

6

**AGENDA ITEM
Planning & Zoning**

Meeting

2/15/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: January 31, 2024

FROM: Amy Ring, Special Projects Manager

PHONE: 904 209-0590

SUBJECT OR TITLE: REZ 2023-26 Fidus Warehouse & RV/Boat Storage

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

PRESENTER: Autumn Martinage, Senior Planner Matthews DCCM

BACKGROUND INFORMATION:

Request to rezone approximately 4.7 acres of land from Open Rural (OR) to Industrial Warehousing (IW) with conditions to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, specifically located south of SR16, west of Race Track Rd.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2023-26 Fidus Warehouse & RV/Boat Storage with conditions based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of REZ 2023-26 Fidus Warehouse & RV/Boat Storage with conditions based upon five (5) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2023-26 FIDUS Warehouse

To: Planning and Zoning Agency

From: Amy Ring, Special Projects Manager

Date: January 31, 2024

Subject: **REZ 2023-26 FIDUS Warehouse**, a request to rezone approximately 4.7 acres of land from Open Rural (OR) to Industrial Warehousing (IW), specifically located at 1955 State Road 16

Applicant: Christina Evans, Matthews | DCCM

Owner: Fidus Roofing & Construction, LLC

Hearing Dates: Planning and Zoning Agency – February 15, 2024
Board of County Commissioners – April 2, 2024

Commissioner District: District 2

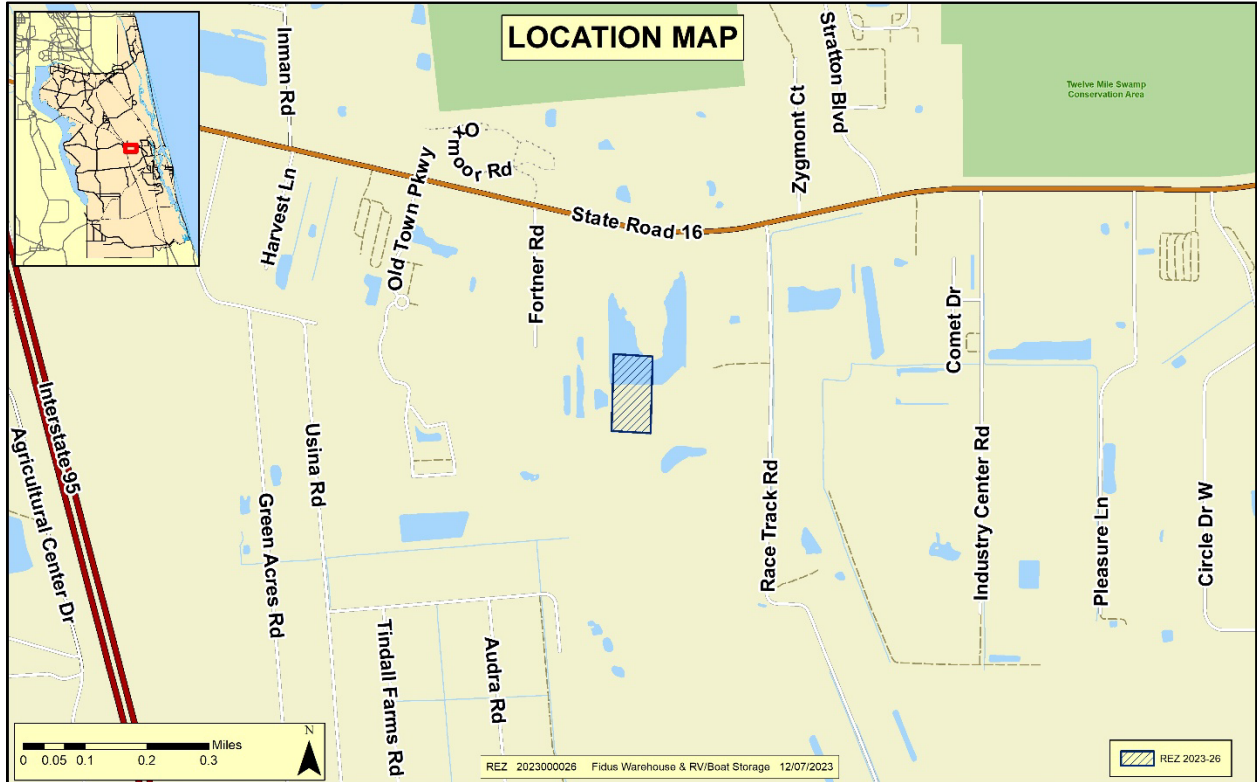
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2023-26 FIDUS Warehouse with conditions** based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of **REZ 2023-26 FIDUS Warehouse with conditions** based upon five (5) findings of fact as provided in the Staff Report.

MAP SERIES

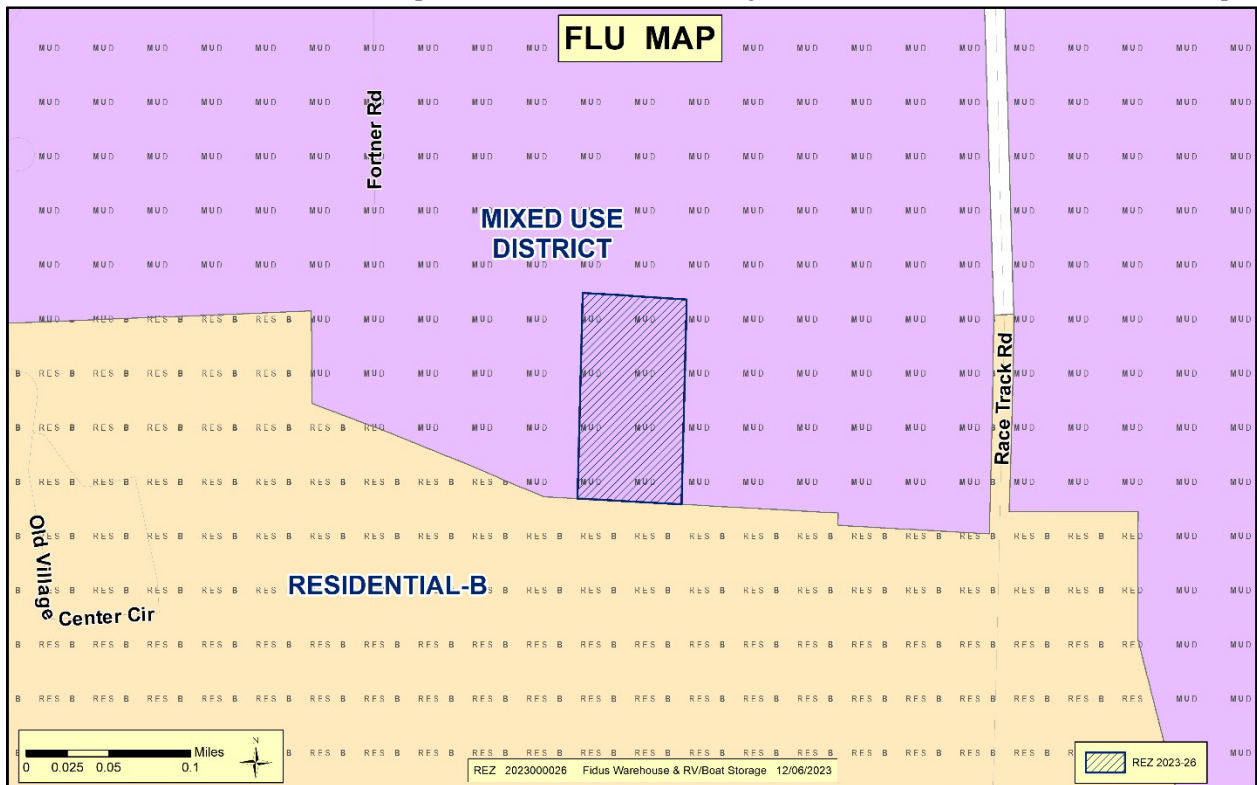
Location: The subject property is located on the south side of State Road 16, west of Race Track Rd. and east of Fortner Rd.



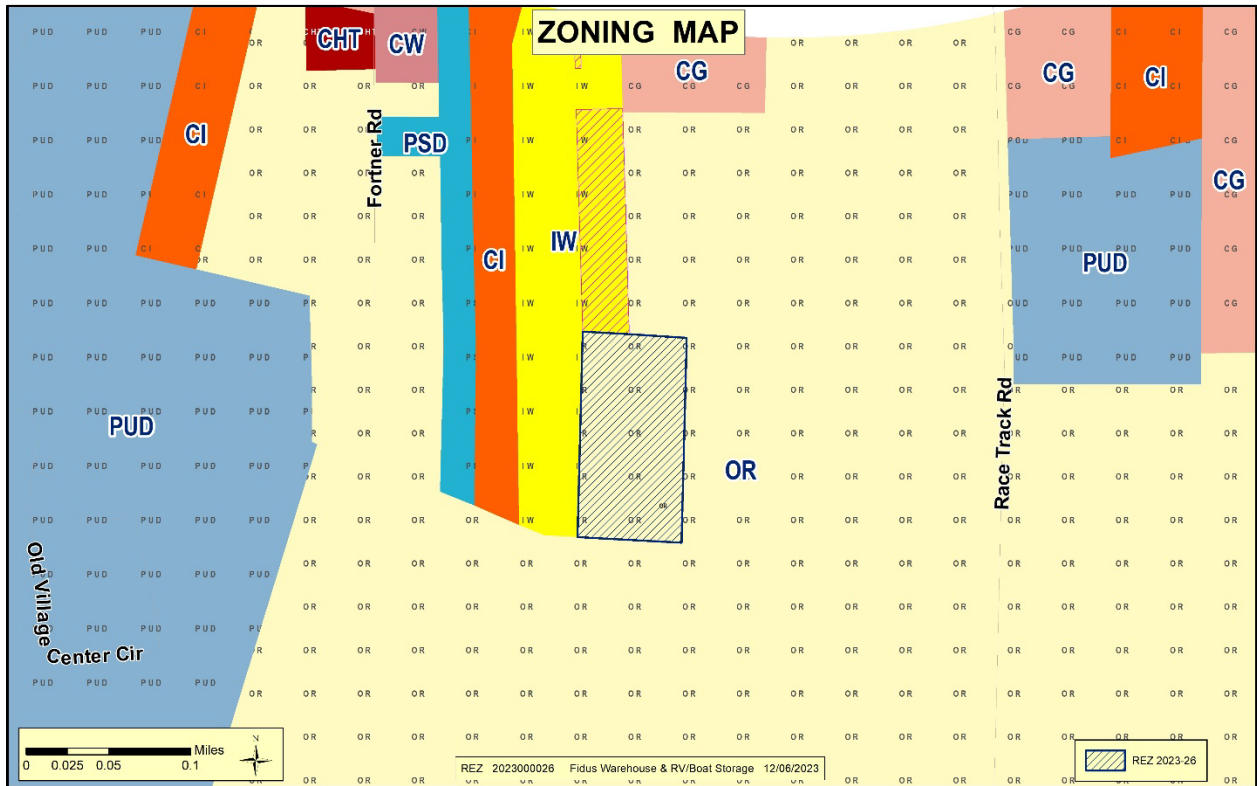
Aerial Imagery: The subject property totals approximately 4.7 acres of land. The parcel to the west is owned by Fidus Properties and features the central office for Fidus Roofing and Construction. The parcel to the immediate north(west) is also owned by Fidus. The parcel to the immediate north(east) is vacant. The parcel to the east is vacant. The parcels to the south are developed with a single-family residence.



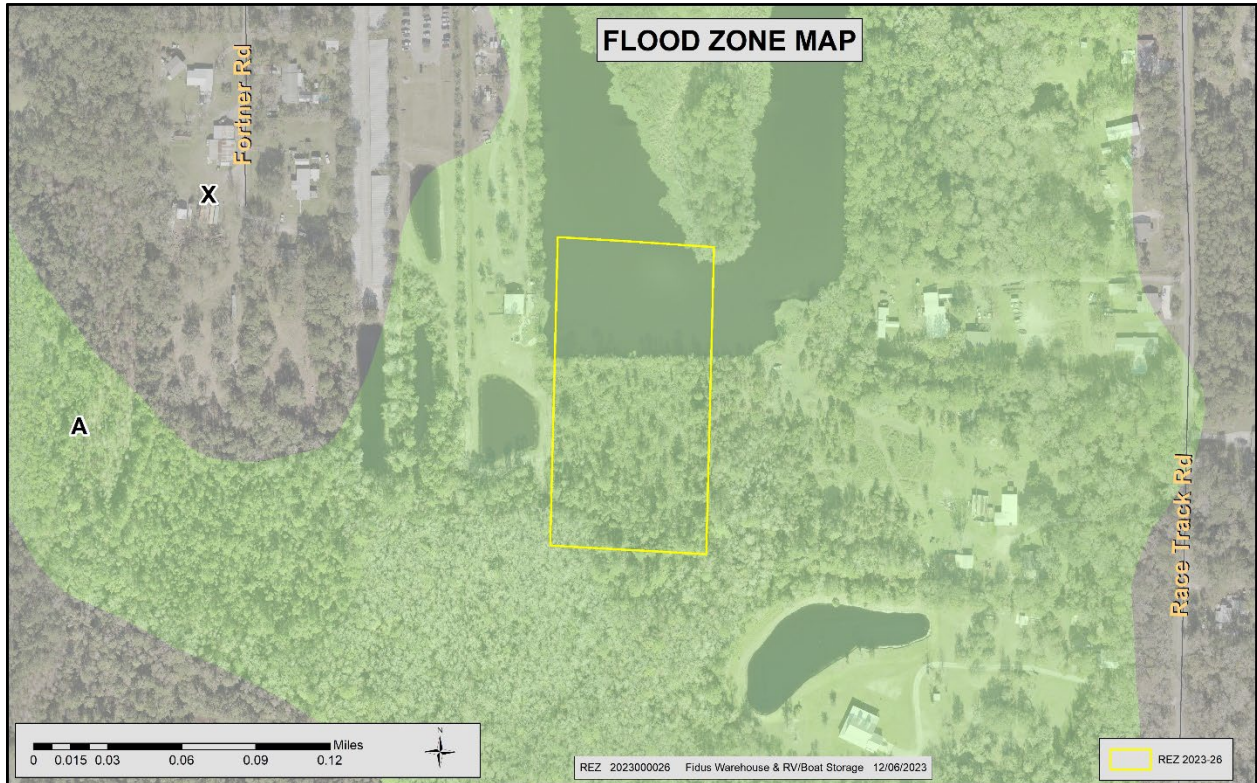
Future Land Use: The subject property and areas to the north, east, and west are designated Mixed Use District on the Future Land Use Map. Areas to the south are designated Res-B on the Future Land Use Map.



Zoning District: The subject property and land east and south is currently zoned Open Rural (OR). Property located immediately north and west of the subject property is zoned Industrial Warehousing (IW). A portion of the land zoned IW is included in [Ord. 1990-22](#).



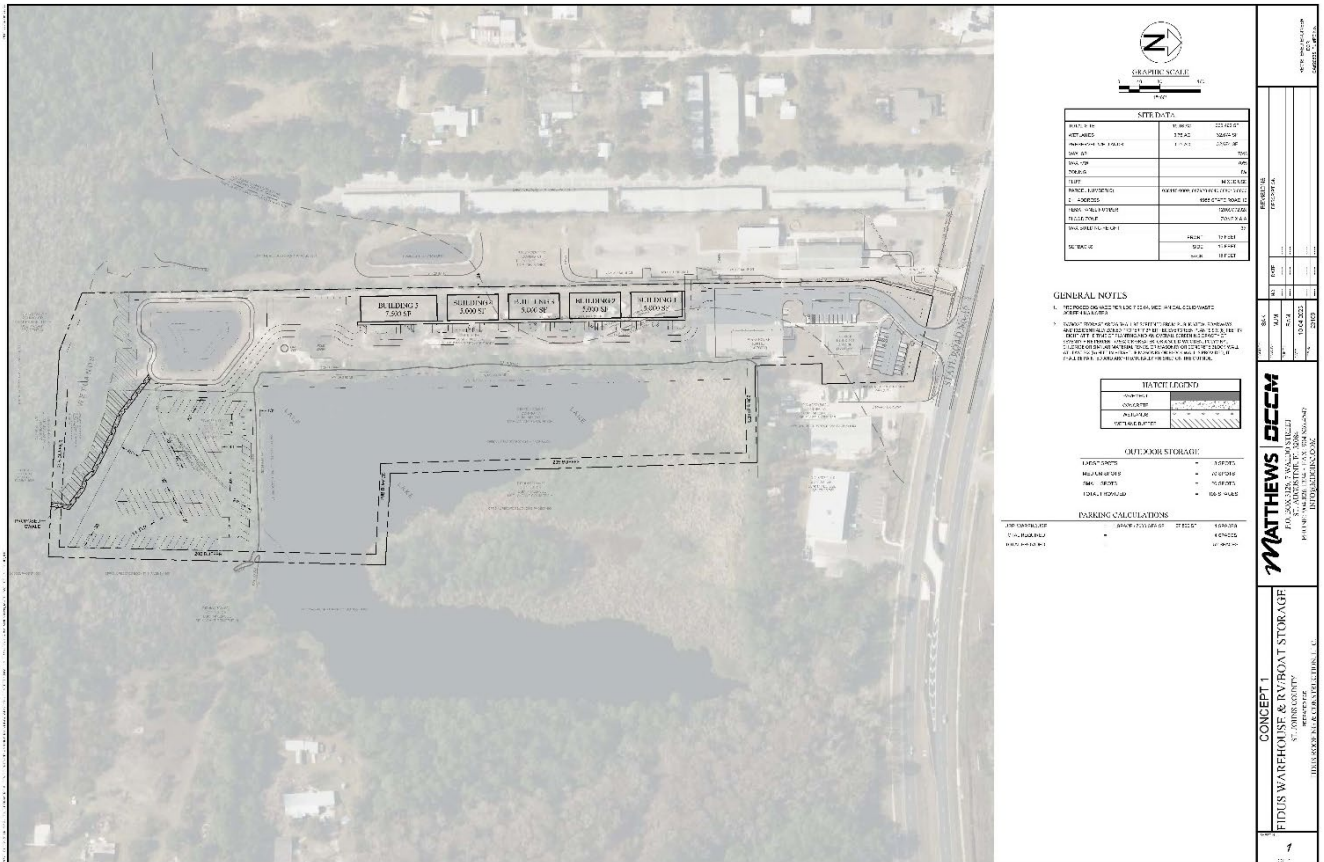
Flood Zone Map: The subject property and surrounding properties are located within the flood zone designation A.



APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 4.7 acres of land currently zoned Open Rural (OR) to Industrial Warehousing (IW). The applicant’s narrative states the intent is to develop the land as part of a larger light industrial development located south of State Road 16, with IW zoning providing the subject parcel access to SR 16. The applicant notes on the rezoning application that the properties to the south and east are undeveloped landlocked parcels (zoned OR) and are not anticipated to be developed further. The narrative, provided by the applicant, is included within **Attachment 2 – Application and Supporting Documents**.

Proposed Site Plan:



The proposed Site Plan provided by the applicant and included in **Attachment 2 – Application and Supporting Documents**, depicts the approximate placement of 4 warehouse buildings (5,000 sq. ft. each) and 1 warehouse building of 7,500 sq. ft. on the parcel immediately to the west of the subject property, Parcel 08115-0000, currently owned by Fidus Properties II, LLC according to the Property Appraiser’s web site. The Site Plan depicts RV/Boat Storage on the adjacent parcel with a 20/B buffer on the south and east sides of both parcels. The Site Plan also notes that the RV/Boat Storage areas will be screened according to Screening Standard A in LDC 6.06.04.B.3.

Please note that Site Plans are not required as part of a Rezoning application; however, all uses permitted under IW zoning would be allowed if this request were approved. **(See Live Local statement below.)** If approved, any proposed buildings would need to meet the zoning placement standards found in LDC Table 6.01 for IW zoning.

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). It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel 088010-0000, as well as the current primary fire station location at 3400 County Road 208 and creditable water supply, ISO would assign a rating of Class 3.

Environmental Division Review:

A site plan has been provided for preliminary review with this rezoning request. LDC Section 6.06.02 states that a row of Parking Spaces not abutting perimeter landscaped areas shall be terminated on each end by a terminal island, and a tree island is required to limit unbroken rows of parking to a maximum of 100 feet within a parking area. This typically allows for a maximum of 11, 9' standard width parking spaces in a row. It appears that the maximum 100' of unbroken parking may be exceeding in some areas and will require revision. Islands should be a minimum of 15 feet wide, measured from back of curb, extending the required length of the Parking Space. The above requirements only apply to standard parking spaces, not the Boat/RV parking area.

Contiguous wetlands exist at the southern portion of the property as shown on the site plan. With future applications, an Environmental Report from a qualified wetland scientist regarding the habitat type and acreage of all existing wetlands onsite will be required. The documentation should discuss the methodology as well as the findings of this assessment. Upon receipt of the Report a review will be made and comments rendered. (Section 4.01.06, Land Development Code) The state jurisdictional wetland line as surveyed will need to be depicted and label on all future site plans. The St. Johns County Land Development Code states that a minimum 25-foot undisturbed upland buffer plus a 25-foot building setback is required between developed areas and contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line and is to remain in a natural, undisturbed, vegetative state. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Accessory Uses per Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation. The 25' Building Setback should be shown on the commercial construction plan for development. (Section 4.01.06, Land Development Code).

At the time of future plan review, documentation that a qualified scientist has assessed the site for the presence or potential occurrence of listed species will also be required. The documentation should discuss the methodology used, the findings of the assessment and a map identifying and locating any listed species and current or previously documented essential habitat within project boundaries. Upon receipt of the Report a review will be made and comments rendered. (Comprehensive Plan Policy E.2.2.7)

This application does not authorize the commencement of any tree removal, land clearing, or construction activities. Prior to commencement of land clearing all applicable state and federal permits including, but not limited to; Environmental Resource Permits; wildlife-related permits; NPDES Stormwater Permits; and ACOE wetland permits must be obtained and submitted the SJC Environmental Staff for review. (SJC LDC 4.01.06)

Technical Division Review:

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Planning and Zoning Division Review:

The property currently has a zoning designation of Open Rural (OR) and the site's Future Land Use Map (FLUM) classification is Mixed Use District (MD). The applicant's request to rezone to Industrial Warehousing (IW) is consistent with the FLUM designation of MD.

The subject property is located in an area of numerous zoning designations and land uses on the south side of SR 16. In this area east of I-95 there are multiple parcels of commercial zones that abut SR 16 that vary in intensity from Commercial Intensive to Commercial General. The majority of land south of these commercial

parcels is zoned OR all the way east to just west of Four Mile Road. The proposed light industrial use of the property should be compatible with the property to the west on which the main light industrial site is located. The requested rezoning will allow the owner to retain a portion of the existing stormwater pond, and permit the extension of any buildings, storage, and drive aisles, as well as required buffer/screening.

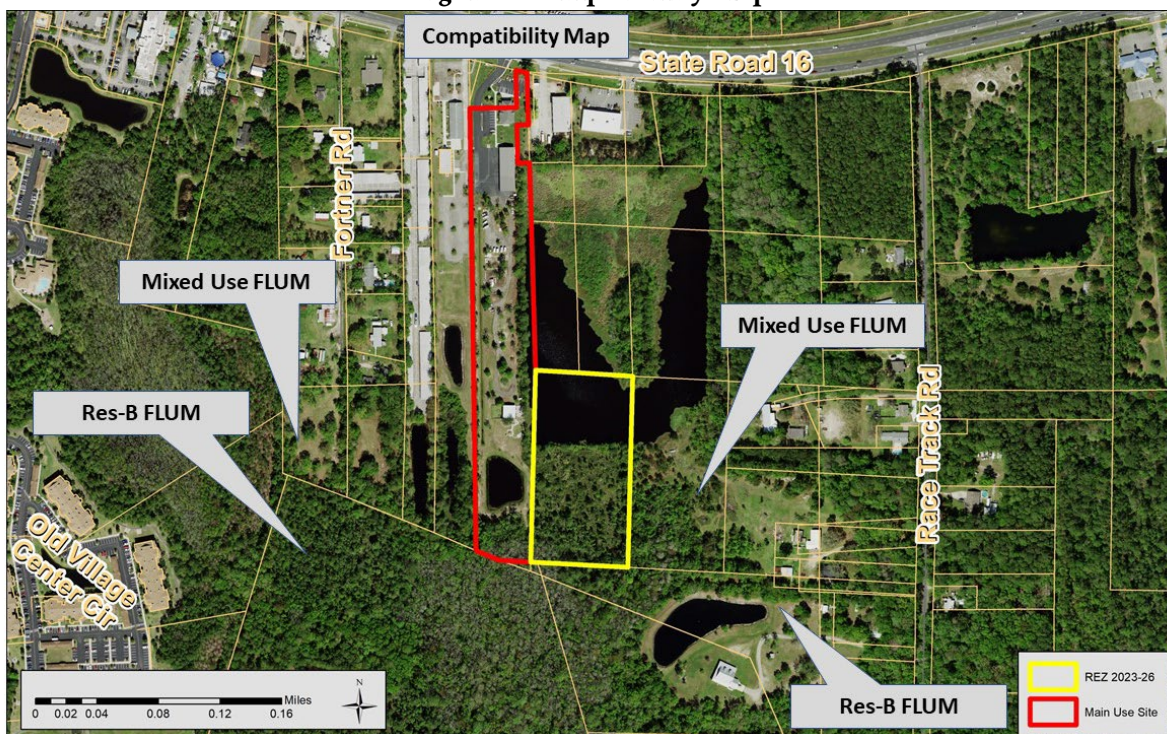
Figure 1 provides a compatibility analysis of adjacent lands. Staff finds that the requested rezoning would result in a development with similar characteristics to nearby properties fronting SR 16. The developed and undeveloped sites located to the south and east of the subject property are not compatible with the requested rezoning, and if approved, would require an incompatibility buffer on the subject property.

Figure 1: Compatibility Analysis

Criteria	Subject Property	North	South	East	West
Current / Proposed Zoning	Currently Open Rural (OR)/ Proposed Industrial Warehousing (IW)	IW (with conditions) and Open Rural (OR)	OR	OR	IW
FLUM	Mixed Use District (MD)	MD	Res-B	MD	MD
Current / Proposed Use	Currently vacant/ Proposed RV/Boat Storage	Undeveloped pond/vegetation	Developed Residential	Undeveloped Residential	Main Use Parcel currently developed as office, truck and business parking and equipment storage

Figure 2 provides a compatibility map of the adjacent properties as listed above in the Compatibility Analysis as well as surrounding properties. The subject property is highlighted in yellow. The applicant’s narrative (See Attachment 2 – Application and Supporting Documents) states that the subject property is intended to house the RV/Boat Storage associated with the established Fidus business. The current Fidus Roofing and Construction business operates from the parcel highlighted in red.

Figure 2: Compatibility Map



The neighboring site to the north (east) is undeveloped, zoned OR, and listed with “Use Description: Vacant Commercial” according to the Property Appraiser’s web site. The site to the east of the subject property is undeveloped, zoned OR, and listed with “Use Description: Vacant Residential.” The parcels to the south of the subject property have one owner and feature a single-family residence.

The proposed site plan shows a Commercial use that the applicant has indicated would be developed as RV/Boat storage. The adjacent parcels to the south appear to be developed with a single-family residence requiring a 20/B buffer. The parcel to the east is zoned OR and appears to be undeveloped, thus requiring a 25/B buffer. Changes to the intended use of the parcel may increase the buffering requirement to a 30/C.

Figure 3 depicts the uses allowed within the proposed zoning classification of Industrial Warehousing (IW) in comparison to the current uses allowed in the zoning classification of Open Rural (OR). The applicant has indicated on January 25, 2024 that it is not the intent of this rezoning to utilize the Live Local Act (see Live Local Act paragraph below).

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	IW (proposed)	OR (current)
Residential	X*^	X
Agricultural		X
Cultural / Institutional		X
Light Industrial	X^	
Mining & Extraction	X^	X
Outdoor Passive		X
Neighborhood Public Service	X	X
General Public Service	X	
Solid Waste and Correctional Facility	X	
*= accessory to Commercial per LDC 2.02.04 ^= High density (13 units/acre) multi-family apartments developed pursuant to the Live Local Act, Ch. 2023-17, Laws of Florida, are an entitlement subject to administrative approval.		

Figure 4 depicts the development standards required within the current zoning classification of OR in comparison to the proposed standards allowed in the rezoning classification of IW.

Figure 4: Zoning Designation Development Standards Comparison

Development Standard	IW (proposed)	OR (current)
Maximum Floor Area Ratio (FAR):	70%	N/A
Maximum Impervious Surface Ratio (ISR):	75%	70% single family or mobile home / 75% all other uses
Minimum Setbacks:	Front: 15 ft. Side: 15 ft. Rear: 15 ft.	Front: 25 ft. Side: 10 ft. Rear: 10 ft.
Maximum Height of Structures:	40 ft *#+	35 ft. single family / none *#+
+= maximum height of structures is 35 feet unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13		

Live Local Act:

The request is for a rezoning from zoning district OR to IW; if approved, the property could be utilized for development under the Live Local Act. Pursuant to section 125.01055(7)/section 166.04151(7) of the Florida Statutes, as created by Chapter 2023-17, Laws of Florida (the “Live Local Act”), St. Johns County must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units are at or below 120% AMI in the proposed multifamily or mixed-use rental development for a period of at least 30 years, affordable as defined in 420.0004, Fla. Stats.

On January 25, 2024 the applicant responded to Staff comments stating it is not the intent of the proposed rezoning to pursue redevelopment under Chapter 2023-17 Law of Florida (the “Live Local Act”). A subsequent condition has been added to this rezoning ordinance.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has not received correspondence or phone calls regarding this rezoning 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. Application and Supporting Documents

PROPOSED FINDINGS OF FACT
REZ 2023-26 FIDUS Warehouse & RV/Boat Storage

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.
<p>2. The rezoning to Industrial Warehousing (IW) with conditions is consistent with the Comprehensive Plan, in that:</p> <p>a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)</p> <p>b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)</p> <p>c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</p>	<p>2. The rezoning to Industrial Warehousing (IW) with conditions is not consistent with the Comprehensive Plan, in that:</p> <p>a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11)</p> <p>b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11)</p> <p>c) The proposed project is not consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</p>
3. The rezoning to Industrial Warehousing (IW) with conditions is consistent with the St. Johns County Land Development Code.	3. The rezoning to Industrial Warehousing (IW) with conditions is not consistent with the St. Johns County Land Development Code.
4. The zoning district of Industrial Warehousing (IW) with conditions is consistent with the land uses allowed in the land use designation of Mixed Use as depicted on the 2025 Future Land Use Map.	4. The zoning district of Industrial Warehousing (IW) with conditions is not consistent with the land uses allowed in the land use designation of Mixed Use as depicted on the 2025 Future Land Use Map.

	<p>5. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i>, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.</p>
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PROPOSED CONDITION

REZ 2023-26 FIDUS Warehouse & RV/Boat Storage

1. Applicant hereby waives any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments.

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2024 - _____

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated November 22, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2023-26 FIDUS Warehouse & RV/Boat Storage**, 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 **Industrial Warehousing (IW) with conditions** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Industrial Warehousing (IW) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Industrial Warehousing (IW) with conditions** is consistent with the land uses allowed in the land use designation of Mixed Use District as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2023-26 FIDUS Warehouse & RV/Boat Storage** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Industrial Warehousing (IW) with conditions.

Development of the lands shall be subject to the following condition(s):

1. Applicant hereby waives any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments.

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

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This Ordinance shall 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 _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

**BY: _____
Sarah Arnold, Chair**

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT & COMPTROLLER

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

EXHIBIT A

LEGAL DESCRIPTION

Lot 4, Florida Home and Investment Corporation Subdivision of U.S. Government Lot 6, Section 9, Township 7 South, Range 29 East, St. Johns County, Florida, according to the map or plat thereof as recorded in Plat Book 2, Page 61, Public Records of Saint Johns County, Florida.

Parcel Identification Number: 088010-0000

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning

Date 11/22/2023 Property Tax ID No 088010-0000

Project Name Fidus Office Warehouse

Property Owner(s) FIDUS ROOFING & CONSTRUCTION LLC Phone Number 904-230-5548

Address 1955 STATE ROAD 16 Fax Number

City ST AUGUSTINE State FL Zip Code 32084 e-mail james@thefidusgroup.com

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

Applicant/Representative Matthews | DCCM Phone Number 904-374-4667

Address 6621 Southpoint Drive N Fax Number

City Jacksonville State FL Zip Code 32216 e-mail cevans@mdginc.com

Property Location 0 RACE TRACK RD

Major Access STATE ROAD 16 Size of Property 4.7 AC Cleared Acres (if applicable)

Zoning Class IW No. of lots (if applicable) Overlay District (if applicable) N/A

Water & Sewer Provider SJCUD - NW Utilities (WGV) Future Land Use Designation MD

Present Use of Property Undeveloped Proposed Bldg. S.F. 27500

Project Description (use separate sheet if necessary)

Proposed rezoning of parcel from Open Rural (OR) to Industrial Warehouse (IW) for expansion of existing non-residential development.

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) Christina Evans

FIDUS WAREHOUSE & RV/BOAT STORAGE REZONING APPLICATION

SUBMITTAL DATE

11/22/2023

SUBMITTED ON BEHALF OF

Fidus Roofing and Construction LLC
1955 State Road 16
St. Augustine, FL 32084

AUTHORIZED AGENT FOR THE APPLICANT

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
(904) 826-1334
planning@mdginc.com

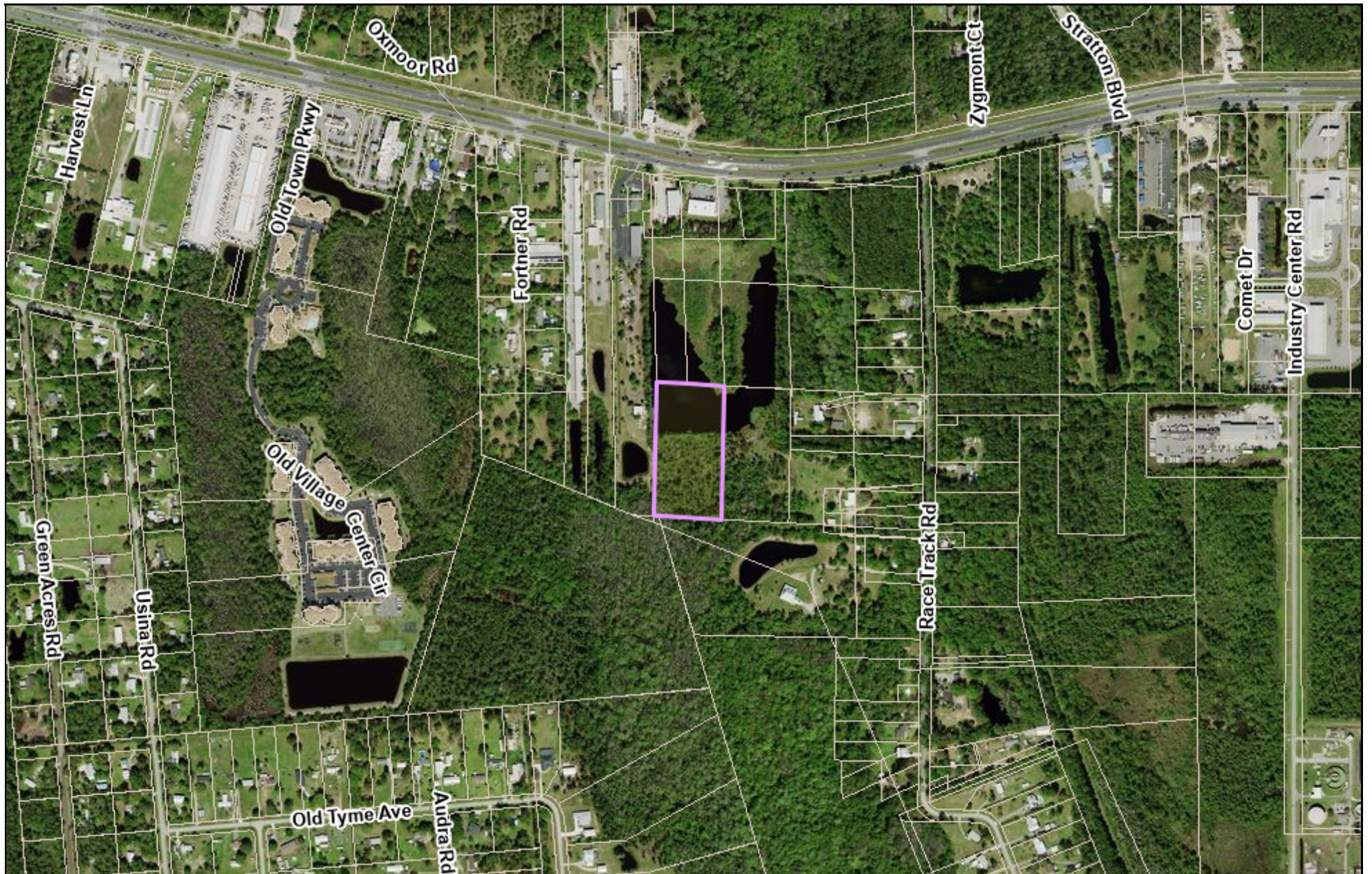
APPLICATION FORM

ATTACHMENTS

1. Legal Description
2. Proof of Ownership
3. Owner's Authorization Form
4. Map Exhibits
 - a. Location Map
 - b. Existing Future Land Use Map
 - c. Existing Zoning Map
5. Rezoning Justification/Finding of Facts Statement
6. Conceptual Site Plan

PARCEL IDENTIFICATION NUMBER

088010-0000



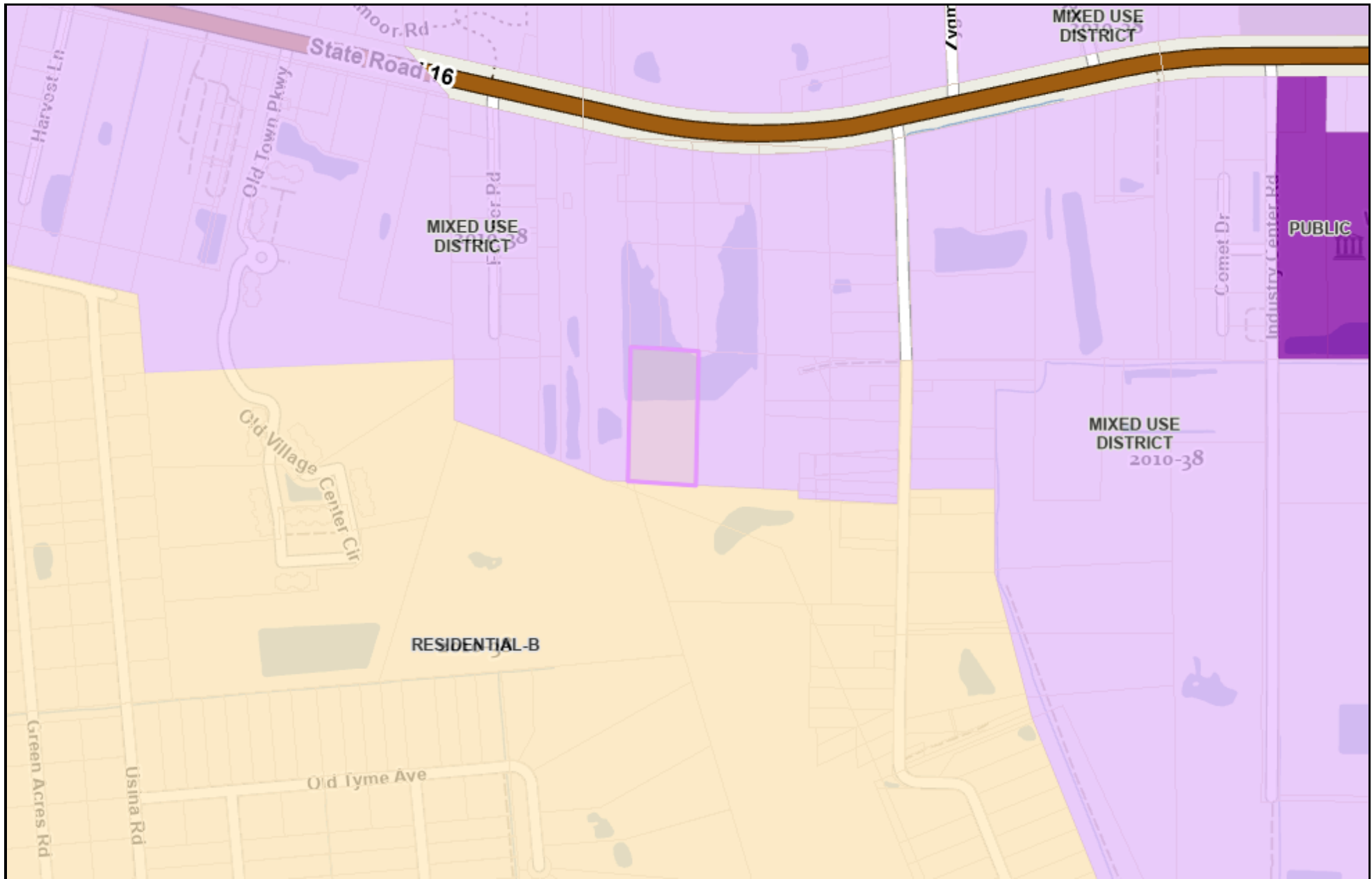
Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Date Created: 9/26/2023

Aerial Map





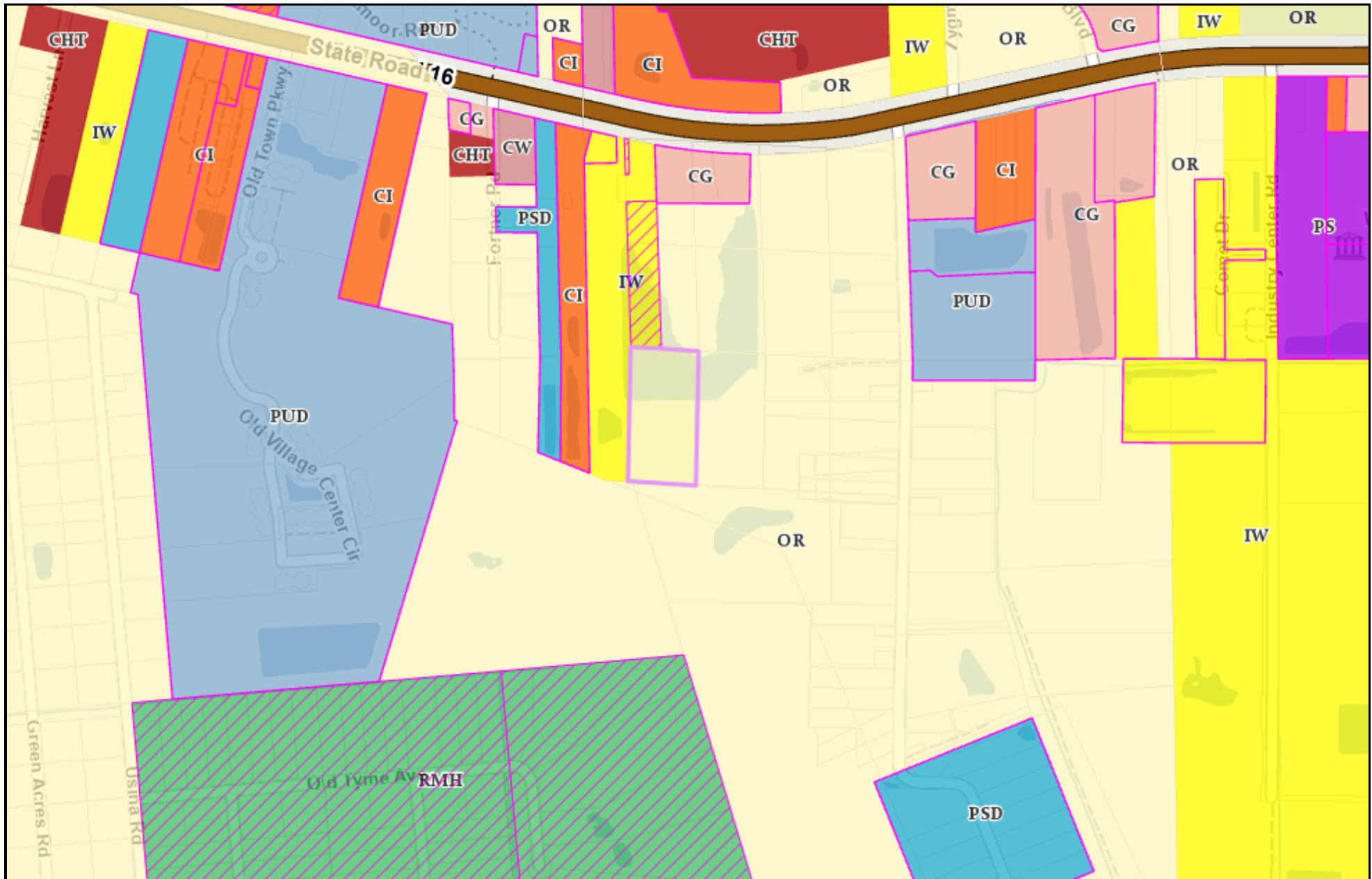
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Date Created: 9/29/2023

FLUM Map





Map created with St. Johns County's iMap

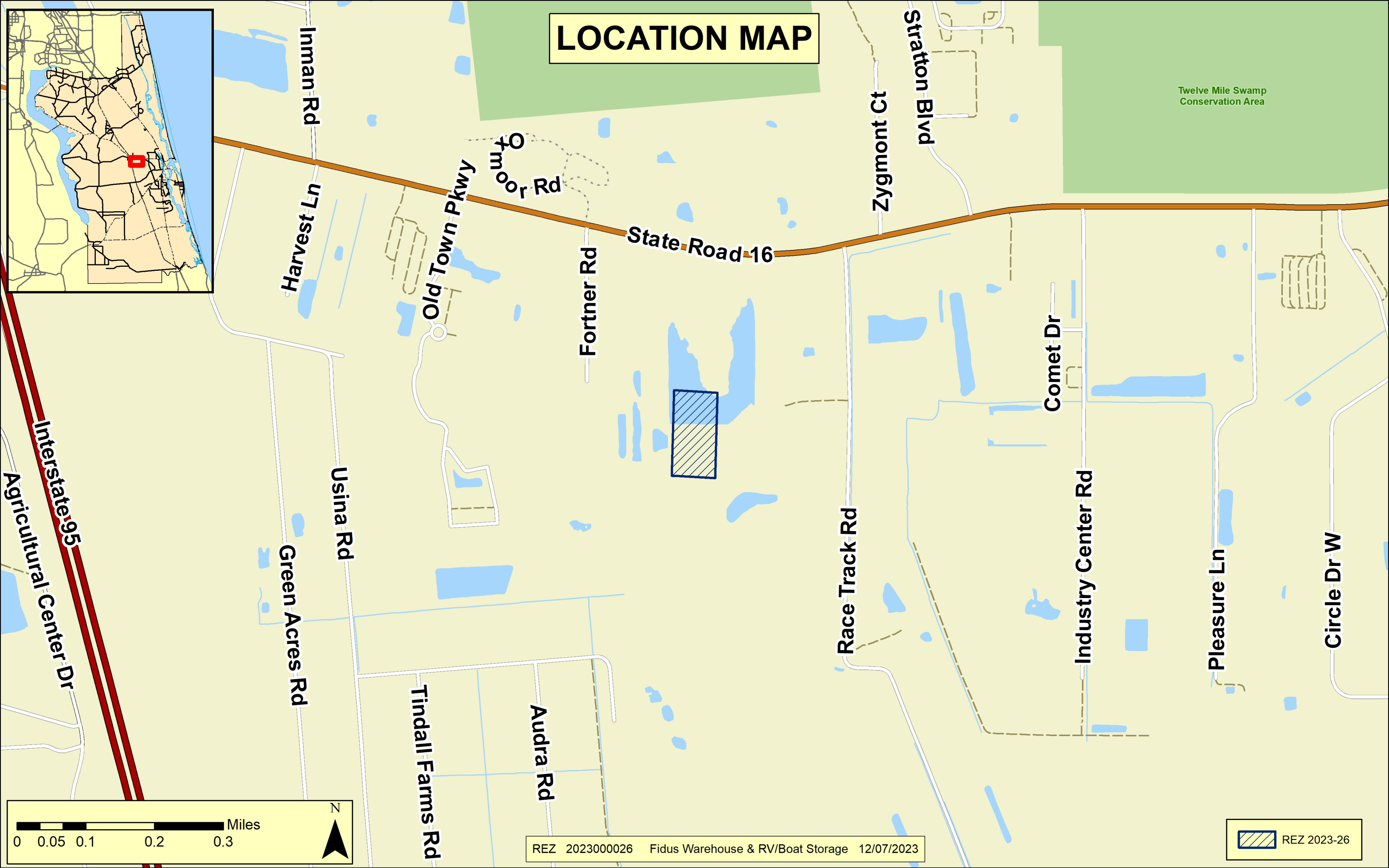
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Date Created: 9/29/2023

Zoning Map



LOCATION MAP



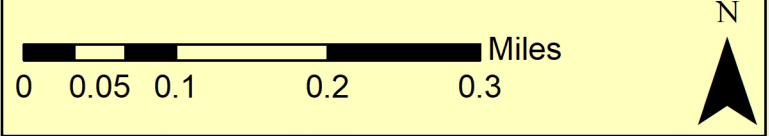
Twelve Mile Swamp Conservation Area

LOCATION MAP



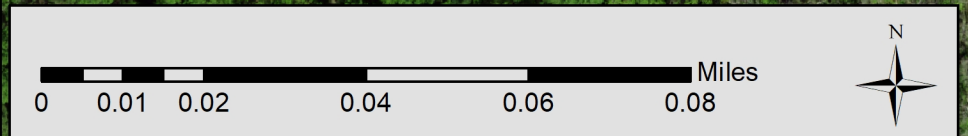
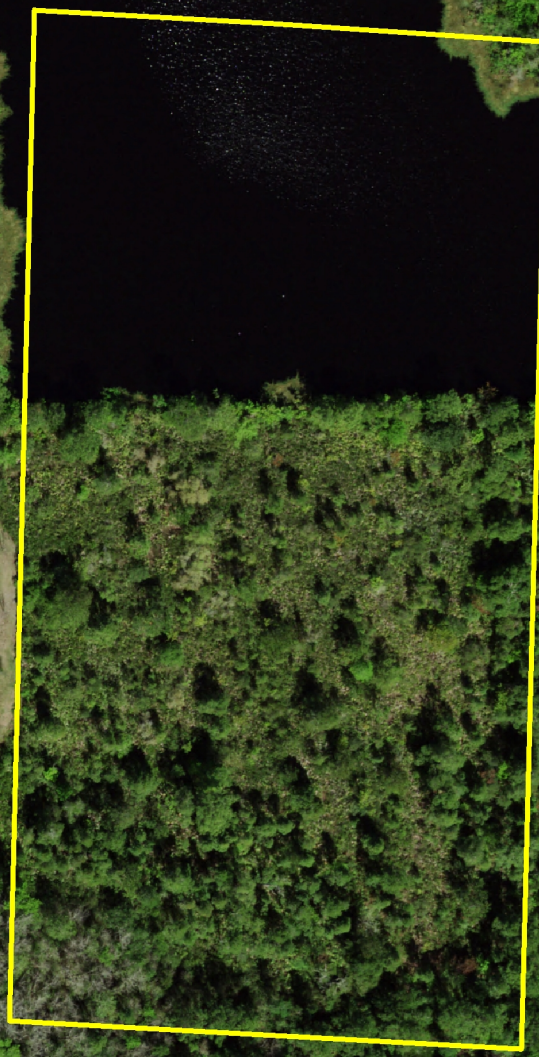
 REZ 2023-26

REZ 2023000026 Fidus Warehouse & RV/Boat Storage 12/07/2023




AERIAL MAP

Fortner Rd



REZ 202300026 Fidus Warehouse & RV/Boat Storage 12/06/2023

 REZ 2023-26

FLU MAP

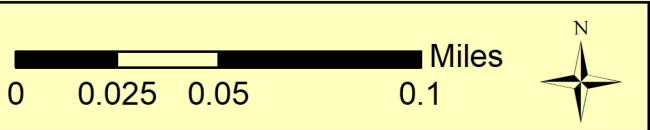
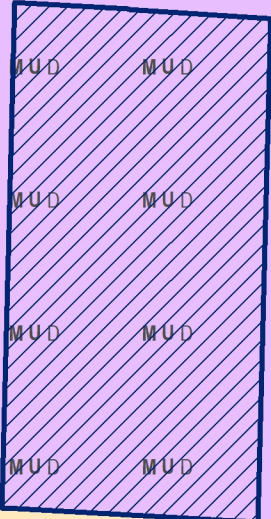
Fortner Rd

MIXED USE DISTRICT

Race Track Rd

RESIDENTIAL-B

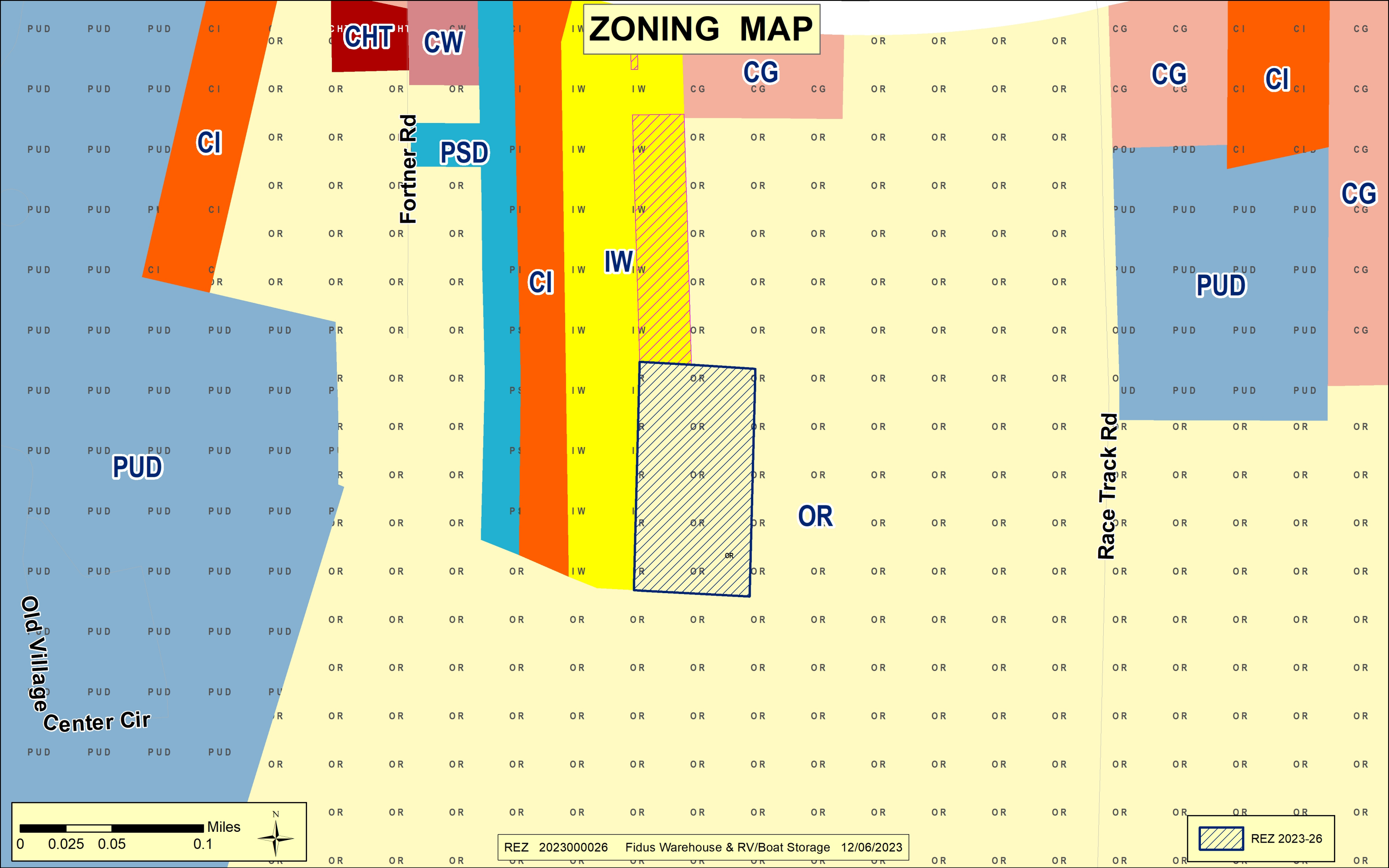
Old Village Center Cir



REZ 202300026 Fidus Warehouse & RV/Boat Storage 12/06/2023



ZONING MAP



CHT

CW

CG

CI

PSD

CI

IW

PUD

OR

CG

CI

PUD

CG

Old Village

Center Cir

Fortner Rd

Race Track Rd



REZ 202300026 Fidus Warehouse & RV/Boat Storage 12/06/2023

 REZ 2023-26

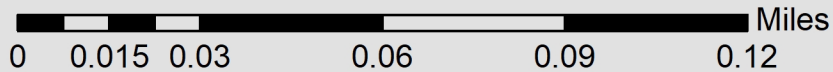
FLOOD ZONE MAP

Fortner Rd

X

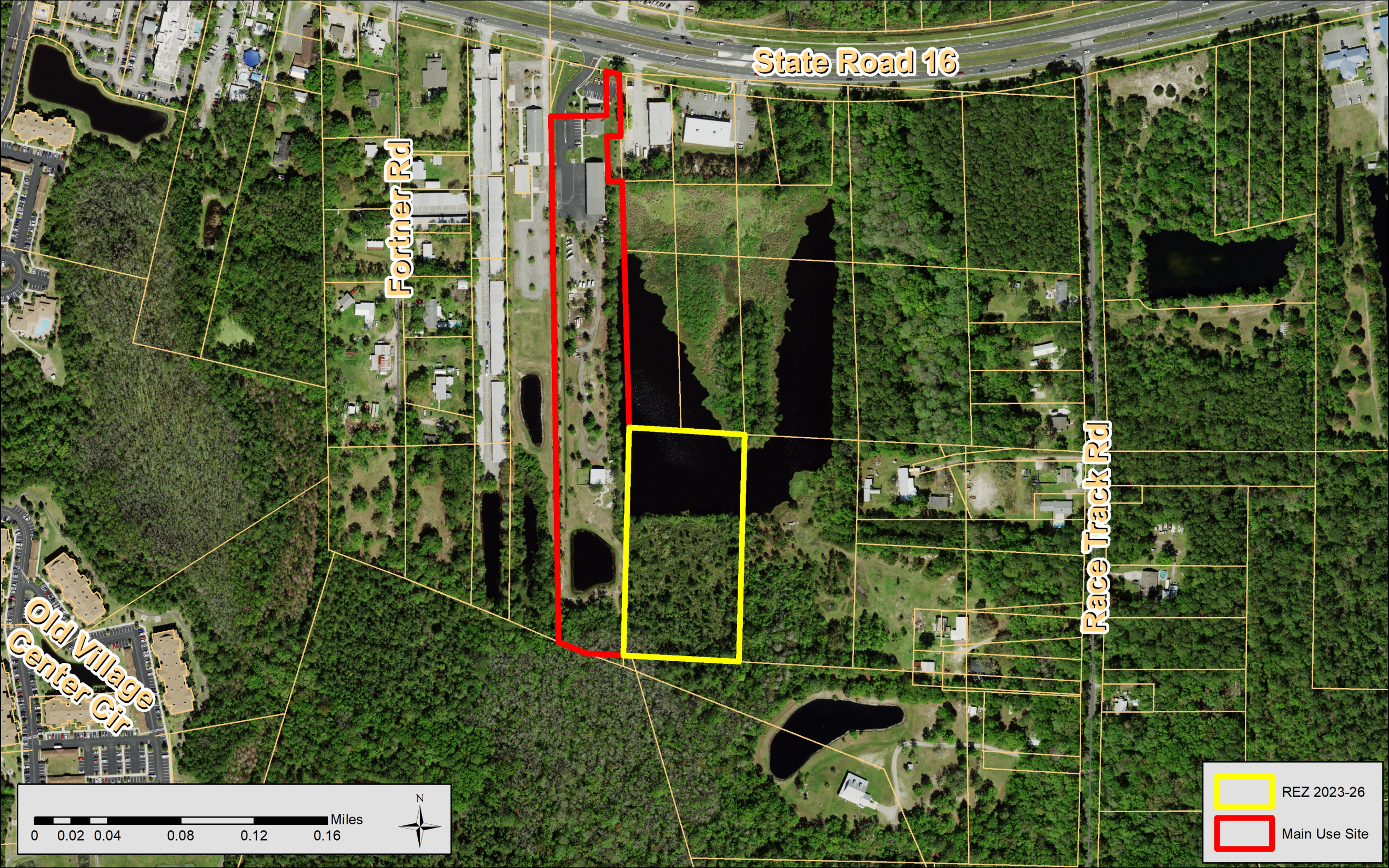
A

Race Track Rd



REZ 202300026 Fidus Warehouse & RV/Boat Storage 12/06/2023

REZ 2023-26



State Road 16



Fortner Rd

Race Track Rd

Old Village Center Cir

0 0.02 0.04 0.08 0.12 0.16 Miles



	REZ 2023-26
	Main Use Site

FIDUS WAREHOUSE & RV/BOAT STORAGE

REZONING APPLICATION

NARRATIVE

Request: To rezone a vacant and unimproved 4.7-acre landlocked parcel from Open Rural (OR) to Industrial Warehouse (IW). This parcel is proposed to be developed as part of a larger light industrial development south of SR 16 with the abutting IW parcels with access to SR 16.

Project Description: The subject parcel is proposed to be developed with an outdoor RV and boat storage facility. The site will be accessed by the adjoining property to the west which is supported by a singular access drive to SR 16.

JUSTIFICATION/FINDINGS OF FACT

The purpose of this rezoning is to allow the subject site to have consistent zoning of IW with the adjacent properties to the west and north that are presently under the same ownership. The properties to the west and south are undeveloped landlocked parcels zoned OR and are not anticipated to be developed.

A conceptual site plan has been included to illustrate the proposed development that will occur on the subject site. The proposed use of the site will be for an outdoor RV and boat storage. This use would be consistent with the existing uses on the adjoining IW properties to the north and west.

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

- 1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.*

The proposed impact of the proposed developed as related to odor, noise, vibration, and lighting will be minimal. Activity on the site will be limited to daytime hours and any lighting added to the site will be consistent with Section 6.09.00, Land Development Code (LDC).

- 2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.*

The requested rezoning is not anticipated to generate unreasonable traffic impacts for a major corridor within St Johns County. SR 16 is classified as a major arterial roadway. The site will access SR 16 via an existing access drive.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.

The requested rezoning will not result in a public nuisance. The proposed development will provide outdoor RV and boat storage and will be accessed via an existing access drive through the adjoining properties to the west that are under the same ownership of the subject property.

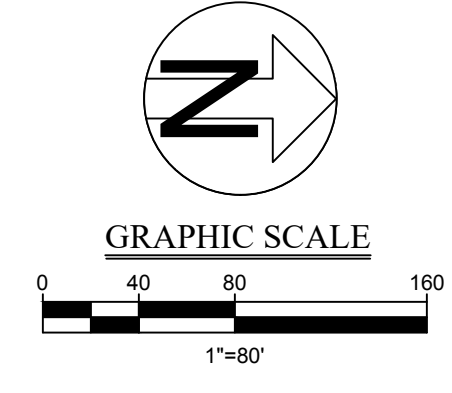
The proposed use of the site is consistent with the adjoining properties to the north and west of the subject property. The adjoining properties to the south and east are undeveloped landlocked parcels where development is not anticipated.

4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

A pattern of development with uses consistent with what is proposed on the subject site has already been established in the area surrounding the subject site. As a result, the proposed rezoning does not meet the definition of “urban sprawl” as defined by Sec 163.3167(52), *Florida Statutes*.

5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

The proposed rezoning will have a minimal impact on the surrounding natural environment in that any development on the site will be done to avoid the impact on existing wetlands that exist on the site. The site will be developed to meet all requirements as set forth in the LDC.



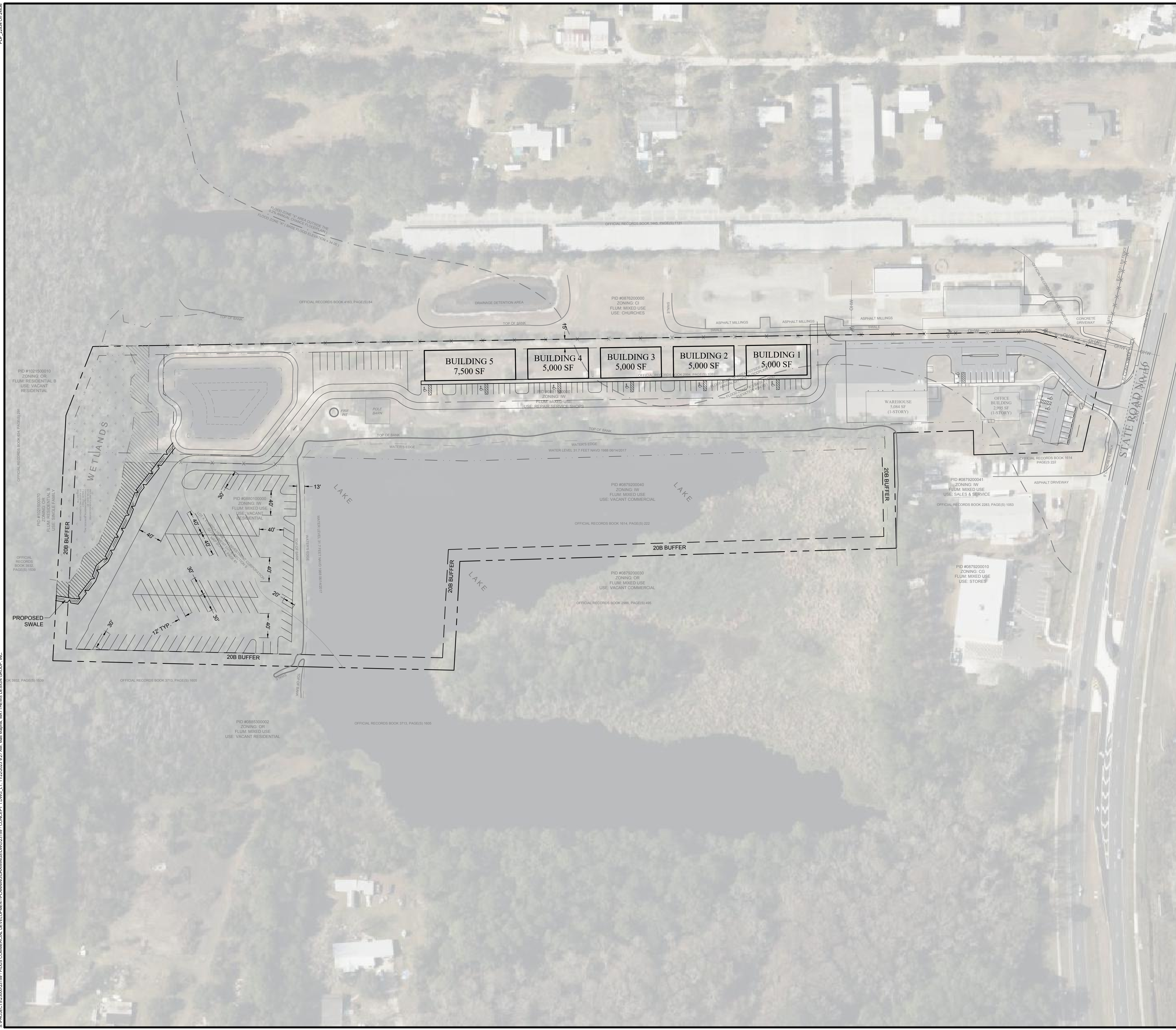
TOTAL SITE	15.16 AC	660,492 SF
WETLANDS	0.75 AC	32,674 SF
PRESERVED WETLANDS	0.75 AC	32,674 SF
MAX ISR		75%
MAX FAR		70%
ZONING		IW
FLUM		MIXED USE
PARCEL NUMBER(S)	088115-0000, 087920-0040, 088010-0000	
911 ADDRESS	1955 STATE ROAD 16	
FEMA PANEL NUMBER	12109C0292J	
FLOOD ZONE		ZONE X & A
MAX BUILDING HEIGHT		35'
SETBACKS		
	FRONT	15 FEET
	SIDE	15 FEET
	BACK	15 FEET

- GENERAL NOTES**
- PROPOSED SIGNAGE PER LDC 7.02.04. MECHANICAL SOLID WASTE SCREENING NOTES.
 - RV/BOAT STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW, ROADWAYS AND RESIDENTIALLY ZONED PROPERTY BY EITHER EVERGREEN PLANTS SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING AND AN OVERALL SCREENING OPACITY OF SEVENTY-FIVE PERCENT (75%) OR GREATER, OR A SOLID WOODEN, POLYVINYL CHLORIDE OR SIMILAR MATERIAL FENCE, OR MASONRY OR CONCRETE BLOCK WALL AT LEAST SIX (6) FEET IN HEIGHT. IF MASONRY OR BLOCK WALL IS PROVIDED, IT SHALL BE PAINTED AND ARCHITECTURALLY FINISHED ON THE OUTSIDE.

PAVEMENT	
CONCRETE	
WETLANDS	
WETLAND BUFFER	

LARGE SPOTS	=	18 SPOTS
MEDIUM SPOTS	=	70 SPOTS
SMALL SPOTS	=	20 SPOTS
TOTAL PROVIDED	=	108 SPACES

USE: WAREHOUSE	=	1 SPACE / 7000 GFA SF	27,500 SF	4 SPACES
TOTAL REQUIRED	=			4 SPACES
TOTAL PROVIDED	=			52 SPACES



NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

MATTHEWS | **BCCM**
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MIDGING.COM

CONCEPT 1
FIDUS WAREHOUSE & RV/BOAT STORAGE
 ST. JOHNS COUNTY
 PREPARED FOR
FIDUS ROOFING & CONSTRUCTION, LLC.