



## St. Johns County Board of County Commissioners

Neighborhood Bill of Rights Program

### **NEIGHBORHOOD BILL OF RIGHTS NOTIFICATION**

**11/23/2020** – You have received this NOTICE because you are the designated representative for a registered Association under the Neighborhood Bill of Rights Ordinance (No. 2007-01). Please be advised, umbrella associations are provided notice as a courtesy and do not share the same rights afforded to Neighborhood Associations as defined by the Neighborhood Bill of Rights Ordinance.

**APPLICATION FILED BY:** Anthony Gorla, P.E.  
2160 Autumn Cove Circle  
Fleming Island, FL, 32003

**LOCATION OF PROPERTY:** State Road 16  
[View Map](#)

**REQUESTED CHANGE:** Request to Rezone approximately 5.74 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 77,000 square feet of commercial development, of which 55,000 square feet shall be utilized for Car Condo Facility. Application Number PUD-2019000009. The specifics of the project description are subject to change throughout the review and approval process. Project Name: State Road 16 Car Condos PUD.

**COMMISSIONER DISTRICT:** 1, 2, 5

**NOTICE OF VIRTUAL COMMUNITY MEETING:** December 8, 2020 at 6:00 P.M.

**NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING** Proposed SR 16 Private Garage Condominiums NW Sector Community Meeting is scheduled for December 8, 2020 at 6:00 P.M. via Google Meet. Interested people are invited to attend. In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely, under communications media technology (CMT), without physical presence. CMT means the electronic transmission of printed matter, audio, full motion video, freeze-frame video, compressed video and digital video by any method available. CMT being used to conduct this meeting include phone and video.

**NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION VIRTUAL MEETING REGARDING** SR 16 Private Garage Condominiums and Retail Small Scale Comprehensive Plan Amendment (CPA (SS) 2019-06), to change the Future Land Use Map classification from Rural/Silviculture (R/S) to Mixed-Use (MU) and the associated comprehensive plan future land use element text amendment which limits project peak hour vehicle trips to 299; and Rezoning (PUD 2019-09) to rezone the property from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 55,000 square foot private garage condominiums and 24,000 square feet of commercial or office space. A private garage condominium is similar to a residential condominium in that the owner owns or leases the garage unit where the vehicle (which can also be a pickup truck, RV, or boat) is stored. This meeting platform will not require special software and is accessible to any interested persons through a meeting identification number, provided below. The public is welcome to participate, and suggestions and comments are welcomed. For information or to receive an electronic copy of the site plan, written description, and/or comprehensive plan amendment proposal and justification, please email at [agoria99@gmail.com](mailto:agoria99@gmail.com) or call at 904-651-2707 (cell).

**NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION VIRTUAL MEETING REGARDING SR 16 Private Garage Condominiums Rezoning and Comprehensive Plan Future Land Use Map Amendment December 8, 2020 6:00 PM - 7:00 PM.**

Please join the meeting from your computer, tablet or smartphone. Meeting Link and call-in number:

<https://meet.google.com/wrs-spto-wvb>

+1 319-553-6167 PIN: 230 255 751#

December 8, 2020 at 6:00 P.M.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Anthony Gorla at (904) 651-2707. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.

**NOTICE OF PUBLIC HEARING PROCEDURES:** During the public hearing, all public comment is welcome, but please be aware that zoning decisions may not be merely based upon citizen “wishes” that are unsubstantiated by any competent facts, i.e. – the “clamor of the crowd” is not a sufficient reason upon which to base a decision, Board of County Commissioners of Brevard County v. Snyder, 627 So.2d 469 (Fla. 1993). However, the Florida courts have clearly held that “fact-based” lay testimony is admissible and may be relied upon as follows: “citizen testimony in a zoning matter is perfectly permissible and constitutes substantial competent evidence, so long as it is fact-based. Mere generalized statements of opposition are to be disregarded, but fact-based testimony is not.” Metropolitan Dade County v. Blumenthal, 675 So.2d 598 (Fla. 3d DCA 1995).

Maps, diagrams, reports, and other official records are competent substantial evidence in themselves sufficient to form a basis for zoning action. In a zoning matter, it is appropriate to consider whether the proposed zoning is consistent with the properties adjacent to [the to-be-rezoned] property and is consistent with the actual development of the area. Some examples of competent substantial evidence:

- Character of the neighborhood (quiet or noisy, residential or commercial, etc.)
- Lot sizes, width, typical for area (large lots, small lots, etc.)
- Density of development (low density - spacious or high density - crowded, etc.)
- Building heights existing in area (maximum, average)

**NOTICE OF PROJECT MEETING:** The Neighborhood Bill of Rights Ordinance affords registered Neighborhood Associations the right to request a meeting, for the purpose of discussion and/or negotiation, with applicants requesting changes in land use or County staff on upcoming projects. Upon request from the applicant or an association representative, the County must schedule a meeting with representatives of the applicant and/or County staff, at a reasonable time and location determined by the County to allow members of one or more associations to ask questions or to voice concerns and make suggestions. County staff is required to document all commitments or agreements made during such meetings. Meetings may be held at County offices and conference rooms during regular business hours or other locations and times as deemed appropriate by County staff.