

ORDINANCE NO. 2021 - 94

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BRIDLE RIDGE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-42, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated May 20, 2021, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2021-08**, for a Major Modification to the Bridle Ridge Planned Unit Development (PUD), Ordinance 2010-42, as amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands, described in the attached Exhibit "A," within the Bridle Ridge PUD, shall be zoned and proceed in accordance with Ordinance Number 2016-56, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Bridle Ridge PUD, Ordinance Number 2010-42, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Bridle Ridge PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Bridle Ridge PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Bridle Ridge PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Bridle Ridge PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Bridle Ridge PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.
7. The Bridle Ridge 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.

SECTION 3. That all other provisions of Ordinance 2010-42, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. 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 covenant shall be deemed waived or varied by any provision herein.

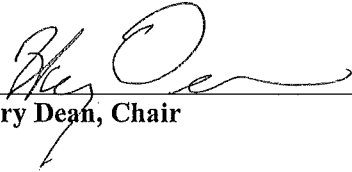
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing,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

SECTION 6. That the terms of this modification to the Bridle Ridge PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

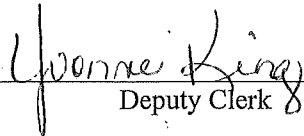
SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 21st DAY OF December, 2021.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

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

BY: 
Deputy Clerk

Effective Date: DEC 23 2021

Rendition Date: DEC 22 2021



**EXHIBIT A
LEGAL DESCRIPTION
BRIDLE RIDGE**

PARCEL ONE

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING A PORTION OF PARCEL A AND PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1" IRON ROD WITH NO IDENTIFICATION, SAID IRON ROD BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 16-A (A 200 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED), SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16 AND ALONG THE EASTERLY LINE OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 521.12 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", IRON PIPE BEING AT THE SOUTHWEST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16 AND ALONG THE EASTERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 536.57 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING AT THE SOUTHEAST CORNER OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE NORTH 18°48'42" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16, ALONG THE SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 349.56 FEET; THENCE NORTH 70°58'43" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 148.52 FEET; THENCE NORTH 17°06'23" WEST, A DISTANCE OF 130.06 FEET; THENCE NORTH 35°04'16" EAST, A DISTANCE OF 272.28 FEET TO A CONCRETE MONUMENT IDENTIFIED AS "LS 4690", SAID CONCRETE MONUMENT BEING ON THE NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246 OF SAID PUBLIC RECORDS; THENCE SOUTH 55°53'37" EAST, ALONG SAID NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, A DISTANCE OF 272.25 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE ALSO BEING AT THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246; THENCE NORTH 34°06'35" EAST, DEPARTING SAID NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, ALONG THE WESTERLY LINE OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, A DISTANCE OF 160.05 FEET TO A 5/8" IRON ROD WITH NO IDENTIFICATION, SAID IRON ROD BEING AT THE NORTHWEST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON PIPE ALSO BEING AT THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, SAID IRON PIPE ALSO BEING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A; THENCE SOUTH 55°53'37" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A, A DISTANCE OF 652.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 426,911.33 SQUARE FEET OR 9.80 ACRES MORE OR LESS.

PARCEL TWO

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING A PORTION OF PARCEL AND PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 1" IRON ROD WITH NO IDENTIFICATION, SAID IRON ROD BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 16-A (A 200 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED), SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD #16 AND ALONG THE EASTERLY LINE OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 521.12 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", IRON PIPE BEING AT THE SOUTHEAST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON PIPE ALSO BEING THE NORTHEAST CORNER OF PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD #16 AND ALONG THE EASTERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 536.57 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING AT THE SOUTHEAST CORNER OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE NORTH 18°48'42" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD #16, ALONG THE SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 349.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 18°48'42" WEST, CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 385.55 FEET TO A 5/8" IRON ROD IDENTIFIED AS "CPH 7143", SAID IRON ROD BEING AT THE SOUTHWEST CORNER OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE NORTH 34°05'29" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 400.11 FEET TO A 5/8" IRON ROD IDENTIFIED AS "CPH 7143", SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON ALSO BEING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A; THENCE SOUTH 55°53'37" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A, A DISTANCE OF 300.01 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE ALSO BEING THE NORTHWEST CORNER OF SAID LANDS AS THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, OF SAID PUBLIC RECORDS; THENCE SOUTH 34°06'35" WEST, ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, A DISTANCE OF 160.05 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS BEING "LS 4690", SAID CONCRETE MONUMENT BEING AT THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246; THENCE SOUTH 35°04'16" WEST, A DISTANCE OF 272.28 FEET; THENCE SOUTH 17°06'23" EAST, A DISTANCE OF 130.06 FEET; THENCE SOUTH 70°58'43" WEST, A DISTANCE OF 148.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 163,318.02 SQUARE FEET OR 3.75 ACRES MORE OR LESS.

**EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
BRIDLE RIDGE**

SECTION I – INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: U-Haul Company of Florida.

A. Location: The property to be rezoned consists of 13.55 acres, described by the Legal Description - Exhibit A. It is situated in Northwest St. Johns County at the intersection of State Road 16 and County Road 16A. The site is shown on the Location Map, Exhibit D. The entire property is within the Rural Commercial (RC) Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan and a portion will remain within the RC FLUM designation, however a portion is subject to a companion to the Small Scale Comprehensive Plan Amendment that seeks to change that area from the RC Land Use designation to a Commercial (C) designation to accommodate the addition of a U-Haul facility. The subject site is located within the Northwest Sector Overlay District.

B. Surrounding Uses: The overall area is rapidly changing from a primarily rural, agricultural community with scattered low density single-family residences and a number of small commercial businesses to a more suburbanized residential area with commercial activities located at local crossroads and intersections. The area currently has a mixture of large developing residential planned communities (St. Johns DRI and Silverleaf DRI) to the east and widely scattered residential of various densities located along State Road 16 and County Road 16A to the north, west and south. The "crook" of the parcel, was originally zoned Commercial Intensive (CI), but is now a part of this approved PUD and has a Rural Commercial (RC) Future Land Use Map (FLUM) designation. The immediately surrounding land uses are Residential C (Res C) designation to the east, Agriculture Intensive (AI) to the west and Community Commercial (CC), Residential A (Res A) and DRI designations to the south. Area development includes pasture and timberland, as well as a Hardware store development to the south and single-family residences on small, medium and large sized parcels. Surrounding zonings include Open Rural (OR) to the west and PUD to the south and east, and Planned Unit Development (PUD) further to the south, north and east.

C. Ownership: The subject property is owned by U-Haul Co. of Florida, as shown by the Proof of Ownership (deed) attached as Exhibit F. Said property owners have authorized Karen M. Taylor Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. Authorization is attached as Exhibit F E. Adjacent property owners for notification purposes are included as Exhibit G.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of 13.55 acres with approximately 950 feet of frontage along County Road 16A and 1,000 feet of frontage along State Road 16, in Northwest St. Johns County. The site is shown on the Location Map, Exhibit E. The property is currently zoned Planned Unit Development (PUD) to allow for a cohesive development of the site for Rural Commercial Uses and Neighborhood Business and Commercial Uses. The overall site is 13.55 acres, with 9.80 acres to be changed to C Land Use and 3.75 acres (Development Area B) to remain within the RC Land Use designation.

The 13.55 acres of land contains no jurisdictional wetlands. The land has been used for pastureland and other rural activities over the years. The development will be known as Bridle Ridge Plaza Planned Unit Development (Bridle Ridge Plaza PUD).

The Master Development Plan Map (MDP Map), Exhibit C indicates the general layout of the site for construction of approximately 151,426 square feet of commercial space to be distributed among multiple buildings across the site within Development Area A, for a U-Haul facility, consisting of a main administrative and storage building (123,984 square feet), a second Main Building for the U-Box activities (16,292 square feet), and other perimeter self-storage buildings. Development Area B is planned for a 163,386 square foot Boat and RV Storage area. The complex will have 3 access points: two (2) on County Road 16A and one on State Road 16, which are to be constructed in accordance with all State and County "driveway" standards. Interconnectivity is provided via new ingress/egress driveways on both County Road 16A to the northeast and State Road 16 to the south, and possible future connection points proposed to the adjacent vacant property to the west.

The site plan provides for a 30' Scenic Edge, which will meet increased performance standards, along both County Road 16A and State Road 16 and also provides for a 35' Development Edge along all other interior boundaries, as required by the Northwest Sector Overlay and the Land Development Code (LDC). It should be noted that approximately 3.62 acres, or 26 percent of the 13.55 acre site will be used for Scenic and Development Edges to provide buffering and transitional zones to address compatibility with current and future adjacent land uses. The project is planned for construction in 2 phases, with the first phase providing for the U-Haul facility and the second phase providing for the Boat and RV storage. The location of the property, as well as the design of the site, will provide privacy and buffering, both within the site and along the boundaries. The design incorporates areas of common open space, including a community meeting space within the front triangular area southwest retail building areas and some grassed open space areas between the various buildings and between the different uses. The project provides for a 10' natural/landscape vegetative perimeter buffer along the boundaries, which is included within the Scenic and Development Edges, and provides for added privacy to the developments on adjacent parcels, as depicted on the Master Development Plan Map, Exhibit C. These areas will also serve as open space, green space, and provide for tree enhancement.

B. Development Size: There are a total of 13.55 acres of property, all of which are uplands and will be utilized in the project.

C. Wetlands: The site contains no jurisdictional wetlands.

D. Development Area: The project will use all 13.55 acres of developable (upland) property.

E. Residential Use: There will be no residential land uses in this PUD, beyond allowable accessory residential.

F. Non-Residential Development: Non-residential development will consist of up to 155,000 square feet of High Intensity Commercial Use (within Development Area A only) as well as Rural Commercial and Neighborhood Business and Commercial Uses (within Development Area B) for a planned 163,368 square foot Boat and RV Storage area.

G. Site Development Criteria:

1. Building Area: The total ground area to be occupied by buildings and structures shall not exceed fifty percent (50%). Total building ground area will be approximately 70,000 total square feet. Per Policy A.1.11.3 – Rural Commercial Land Use, the total Impervious Surface Ratio (ISR) area shall

not exceed sixty percent (60%) and Commercial Land Use areas shall be allowed up to 70%. Total building area will consist of up to 155,000 square feet, providing for a 26% FAR.

2. Permitted Uses

Parcel One / Development Area B: The development will be constructed in an orderly manner, allow the following uses, which will be consistent with those allowable Uses within the Commercial Land Use Designation and the Commercial Intensive Zoning District, as well as those Uses allowable by Special Use as listed in the LDC, as derived from the definitions within the St. Johns County Land Development Code.

- a. **Permitted Uses in accordance with LDC Section 2.02.01.D – Neighborhood Business and Commercial:** Commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Take-Out Restaurants; medical and Professional Offices, and government branch offices, schools for the performing or fine arts and for martial arts; and other substantially similar facilities and uses.
- b. **Permitted Uses in accordance with LDC Section 2.02.01.E - General Business and Commercial:** Commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive through facilities; pharmacies with or without drive through facilities; free standing ATM's; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; outdoor plant sales; outdoor storage; neighborhood Convenience Stores with or without gas pumps; gas stations without auto service or repair; car wash facilities; automobile oil change facilities; tire service centers; small car rental offices with associated rental fleet; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended, Adult Care Centers, Child Care Centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, Restaurants with or without drive through facilities; general office, medical offices, veterinary offices without outside boarding facilities and enclosed within a sound proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, Professional Offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screen.

- c. **Permitted Uses in accordance with LDC Section 2.02.01H –High Intensity Commercial Uses:** all types of vehicle sales, rental, service, repair, and storage, including Truck Stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm and garden equipment, motorcycles, trucks, Recreational Vehicles, and Manufactured/Mobile Homes; Service Stations, Convenience Stores with or without gas pumps, large scale discount centers, supercenters, large scale Building supply centers and do-it- yourself centers, big-box retailers; outdoor plant and garden supply sales; Professional Offices, general offices, government offices; newspaper printing operations and distribution centers; free-standing taverns, Bars, lounges, Night Clubs, and dance halls; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; financial institutions with or without drive-through facilities; Restaurants with or without drive-through facilities; commercial recreation; vocational, technical and trade schools; facilities operated by a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari- mutuel permit holder; agricultural stands, temporary or permanent; outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle), indoor shooting and firing ranges; Recreational Vehicle Campgrounds; Ports, Marinas; veterinary offices and Animal hospital with outside Kennels; Kennels and other Animal boarding facilities; storage yards for equipment, machinery, dry storage for boats, and supplies for Building and trades contractors, landscaping services, garbage haulers; extermination and pest control services; Flea Markets or similar outdoor or indoor/outdoor sales complexes, whether temporary or permanent; Hotels and Motels; Brewpubs and Microbreweries; and other substantially similar facilities and Uses.
- d. **Permitted Use in accordance with LDC Section 2.02.01.M - Office and Professional:** service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, bail bond agencies, employment services, or photography studios; vocational, technical, and trade schools; Restaurants; general offices, Professional Offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, Chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners and medical laboratories. This category also includes diagnostic centers, which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use. This category does not include hospitals or other health care facilities, which provide overnight lodging.
- e. **Permitted Uses in accordance with LDC Section 2.02.01.C – Cultural/Institutional:** Libraries, galleries, and museums; schools with conventional academic curriculum; child nurseries; Community Centers; churches and synagogues; parks and recreation facilities with or without lighted fields and courts.

- f. **Permitted Uses in accordance with LDC Section 2.02.01.O – Neighborhood Public Service and Emergency Service:** Neighborhood-scale fire stations, police stations, emergency medical services and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; telephone equipment stations, switching stations and similar communication facilities; communication Antennas and Antenna Towers; neighborhood support services; and other substantially similar facilities and Uses.
- g. **Permitted Uses in accordance with LDC Section 2.02.01.A – Residential:** Residential as may be allowed as an Accessory Use within the County land development regulations.

Parcel Two / Development Area A: The development will be constructed in an orderly manner, allow the following uses, which will be consistent with those allowable Uses within the Rural Commercial Land Use Designation and the Commercial Rural (CR) Commercial Intensive Zoning District, as well as those Uses allowable by Special Use as listed in the LDC, as derived from the definitions within the St. Johns County Land Development Code.

- a. **Permitted Uses in accordance with LDC Section 2.02.01.I – Rural Commercial: General Stores;** Restaurants, with or without drive-through facilities, establishments for the retail sale of motor fuels; farm and garden supply stores; bait and tackle and general supplies; agricultural stands; nurseries; Fish Camps; Bed and Breakfast establishments; Retreats; Primitive Campgrounds; Recreational Vehicle Campgrounds; Private Clubs; hunt clubs, saddle clubs; riding academies; boarding stables; veterinary offices and Animal hospitals with outside Kennels; Kennels and other Animal boarding facilities; and other substantially similar facilities and uses.
- b. **Permitted Uses in accordance with LDC Section 2.02.01.D – Neighborhood Business and Commercial:** Commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Take-Out Restaurants; medical and Professional Offices, and government branch offices, schools for the performing or fine arts and for martial arts; and other substantially similar facilities and uses.
- c. **Permitted Uses in accordance with LDC Section 2.02.01.C – Cultural/Institutional:** Libraries, galleries, and museums; schools with conventional academic curriculum; child nurseries; Community Centers; churches and synagogues; parks and recreation facilities with or without lighted fields and courts.

d. **Permitted Uses in accordance with LDC Section 2.02.01.O – Neighborhood Public Service and Emergency Service:** Neighborhood-scale fire stations, police stations, emergency medical services and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; telephone equipment stations, switching stations and similar communication facilities; communication Antennas and Antenna Towers; neighborhood support services; and other substantially similar facilities and Uses.

e. **Permitted Uses in accordance with LDC Section 2.02.01.A – Residential:** Residential as may be allowed as an Accessory Use within the County land development regulations.

3. **Setbacks:** Setbacks shall be measured in accordance with the requirements within Section 6.01.03 of the Land Development Code, and meet the commercial standard for a 15' front yard, a 5' side yard and a 10' rear yard. However, a minimum 30' setback will be provided from County Road 16A and State Road 16 to accommodate the Scenic Edge and a minimum 35' setback shall be provided along all property perimeters to allow for the Development Edge. A minimum 20' building separation shall be provided between buildings and will be measured to the wall.

4. **Building Height:** Buildings shall not exceed 40' in height, except for the main buildings along SR 16. In accordance with Section 6.01.01 of the LDC, this main building may be up to 55' in height in accordance with the Commercial Intensive requirements, which provides for a base height of 40', which may be increased up to 15', by providing the additional 15' of setback required by the LDC (an increase of 5' of Structure height for each additional 5' setback). The additional 15' is provided by the Scenic Edge.

5. **Parking:** Parking is generally indicated on the MDP Map, Exhibit C. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. Parking area shown is in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05. Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. **Signage:** All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, Section 7.02.00 On-site Sign Provisions, as follows:

a. Eight ~~(8)~~ ground signs, consistent with Section 7.02.00 as follows:

- Along County Road 16A, the project will utilize 4 of these signs. Two will be a maximum of 150 square feet each and 2 will be a maximum of 100 square feet each. These signs are not to exceed 25' in height. The signs are depicted in their general locations as shown on the Master Development Plan Map, Exhibit C.

- Along State Road 16, the project will utilize 4 of these signs. Two will be a maximum of 150 square feet each and 2 will be a maximum of 100 square feet each. These signs are not to exceed 30' in height. The signs are depicted in their general locations as shown on the Master Development Plan Map, Exhibit C.

At least one sign (per road frontage) shall be the major identification sign and at least one of the signs (per road frontage) shall provide for a directory listing of the businesses and services within the project. Signs may be located within the Scenic Edge and dimensions shall be consistent with those allowable within the Land Development Code. The signs may be single or double faced and may be illuminated and landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building storefront signs shall be allowed at 1.5 square foot per linear foot of frontage for each unit with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.03.01.B.2 of the LDC.

d. Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.03.01.B.2 of the Land Development Code, will be allowed near the entrance to the property, which must be removed within 30 days after the last unit is sold. The signs may be two sided with each face limited to 32 square feet.

e. Various directional, locational, model and traffic control signs shall be allowed on site to direct traffic and for identification of sales office, amenity area, etc. Such signs will be a maximum of 3 square feet in size.

H. Infrastructure:

1. Stormwater: Stormwater will be retained/detained on the east central portion of the site within the stormwater management areas designated on the Master Development Plan Map, Exhibit C and clarified within the Construction Plans, with some additional stormwater facilities allowable within the Development Edges that are not adjacent to the residential parcel. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the retention/detention area in combination with the piping sized to accommodate the retention/detention requirements for the entire site. Stormwater treatment facilities that are over one acre in size will be utilized for irrigation per Comprehensive Plan Policy D.5.3.1.

2. Vehicular Access / Interconnectivity: Three, 26' wide entrance/exit driveways shall be allowed; one on State Road 16 and two on County Road 16A, as shown on the Master Development Plan Map, Exhibit C. The driveways will enter the site perpendicular to both County Road 16A and State Road 16, with the associated parking to be located centralized to the site, primarily along the fronts of the buildings, as indicated on the Master Development Plan Map, Exhibit C. The

driveways and connections will be designed and permitted in accordance with current County and FDOT standards and requirements and the applicant will provide any required permits and improvements. The driveway that will be provided on State Road 16 will be located in the general locations shown on the MDP Map, Exhibit C. The specific design and the exact location of each will be subject to FDOT permitting approval, corresponding to a Traffic Impact Study, which will be provided. The applicant understands that the driveways may be limited to right-in/right-out movements, based on the study's findings or future road improvements, and that in addition, auxiliary lanes may be required at these locations. The two driveways along County Road 16A, will be designed and constructed in accordance with County Standards.

The applicant worked with St. Johns County to obtain drawings of the recent intersection improvements for the State Road 16 and County Road 16A intersection, including required turn lanes, which is shown on the MDP Map, Exhibit C. The plans include reserved right-of-way as requested by SJC, along State Road 16, for future improvements to SR 16. Such reserved Right-of-way will be made available for dedication to the County or purchased by the State, depending on which entity is obligated to construct the roadway.

Interconnectivity is provided via new ingress/egress driveways on both County Road 16A and State Road 16 as described above, as well as by future connections points to the adjacent vacant property to the west.

3. Sidewalks/Pedestrian Access: A 5 wide external sidewalk will be installed along the project frontages on County Road 16A. A 4' wide internal sidewalk will be provided within the development along the building fronts, connecting to the accessible routes, parking areas and the external sidewalks on County Road 16A and to State Road 16. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Fencing: The applicant may install a 6' high fence meeting the requirements of LDC Section 2.03.16.F around the perimeter of the project if desired. This fence may be of such materials as treated chain link, masonry, wooden and/or PVC or a combination of fencing and landscaping may be located along the entire perimeter, but not within the Scenic and Development Edges.

5. Utilities: All electrical and telephone lines will be installed underground per LDC Section 5.03.03.H.6. Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code Section 5.03.05.H.6 (maximum illumination allowed at the zoning lot line shall be 0.20 foot candles).

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected at dumpster locations indicated on the Master Development Plan Map, Exhibit C. All dumpsters will be placed upon an accessible concrete pad and will be screened from view in accordance with Section 6.06.04.B.8 of the LDC.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements.

9. Open Space: A minimum of 3.62 acres of open space and green space will be preserved for this plan, constituting over 25% of the site, as indicated on the Master Development Plan Map, Exhibit C. This open space is provided by the provision of zoning use buffers, Development Edges and Scenic Edges as required by the LDC. The open space and buffering are used to maintain the scenic qualities desired for both County Road 16A and State Road 16 and provide visual privacy and separation from the adjacent uses.

I. Potable Water/Sanitary Sewer: Both potable water service and sanitary sewer service will be provided via St. Johns County Utilities as per the Utility Availability Letter, Exhibit K attached. It is anticipated that the project will utilize 754 gpd of both potable water and sanitary sewer. The project does not anticipate any new wells being drilled on the property, however, should existing or new wells be utilized, they will comply with the St. Johns River Water Management District and FDEP's regulations. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement / restoration agreement. No improvements such as pavement, sidewalks, and /or concrete walks are to be placed on top of the water and/or sewer pressurized mains unless otherwise approved by SJCUD and Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

1. That all Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of the water and/or sewer pressurized mains unless otherwise approved by the St. Johns County Utility Department (SCUD).

J. Topography and Soils: The property is located on the southwest side of County Road 16A and the north side of State Road 16. It is located wholly within Flood Zone X per panel number 12109C0257H of the Federal Emergency Management Agency (FEMA) Flood Zone Map.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies two (2) soil types on the site: 34 Tocoï fine sand and 63 Placid fine sand more particularly described below.

- **34 Tocoï fine sand.** This is a poorly drained, nearly level soil in broad flatwood areas. Slopes range from 0 to 2 percent. Areas of this soil are irregular and range from 15 to 40 acres. The seasonal high water table is at a depth of less than 10 inches for 2 to 4 months, during the rainy season. It is within a depth of 20 to 40 inches for 6 months or more during the year. The permeability is rapid in the surface layer and moderate or moderately rapid in most of the lower layers. The natural vegetation consists of slash and longleaf pines, waxmyrtle, sawpalmetto,

greenbriar, inkberry, bluestem and pineland threeawn. The soil has high potential for cultivated crops and a moderately high potential productivity for pine trees. Potential for community development is medium, with the high seasonal water table being a limitation for urban uses. Potential for use for septic tank absorption fields is medium.

- **63 Placid fine sand.** This is a very poorly drained nearly level soil on broad, low flat areas. Slopes range from 0 to 2 percent. This soil has a seasonal high water table within a depth of 10 inches for more than 6 months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Permeability is rapid throughout. Potential for community development is medium, with the high water table being the main limitation. Dwellings without basements and local roads and streets require special water control measures to remove excess surface water and lower the high water table. Adequate water outlets for drainage are generally available. The natural vegetation includes long leaf and slash pines, sweetgum, water oak, waxmyrtle, wild grape, simlax, and a few cypress. The native grasses include maidencane, bluestems, cinnamon fern, pineland threeawn, and lopsided indiagrass.

The subject property is approximately 2,000' to the east of the Silvex Cleanup site (HWC#52). The Florida Department of Environmental Protection Bureau of Waste Cleanup is currently monitoring cleanup activities with the site and has been since the initial investigation in the early 1980's. Based on the potential of migration of pollutants from the adjacent cleanup site, attached within this projects Environmental Information, Exhibit I is the most recent cleanup status information. Upon DEP's approval of the revised RAP, it will be implemented. Aaron Cohen, with the FDEP Hazardous Waste Section explained that FDEP has ongoing efforts to clean up the actual site and monitor the surrounding property within both a ¼ mile and ½ mile radius through test wells. The subject project falls within the secondary (½ mile) zone around the contaminated site (which is of lesser concern), which already contains these FDEP monitored tests. Mr. Cohen also noted that the contaminant area is down gradient from the site (towards the creek). FDEP's major concern through the testing, is basically regarding potable water. However, since the project will use central water, he felt that no additional review or testing would be recommended.

K. Site Vegetation and Habitat: Florida Ecosystems, LLC conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida. The site consists of improved pastureland in west central St. Johns County. Habitats and land use/cover were classified according to the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCFCS, 1999) and consists of one classification, which is Improved Pasture (FLUCFCS 211). The property contains approximately 13.55 acres of fenced pastureland. Dominant plant species include pasture grasses such as bahia grass (*Paspalum notatum*) with scattered dog fennel (*Eupatorium capillifolium*).

L. Significant Natural Communities Habitat and Listed Species: While in the field, Florida Ecosystems, LLC evaluated the site for evidence of utilization by FWC and FWS listed species, or the presence of their critical habitat. Evidence of sensitive species utilization of natural resources on-site was not identified during the site assessment.

M. Historic Resources: The property falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map. An archaeological survey and study was conducted and submitted in accordance with LDC Section 3.01.05.B.1. The completed study was sent directly to the St. Johns County Planning Division, Historic Resources, which was accepted and approved, and the applicant understands that in the event that unexpected archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office contacted immediately.

N. Buffers, Development Edges and Scenic Edges: In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as shown on the Master Development Plan Map, Exhibit C as follows:

1. Scenic Edge: A 30' Scenic Edge will be provided and maintained along both County Road 16A and State Road 16. Because the property has extensive frontage on both State Road 16 and County Road 16A, the property is not deeper than 500 from either roadway if an intersecting line is drawn from CR 16A south to meet at SR 16 (at no point from the point of the triangle intersection west, does the property equal 500' or more in depth). Therefore, as per a discussion with the Development Services Division Director, the Scenic Edge will be reduced to the permitted 30' in width and additional performance standards for the Scenic Edge will meet those regulations contained in Policy A.2.1.4.A of the Comprehensive Plan. The applicant may include noise abatement measures located within the Scenic Edge, such as a berm and/or enhanced vegetation/trees and may also include a wall or fence, installed along the interior boundary of the Scenic Edge, which will be detailed within the Construction Plan documents. The portion of the Scenic Edge along State Road 16 will contain a 10' utility easement, which will contain only shrubbery type plants and will be maintained by the developer.

2. Development Edge: A 35' Development Edge shall be provided around the east boundary and the internal portions of the north, northeast boundary, adjacent to the "crook" parcel of the property. The Development Edge may include fencing along the interior boundary. The access / entrance driveways will cross and/or travel through the Development Edge on the eastern perimeter if such access is constructed.

3. Perimeter Buffer: A 10' landscaped perimeter buffer will be provided, which will be included within the Scenic Edge and Development Edge, around the project perimeter. The intent is to maintain any existing natural vegetation, but plans are to augment the buffer with native/natural vegetation and meet the desired screening and performance standards. A buffer meeting, at a minimum, a screening standard of "B" will be provided within the Perimeter Buffer adjacent to the residential parcel.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. All buffers and edges will be left natural, meeting the required 5 percent conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation if desired.

It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC).

O. Special Districts: The project is not located in any Special District as defined by Article III of the LDC. However, it is located within the Northwest Sector Overlay as defined by Objective A.2.1 of the Comprehensive Plan. Please refer to the Northwest Sector Neighborhood Sustainability Indicators, Exhibit K, and Section III of the MDP Text, Exhibit C for additional language regarding Northwest Sector compliance.

P. Temporary Uses: There may be a temporary construction trailer located on the property, for each phase, until construction is complete. Parking shall be provided for such use in temporary, but defined unpaved lots, within the area nearby, per the requirements of the Land Development Code Part 2.02.04(10). On-Site Construction signage may be provided in accordance with Part 7.03.01(b) of the Land Development Code, including temporary signage relative to the future project that may not exceed 32 square feet. In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding 6 square feet. Temporary construction trailer shall be removed within 30 days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard office, commercial and planned districts accessory uses will be allowed per the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure and shall include those allowable per the provisions of LDC Part 2.02.04.C., including alcohol sales in accordance with all County and State licensing requirements.

R. Phasing: The Bridle Ridge Plaza PUD shall be developed in two phases, as described below, with the buildings and associated facilities for Development Area A for the U-Haul facility, being constructed in Phase I, located on the State Road 16 frontage and Phase II for development within Development Area B, located on the County Road 16A side for the Boat and RV Storage. Phases may be developed ahead of the schedules listed here, simultaneously or within sub-phases, provided all necessary County and State construction permits have been obtained. Commencement shall be defined for each phase as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure for the phase and approval of as-builts. Each phase will obtain a FDEP construction permit and FDEP certification of completion will be applied as permitted for construction.

1. Phase I of the project shall commence within 5 years of approval of the PUD and shall be completed within 5 years of its commencement. The construction shall include all necessary infrastructure, including all drives, parking lots and drainage facilities for the portion of the site along State Road 16 for the U-Haul facility. It will also include construction of the Lift Station, which will be located on the Construction Plans. It should be noted that although all site improvements will be constructed at one time, individual buildings may be built one at a time, if desired.

2. Phase II of the project shall commence within 10 years of approval of the PUD and shall be completed within 5 years of its commencement. The construction shall include all necessary infrastructure, including all drives, parking lots and drainage facilities for the Boat and RV Storage located on County Road 16A and complete the project. It should be noted that although all site improvements will be constructed at one time.

S. Project Impact: The property will be located wholly within both the Commercial and Rural Commercial Land Use area of the 2025 St. Johns County Comprehensive Plan, within the Northwest Sector Overlay. This PUD is a companion request, to a request for a Small Scale Comprehensive Plan Amendment for that portion of the project planned for the U-Haul facility. It includes that property, as well as the property, which will remain within the Rural Commercial (RC) Land Use, in order to provide for a variety of business and commercial uses as provided for within the Land Development Code, including Neighborhood and General Commercial Uses, as well as High Intensity Commercial Uses in Development Area A and Rural Commercial and Neighborhood Business and Commercial Uses as included within the application. This PUD and associated land use change provides for an expansion of uses to the existing allowable commercial development and will promote use for community-oriented services and commercial

activities and businesses. As stipulated within this PUD, the site is located at the intersection of an Arterial and a Major Collector Roadway, adjacent to property already planned for commercial development and as such will be compatible with the overall emerging commercial development character needed to serve the area and compatible with the Hardware Store across SR 16. Therefore, this PUD application would create a cohesive development plan and bring the existing site into conformance and allow for a somewhat more intense use, but one that will still be a compact commercial project, that serves the community. The limited area proposed, under 14 acres, is appropriate and well suited to this type of development, as it is in close proximity to neighborhoods and planned developments, whether containing or set to contain, a large number of residential homes, with few alternative commercial sites or retail opportunities, other than large scale shopping centers.

The project will not create "strip development." The LDC does not define the term, "strip development" but it is generally applied to long linear structures located on property fronting on road arterials that provide direct access for automobiles. The structures will be laid out in such a way that buildings will front along the Scenic edges, with the main activity areas behind them, and then provide for a cohesive parking area at the apex of the site adjacent to the Community Area, as displayed on the MDP Map, Exhibit C. The project will provide adequate transition areas between the adjacent uses and the proposed commercial uses, by providing and meeting the 35' wide Development Edge requirement, and also containing the 10' wide vegetative perimeter buffer (as required by LDC Section 5.03.05.A.4) that will be augmented to enhance opacity and meet the screening and buffering requirements of the LDC. A little over 3.6 acres of the site, will be used for Scenic and Development Edges to provide buffering and transitional zones to address compatibility with current adjacent land uses and the Scenic Edges will meet higher performance standards. The location of the site, offers excellent access to major roadways and transportation corridors, including State Road 16 and County Road 16A, as well as other major roadways.

Additionally, the site is located within the Northwest Sector Overlay District and as such will conform to the guidelines and requirements. It will provide for a community area adjacent to the commercial uses, providing for outdoor area for the commercial activities on site and for community activities. Therefore, the design of the project combined with the provisions for buffering and transitional space from other development in the area (as required in the Scenic and Development Edges) will provide open space and green space, including landscaping. The site design will provide for the commercial structures and infrastructure to be situated within the interior, away from outside roads or development but easily accessible to those roads. The project will be served by central utilities with service provided by St. Johns County Utility Department. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

Unified Sign Plan: A waiver from the LDC Section 7.00.02.B.2 to the requirement to provide a separate Unified Sign Plan as the architecture and aesthetics of the project are not known at this time. The requirements for the types, sizes, height and location of the signs have been provided within Section II.G.6 of this PUD text, Exhibit C, and shown on the MDP Map, Exhibit D, where appropriate, to provide staff with the necessary guidelines to review and approve the signs. The applicant does not desire to waive the ability to have the site considered a single premise.

No other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD are requested, however, the applicant may request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments

within the LDC.

U. Ownership / Agreement to Comply: The **Bridle Ridge Plaza PUD** will be constructed, owned and operated by the applicant. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County.

The applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

"To the extent that they do not conflict with the unique specific and detailed provisions of this approved 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; 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 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."

The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance.

V. Future Land Use Designation: The property will, after the appropriate land use change, be wholly located within a Rural Commercial Land Use designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III – NEIGHBORHOOD PROFILE NORTHWEST SECTOR PLAN COMPLIANCE

The **Bridle Ridge Plaza PUD** is designed as a facility for commercial and business uses to be developed along State Road 16 and County Road 16A, within a confined area. These uses will include construction of approximately 155,000 square feet of High Intensity Commercial Uses and 163,000 square feet of Rural Commercial and Neighborhood Business and Commercial Uses with open space and developments edges and buffers in 2 phases. The design has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character, which is compatible with surrounding residential areas. A significant amount of planned residential development in the area dictates a strong need for these uses, since many of these developments do not currently offer, or plan to offer commercial activity centers of this size and scale. The proposed development conforms to the intent of the Sector Plan, which promotes enhancing the appearance of the area through the preservation of natural features and the provision of substantial open space, maintenance of the character of the existing environment and vistas, maintenance and enhancement of the native tree canopy and under story prevalent in the area. It encourages design, which strives for efficient use of the land that results in more compact infrastructure, provides for lessened impacts on existing facilities and relieves the burdening effect of wasteful distribution of new infrastructure. This use with substantial buffers (via the Scenic and Development Edges) will meet these standards and objectives.

The project will not create "strip development" and while the LDC does not define the term, strip development is generally applied to long linear structures located on property fronting on road arterials that provide direct access for automobiles. The structures will be laid out in such a way that buildings will front along the Scenic edges, with the main activity areas behind them, and then provide for a cohesive parking area at the apex of the site adjacent to the Community Area as displayed on the MDP Map, Exhibit C and provide for a central community use. The project will provide adequate transition areas between the adjacent uses and its proposed commercial uses by providing and meeting the 35' wide Development Edge requirement. A total of just under 3 acres (minimum) of the site will be used for Scenic and Development Edges to provide buffering and transitional zones to address compatibility with current adjacent land uses.

The project is located within the Northwest Sector Plan. As such, this PUD meets the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay, which provides for the basis for the plan of development. The **Bridle Ridge Plaza PUD** is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge, Policy A.2.1.7 Community Participation, Policy A.2.1.4 regarding the provision of a Scenic Edge and Policy A.2.1.9 regarding the general pattern of development (specifically items a, b, and d). The **Bridle Ridge Plaza PUD** reflects the vision in that it is designed to ensure a safe transition into and out of the area. Development within the project is oriented away from the highway, buffering it from any negative aspects of the ever-increasing traffic along its roadway frontage along both County Road 16A and State Road 16.

The **Bridle Ridge Plaza PUD** is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision through its design and enhancement to area's sustainability. With regard to the proposed project's sustainability as provided in Policy A.2.1.13, and the applicant feels that this development of the site will serve to enhance and continue the viability and sustainability of the area by providing commercial and business needs met within a close proximity from their homes. The general plan of development is intended to retain as much of the existing site character as possible while meeting the goals of the Northwest Sector Plan. This has been accomplished by providing 3.62 acres of overall open space, including the Development Edge and Scenic Edge buffers and community space, as well as the undeveloped reserved Right-of way within the 13.55 acre site, leaving a generous amount of the current view-shed in place.

SECTION IV – SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Bridle Ridge Plaza PUD** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is proposed to be located within a "Rural Commercial" designation on the FLUM which allows the type of development envisioned within the PUD and further described within the text under Goal A.1 as follows:

"To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment."

It is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. It sets a standard for general business and commercial development requests within a commercial area within the County, that are uses located adjacent to residential areas. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.3, Surrounding Land Use, as the project includes uses allowable within the County Comprehensive Plan and land development regulations although the uses have been restricted to maintain only retail and storage uses, which are compatible with the surrounding properties. It is consistent with Policy A.1.3.11 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6 and A.1.3.9, and limits the scale and scope of these uses.

The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.1(c), Commercial that provides for commercial and business uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature, category approved pursuant to the PUD regulations of the Land Development Code. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

The project also conforms to the requirements contained within the Northwest Sector Plan as delineated within Section III, Northwest Sector Plan Compliance, of this application.

B. Location: The project will, after the appropriate land use change, be located within both the Commercial and the Rural Commercial Land Use designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Therefore, the project will conform to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Section 5 of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.11, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties"

The overall area is rapidly changing from a primarily rural agricultural community with scattered low density single family residences and few commercial businesses to a more suburbanized residential area with commercial activities located at local crossroads and intersections. The area currently has a mixture of large developing residential planned communities (St. Johns DRI and Silverleaf DRI) to the east and widely scattered residential located along State Road 16 and County Road 16A to the north, west and south.

This property is located at a major localized intersection and it is an ideal location to serve the area, which has a mixture of large developing residential, planned communities (St. Johns DRI and Silverleaf DRI) to the east and widely scattered residential located along State Road 16 and County Road 16A to the north, west and south. The immediately surrounding land uses are Residential C designation to the east, Agriculture Intensive to the west and Community Commercial to the south. Area development includes pasture and timberland, as well as are single-family residences on small, medium and large sized parcels.

Surrounding zonings include Open Rural (OR) to the west and Planned Unit Development (PUD) to the south and PUD further to the south, north and east. The project will be substantially "buffered" from the residential community by the provision of both the commercial use zoning buffers and perimeter buffers which will occur within the Scenic and Development Edges. The most affected property (located along County Road 16A); will be substantially buffered by the required Development Edge of 35' feet plus required fencing and landscaping.

The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Commercial and Rural Commercial Future Land Use designations. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

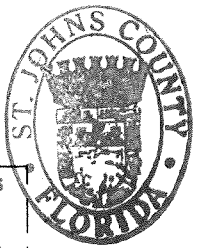
E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system and the St. Johns County Utility Department will provide both potable water and sanitary sewer service to the site and the adequate stormwater and drainage facilities needed to mitigate any off-site drainage impacts will be provided.

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

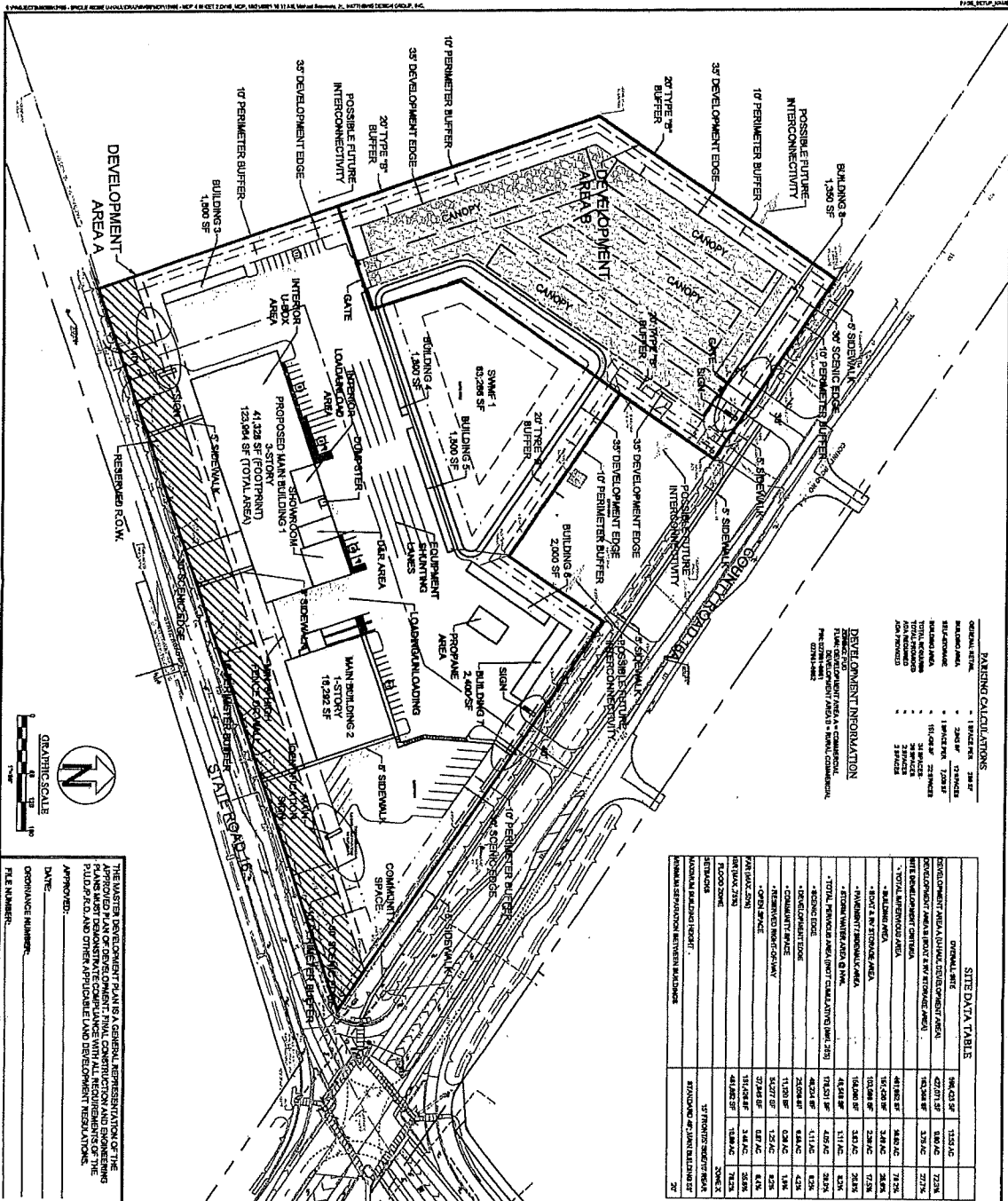
G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.

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 4th DAY OF January 20 22 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



BY: L. Wonne King DC



PARKING CALCULATIONS

ORIGINAL SITE	1	1	1
BUILDING AREA	2	1	1
RECREATION	1	1	1
MAINTENANCE	1	1	1
TOTAL PARKING	6	5	5
ADDITIONAL	2	2	2
TOTAL	8	7	7

DEVELOPMENT INFORMATION
 DEVELOPMENT TYPE: COMMERCIAL
 DEVELOPMENT AREA: 100,000 SF
 TOTAL DEVELOPMENT AREA: 100,000 SF
 TOTAL BUILDING AREA: 100,000 SF
 TOTAL PARKING: 8 SPACES

SITE DATA TABLE

ITEM	DESCRIPTION	AMOUNT	REMARKS
1	ORIGINAL SITE	100,000 SF	
2	DEVELOPMENT AREA (TOTAL DEVELOPMENT AREA)	100,000 SF	
3	DEVELOPMENT AREA (TOTAL BUILDING AREA)	100,000 SF	
4	TOTAL DEVELOPMENT AREA	100,000 SF	
5	TOTAL BUILDING AREA	100,000 SF	
6	TOTAL PARKING	8 SPACES	
7	TOTAL DEVELOPMENT AREA (TOTAL DEVELOPMENT AREA)	100,000 SF	
8	TOTAL BUILDING AREA (TOTAL BUILDING AREA)	100,000 SF	
9	TOTAL PARKING (TOTAL PARKING)	8 SPACES	
10	TOTAL DEVELOPMENT AREA (TOTAL DEVELOPMENT AREA)	100,000 SF	
11	TOTAL BUILDING AREA (TOTAL BUILDING AREA)	100,000 SF	
12	TOTAL PARKING (TOTAL PARKING)	8 SPACES	

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS AND OTHER INSTRUMENTS OF SERVICE SHALL BE PREPARED BY THE APPLICANT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS.

APPROVED: _____
 DATE: _____
 PERMIT NUMBER: _____
 FILE NUMBER: _____

MASTER DEVELOPMENT PLAN EXHIBIT C
BRIDLE RIDGE PLANNED UNIT DEVELOPMENT
MAJOR MODIFICATION
 ST. JOHNS COUNTY, FLORIDA

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.824.1334 • FAX: 904.826.4547
 INFO@MDCGROUP.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/21	ISSUED FOR PERMIT
2	12/10/21	ISSUED FOR PERMIT

This public hearing was continued to December 7, 2021; then, continued to December 21, 2021.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003370336-01

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 SA Legal Classified in the matter of MAJMOD 2021-08 was published in said newspaper on 08/06/2021.

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.

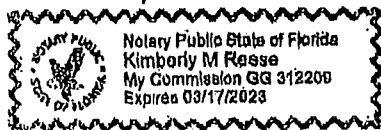
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of AUG 06 2021

by [Signature] who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)

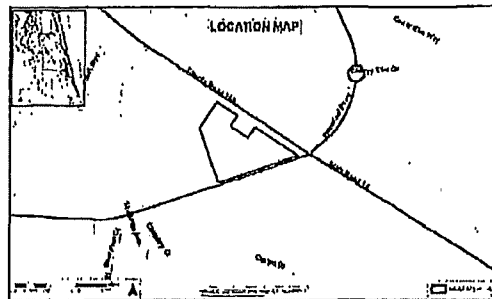


NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 9/2/2021 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 10/5/2021 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 modify the Bridle Ridge PUD (Ordinance 2010-42) to accommodate the addition of a new U-Haul facility.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BRIDLE RIDGE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2010-42, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is at the west corner of SR 16 and CR 16 A. 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 6 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) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (18009558770), 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
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: MAJMOD-2021-08
PROJECT NAME: Bridle Ridge PUD



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 27, 2021

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. 2021-94, which was filed in this office on December 23, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED DEC 23 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK