

ORDINANCE NUMBER 2020 - 15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated July 23, 2019, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2019-13 Fountains North at St. Johns**, 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 PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Mixed Use District.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2019-13 Fountains North at St. Johns**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any 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 covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. 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 5 DAY OF May 2020.

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

BY: Jeb S. Smith

Jeb S. Smith, Chair

ATTEST: **BRANDON PATTY, CLERK**

Rendition Date: **MAY 11 2020**

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: **MAY 11 2020**



Exhibit A

Legal Description

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE OF THE NORTH LINE OF SAID SECTION 16 WITH THE SOUTHEASTERLY LINE OF SECTION 46 OF SAID TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°55'30 " EAST, ALONG SAID NORTH LINE OF SECTION 16, A DISTANCE OF 1,211.40 FEET; THENCE SOUTH 00°43'47" EAST, 13.00 FEET TO A FOUND 3" X 3" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 721, PAGE 1181 AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°43'20" EAST, ALONG THE EASTERLY LINE OF SAID LANDS AND ALSO ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE AND ALSO ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN PARCEL "C" IN OFFICIAL RECORDS BOOK 772, PAGE 987 AND RECORDED IN SAID PUBLIC RECORDS, A DISTANCE OF 1329.33 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 784, PAGE 1751 AND RECORDED IN SAID PUBLIC RECORDS; THENCE NORTH 89°43'00" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 482.81 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 784, PAGE 1751; THENCE SOUTH 00°26'05" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 668.55 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND SAID POINT ALSO LIES ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3855, PAGE 721 AND RECORDED IN SAID PUBLIC RECORDS; THENCE SOUTH 89°36'13" WEST, ALONG SAID NORTHERLY LINE AND ALSO ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 784, PAGE 1751, A DISTANCE OF 1018.34 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND SAID POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A VARIABLE WIDTH RIGHT-OF-WAY ALSO KNOWN AS STATE ROAD 9); THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALSO ALONG THE WESTERLY LINES OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 784, PAGE 1751 AND PARCEL "B" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 772, PAGE 987 THE FOLLOWING FIVE COURSES: NORTH 03°08'06" WEST, A DISTANCE OF 196.62 FEET; THENCE NORTH 05°52'59" WEST, A DISTANCE OF 250.29 FEET; THENCE NORTH 03°08'06" WEST, A DISTANCE OF 225.37 FEET; THENCE NORTH 03°06'06" WEST, A DISTANCE OF 317.32 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11,309.16 FEET AND HAVING AN ARC DISTANCE OF 1006.72 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 00°33'14" WEST AND A CHORD DISTANCE OF 1006.39 FEET TO A POINT ON SAID CURVE AND RIGHT -OF-WAY LINE; THENCE NORTH 89°08'09" EAST DEPARTING FROM SAID RIGHT-OF-WAY LINE AND ALSO ALONG THE NORTHERLY LINES OF SAID LANDS AS DESCRIBED IN PARCEL "B" OFFICIAL

RECORDS BOOK 772, PAGE 987 AND OFFICIAL RECORDS BOOK 721, PAGE 1181, A DISTANCE OF 589.38 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONTAINED IN THE RIGHT-OF-WAY DEED TO SAINT JOHNS COUNTY, IN DEED RECORDED IN OFFICIAL RECORDS BOOK 127, PAGE 164 OF THE PUBLIC RECORDS OF SAID COUNTY.

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT Fountains North at St. Johns PUD St. Johns, FL

Section 5.03.02 (G) (1)

- a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.***

This PUD is proposed on behalf of DAR Investments II, LLC (“Owner”), and requests approval of a rezoning from Open Rural (OR) to Planned Unit Development (PUD). This PUD will expand upon the commercial development (PUD Ordinance 2016-56), also known as “The Fountains”, abutting to the south and will allow a mixture of uses such as hotel, retail and restaurant, professional and medical office, outpatient surgery and clinical centers, hospital, special care housing (assisted living), multi-family residential uses (including age-restricted), and self-storage facility (enclosed storage only).

The proposed PUD is generally located in the northeast quadrant of the highway interchange at County Road 210 and Interstate 95, as it further expands upon the developments abutting to the south. The proposed PUD is an appropriate transitional use from the more intense Commercial Highway Tourist (CHT) zoned uses at the highway interchange node.

This PUD is an expansion of The Fountains commercial development (PUD Ordinance 2016-56), currently under construction abutting to the south. Although the specific architectural style and theme has not been designed yet, this PUD is planned to compliment the high quality character and design elements of the Fountains, as it will be interconnected by vehicle access and pedestrian linkages.

- b. The total number of acres included within the project requested in the application.***

34.12 acres (+/-).

- c. The total number of Wetland acres included within the project as requested in the application.***

There are 1.26 acres of wetlands.

- d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 34.12 acres (+/-). Total upland area is 32.86 acres. The wetlands total 1.26 acres and will be impacted and permitted pursuant to State and Federal regulations and guidelines allowing the total site area to be developed as part of this PUD. 1.71 acres of upland preservation areas will be provided as depicted on the MDP map

- e. The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

The development may include up to 300 multi-family dwelling units. Age-restricted multi-family dwelling units are allowed. The gross density of the site is 9 units per acre. The projected population for the maximum conventional (non age-restricted) multi-family dwelling units is 732 people. According to the St. Johns County School District projections of 0.19 students per multi-family dwelling unit, the development will have approximately 57 school-aged children.

- f. The total square footage and intensity of non-residential development.***

This PUD provides two (2) options listed below for total square footage and intensity of non-residential development.

Option 1

The following maximum square footages and intensities shall apply to this PUD if a hospital is utilized as part of the development plan. A hospital can be integrated with the following uses or a hospital can be developed as a stand-alone use on the property.

Hospital: 500,000sf

Retail/Restaurant: 50,000sf

Professional/Medical Office: 70,000sf

Outpatient Surgical/Clinic: 30,000sf

Option 2

The following maximum square footages and intensities shall apply to this PUD for the following uses, which do not include hospital use as part of the development.

Hotel: 120 rooms

Retail/Restaurant: 200,000sf

Professional/Medical Office: 80,000sf

Outpatient Surgical/Clinic: 30,000sf

Special Care Housing: 130 unit Assisted Living Facility, which may include skilled nursing and/or memory care.

- g. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The development will adhere to the following site development standards listed below and as depicted on the MDP map:

1. Structure Setbacks: 10' on the west boundary abutting I-95,
10' on the south boundary abutting the existing PUD,
20' on the north boundary abutting the existing PUD,
20' on east boundary abutting existing OR zoned property,
2. Parking: Shall meet LDC Section 6.05.02 for specific uses, except for up to a maximum of 130 units of assisted living facilities, which may have a parking ratio of 1 space per unit.
3. Building Height: Shall not exceed 40' for all uses except hotel and hospital. Hotel use shall not exceed 60'. Hospital use shall not exceed 120'. Buildings over 35 feet shall be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire prevention Code, NFPA 13, and the LDC.
4. Accessory Structures: Shall meet applicable requirements of the LDC.
5. Signage: Shall meet LDC Section 7.00.00, with the exception of the waivers to LDC 7.02.04.B, LDC 7.02.04.C, LDC 7.02.05.B.3, and LDC 5.03.03.F as described in Section T of this PUD. Additionally, On-Premise Permanent Signs for each parcel within the PUD will be allowed along the Interstate-95 frontage per LDC 7.02.05.B. The 2 existing billboards on site shall remain in use.

6. Screening: Type “A” on the west boundary abutting I-95, Type “A” on the south boundary abutting the existing PUD, Type “B” on the north boundary abutting the existing PUD, Type “B” on east boundary abutting existing OR zoned property per LDC Section 6.06.04.B.4.
 7. Maximum ISR: 75%
 8. Maximum FAR: 50%
 9. Lighting: Shall meet applicable requirements of LDC Section 6.09.02.
- h. ***The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.***

Drainage

Drainage will be provided by way of pipe, ditch and/or culvert to storm water management ponds on site to treat storm water runoff generated from the developed site. All storm water facilities will adhere to St. Johns County and St. Johns River Water Management District regulations. Pursuant to Comprehensive Plan Policies D.3.2.13 and E.2.6.8, storm water ponds will be designed and constructed, wherever feasible, to use natural vegetation, trees understory plantings and groundcover to create wildlife habitat and passive recreation areas.

Access & Interconnectivity

Vehicle and pedestrian access and circulation will be provided on site between each parcel and connect to the existing development abutting to the south (PUD Ordinance 2016-56) via roadway and sidewalk connections. The primary ingress/egress will be through the main internal circulation road through the existing development (PUD Ordinance 2016-56) to CR-210. Access will be preserved and maintained to the existing residential property off of CE Wilson Road.

Open Space & Recreation

Open space will be provided throughout the PUD as required. Open space, parks and recreation facilities (both active and passive) will meet the applicable provisions of the LDC for all residential and non-residential uses per the LDC within this PUD. At

the time of the adoption of this PUD the location of the open space and active recreation facilities is not known. The open space and recreation facilities will be depicted on the final engineering plans prior to construction plan approval.

Utilities & Solid Waste

Water and sewer will be a centralized system provided by JEA. Solid waste will be provided by the licensed franchisee in the area. Open space, parks and recreation facilities (both active and passive) will meet the applicable provisions of the LDC for all non-residential uses within this PUD.

Fire Protection

Fire protection will comply with LDC Part 6.03.00.

- i. The amount of water and sewer use based upon the project population and the public utility providers, if applicable.***

Water and sewer is available and will be served by JEA. A water and sewer availability letter from JEA is provided as part of this PUD.

- j. The type of underlying soils and its suitability for development of the proposed project***

The USDA Natural Resource Conservation Service soil survey describes the site to generally have Zolfo fine sand, Smyrna-Smyrna wet fine sand, Sparr fine sand and Bakersville muck. The generalized map and list is included as an exhibit with this PUD. A detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase.

- k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal***

The site includes 1.26 acres of combined cypress, man-made pond, wetland forested mixed, and coniferous wetlands. The remaining 32.86 acres are uplands. A FLUCFCS map exhibit is included as part of the application.

- l. The type and extent of any significant natural communities habitat as defined by this code***

As of February 18, 2019 there was one active Gopher Tortoise burrow and one inactive burrow on site identified by LG2 Environmental Solutions, Inc. All required State permitting shall be completed prior to the construction plan approval at St. Johns County with regard to any Gopher Tortoise on site.

- m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply***

A cultural resource survey and report (ESI Report of Investigations No. 1821, HK197235) was completed by ESI, Inc. in October 2019. The pedestrian inspection and subsurface testing concluded that no archaeological sites or isolated artifacts were encountered. Two structures (noted in the report as 8SJ06655 & 8SJ06656) were identified, but are not considered to be eligible for the *National Register of Historic Places*. It is the recommendation of ESI, Inc. that the proposed development be allowed to proceed without further concern for impacts to any significant cultural resources. The aforementioned report is included as part of the file for this PUD.

- n. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

This PUD is an infill development between two existing PUDs adjacent to Interstate-95. Code required buffers will be applied adjacent to the OR zoned property to the east to aesthetically screen uses and provide privacy. The following buffers shall apply:

A minimum 10' perimeter buffer shall be provided along the PUD boundary. Additionally, the following screening standards shall apply: 10/A screening buffer on the west boundary abutting I-95; 10/A screening on the south boundary abutting the existing PUD; 20/B on the north boundary abutting the existing PUD; 20/B on east boundary abutting existing OR zoned property per LDC Section 6.06.04.B.4.

A minimum of 5% conservation of upland natural vegetated area as depicted in the perimeter buffers on the MDP map. All requirements of the St. Johns County LDC and Comprehensive Plan will be met in regards to landscaping, tree removal, and tree protection.

- o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.*

Not applicable.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.*

Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements. Pursuant to LDC Section 2.02.04.B.10, the owner/developer will obtain all necessary permits prior to placement of construction trailers.

- q. The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar uses.*

Accessory structures will meet the applicable requirements of the LDC.

- r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.*

The project is planned to be completed in one (1) 10-year phase. Construction is planned to commence within (five) 5 years from the date of approval of this PUD Ordinance.

Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. Completion of construction is defined as receipt of approval from the County of the post-construction as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

- s. The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.***

The change from OR to PUD Zoning will allow for a mixed-use development compatible with the existing Mixed-Use Future Land Use designation in an appropriate location adjacent to the more intense nodal interchange development at I-95 and CR-210. This development is an expansion of the existing commercial PUD Ordinance 2016-56 and promotes a mixture of uses on an infill site with highway frontage, between multiple PUDs.

- t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.***

There are four (4) waivers requested as part of this PUD.

- 1) A waiver from LDC 6.06.04.A&B and LDC 5.03.02.B.2 for a reduction of the setback and screening standard from Type 20/B to 10/A on the west property line along the I-95 right-of-way and the south property line along the existing Fountains PUD. The western property line is I-95 and additional setback is not warranted for the hotel and/or commercial uses along this interstate right-of-way, as a 10/A setback and buffer is adequate. The southern property line is proposed as a 10/A setback and buffer because the 'like' development by the same owner to the south (PUD Ordinance 2016-56).

- 2) A waiver from LDC 6.05.02.E to allow a reduction in the parking standard to be not less than 1 space per unit for assisted living facilities as provided for under Special Care Housing in the Land Development Code.
- 3) A waiver from LDC 6.04.05 for the use of an access road to serve the site and abutting uses. The PUD proposes to vacate the existing C.E. Wilson Road, a dirt road owned by the County. An easement will be provided with the ROW vacation documents to assure continued access to the abutting property owners.
- 4) A waiver from LDC Section 7.02.04.B, LDC Section 7.02.04.C, and LDC Section 7.02.05.B.3. Waivers to Section 7.02.04.B and Section 7.02.04.C will allow each parcel within the PUD to have at least one (1) On-Premise Sign for each parcel within the PUD fronting on the internal access road, currently known as C.E. Wilson Road, which is a dirt road owned by the County is proposed to be vacated and redeveloped as a private road serving the development and adjacent properties.

Any On-Premise Sign or Signs shall adhere to the number, height and advertising display listed in Section 7.02.04.C. The reason and justification for the waivers to LDC Section 7.02.04.B and Section 7.02.04.C is a result of the proposed signs fronting on private ROW instead of public ROW, and the reason and justification for the waivers to LDC Section 7.02.05.B.3 is because the sign designs and standards will be a result of matching the advertising, site location and architectural needs of the end-user in the parcels in the PUD, which will be determined at the time of construction plan approval and be a staff level review and approval. The two (2) existing billboards shall remain in use in addition to any proposed pole sign on a parcel fronting along Interstate 95.

Additionally, a waiver to LDC 5.03.03.F is requested to allow a Unified Sign Plan be a Joint Unified Sign Plan for all signs of The Fountains (PUD Ordinance 2016-56) and Fountains North at St. Johns PUD for the purposes of matching the advertising, site location and architectural needs of the end users. Said Joint Unified Sign Plan shall also be submitted concurrently with the construction plans for staff level review and approval.

Any deviations to the signs within this PUD from that as previously described or cited may be approved by a Non-Zoning Variance application meeting the

requirements of Sections 10.04.03 and 7.02.04.A, unless clearly prohibited by the PUD or Part 7.08.00.

- u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.***

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

- v. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.***

Not applicable.



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF June 20 2020. ST. JOHNS COUNTY CLERK OF COURT. Ex-Officio Clerk of the Board of County Commissioners.

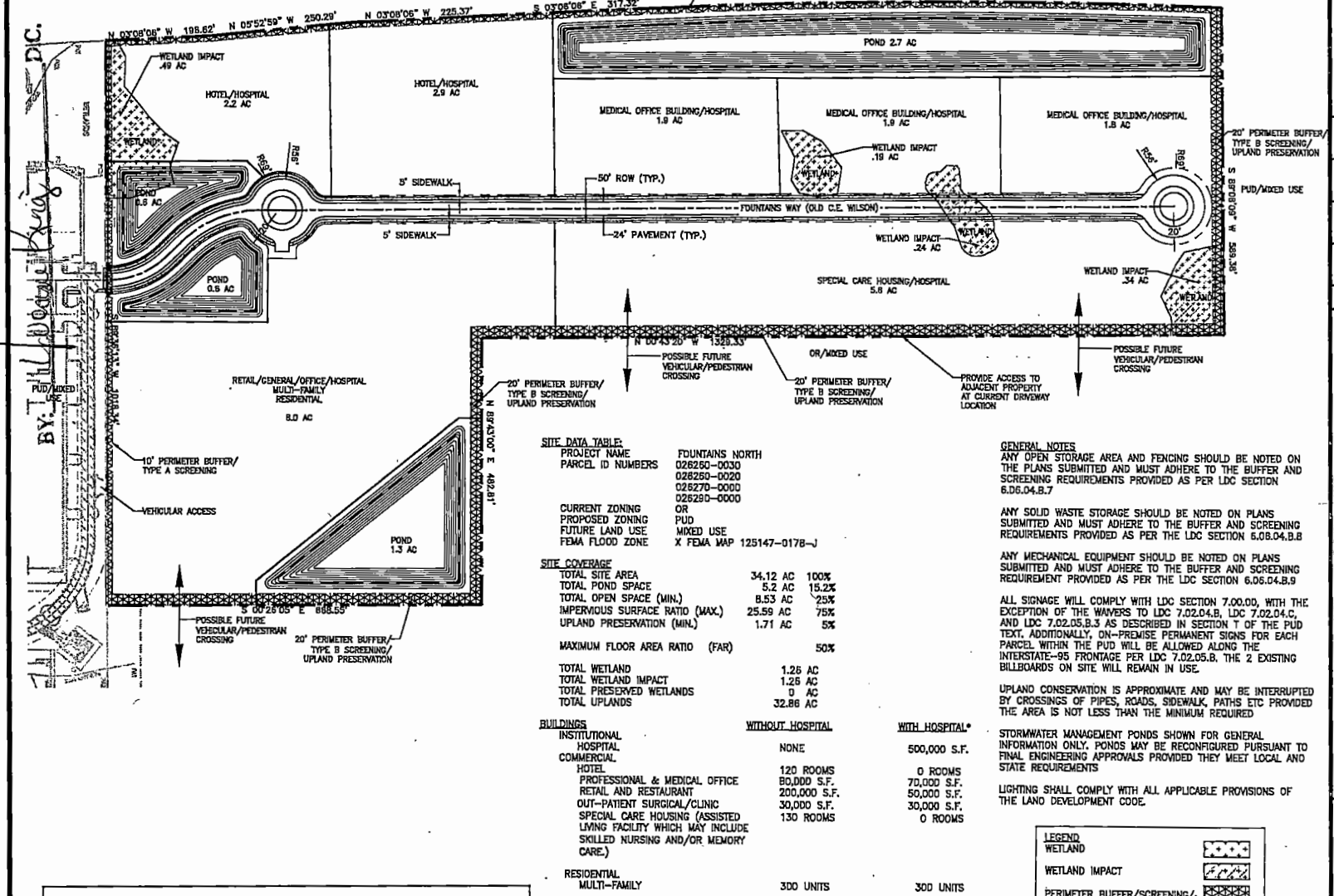


EXHIBIT C

SITE DATA TABLE:

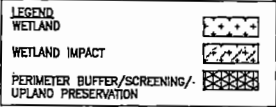
PROJECT NAME	FOUNTAINS NORTH	
PARCEL ID NUMBERS	026260-0030	026260-0020
	026270-0000	026290-0000
CURRENT ZONING	OR	
PROPOSED ZONING	PUD	MIXED USE
FUTURE LAND USE	MIXED USE	
FEMA FLOOD ZONE	X FEMA MAP 125147-0178-J	
SITE COVERAGE		
TOTAL SITE AREA	34.12 AC	100%
TOTAL POND SPACE	5.2 AC	15.2%
TOTAL OPEN SPACE (MIN.)	8.53 AC	25%
IMPERVIOUS SURFACE RATIO (MAX.)	25.59 AC	75%
UPLAND PRESERVATION (MIN.)	1.71 AC	5%
MAXIMUM FLOOR AREA RATIO (FAR)		
TOTAL WETLAND	1.28 AC	
TOTAL WETLAND IMPACT	1.28 AC	
TOTAL PRESERVED WETLANDS	0 AC	
TOTAL UPLANDS	32.86 AC	

BUILDINGS

	WITHOUT HOSPITAL	WITH HOSPITAL*
INSTITUTIONAL		
HOSPITAL	NONE	500,000 S.F.
COMMERCIAL		
HOTEL	120 ROOMS	0 ROOMS
PROFESSIONAL & MEDICAL OFFICE	80,000 S.F.	70,000 S.F.
RETAIL AND RESTAURANT	200,000 S.F.	50,000 S.F.
OUT-PATIENT SURGICAL/CLINIC	30,000 S.F.	30,000 S.F.
SPECIAL CARE HOUSING (ASSISTED LIVING FACILITY WHICH MAY INCLUDE SKILLED NURSING AND/OR MEMORY CARE.)	130 ROOMS	0 ROOMS
RESIDENTIAL		
MULTI-FAMILY	300 UNITS	300 UNITS

GENERAL NOTES

ANY OPEN STORAGE AREA AND FENCING SHOULD BE NOTED ON THE PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER LDC SECTION 6.D6.04.B.7.
 ANY SOLID WASTE STORAGE SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER THE LDC SECTION 6.06.04.B.8.
 ANY MECHANICAL EQUIPMENT SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENT PROVIDED AS PER THE LDC SECTION 6.06.04.B.9.
 ALL SIGNAGE WILL COMPLY WITH LDC SECTION 7.00.02, WITH THE EXCEPTION OF THE WAVERS TO LDC 7.02.04.B, LDC 7.02.04.C, AND LDC 7.02.05.B.3 AS DESCRIBED IN SECTION 7 OF THE PUD TEXT. ADDITIONALLY, ON-PREMISE PERMANENT SIGNS FOR EACH PARCEL WITHIN THE PUD WILL BE ALLOWED ALONG THE INTERSTATE-95 FRONTAGE PER LDC 7.02.05.B, THE 2 EXISTING BILLBOARDS ON SITE WILL REMAIN IN USE.
 UPLAND CONSERVATION IS APPROXIMATE AND MAY BE INTERRUPTED BY CROSSINGS OF PIPES, ROADS, SIDEWALK, PATHS ETC PROVIDED THE AREA IS NOT LESS THAN THE MINIMUM REQUIRED.
 STORMWATER MANAGEMENT PONDS SHOWN FOR GENERAL INFORMATION ONLY. PONDS MAY BE RECONFIGURED PURSUANT TO FINAL ENGINEERING APPROVALS PROVIDED THEY MEET LOCAL AND STATE REQUIREMENTS.
 LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE.



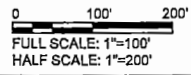
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____

* THE MAXIMUM SQUARE FOOTAGES AND INTENSITIES IN THIS COLUMN SHALL APPLY TO THIS PUD IF A HOSPITAL IS UTILIZED AS PART OF THE DEVELOPMENT PLAN. A HOSPITAL CAN BE INTEGRATED WITH THE USES IN THIS COLUMN OR IT CAN BE DEVELOPED AS A STAND-ALONE USE.

PARKING
 PARKING SHALL MEET LDC SECTION 6.D5.02 FOR SPECIFIC USES WITH THE EXCEPTION OF SPECIAL CARE HOUSING WHICH SHALL BE 1 PARKING SPACE PER 1 UNIT.

STRUCTURE SETBACKS
 10' WEST PROPERTY ALONG I-95
 10' SOUTH PROPERTY ALONG EXISTING PUD
 20' NORTH PROPERTY ALONG EXISTING PUD
 20' EAST PROPERTY ALONG EXISTING OR



NO.	DATE	DOWN	CHK	APP	REVISION RECORD

CIENT	DAR INVESTMENT TWO, LLC 1205 MONUMENT RD, SUITE 303 JACKSONVILLE, FL 32225
CONSULTANTS	gal consultants JACKSONVILLE, FL 32259
PROJECT	FOUNTAINS NORTH AT ST. JOHNS COUNTY ROAD 210 ST. JOHNS COUNTY JACKSONVILLE, FL 32259

DRAWN BY:	CHECKED BY:	APPROVED BY:
SCALE:	SCALE DATE:	
REVISION:	SHEET NO. OF	
CARTLE NUMBER:	ST. Johns	
CALCULATION NUMBER:		

© 2018 GAI Consultants
 This drawing was prepared with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods. Call GAI for more information. 10/18/2018.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**DRIVER MCAFFEE PEEK & HAWTHORNE
ONE INDEPENDENT DR, STE 1200**

JACKSONVILLE, FL 32202

ACCT: 18899
AD# 0003252756-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of PUD-2019000013 was published in said newspaper on 01/27/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

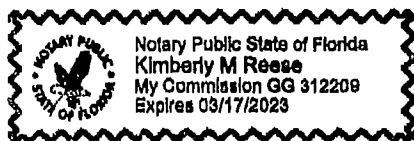
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this day of **JAN 27, 2020**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

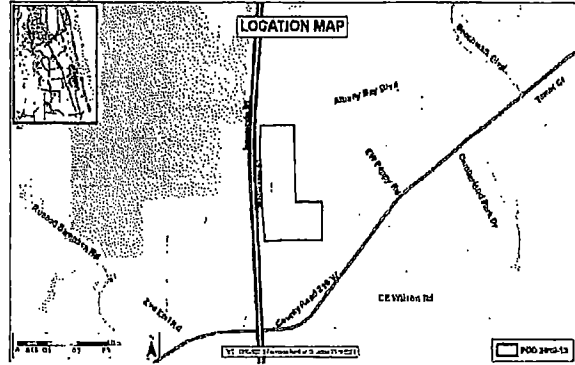


NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 2/20/2020 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 600 San Sebastian View, St. Augustine, Florida and on 4/7/2020 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 33.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 80,000 square feet of outpatient surgical/clinical facilities.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is NE quadrant of 195 and CR210, along CE Wilson Road. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 8 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0660 or at the County Administration Building, 600 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR JEB S. SMITH, CHAIR
FILE NUMBER: PUD-2019000013
PROJECT NAME: Fountains North at St. Johns

0003252756 January 27, 2020

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SJC GROWTH MANAGEMENT
4040 LEWIS SPEEDWAY

SAINT AUGUSTINE, FL 32084

ACCT: 15628
AD# 0003276105-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ACM RESCHEDULED 05.05.20 was published in said newspaper on 04/24/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

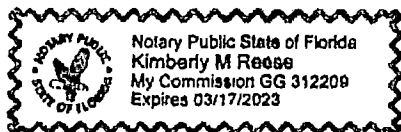
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of APR 24 2020

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN that public hearings previously scheduled for April 7, 2020 and April 21, 2020 will now be held on Tuesday, May 5, 2020 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 800 San Sebastian View, St. Augustine, Florida to review the following agenda items:

- AGENDA ITEMS - Public Hearings to consider requests:
1. MAJMOD 2019-06 Robert F. Enslin Jr. Armory Expansion. Location: 2305 SR 207; East of interchange of I-95 and SR 207. A request for a Major Modification to the Robert F. Enslin Armory PUD (Ordinance 200A-54) to allow for an additional 60,535 square feet of footage to the principal structure of the Florida Army National Guard Headquarters.
 2. PLANAPL 2020-03 Appeal to Denial of ZVAR 2019-18 (St. Cat Road Fence Height) - Location: 2305 SR 207; East of interchange of I-95 and SR 207. A request to Appeal the Planning and Zoning Agency denial of a Zoning Variance (ZVAR 2019-18), to allow existing fencing to remain along certain portions of the property boundary exceeding the required height limitations in Residential, Single Family (RS-3) zoning.
 3. LMA 2019-03 Hastings Jail. Location: 107 E Cochran Ave Hastings, Florida 32145. This application is for a proposed County Landmark designation of the old Hastings Jail under the St. Johns County Land Development Code Section 3.01.03.
 4. PUD 2019-17-Fountainhead North at St. Johns. Location: NE quadrant of I95 and CR210, along CE Wilson Road. A request to rezone approximately 33.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 500 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 30,000 square feet of outpatient surgical/clinical facilities.
 5. PUD 2019-16 Escobedo Commercial. Location: 0 SR 207. A request to rezone approximately 33.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses.
 6. REZ 2019-18 Stokes Industrial. Location: East side of US 1, north of Stokes Landing Road. A request to rezone approximately 9.51 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW) to allow for light industrial and commercial uses.
 7. MAJMOD-2019-10 Cumberland Industrial Park PUD. Location: Southside of Road 210, east of the Interstate 95/CR 210 interchange. Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-S2, as amended) to add commercial recreation and office/professional uses to the existing buildings located on Lot 1, Parcel B.
 8. VACPLA 2020-01 Clay Subdivision. Location: Keystone Rd. Vacate the entirety of Plat known as Clay Subdivision as recorded in Map 10 Page 82, also a portion adjacent to lots 1 through 14 of Keystone Rd, within the subdivision.
 9. VACROA 2019-04 Ancient City Construction (Road Vacation). Location: Hastings, Lot 12 Hastings Land and Improvement subdivision, North Orange St and E Cochran. The applicant owns the majority of lots within the block. The 3 other owners of homes have consented to the road vacation. The applicant intends to build homes along E Cochran. The internal alleyways are all that are being vacated. The alleyways are not cleared or improved and there is no apparent utilities or drainage in the alleyways. The applicant intends to convey the rear lots along E Latin to E Cochran buyers, since E Latin is also not improved. This will create larger lots for buyers and access to the rear lot for fencing and other accessory structures.

Please be advised you may attend the meeting indicated in the notice and state your opinion, or you may reply by mail to: St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084 or by e-mail to: plandep@sjcfl.us. Your response will be acknowledged at said Public Hearing. In accordance with Executive Order 20-65, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphones. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting. A person may attend this CMT meeting by calling the telephone number at 904.209.1263 and viewing the meeting on [GTV at <http://www.sjcfl.us/GTV/w3/tehrty.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcfl.us. A designated access point to this CMT meeting is located at 800 San Sebastian View.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sjcfl.us
Phone number: 904.209.0678

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

This file is maintained in the Planning and Zoning Section of the Growth Management Department, at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. Interested parties may appear at the meeting and be heard with respect to the proposed application.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-125, to properly notified public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0630 or at the County Administration Building, 800 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 355 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR

0003276103 April 24, 2020



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 11, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-15, which was filed in this office on May 11, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **MAY 11 2020**
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK