Old Barn Court Fax Number

City PVB State FL Zip Code 32082 e-mail zwmillerlaw@gmail.com

Property Location Twenty Second Street

Major Access Twenty Second Street Size of Property .25 Cleared Acres (if applicable)

Zoning Class RG-1 No. of lots (if applicable) 2 Overlay District (if applicable) North Coastal Corridor

Water & Sewer Provider SJCU Future Land Use Designation C-RES

Present Use of Property Single Family Home Proposed Bldg. S.F. Unk

Project Description (use separate sheet if necessary)

Property is comprised of two lots of record. Owner seeks a rezoning from RG-2 to RS-3 to allow for the construction of two single-family home under the RS-3 setback and lot coverage requirements. The rezoning constitutes a downzoning in that it will eliminate the multi-family uses currently allowed by right on the property.

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: N/A

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:

Zach Miller

Signed By

Printed or typed name(s) Zach Miller, Esq.

Revised August 24, 2015

SITE PLAN

LOT 1, BLOCK 108 AS SHOWN ON MAP OF NORTH BEACH SUBDIVISION

AS RECORDED IN MAP BOOK 3, PAGES 28 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

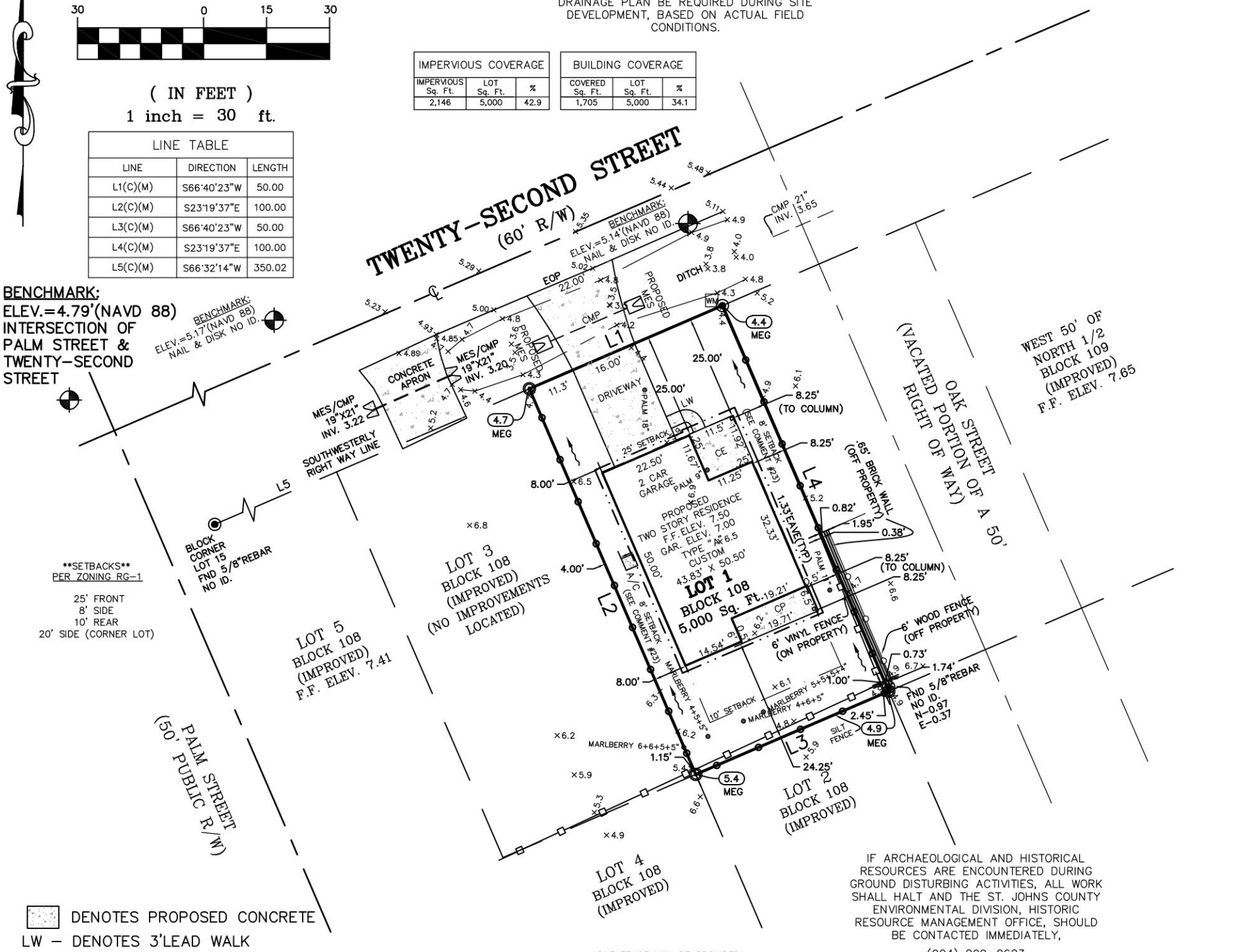
LINE TABLE		
LINE	DIRECTION	LENGTH
L1(C)(M)	S66°40'23"W	50.00
L2(C)(M)	S23°19'37"E	100.00
L3(C)(M)	S66°40'23"W	50.00
L4(C)(M)	S23°19'37"E	100.00
L5(C)(M)	S66°32'14"W	350.02

THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.

NOTE: A DRIVEWAY CULVERT OR A DRIVEWAY SWALE WILL BE PROVIDED IN A COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE.

IMPERVIOUS COVERAGE		
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%
2,146	5,000	42.9

BUILDING COVERAGE		
COVERED Sq. Ft.	LOT Sq. Ft.	%
1,705	5,000	34.1



- DENOTES PROPOSED CONCRETE
- LW – DENOTES 3'LEAD WALK
- CE – DENOTES COVERED ENTRY
- CP – DENOTES COVERED PATIO
- ◉ DENOTES FND 5/8" REBAR NO ID. UNLESS OTHERWISE NOTED
- ○ DENOTES SET 5/8" REBAR BTS LB 6991
- WM – DENOTES WATER METER
- 13"O – DENOTES TREE
- X 0.00 – DENOTES EXISTING HARD ELEVATION
- X 0.0 – DENOTES EXISTING SOFT ELEVATION
- ⊕ – DENOTES BENCH MARK ELEVATION AS NOTED
- MEG – DENOTES MATCH EXSISTING GRADE

TREE SCHEDULE	
LOT SQ. FTG. MINUS EASEMENTS/WETLANDS	5,000
ACRES = 5,000/43,560	.11
ACRES X 40 = REQ. TREE INCHES	5
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 2" DIAMETER TREES. WHEN PLANTING TREES, 70% ARE TO BE CANOPY TYPE WITH 50% OR MORE NATIVE SPECIES AND NOT MORE THAN 50% OF ONE SPECIES.	

TREE TABLE	
3 TOTAL TREES PLANTED	○ (1)CRAPE MYRTLE
3 TREES X 70% = 2.1	(1)LIVE OAK
2 REQUIRED CANOPY TREES	● (1)RIVER BIRCH
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 2" DIAMETER TREES.	

SILT FENCE WILL BE PROVIDED ALONG PROPERTY LINE IN BEST PLACE FOR THE EROSION CONTROL

IF ARCHAEOLOGICAL AND HISTORICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION, HISTORIC RESOURCE MANAGEMENT OFFICE, SHOULD BE CONTACTED IMMEDIATELY,
(904) 209-0623
(OBJECTIVE A.1.4.6, ST. JOHNS COUNTY COMPREHENSIVE PLAN).

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF TWENTY-SECOND STREET AS BEING S66°40'23"W (L1).
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE 6'" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 0308J, DATED, DECEMBER 7, 2018, THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE CITY/COUNTY/COMMUNITY FLOODPLAIN MANAGEMENT TEAM.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
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12. THIS SITE PLAN WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
16. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
17. THIS IS NOT A BOUNDARY SURVEY.
18. PUBLIC SIDEWALKS DEPICTED HEREON ARE BASED ON THE CIVIL CONSTRUCTION PLANS. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION. FOR CORRECT LOCATION AND/OR DIMENSIONS REFER TO THE MOST CURRENT SET OF CIVIL CONSTRUCTION PLANS. THERE IS A MAXIMUM 2% SLOPE ON ALL SIDEWALKS. ALL SIDEWALK AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2%. THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT. ALSO, PLEASE NOTE THAT UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.
19. DRAINAGE STRUCTURES DEPICTED MAY VARY IN SIZE. REFER TO ENGINEERING PLANS FOR CORRECT DIMENSIONS.
20. A/C PADS MUST MAINTAIN 5' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENCROACH INTO A DRAINAGE EASEMENT DUE TO DRAINAGE PURPOSES.
21. 1% SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT PER SECTION 6.04.06H OF THE LAND DEVELOPMENT CODE.
22. THIS SITE PLAN IS TO BE USED FOR THE PROPOSED LOCATION OF RESIDENCE ONLY, PLEASE REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL HOUSE PLANS FOR CONSTRUCTION AND SPECIFICATIONS.
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24. BOUNDARY AND TOPOGRAPHIC DATA AS SHOWN PER SURVEY DONE BY BARTRAM TRAIL SURVEYING, PROJECT# 692-26-014, DATED JULY 23, 2026.

PREPARED FOR: ALSOP COMPANIES LLC

CERTIFIED TO: ALSOP COMPANIES LLC

LEGEND:

EOW – EDGE OF WATER
TOB – TOP OF BANK
TOS – TOE OF SLOPE
ORB – OFFICIAL RECORD BOOK
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P.C.C. – POINT OF COMPOUND CURVATURE
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BARTRAM TRAIL SURVEYING, INC.
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GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991

25+ YEARS SERVING THE COMMUNITY ESTABLISHED 1999

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I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida statues, subject to all notes and notations shown hereon.

JULY 23, 2026 — FIELD WORK COMPLETED
AUGUST 18, 2026 — MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: RW CHECKED BY: MEB

F.I.R.M. FLOOD ZONE W/ ELEVATION:	AE (6')
PANEL NO.:	125147 0308J 12/7/18
FB/PG:	2248/49
DATE: 8/18/26	SCALE: 1"=30'
PROJECT NO.: 692-26-014	REVISION:
SHEET 1 OF 1	

SITE PLAN

LOT 3, BLOCK 108 AS SHOWN ON MAP OF NORTH BEACH SUBDIVISION

AS RECORDED IN MAP BOOK 3, PAGES 28 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

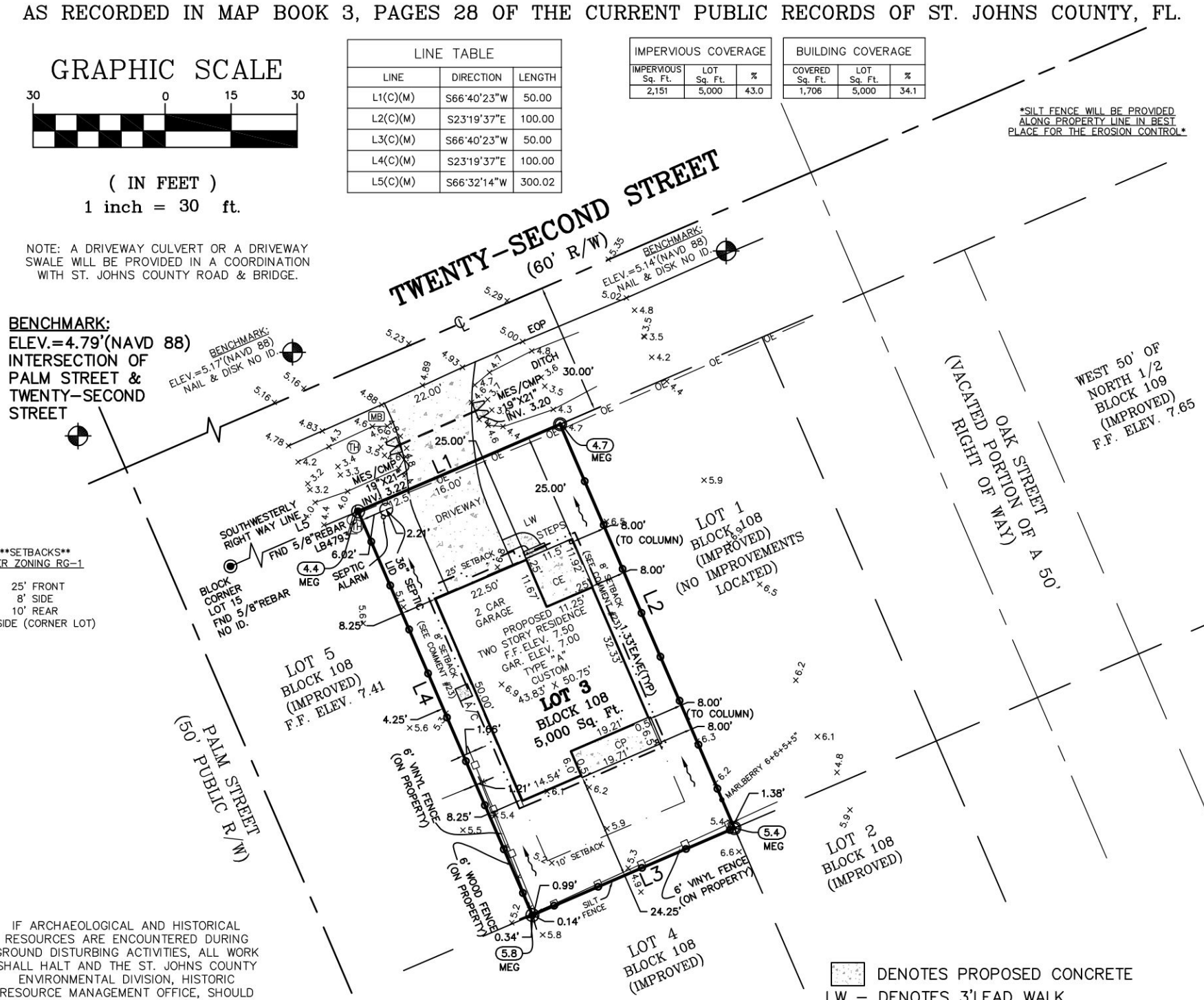
LINE TABLE		
LINE	DIRECTION	LENGTH
L1(C)(M)	S66°40'23"W	50.00
L2(C)(M)	S23°19'37"E	100.00
L3(C)(M)	S66°40'23"W	50.00
L4(C)(M)	S23°19'37"E	100.00
L5(C)(M)	S66°32'14"W	300.02

IMPERVIOUS COVERAGE		
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%
2,151	5,000	43.0

BUILDING COVERAGE		
COVERED Sq. Ft.	LOT Sq. Ft.	%
1,706	5,000	34.1

NOTE: A DRIVEWAY CULVERT OR A DRIVEWAY SWALE WILL BE PROVIDED IN A COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE.

BENCHMARK:
ELEV.=4.79'(NAVD 88)
INTERSECTION OF PALM STREET & TWENTY-SECOND STREET



SETBACKS
PER ZONING RG-1

25' FRONT
8' SIDE
10' REAR
20' SIDE (CORNER LOT)

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(904) 209-0623

(OBJECTIVE A.1.4.6, ST. JOHNS COUNTY COMPREHENSIVE PLAN).

THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.

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- DENOTES PROPOSED CONCRETE
- LW – DENOTES 3'LEAD WALK
- ◉ DENOTES FND 5/8" REBAR NO ID. UNLESS OTHERWISE NOTED
- O DENOTES SET 5/8" REBAR BTS LB 6991
- ⊕ – DENOTES BENCH MARK ELEVATION AS NOTED
- 13"o – DENOTES TREE
- X 0.00 – DENOTES EXISTING HARD ELEVATION
- X 0.0 – DENOTES EXISTING SOFT ELEVATION
- ∅ – DENOTES FIBERGLASS LIGHT POLE
- TH – DENOTES TELEPHONE HAND HOLE
- MB – DENOTES MAIL BOX
- MES – DENOTES MITERED END SECTION
- CMP – DENOTES CORRUGATED METAL PIPE
- INV – DENOTES INVERT
- CE – DENOTES COVERED ENTRY
- CP – DENOTES COVERED PATIO
- MEG – DENOTES MATCH EXSISTING GRADE

TREE SCHEDULE	
LOT SQ. FTG. MINUS EASEMENTS/WETLANDS	5,000
ACRES = 5,000/43,560	.11
ACRES X 40 = REQ. TREE INCHES	5
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PREPARED FOR: ALSOP COMPANIES LLC

CERTIFIED TO: ALSOP COMPANIES LLC

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JULY 23, 2026 – FIELD WORK COMPLETED

AUGUST 20, 2026 – MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
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DRAWN BY: RW CHECKED BY: MEB

F.I.R.M. FLOOD ZONE W/ ELEVATION:	AE (6')
PANEL NO.:	125147 0308J 12/7/18
FB/PG:	2248/49
DATE: 8/20/26	SCALE: 1"=30'
PROJECT NO.: 692-26-015	REVISION:
SHEET 1 OF 1	

ATTACHMENT 3
CORRESPONDENCE

---------- Forwarded message ---------
From: **RAN ALBRITTON** <ranalbritton@yahoo.com>
Date: Thu, Sep 17, 2026 at 1:14 PM
Subject: 301 Twenty Second St
To: jodydavisjodydavis@gmail.com <jodydavisjodydavis@gmail.com>

Dear County commissioners,

This email and letter is in support of the proposed Zoning change from Alsop Construction in regards to the property located at 301 Twenty Second st to RS# that would allow the builder to construct standard 2 story homes. We are strongly in support of this and would greatly appreciate your approval of thgis zoning change.
Ran Albritton
305 Twenty First St
904-347-1716

---------- Forwarded message ---------
From: **Debra M** <mode1428@gmail.com>
Date: Thu, Sep 17, 2026 at 3:00 PM
Subject: Proposed Zoning Change at 301 22nd Street
To: jodydavisjodydavis@gmail.com <jodydavisjodydavis@gmail.com>
CC: <bcc5ataylor@sjcfl.us>, <bcc4kjoseph@sjcfl.us>, <bcc3cmurphy@sjcfl.us>, <bcc1cwhitehurst@sjcfl.us>, <bcc2sarnold@sjcfl.us>

Dear County Commissioners,

My name is Debra Molbech and I live at 310 22nd Street, Saint Augustine, Florida. My phone number is 904-293-5462. My husband (Peter Molbech) and I own this home and live here full time.

This email is in support of the proposed zoning change from Alsop Construction regarding the property located at 301 22nd Street to RS3 that would allow the builder to construct standard two-story homes. I am in support of this and would greatly appreciate your approval of this zoning change. I prefer the standard two-story homes and oppose the three-story narrow tower type homes.

Best regards,
Debra Molbech

---------- Forwarded message ---------
From: **Ann Andress** <annandress@yahoo.com>
Date: Thu, Sep 17, 2026 at 12:55 PM
Subject: Proposed zoning change at 301 22nd street
To: <jodydavisjodydavis@gmail.com>

Dear County Commissioners,

My name is Ann Andress. I live at 309 22nd street, Saint Augustine. Fl. My phone number is (301) 385-7197. My husband and I own this property

I am writing to you in support of the proposed zoning change from Alsop construction regarding the property located at 301 22nd St to RS3 that would allow the builder to construct standard two-story homes. I am in support of this and would greatly appreciate your approval of the zoning change.

Thank you,

ann andress

---------- Forwarded message ---------
From: **Paula Merritt** <prmerritt12@gmail.com>
Date: Thu, Sep 17, 2026 at 9:42 AM
Subject: Letter for Rezoning
To: Jody Davis <jodydavisjodydavis@gmail.com>

Dear County Commissioners,

This email is in support of the proposed zoning change from Alsop Construction in regards to the property located at 301 22nd St to RS 3 that would allow the builder to construct standard two-story homes in lieu of the two three-story homes that he can construct based on the current zoning. I understand this will result in a variance change. I am supporting this so more desirable homes can be built.

Paula Merritt, 220 22nd St, 904.377.7228

From: **Kate Koteras** <ubukoteras3@gmail.com>
Date: Thu, Sep 17, 2026 at 9:07 PM
Subject: Support of proposed zoning change
To: jodydavisjodydavis@gmail.com <jodydavisjodydavis@gmail.com>
Dear County Commissioners,

This email and letter is in support of the proposed Zoning change from Alsop Construction in regards to the property located at 301 22nd St to RS 3 that would allow the builder to construct standard two story homes.

We are strongly in support of this and would greatly appreciate your approval of this zoning change. I do not want two 3 story homes built. I live in a one story home across the street and it would be very overwhelming and impede on my privacy.

Thank you,

---------- Forwarded message ---------
From: **Kate Koteras** <ubukoteras3@gmail.com>
Date: Thu, Sep 17, 2026 at 9:07 PM

Subject: Support of proposed zoning change

To: jodydavisjodydavis@gmail.com <jodydavisjodydavis@gmail.com>

Dear County Commissioners,

This email and letter is in support of the proposed Zoning change from Alsop Construction in regards to the property located at 301 22nd St to RS 3 that would allow the builder to construct standard two story homes.

We are strongly in support of this and would greatly appreciate your approval of this zoning change. I do not want two 3 story homes built. I live in a one story home across the street and it would be very overwhelming and impede on my privacy.

Thank you,

ARNOLD LAW
L. J. Arnold IV • Attorney at Law
718 North Orange Avenue, Green Cove Springs, FL 32043 | Phone: (904) 284-5618 | Cell: (904) 403-9724
ljarnold4@gmail.com | ArnoldLawyers.com

September 16, 2026

St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Re: Letter of Support – Proposed Rezoning to RS-3, 301 Twenty-Second Street, St. Augustine, Florida (Alsop Construction)

Dear Members of the Board of County Commissioners:

I am writing to express my support for the proposed zoning change requested by Alsop Construction for the property located at 301 Twenty-Second Street, St. Augustine, Florida, from its current zoning classification to RS-3. As I understand it, this reclassification would permit the construction of standard two-story homes on the property.

I own the property located at 216 Twenty-Second Street, St. Augustine, Florida 32084, which is in the immediate vicinity of the subject property. I am familiar with the neighborhood and the proposed development, and I am strongly in favor of this rezoning request.

I respectfully ask that the Board approve this zoning change, and I appreciate your consideration of this request.

Sincerely,



L. J. Arnold IV
Property Owner – 216 Twenty-Second Street, St. Augustine, FL 32084
Cell: (904) 403-9724

cc: Jody Davis, Alsop Properties Inc. (jodydavisjodydavis@gmail.com)