

**1**

**AGENDA ITEM  
Planning & Zoning**

Meeting

2/1/2024

MEETING DATE

**TO:** Planning and Zoning Board Members

**DATE:** January 17, 2024

**FROM:** Evan Walsnovich, Planner

**PHONE:** 904 209-0596

**SUBJECT OR TITLE:** SUPMIN 2023-09 Moran/Bellwood Family Farm

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

**PRESENTER:** Charles Moran

**BACKGROUND INFORMATION:**

Request for a Special Use Permit to allow for the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to approve SUPMIN 2023-09 Moran/Bellwood Family Farm based upon seven (7) findings of fact and subject to ten (10) conditions as provided in the Staff Report.

**DENY:** Motion to deny SUPMIN 2023-09 Moran/Bellwood Family Farm based upon six (6) findings of fact as provided in the Staff Report.



**Growth Management Department**  
Planning Division Report  
Application for Special Use Permit  
SUPMIN 2023-09 Moran/Bellwood Family Farm

**To:** Planning and Zoning Agency

**From:** Evan Walsnovich, Planner

**Date:** January 24, 2024

**Subject:** **SUPMIN 2023-09 Moran/Bellwood Family Farm**, request for a Special Use Permit to allow for the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road.

**Applicant:** Charles Moran

**Owner:** Tim Bellwood

**Hearing Dates:** Planning and Zoning Agency – February 1, 2024

**Commissioner District:** District 2

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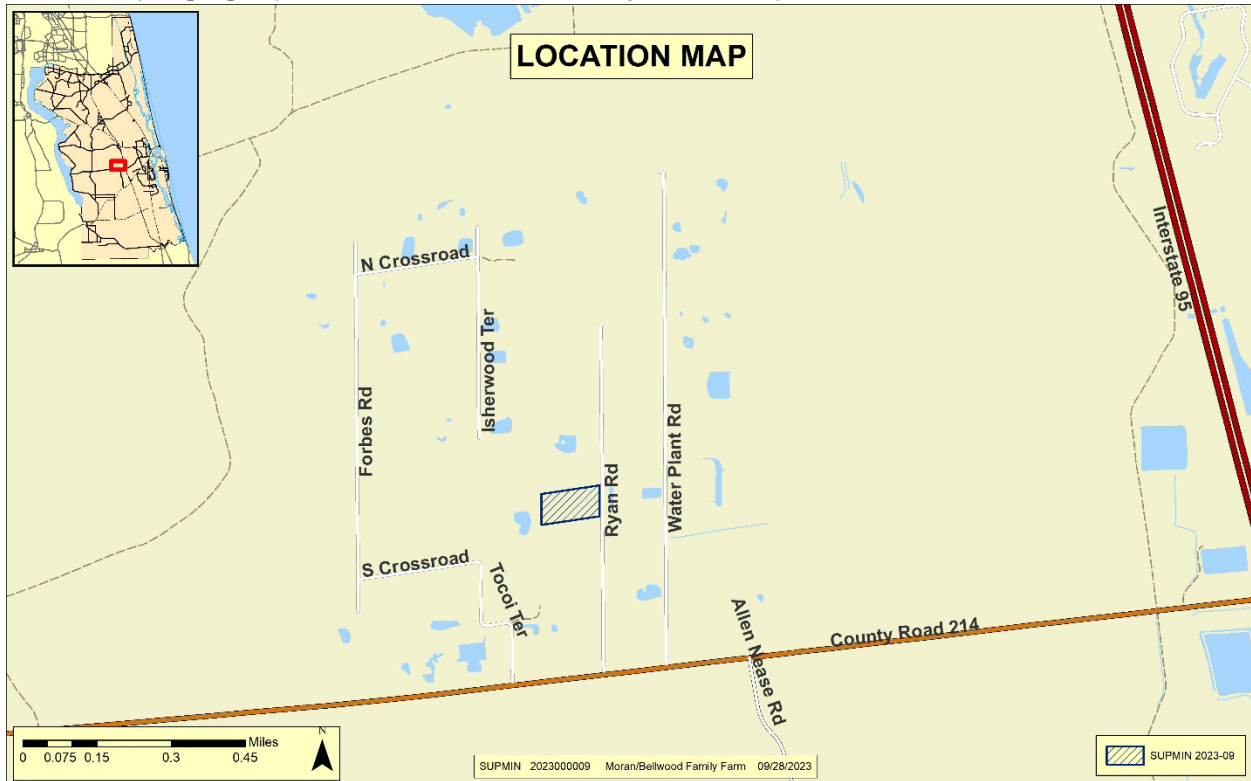
## SUGGESTED MOTION/ACTION

**APPROVE:** Motion to approve **SUPMIN 2023-09 Moran/Bellwood Family Farm** based upon seven (7) findings of fact and subject to ten (10) conditions as provided in the Staff Report.

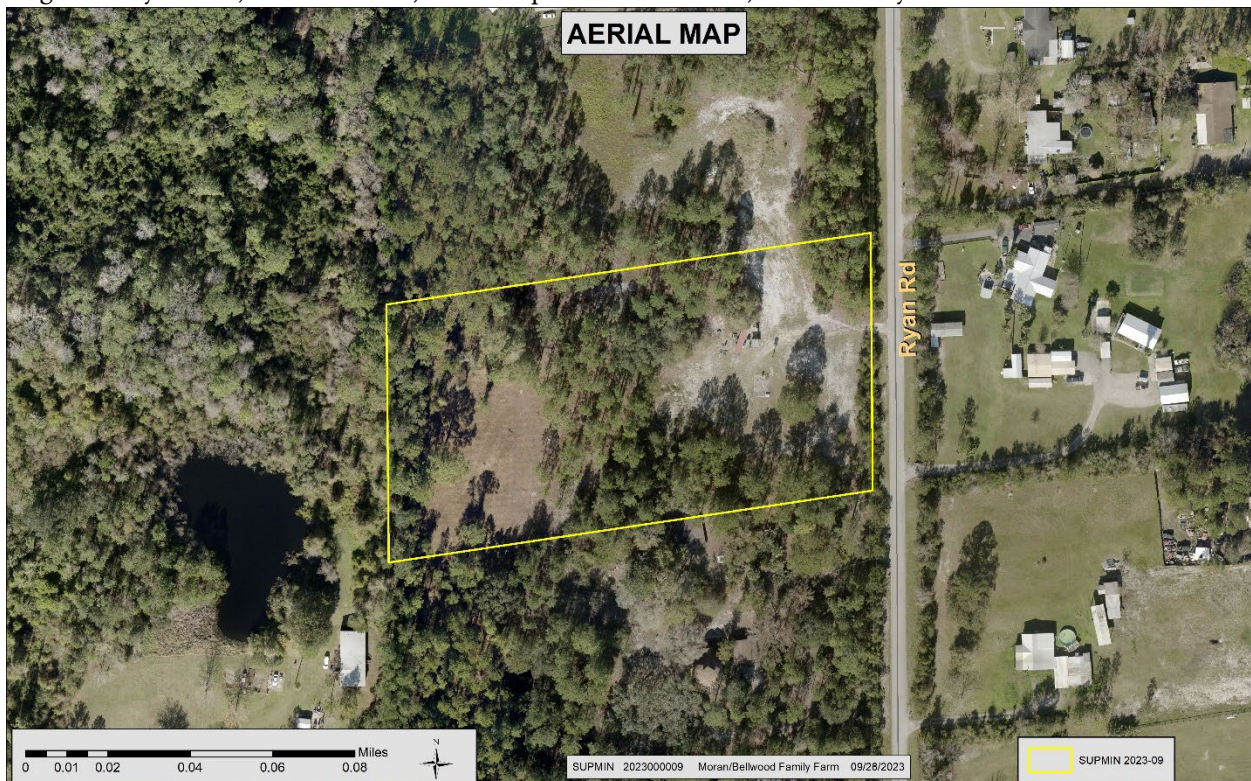
**DENY:** Motion to deny **SUPMIN 2023-09 Moran/Bellwood Family Farm** based upon six (6) findings of fact as provided in the Staff Report.

### MAP SERIES

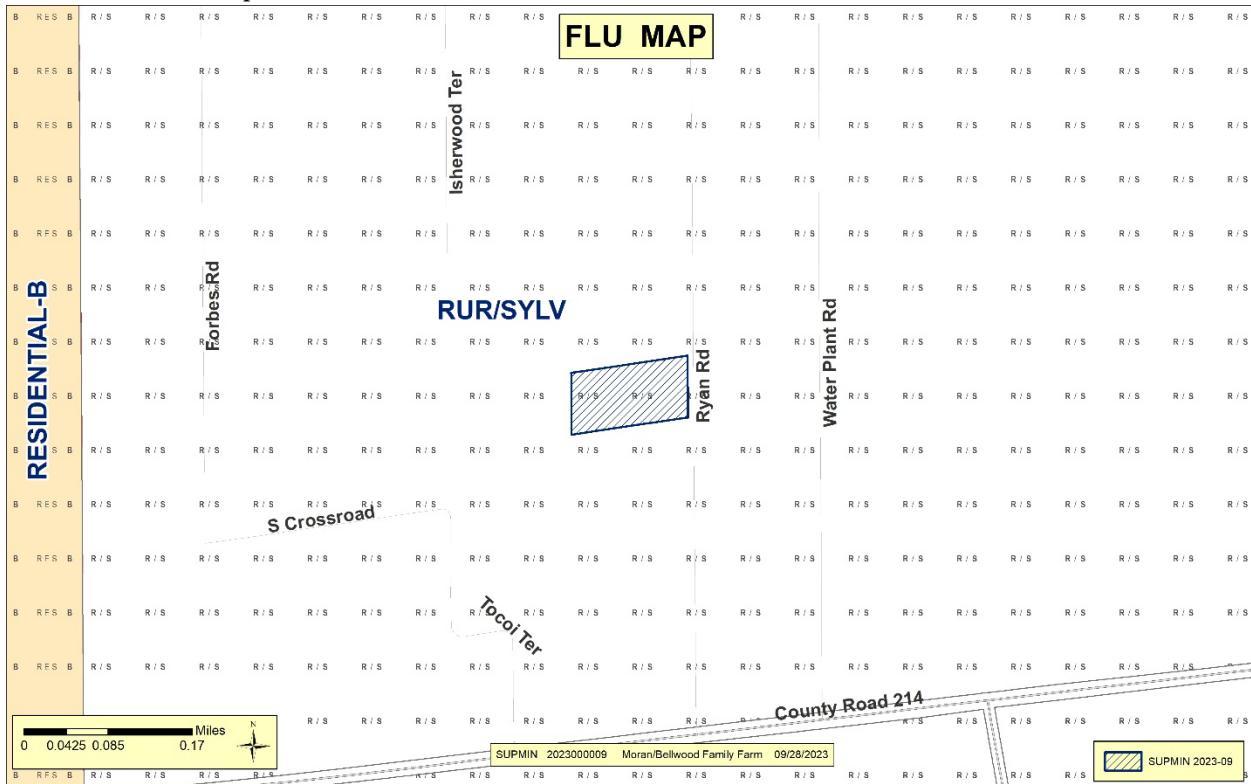
**Location:** The subject property is located on the western side of Ryan Road, north of CR-214 and west of I-95. The subject property is located 2 blocks west of St. Johns County Water Treatment Plant.



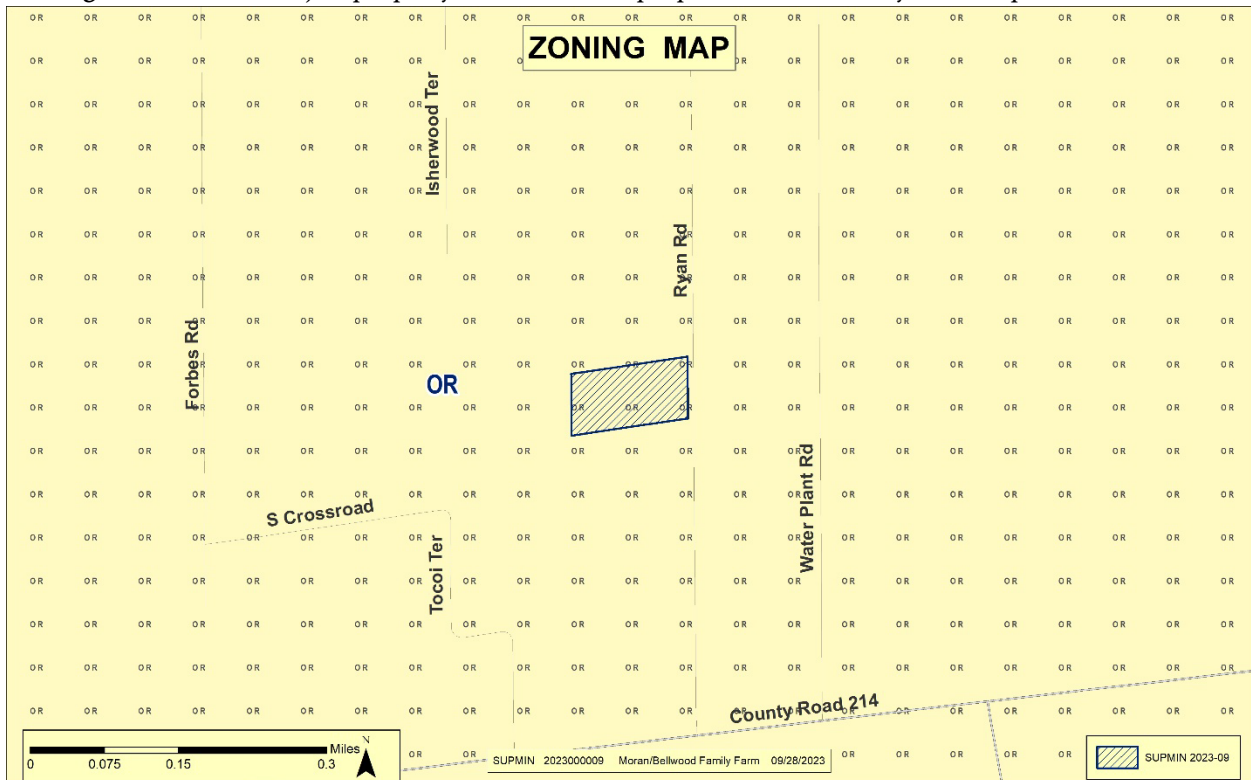
**Aerial Imagery:** The subject property currently consists of a single-family residence, is approximately 4.71 acres in size and is located within the Trestle Bay platted subdivision. The immediate area is comprised of single-family homes, mobile homes, undeveloped residential lots, and similarly divided lots.



**Future Land Use:** The subject property and surrounding area are designated Rural/Silviculture (R/S) on the Future Land Use Map.



**Zoning District:** The subject property and immediate properties are currently zoned Open Rural (OR).



### APPLICATION SUMMARY

The applicant is requesting a Special Use Permit to allow for the placement of More Than One Main Use Structure on a 4.71-acre Residential Lot in Open Rural (OR) zoning, subject to approval by the Planning and Zoning Agency and pursuant to the Family Farm provisions. To pursue Family Farm provisions in a platted subdivision a Special Use Permit will need to be approved first pursuant to LDC Sections 2.03.28 & 2.04.07. The applicant is looking to split the lot and construct a new single-family home on the lot located in the rear using the new driveway

### Proposed Site Plan:



The above site plan depicts the proposed boundaries of the new lot, placement of the proposed building pad, and driveway to access to the new single-family home. The proposed lot will be approximately 2.0 acres in size and the proposed home will meet all the development standards for Open Rural (OR) zoning as listed below in LDC Table 6.01. The full site plan as provided by the applicant is in **Attachment 1 Supporting Documents**.

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. ☒ Front/ Side/Rear	Maximum Height of Structures ☒
OR - Single Family Dwelling or Mobile Home	100 feet ☼	1 acre ☼	35%	N/A	70%	25/10/10 feet	35 feet
OR - All Other Uses	100 feet	1 acre	20%	N/A	75%	25/10/10 feet	None * # +

## 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:**

Office of the County Attorney Review: Applicant bears the burden of demonstrating by competent substantial evidence that the request meets the general standards of LDC section 2.03.01 as well as any specific standards required by that special use. The Agency may consider competent substantial evidence that the general or specific standards are not met and is, in fact, adverse to the public interest. Special Uses are uses, if the specific conditions are met, that would be allowable unless there is a determination that the use would adversely affect the public interest. Pursuant to LDC section 2.03.01.F, the Agency may prescribe appropriate conditions to mitigate for any evidenced incompatibility and to assure that potential adverse and negative effects are avoided.

Per LDC 2.03.01.C: A detailed site plan, drawn to scale, shall show the location and dimensions of all existing and proposed structures and other improvements and setbacks of same, signs, and provisions for off-street parking is required. The plan shall become a condition upon which the permits is permitted and any change or addition shall constitute a violation of the special use approval unless such change is submitted to and approved by the Planning and Zoning Agency.

As required by Section 2.03.01.D., the Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (“Growth Management Act”) include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.

### **Technical Division Review:**

In the case that the Special Use Permit is approved, all site engineering, drainage, and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State, and local regulations. No construction will be authorized prior to compliance with all applicable regulations and permits.

The property is located in flood zone X as such there is not a minimum FFE required based on flood zone criteria.

### **Planning and Zoning Division Review:**

The Special Use request must meet certain requirements of the St. Johns County Comprehensive Plan and Land Development Code. The following contains the applicable references and criteria found within the Comprehensive Plan and Land Development Code with Staff’s analysis shown in italics.

## Land Development Code Reference and Criteria for Action:

### LDC PART 12.01.00 DEFINITIONS (provided in part)

**Special Use:** Means a Use that would not be appropriate generally or without restriction throughout a zoning division or district but which if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

### LDC, Part 2.03.00 - Allowable and Special Uses (provided in part)

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section.

2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part.

### LDC, Sec. 2.03.01.A - General Provisions on Special Uses

A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

*Based on the application materials provided by the applicant, the proposed Special Use for More Than One Main Use Structure On a Residential Lot in an Open Rural (OR) zoning district could be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the St. Johns County Comprehensive Plan or the Land Development Code. The submitted plan shows the proposed lots, when split, will meet the yard, area, and placement standards stated in LDC Table 6.01.*

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and

*The subject property is located in an Open Rural (OR) zoning district comprised of single-family residential development, mobile homes, vacant residential, and a variety of lot sizes, with splits similar to the subject application. The applicant is proposing a Second Main Use Structure that, alone, appears to be similar in the character of other residential homes in the surrounding area.*

3. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

***The subject property is accessed via Ryan Road, a county maintained road.***

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

***The applicant is proposing a Special Use that is allowed within the Open Rural (OR) Zoning District and the Rural/Silviculture (R/S) Future Land Use Map designation, with Family Farm approval.***

#### **LDC, Sec. 2.03.28 – More Than One Main Use Structure On a Residential Lot**

More than one (1) main Use Structure may be placed or erected on a Residential Lot subject to the following conditions and limitations:

More than one (1) main Use Structure for permitted or principal Use may be placed or erected on a Lot of Record located within a properly platted Subdivision or Legally Documented Unrecorded Subdivision by an approved Special Use, as defined in Section 2.03.01, and as provided in Part 9.01.00 for the issuance of Development Permits, provided that the property is sufficient to allow each Structure to meet Yard, area and other requirements of this Code pertaining to the zoning district in which it is located as though it were on an individual and separate Lot, can meet access and utility requirements, the total density of the Lot is in compliance with the provisions of the Comprehensive Plan, and further restricted by the provisions of Section 2.04.07.

***The subject property contains approximately 4.71 acres and is located within the Trestle Bay platted subdivision. The proposed split will create a 2-acre lot to the rear with 2.7 acres remaining for the parent parcel. The placement of the existing Main Use Structure and proposed Second Main Use Structure appear to comply with all applicable development requirements of the LDC, including density requirements of the Comprehensive Plan.***

#### **LDC, Sec. 2.04.07 Erection Of More Than One Main Use Structure On a Residential Lot (provided in part)**

More than one (1) main Use Structure shall not be placed or erected on a single Lot within a properly platted Subdivision, Subdivision properly recorded in accordance with County ordinances, or Legally Documented Unrecorded Subdivision, except as follows:

A. Lots within a properly platted Subdivision, or Legally Documented Unrecorded Subdivision may apply for Special Use permit as provided in Section 2.03.28 provided the property meets minimum yard, area and other requirements of this Code pertaining to the zoning district in which it is located as though it were on an



individual or separate Lot and the total density of the Lot is in compliance with the provisions of the Comprehensive Plan. The main use structure on the lot shall have been declared and continues to be declared as homestead by the Property Appraiser, unless this provision is waived by the Planning and Zoning Agency in the granting of the Special Use permit.

***The subject property contains approximately 4.71 acres and is located within the Trestle Bay platted subdivision. The placement of the existing Main Use Structure and proposed Second Main Use Structure appear to comply with all applicable development requirements of the LDC, including density requirements of the Comprehensive Plan. The Main Use Structure is currently listed as homestead property and will remain as such; this requirement has been added as a condition of the Special Use Permit.***

B. More than one (1) main Use Structure shall not be allowed on Lots within Future Land Use designations of Agricultural-Intensive (A-I) and Rural/Silviculture (R/S) except as may be allowed under the Family Farm and Lot provision of the Comprehensive Plan and shall be subject to Special Use requirements of Paragraph A above.

***The owner has applied for the Family Farm Provision.***

#### **LDC, Sec. 6.08.17 Family Farm**

A. A Family Farm Use as described in this Section shall be allowed only in the Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) Future Land Use Map designations of the Comprehensive Plan and shall only be used for family members.

***The subject property has a Rural/Silviculture (R/S) Future Land Use Map designation and the relationship between applicant and owner is father/son.***

B. A Family Homestead shall be used only for a member of the Owner's Immediate Family. For the purposes of this provision, Immediate Family shall mean the Owner's parents, step-parents, adopted parents, spouse, siblings, children, step-children, adopted children, and grandchildren; and the parents, step-parents, adopted parents, siblings, children, step-children, adopted children, and grandchildren of the Owner's spouse.

***The applicant is an immediate family member of the owner. The property owner is Tim Bellwood, father of the applicant, while the proposed Second Main Use structure will be the primary residence of the applicant, Charles Moran, son of the property owner.***

C. Dwelling Units on site shall be the permanent residences of those persons in residence on the Family Farm.

***The subject property is currently classified as homestead. The applicant states the proposed Second Main Use Structure will be his permanent residence.***

**2025 Comprehensive Plan Policy Reference and Criteria for Action:**

**Objective A.1.6 Agricultural and Silvicultural Areas (provided in part)**

**Policy A.1.6.4** - Areas designated A-I and R/S on the Future Land Use Map shall be permitted the development of tracts of land as Family Farms and Lots. Applicants for building permits pursuant to the Family Farm and Lot provision shall not be required to submit PRD applications or be subject to PRD regulations and requirements. The Family Farm and Lot provision is restricted to the following conditions:

- (a) Owners of property designated A-I or R/S shall be permitted to construct or place a single-family residence on such property for use as the Owner's primary residence.

*The subject property is owned by Tim Bellwood and is currently classified as homestead.*

- (b) Members of the Owner's immediate family shall be permitted to construct or place a single-family residence(s) for use as their primary residence(s) on the same parcel or subpart thereof containing the Owner's primary residence, in accordance with County land development regulations. For the purposes of this provision, immediate family shall mean the Owner's parents, step-parents, adopted parent, spouse, siblings, children, stepchildren, adopted children, grandchildren, and the parents, step-parents, adopted parent, siblings, children, step-children, adopted children, or grandchildren of the Owner's spouse.

*The owner's son, Charles Moran, states the proposed Second Main Use Structure will be his primary residence.*

**CORRESPONDENCE/PHONE CALLS**

As of the writing of this staff report, Staff has received one phone call from a neighbor across Ryan Road expressing support for another property in the area to be divided using the Family Farm Provision as stated in the Comprehensive Plan.

**ACTION**

Staff offers seven (7) findings of fact and ten (10) conditions to support a motion to approve or six (6) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

**ATTACHMENTS**

1. Application and Supporting Documents
2. Final Draft Orders

## SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMIN 2023-09 Moran/Bellwood Family Farm**, request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road, subject to the following findings and conditions:

### SUGGESTED FINDINGS

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.28, Section 2.04.07, Section 6.08.17, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Rural/Silviculture (R/S).
6. The requested Use is not in conflict with the development patterns of the area.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

### SUGGESTED CONDITIONS

1. The Special Use Permit is granted to Charles Moran and Tim Bellwood at the above location, and shall be transferable subject to the Family Farm provisions in Section 6.08.17 of the Land Development Code.
2. Prior to issuance of a Clearance Sheet, the applicant will pay the appropriate School Concurrency Proportionate Share Mitigation amount to the School District consistent with their approved Proportionate Share Mitigation Agreement.
3. The main use structure on the lot shall be declared and continue to be declared as homesteaded by the Property Appraiser, unless this provision is waived by the Planning and Zoning Agency in the granting of the Special Use Permit.
4. The detailed site plan labeled **Exhibit B** shall become a condition upon which the Use and Structures shown thereon are permitted; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted to and approved by the Planning and Zoning Agency.
5. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being executed.
6. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

7. The Special Use Permit 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. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
8. The Special Use Permit is granted under condition of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code and any other Agency having jurisdiction.
10. 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 **SUPMIN 2023-09 Moran/Bellwood Family Farm**, request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road, subject to the following findings:

### **SUGGESTED FINDINGS**

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan and/or the Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.28, Section 2.04.07, Section 6.08.17, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Rural/Silviculture (R/S).
6. The requested Use is in conflict with the development patterns of the area.

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

**ATTACHMENT 1**  
**Application and**  
**Supporting Documents**



St. Johns County Growth Management Department

Application for: Special Use

Date 10/27/2023 Property Tax ID No 101021-0060

Project Name Moran/ Bellwood Family Farm

Property Owner(s) Tim Bellwood Phone Number 9049930013

Address 2061 Ryan Rd Fax Number

City St Augustine State FL Zip Code 32092 e-mail tbelstone@yahoo.com

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

Applicant/Representative Charles Moran Phone Number 9043037993

Address 11251 Campfield Dr Fax Number

City Jacksonville State Zip Code 32256 e-mail morancharles22@gmail.com

Property Location 2061 Ryan Rd St Augustine FL 32092

Major Access yes Size of Property 4.71 Cleared Acres (if applicable)

Zoning Class OR No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider None Future Land Use Designation R/S

Present Use of Property Proposed Bldg. S.F. 2400

Project Description (use separate sheet if necessary)

Convert property to family farm to allow the construction of a separate family use structure (approx 2400 sq ft) 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:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT: Signature of owner or person authorized to represent this application:

Signed By [Signature]

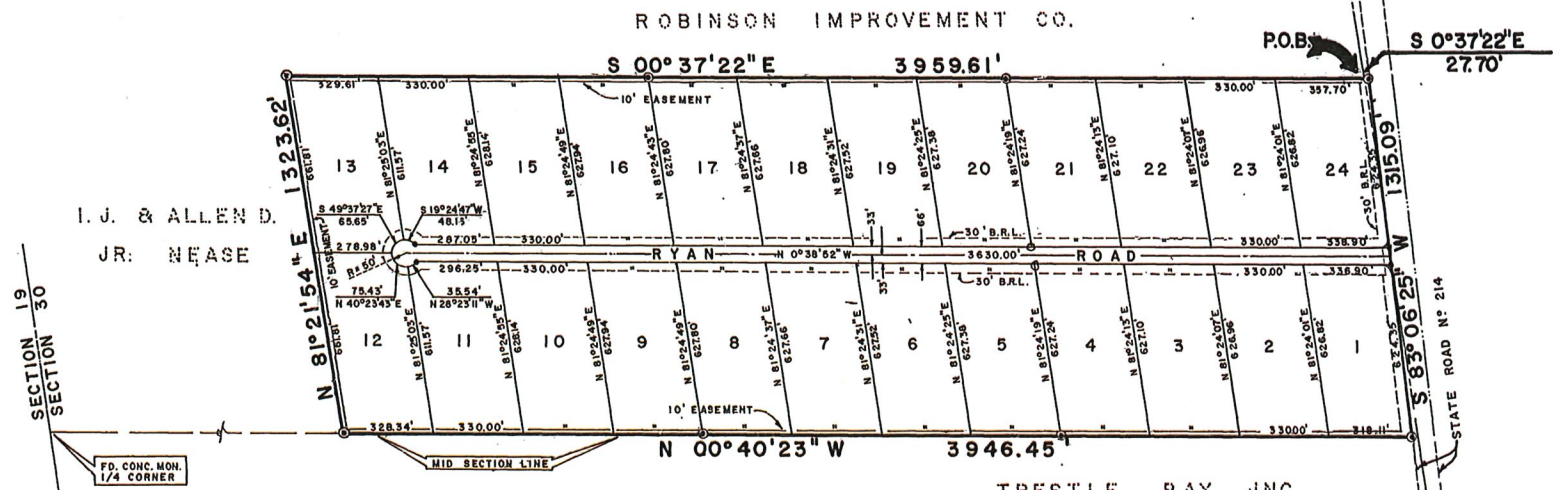
Printed or typed name(s) Charles Moran

# TRESTLE BAY

UNIT N<sup>o</sup> ONE



P.O.C. (Point of Curvature) and P.O.B. (Point of Beginning) markers with bearings and distances.



I. J. & ALLEN D.  
JR. NEASE

ROBINSON IMPROVEMENT CO.

TRESTLE BAY INC.

**GENERAL NOTES**  
 ALL RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.  
 DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED, UNLESS OTHERWISE SHOWN.  
 ALL LOT LINES ARE RADIAL TO THE STREET RIGHT-OF-WAY CURVES THEY INTERSECT, UNLESS OTHERWISE NOTED.  
 ⊙ INDICATES PERMANENT REFERENCE MONUMENT SET IN ACCORDANCE WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS HAVE BEEN CONSTRUCTED AS FOLLOWS: A 3/2" x 3/2" x 16" CONCRETE MONUMENT WITH A BRASS CAP LABELED R.L.S. 1919.  
 ⊕ INDICATES PERMANENT CONTROL POINT SET. THE BUILDING RESTRICTION LINE IS 30 FEET BACK FROM THE FRONT LINE ON ALL LOT.

SECTION 19  
SECTION 30

FD. CONC. MON. 1/4 CORNER

FD. CONC. MON. N.W. CORNER OF SECTION 30

RANGE 29 EAST  
RANGE 28 EAST

FD. CONC. MON. S.W. CORNER OF SECTION 30

STATE ROAD No. 214



Prepared by:  
Wayde Carter Jr.  
Land Title of America, Inc.  
2495 US Highway 1 South  
Saint Augustine, FL 32086  
File Number: 22-1329-WC

Parcel ID: 101021-0060

## Warranty Deed

**This Indenture** made this **10th day of October, 2022** BETWEEN **Charles A. Pacetti, individually and as trustee, of The 2061 Ryan Road Land Trust, GRANTOR\***, whose post office address is , and **Timothy Charles Bellwood, a married man, GRANTEE\***, whose post office address is 11251 Campfield Drive, Jacksonville, FL 32256.

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

**Lot 6, Trestle Bay, Unit No. One, according to the Map thereof, as recorded in Map Book 12, Pages 40 and 41, of the Public Records of Saint Johns County, Florida.**


**Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

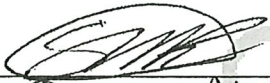
\*Singular and plural are interchangeable, as context requires.

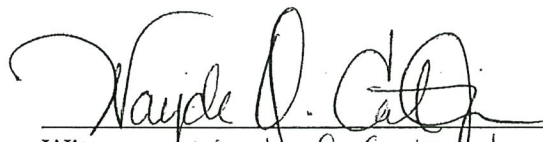


In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

  
\_\_\_\_\_  
**Charles A. Pacetti, individually and as trustee  
of the The 2061 Ryan Road Land Trust**

WITNESSES

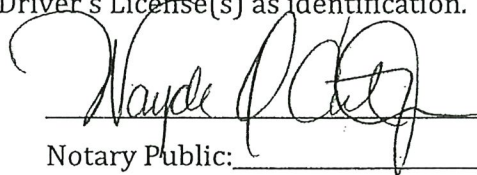
  
\_\_\_\_\_  
Witness: Shannon M. Gray

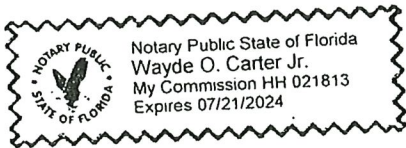
  
\_\_\_\_\_  
Witness: Wayde O. Carter Jr.

**State of Florida  
County of Saint Johns**

**THE FOREGOING INSTRUMENT** was acknowledged before me by means of  physical presence or  online notarization on **October 10, 2022** by **Charles A. Pacetti, individually and as trustee, of The 2061 Ryan Road Land Trust** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

  
\_\_\_\_\_  
Notary Public: \_\_\_\_\_  
My commission expires: \_\_\_\_\_





Owner's Authorization Form

Charles Morant

is hereby authorized TO ACT ON BEHALF OF

Tim Bellwood

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:

Special Use Permit

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 \_\_\_\_\_  
(Identify what document)

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

Signature of Owner

[Handwritten Signature]

Print Name

Timothy C. Bellwood

Signature of Owner

Print Name

Telephone Number

904 993 0013

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of September, 2023, by [Signature] as \_\_\_\_\_ for \_\_\_\_\_.



ADAM HOWINGTON  
Commission # HH 281392  
Expires June 27, 2026

[Signature]  
Notary Public, State of Florida  
Name: Adam Howington  
My Commission Expires: 6/27/26  
My Commission Number is: HH281392

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced FLID

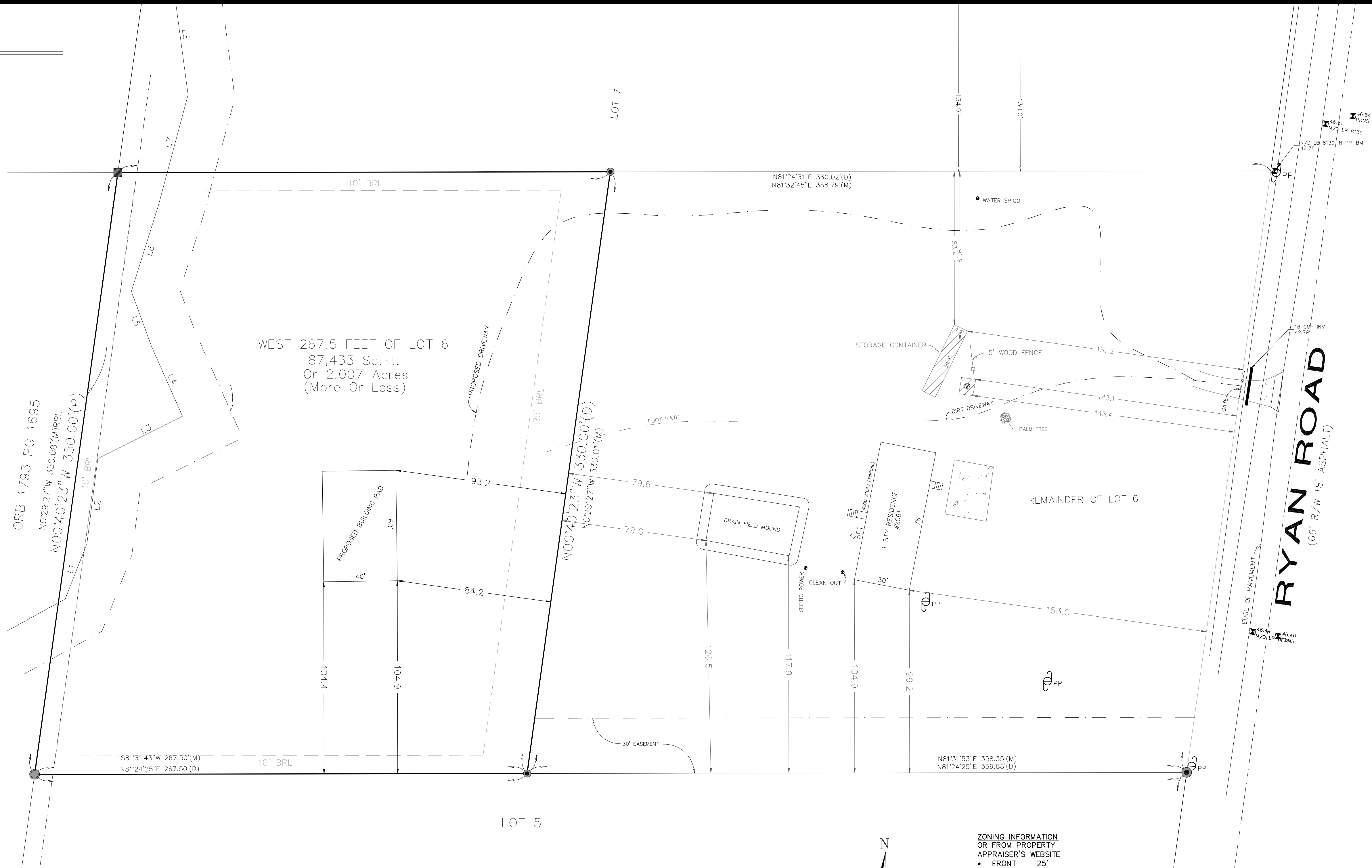
**LEGEND**

- = POWER POLE
- = FOUND 1/2" IRON ROD LB#4793
- = SET 1/2" IRON ROD LB#8139
- = FOUND CONCRETE MONUMENT WITH NO IDENTIFICATION
- = EXISTING TREE
- ⊕ = EXISTING GROUND ELEVATIONS

- = WOOD FENCE
- = EXISTING DRAINAGE FLOW
- (10.0) = EXISTING ELEVATION

- ▭ = EXISTING CONCRETE
- ▭ = EXISTING DIRT DRIVEWAY
- ▭ = COVERED AREA
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- A/C = AIR CONDITIONER ON PAD
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
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- OHW = OVERHEAD WIRE/LINE
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
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- R = RADIUS
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- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- (R) = RECORD VALUE



**SURVEYOR'S NOTES:**

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plot Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. Bearings hereon are based on: RBL as shown or stated hereon.
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLOT PLAN WITH BOUNDARY, TOPO AND TREE
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.

LINE	BEARING	DISTANCE
L1	N 13°07'27" E	32.24'
L2	N 01°07'36" W	46.64'
L3	N 55°07'54" E	51.48'
L4	N 32°23'19" W	41.23'
L5	N 28°27'57" W	32.16'
L6	N 09°05'48" E	49.18'
L7	N 06°38'56" E	62.00'
L8	N 15°59'52" W	65.33'

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

**Surveyor's Certification**  
REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 473, F.S., AND CHAPTER 12S, F.S., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.

**Brandon D. Shugart**  
STATE OF FLORIDA  
Professional Surveyor and Mapper  
License No. 7009  
surveying@imecivil.com

11/03/2023  
Signature Date

**LEGAL DESCRIPTION**

**THE WEST 267.50 FEET OF LOT 6, UNIT 1, TRESTLE BAY SUBDIVISION  
PLAT/MAP BOOK 12, PAGE 40 AND 41 PUBLIC RECORDS OF ST. JOHNS  
COUNTY, FLORIDA,**

---

**BOUNDARY SURVEY WITH, TOPO AND TREE**

**IME CIVIL & SURVEYING, LLC**  
1870 COUNTY ROAD 214  
ST AUGUSTINE, FLORIDA 32084  
[WWW.IMECIVIL.COM](http://WWW.IMECIVIL.COM)  
904-429-7764

**Licensed Survey Business #8139  
Certificate of Authorization #33025**

Copyright  
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:  
**Tim Bellwood**  
0 Ryan Road  
St. Augustine FL, 32092

FOR:  
AT:

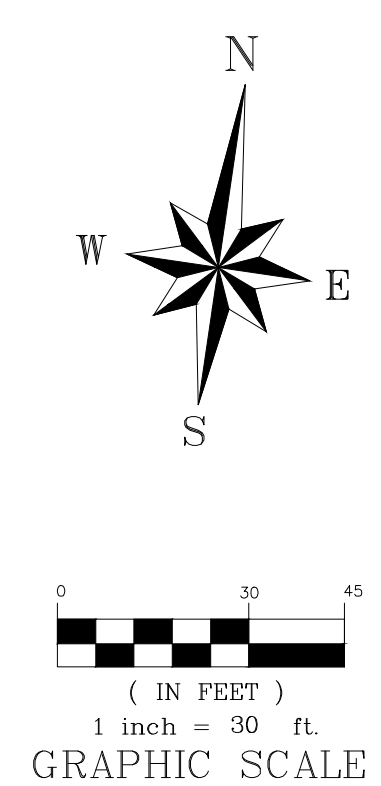
Drawn By: SLG/BDS      Scale 1" = 30 Feet  
Field Survey Date: 10/02/2023      Drawing/File #: 012222.1  
FB/PG: 64/100

Additional Information/Certifications:  
LAND TITLE OF AMERICA, INC.  
WESTCOR LAND TITLE INSURANCE COMPANY

**Special Note - Liability Notice**

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

- ZONING INFORMATION  
OR FROM PROPERTY  
APPRAISER'S WEBSITE**
- FRONT 25'
  - SIDE 10'
  - REAR 10'



SOUTH EAST CORNER OF LOT 1 AND THE INTERSECTION OF THE NORTH R/W LINE OF STATE ROAD 214 AND THE WEST R/W LINE OF RYAN ROAD  
S00°29'44"E 1655.07(M)  
S00°38'52"E 1656.90(P)

**ATTACHMENT 2**  
**DRAFT FINAL ORDERS**  
**APPROVAL/DENIAL**



**ORDER**  
**ST. JOHNS COUNTY, FLORIDA**  
**PLANNING AND ZONING AGENCY**

**RE:** Charles Moran  
11251 Campfield Dr.  
Jacksonville, FL 32256

**FILE NUMBER:** SUPMAJ 2023-09

**LEGAL:** Exhibit A

**DATE OF HEARING:** February 1, 2024

**ORDER GRANTING SPECIAL USE PERMIT**

The above referenced application for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road, came before the Planning & Zoning Agency for public hearing on February 1, 2024.

**FINDINGS OF FACT**

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

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.28, Section 2.04.07, Section 6.08.17, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Rural/Silviculture (R/S).
6. The requested Use is not in conflict with the development patterns of the area.
7. 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 a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road, subject to the following conditions:

1. The Special Use Permit is granted to Charles Moran and Tim Bellwood at the above location, and shall be transferable subject to the Family Farm provisions in Section 6.08.17 of the Land Development Code.
2. Prior to issuance of a Clearance Sheet, the applicant will pay the appropriate School Concurrency Proportionate Share Mitigation amount to the School District consistent with their approved Proportionate Share Mitigation Agreement.
3. The main use structure on the lot shall be declared and continue to be declared as homesteaded by the Property Appraiser, unless this provision is waived by the Planning and Zoning Agency in the granting of the Special Use Permit.
4. The detailed site plan labeled **Exhibit B** shall become a condition upon which the Use and Structures shown thereon are permitted; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted to and approved by the Planning and Zoning Agency.
5. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being executed.
6. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
7. The Special Use Permit 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. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
8. The Special Use Permit is granted under condition of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code and any other Agency having jurisdiction.
10. 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 \_\_\_\_\_, 2024.

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.

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Clerk, Growth Management Department

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Date Filed

## Exhibit "A"

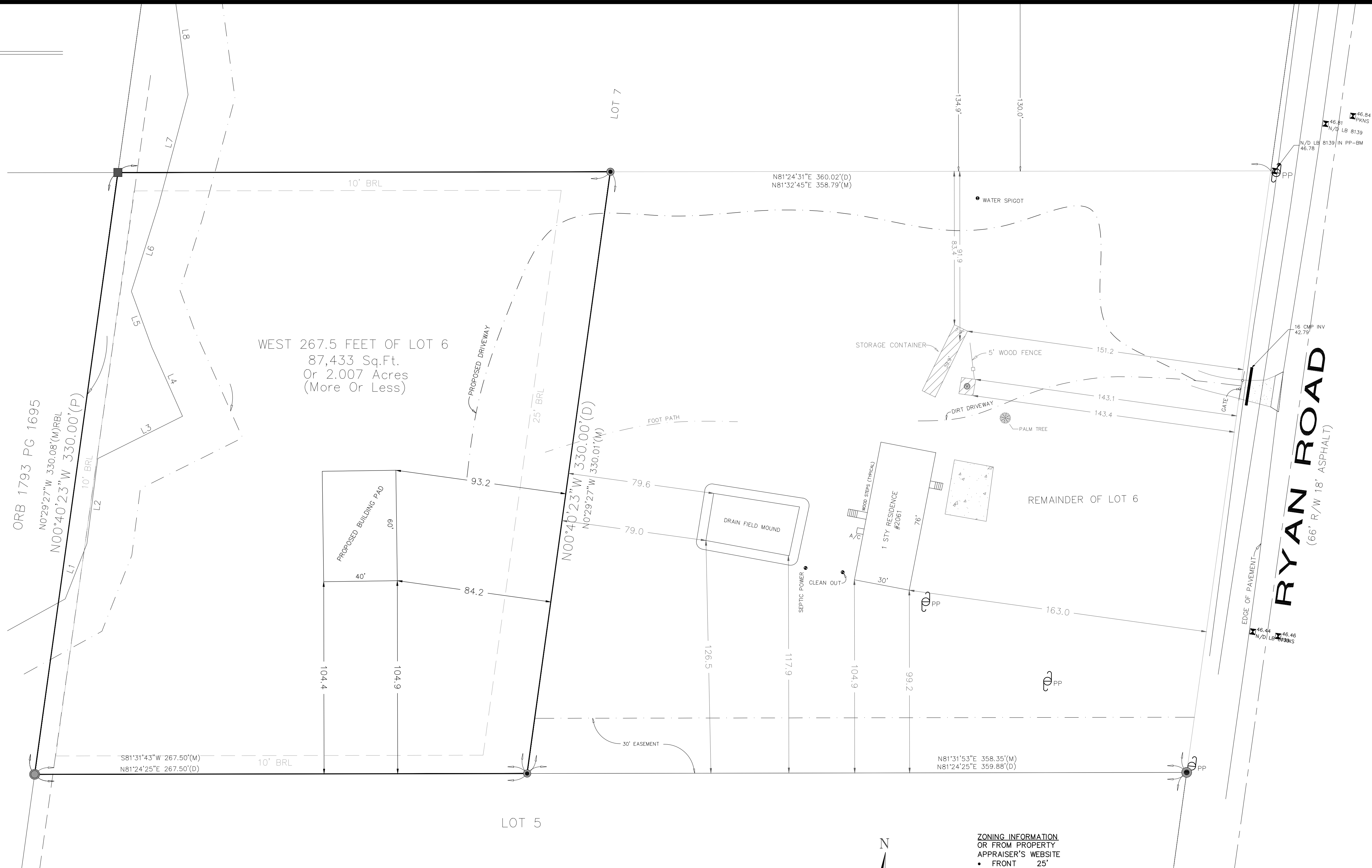
**Lot 6, Trestle Bay, Unit No. One, according to the Map thereof, as recorded in Map Book 12, Pages 40 and 41, of the Public Records of Saint Johns County, Florida.**

**Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.**



**LEGEND**

- = POWER POLE
- = FOUND 1/2" IRON ROD LB#4793
- = SET 1/2" IRON ROD LB#8139
- = FOUND CONCRETE MONUMENT WITH NO IDENTIFICATION
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11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
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7009

Brandon D. Shugart  
STATE OF FLORIDA  
Professional Surveyor and Mapper  
License No. 12500  
Brandon D. Shugart #7009  
surveying@imecivil.com

**LEGAL DESCRIPTION**

THE WEST 267.50 FEET OF LOT 6, UNIT 1, TRESTLE BAY SUBDIVISION  
PLAT/MAP BOOK 12, PAGE 40 AND 41 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

**BOUNDARY SURVEY WITH, TOPO AND TREE**

**IME CIVIL & SURVEYING, LLC**  
1870 COUNTY ROAD 214  
ST AUGUSTINE, FLORIDA 32084  
WWW.IMECIVIL.COM  
904-429-7764

Licensed Survey Business #8139  
Certificate of Authorization #33025

Copyright ©  
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:  
**Tim Bellwood**  
0 Ryan Road  
St. Augustine FL, 32092

FOR:  
AT:

Drawn By: SLG/BDS  
Field Survey Date: 10/02/2023  
FB/PG: 64/100

Scale 1" = 30 Feet  
Drawing/File #: 012222.1

Additional Information/Certifications:  
LAND TITLE OF AMERICA, INC.  
WESTCOT LAND TITLE INSURANCE COMPANY

**ZONING INFORMATION OR FROM PROPERTY APPRAISER'S WEBSITE**

- FRONT 25'
- SIDE 10'
- REAR 10'

GRAPHIC SCALE  
1 inch = 30 ft

**Special Note - Liability Notice**

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



**ORDER**  
**ST. JOHNS COUNTY, FLORIDA**  
**PLANNING AND ZONING AGENCY**

**RE:** Charles Moran  
11251 Campfield Dr.  
Jacksonville, FL 32256

**FILE NUMBER:** SUPMAJ 2023-09

**LEGAL:** Exhibit A

**DATE OF HEARING:** February 1, 2024

**ORDER DENYING SPECIAL USE PERMIT**

The above referenced application for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road, came before the Planning & Zoning Agency for public hearing on February 1, 2024.

**FINDINGS OF FACT**

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

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan and/or the Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.28, Section 2.04.07, Section 6.08.17, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Rural/Silviculture (R/S).  
The requested Use is in conflict with the development patterns of the area.

**NOW THEREFORE**, based on the said Findings of Fact, the Agency hereby grants a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road.

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 \_\_\_\_\_, 2024.

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"

**Lot 6, Trestle Bay, Unit No. One, according to the Map thereof, as recorded in Map Book 12, Pages 40 and 41, of the Public Records of Saint Johns County, Florida.**

**Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.**