

ORDINANCE NUMBER: 2022 - 42

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR), COMMERCIAL INTENSIVE (CI), AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL
Clerk number: 2022065138
BK: 5589 PG: 1383
7/1/2022 10:15 AM
Recording \$146.00

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated December 31, 2021, in addition to supporting documents and statements from the applicant, which are a part of Zoning File PUD 2022-01 2020 State Road 16, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Planned Unit Development (PUD)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Planned Unit Development (PUD)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Planned Unit Development (PUD)** is consistent with the land uses allowed in the land use designation of Mixed Use, as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application File Number PUD 2022-01 the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Planned Unit Development (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 that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

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

SECTION 6. This Ordinance shall take effect upon receipt 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.

SECTION 8. 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 21 **DAY OF** June **2022.**

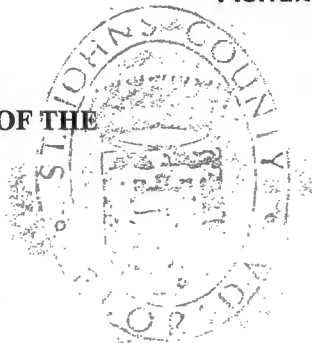
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
HENRY DEAN, CHAIR

Rendition Date JUN 23 2022

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

BY: Yvonne King
Deputy Clerk



EFFECTIVE DATE: JUN 24 2022

Exhibit A: 2020 State Road 16

Legal Description

December 31, 2021

DESCRIPTION BY SURVEYOR: (SAME PARCEL AS DESCRIBED IN ORB 4887, PG 348, ORB 4887, PG 351 & ORB 2483, PG 345.)

A PORTION OF PARCELS 1, 2, 3 ACCORDING TO THE PLAT OR MAP OF GREEN ACRES, RECORDED IN MAP BOOK 6, PAGE 5, TOGETHER WITH A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2483, PAGE 345, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 16 AS NOW ESTABLISHED AND LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE HERNANDEZ GRANT, SECTION 53, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE N 85°11'22" E, ALONG THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, 1,040.20 FEET TO A POINT 220 FEET TO THE EASTERLY LINE OF GOVERNMENT LOT 1; THENCE S 0°48'38" E ALONG A LINE THAT IS 220 FEET WESTERLY AND PARALLEL TO THE EASTERLY LINE OF GOVERNMENT LOT 1, 833.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16 AS NOW ESTABLISHED PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 78080-2508 AND FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATA BASE 7808012 S.R. 16 ST. JOHNS COUNTY; THENCE NORTH 77°00'12" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, 1,311.20 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 ACCORDING TO THE PLAT OR MAP OF GREEN ACRES, SECTION ONE, AS RECORDED IN MAP BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 13°00'04" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF LOT 3, 866.24 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED HERNANDEZ GRANT, SECTION 53; THENCE SOUTH 4°54'58" EAST, DEPARTING SAID WESTERLY LINE OF LOT 3 AND ALONG SAID WESTERLY LINE OF HERNANDEZ GRANT, 396.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.54 ACRES MORE OR LESS

EXHIBIT B

2020 SR 16
Planned Unit Development
Master Development Plan Text, PUD 2022-0001
April 20, 2022

Introduction. This is an application for rezoning from Open Rural (OR), Commercial, Intensive (CI), and Commercial, General (CG) to Planned Unit Development for a multifamily residential community located at 2020 State Road 16, between Inman Road and Zygmunt Court.

This Project is an infill development among many developed areas along State Road 16, east of Interstate 95. The St. Augustine Centre Development of Regional Impact contains over 600 multifamily dwellings, with additional units approved for future development. Sebastian Cove, off of Stratton Road to the east of this site, was recently developed with a mix of single family and multifamily dwellings. Elevation Pointe at Anderson Park (MAJMOD 2020-6), at SR 16 and CR 208, is currently approved for 750 townhome or multifamily units, 190,000 square feet of retail, and 240 hotel rooms. St. Augustine Centre and adjacent areas to the east also contain a mix of retail and light industrial uses.

This development is proposed to be developed as a luxury apartment community with emphasis on convenience and amenities, including a pool, gym, and clubhouse areas. The developer, Arlington Properties, Inc., is a 52-year-old, family-owned company based in Birmingham, AL that focuses exclusively on Class A multifamily development, construction, and property management. In the past 10 years, Arlington has developed and constructed over 9,000 multifamily residential units throughout Florida, Georgia, Alabama, Mississippi, Louisiana, Tennessee, Kentucky, Virginia, Ohio, Colorado, and the Carolinas. In Florida, specifically, Arlington is active in the Jacksonville and Tampa MSA's, with recent developments in Pasco, Hillsborough, Pinellas, and Duval counties. Arlington's development team partners with Arlington Construction Services (ACS) on each development and, through its fully integrated approach, is able to produce unique efficiencies throughout a property's life cycle. ACS is a full-service construction firm that has built or renovated more than 37,000 apartment homes since its founding in 1969. Once a construction project nears completion, Arlington's development team works closely with its property management division to ensure a smooth transition from the construction phase to the operational phase. Currently, Arlington manages 15,200 units in 14 states, and remains dedicated to fulfilling the needs of our residents, their homes, and the communities in which we serve.

- I. **The proposed Development.** See LDC § 5.03.03(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.**

The intended use is garden-style multifamily dwellings. A “garden-style” multifamily community is typically a community with multiple low-rise buildings (i.e., maximum three floors), with surface parking, common landscaped areas and common amenities. The development shall be no more than three stories. The dwellings would be offered for long-term leases.

- b. **Total acres.** 18.54 acres
- c. **Total wetland acres.** 1.58 acres (consisting of 1.21 acres wetlands, and 0.37 acres surface water); see wetlands map attached as **Exhibit 6.**
- d. **Total Development area, including the number of developable acres (including filled Wetlands).** 18.54 acres
- e. **The total number of residential Dwelling Units and density of the Project, proposed density bonuses, the projected population, and the projected population of school age children that may reside within the Project.**

240 dwelling units, at a density of approximately 13 units per net developable acre. The projected population, based upon an estimated 2.44 persons per unit, is 586. The projected student population is estimated at 29. The property is in the St. Augustine High School attendance zone.

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

Accessory uses associated with residential development, including but not limited to parks, utilities, amenity centers and leasing offices.

Impervious Surface Ratio (ISR) maximum: 0.75

Maximum Lot coverage by all buildings: 35% as to the overall development parcel.

Permitted uses. The following categories of uses are proposed to be permitted uses, without the need for a Special Use approval; see generally, section 2.02.01 of the Land Development Code for specific uses under these categories:

1. Multifamily residential dwelling units
2. Neighborhood Public Service
3. Parks, playgrounds, playfields, recreational and community structures and uses
4. Off-street parking associated with permitted Uses.
5. Leasing, management and maintenance offices.
6. Maintenance storage areas.
7. Garages and enclosed storage areas, incidental to residential uses.
8. Accessory Uses to permitted principal Uses; see LDC § 2.02.04.
9. Home Offices under LDC §§ 2.03.07(J) and 2.02.04(B)(9).

Special Uses. Home Occupations under LDC § 2.03.07, except that Home Offices are allowed as a Permitted Use.

- 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, including sign height, size and type, such as wall, ground or monument, pylon etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.**

1. Minimum setbacks (measured at external site boundary lines to the nearest vertical wall of the structure):
 - a. Front. 20 feet
 - b. Rear. 20 feet
 - c. Side. 20 feet
 - d. Minimum Building Separation for Fire Protection: See Fire Protection in (h)(10) below, which prevails over any lesser setback requirement.
2. Building Height: Maximum 55 feet, maximum three (3) stories. See definition of Height of a Building in Art. XII. The height limitations shall not apply to those portions of structures listed in LDC § 6.07.02.

Buildings over 35 feet in height will be in compliance with LDC and State requirements for fire protection.

3. Minimum lot size: The Project is proposed to be developed as a single tract.
4. Parking: Parking shall be provided within the Project at a ratio of 1.5 spaces per one/two bedroom dwelling unit and two spaces per three or more bedroom dwelling unit. An additional guest parking space is required for each four individual dwelling units, and also one space for every 300 square feet of the proposed clubhouse.
5. Signage. One (1) entrance sign is proposed at the entrance to the Project on State Road 16, consistent with the criteria in LDC 7.06.01(B), having a maximum Advertising Display Area of 100 square feet and a maximum height of fifteen (15) feet. Such sign may be incorporated into a wall, fence, or other structure that shall also not exceed 15 feet in height. Such sign shall be designed as a Monument or Ground Sign and shall be located outside of the public rights-of-way and shall not encroach into any corner sight visibility triangle required under LDC Section 7.00.06. Such sign may be internally or externally lighted and shall be landscaped.

Such entrance signs may be incorporated into a wall, fence, or other structure that also shall not exceed fifteen (15) feet in height. Such structures shall be located at least fifteen (15) feet from County-maintained right-of-way and shall obtain all required building permits.

Signs allowed in all zoning districts such as signs for ingress, egress or direction, Flags and Temporary Signs are allowed.

An entry feature is allowed under LDC 7.06.02.

Signs may be internally or externally illuminated.

6. Lighting. Project lighting will comply with the provisions of LDC Part 6.09.00 and LDC § 5.03.06.H.6. For purposes of these standards, the zoning Lot line shall be considered the perimeter of the Project.

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, potential new or expanded thoroughfare or right-of-way location, 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 requirement may be addressed based upon character or location of the Project.**

1. **Drainage.** An on-site stormwater management system will be constructed consistent with the requirements of St. Johns County and the St. Johns River Water Management District.
2. **Site access.** The existing driveway on State Road 16, which serves as an ingress/egress easement to the Twelve Mile Swamp Conservation Area adjacent to the north, will be demolished as part of development activities for the Project and is therefore not depicted on the MDP Map. The Project will be accessed via a primary access point on State Road 16 as shown on the MDP Map. A gated secondary access point on State Road 16 will provide emergency access but also serve as the relocated ingress/egress easement for access to Twelve Mile Swamp Conservation Area. The conceptual location of the access points are shown on the MDP Map, including the depiction of a directional median opening allowing a left-turn in to the Project, and a right turn out of the Project. The final location and type of access point(s) will be determined in conjunction with the Florida Department of Transportation (FDOT). The developer intends to locate the access in a manner which will allow for left turning movements to the extent possible and as approved by FDOT. Protection of visibility for vehicles, cyclists and pedestrians shall be as generally provided in Section 6.02.05.C.4 of the LDC. Any site access improvements, including turn lanes, that are deemed required by the County and approved by FDOT will be provided at the Developer's expense and adhere to County and FDOT standards. The final engineering plan for the development will include routing for appropriate fire apparatus (such as a ladder truck) to exit the development without needing to back up onto State Road 16, either through use of the proposed secondary, emergency access shown on the MDP Site Plan, or if such emergency access is not approved by FDOT, then through routing providing for the apparatus to turn around.

3. **Pedestrian circulation.** An on-site pedestrian circulation system will be provided, connecting residential dwellings as well as amenity, park and open space areas within the Project. A sidewalk connection is also proposed to State Road 16, as shown on the MDP map. Sidewalks will adhere to all appropriate LDC sections and ADA guidelines.
4. **Interconnectivity access points to adjacent properties.** The Project will connect to adjacent properties via State Road 16. The properties to the west and east are specialty automotive repair and service uses, whose business draw from a regional area. The property to the north is the Twelve Mile Swamp Conservation Area, an isolated upland area owned by the St. Johns River Water Management District and State of Florida, managed in intensive silviculture. The MDP Map depicts a gated secondary access point from State Road 16, which is a relocated ingress/egress easement to access the Twelve Mile Swamp Conservation Area. There are no other feasible connections to other properties.
5. **Potential new or expanded thoroughfare or right-of-way location.** N/A
6. **Open Space.** The Project complies with LDC § 5.03.03(A)'s and Coastal/Conservation Element Policy E.2.2.9(a)'s required minimum 25% open space. Open space areas provided within the Project include, but are not limited to, recreation, common areas, buffers, and landscaped areas.
7. **Conservation of Upland Natural Vegetation.** Consistent with LDC § 5.03.03.A.3, a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat, will be preserved. The location of this upland natural vegetation is shown on the MDP Map.
8. **Recreation.** Active recreation for residential uses will be provided in accordance with LDC § 5.03.03(E). Assuming that the Project is constructed with 240 dwelling units, the required park acreage is 2.93 acres, based upon the County's requirement of 5 acres per 1000 population, using 2.44 persons per dwelling unit.
9. **Water and Sewer.** The proposed development will be served by centralized water and sewer service. St. Johns County is the utility provider for the area. A utility availability letter is included as **Exhibit 9**.

- a. 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.
- b. Utility connection points shall be installed as listed in the Availability Letter or as otherwise directed by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
- c. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.
- d. No such improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.
- e. Existing septic system(s) or well(s) on the subject property, if any, will be properly closed and abandoned prior to construction plan approval.

10. **Fire protection.** Fire service exists within five road miles of the Project at Fire Stations 4, on County Road 208, and Fire Station 14, on North Holmes Boulevard. New construction in the Project will meet the Land Development Code Part 6.03.00 (Fire Protection Regulations) and the current edition of the Florida Fire Prevention Code. There must be a minimum separation of 10 feet from the furthest projection on a structure to the furthest projection of any other structure. If any two or more structures cannot maintain this separation, then such structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D, or the required fire hydrants shall be capable of providing an additional 500gpm for two hours. Such fire flow shall be in addition to that already required. See LDC § 6.03.01 and NFPA 1, Ch. 18. Any dead ends over 150 feet are required to provide a turnaround to accommodate a fire apparatus (NFPA 1, ch. 18).

11. **Solid Waste collection.** Solid waste collection will be provided by approved private contract haulers.

- i. **The amount of water and Sewer use, based upon the projected population, and the public Utility Providers, if applicable.** The approximate amount of expected

water use is 72,000 gallons per day, and the approximate amount of expected sewer use is 57,600 gallons per day. St. Johns County is the utility provider for the area.

- j. **The type of underlying soils and its suitability for Development of the proposed Project.** The soils on the site are sandy, quartz-type soils, based on field observations. See the Habitat and Wildlife Assessment Report provided with this application. The soil types present are described as: Myakka-Myakka wet, fine sands; St. Johns fine sand; Wesconnett fine sand, frequently ponded; Pits; and Pottsburg fine sand. Fine sands are the predominant type of soil in St. Johns County and the southeastern seaboard. Development routinely occurs on this type of soil.
- 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 existing vegetative communities and land uses have been characterized pursuant to the Florida Department of Transportation publication *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) as depicted on Exhibit 6 and on Exhibit 3 of the Habitat and Wildlife Assessment Report incorporated by reference to this application and made a part hereof, and described below. The wetlands and non-wetland acreages provided below are estimates and are subject to review by applicable state and federal agencies. Any wetlands impacts will be subject to review by the St. Johns River Water Management District and if applicable, the U.S. Army Corps of Engineers or its agent. Approximately 1.58 acres of impacts to wetlands and surface water are anticipated. Wetlands impacts will be mitigated in accordance with state and federal law.

A. FLUCFCS classification – Uplands: 16.96 acres

- 1. Oak – pine – hickory (423) 8.121 acres
- 2. Disturbed Land (740) 8.75 acres

B. FLUCFCS classification – Wetlands and Other Surface Waters 1.58 acres

- 1. Cypress – pine – cabbage palm (624) – 0.96 acres
- 2. Wetland forested mixed (630) – 0.25 acres
- 3. Upland cut ditches (511) – 0.05 acres
- 4. Lakes less than 10 acres (524) – 0.32 acres

- l. **The type and extent of any Significant Natural Communities Habitat as defined by this Code. Listed Species information including locations, densities, and extent of habitat.** No Significant Natural Communities Habitat exists on the property. See the Habitat and Wildlife Assessment Report provided with this application. Per that Report and consistent with its findings, no Listed Species occur within the property.

- m. **Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.** There are no known or observed Historic Resources on the subject property. A Cultural Resources Assessment Report is included with this application.

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

Perimeter Buffers. The following perimeter buffers are proposed, as shown on the MDP Site Plan: (a) along the westerly boundary - a 10 foot perimeter incompatible use buffer with Type "A" screening; (b) along the northerly property boundary, a 20 foot incompatible use buffer with Type "B" screening; (c) along the easterly boundary, a 10 foot perimeter incompatible use buffer with Type "B" screening; and (d) along State Road 16, a 10-foot wide natural/landscaped buffer. The perimeter buffers along (a), (b) and (c) will also serve as an upland natural vegetation conservation area to the extent practicable (for example, while allowing for construction of surface water management system, for grading, access and for the development to occur).

Upland Buffers from Wetlands. All wetlands on the property are anticipated to be impacted as a result of development. In the event that wetlands are preserved on the property, upland buffers shall be required and maintained between the developed areas and the contiguous wetlands as required under the Land Development Code.

Tree Protection. The Project will comply with County tree protection regulations.

Landscaping. The Project will comply with County landscaping requirements. The developer will provide a minimum of fifty percent (50%) xeriscaping or Florida Friendly landscaping.

- o. **PUDs 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 the provisions of such Special District.** The Project is not within a Special District.
- 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.** Construction trailers and a leasing office shall be allowed during construction of the Project. Temporary Signs are allowed in accordance with the LDC.
- 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 Uses will be allowed in association with the proposed uses, consistent with the Land Development Code. Such uses may include, but not be limited to, swimming pools and amenities of the residential use, essential services and HVAC units.
- r. **A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specific phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:**
 - (1) **the provision of an estimate of Uses to be developed within five (5) to ten (10) year phases. The estimated phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or**
 - (2) **the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided).**

The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07 of the LDC.

Development is anticipated to occur in a single 10-year phase, with commencement to occur within 2 years of the date the PUD is recorded.

Commencement is defined as the filing of a notice of commencement for horizontal construction within the Project. A progress report will be provided as required by the LDC.

- s. **The projected impact of the Project upon St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.** The Project is centrally located and in an area served by public infrastructure. The Project will assist in meeting the demand for housing and provide an opportunity for those seeking suburban housing under long-term leases with centralized management of landscaping, home maintenance and amenities.
- t. **A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.** None at this time.
- 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 landowner agrees to comply with the commitments and conditions of the Master Development Plan, binding all successors and assigns in title.
- v. **When the 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.** A map will be provided with this information.

II. Compliance with General Standards. See LDC § 5.03.02 and 5.03.06

- a. **Consistency with the Comprehensive Plan.** The following St. Johns County Goals, Objectives and Policies are applicable to this application, quoted or paraphrased below.

Goal A.1: 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 and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working,

shopping, and leisure activities, while minimizing adverse impact on the natural environment.

Policy A.1.7.7. The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for the following: (a) protection of environmentally sensitive lands; (b) safe and convenient on-site traffic circulation; (c) provision of adequate on-site parking; (d) protection of wellheads; (e) regulation of subdivisions; (f) regulations for areas subject to seasonal and periodic flooding; (g) drainage and stormwater management; and (h) provision of open space and landscaping; (i) regulations of roads, water and sewer infrastructure.

Policy E.2.1.6. The County shall continue to implement its LDRs that encourage all development to be designed in accordance with the limitations of the natural environment and require the conservation of water resources and use of innovative land development techniques to decrease water use. Water conservation standards shall include, but not limited, to the following:

- (a) Minimum preservation of at least five percent (5%) of existing native vegetation on site.
- (b) Minimum of fifty percent (50%) xeriscaping or Florida Friendly landscaping. Plant materials shall be native species or hybrids/cultivars of native species.
- (c) All plantings shall be selected based on the principles of Florida Friendly landscaping including planting the right plant in the right place and providing for efficient watering. Exempt from this requirement are golf courses, sports fields, Agriculture and Silviculture.
- (d) High Volume irrigation shall be limited to no more than fifty percent (50%) of the total irrigated landscape area. All plantings shall be grouped according to similar water needs for efficient irrigation zones. Exempt from this requirement are golf courses, sports fields, Agriculture, Silviculture or systems using Reclaimed water.

* * *

Policy F.1.3.8. Developments of Regional Impact (DRIs), Planned Developments (PUDs, PRDs) and other developments shall provide neighborhood-sized parks and playing fields within the development for their residents that meet the County LOS standard.

Policy H.1.1.3. St Johns County Capital Improvement Element (CIE) and Capital Improvement Schedule (CIS) shall be updated as required by Florida Statutes.

Funding not provided by the county (i.e., from a developer, other governmental agency or funding pursuant to referendum) for the proposed capital improvements must be guaranteed in the form of Developers Agreement or an Inter-local Agreement.

- b. **Location and Suitability.** The proposed Project is consistent with the predominantly mixed-use nature of the area. The property proposed for development is of similar topography and soils to other developments in the area.
- c. **Minimum Size.** There is no proposed minimum lot size.
- d. **Compatibility.** The proposed development is compatible with the adjacent and surrounding uses. The commercial uses east and west of the site are compatible with multiple family dwellings and harmonious with the Comprehensive Plan's intent to allow for mixed uses and higher residential densities.
- e. **Traffic Impacts.** Any traffic impact will be subject to mitigation under the County's impact fee or other successor program.
- f. **Functional Classification of Streets Serving Proposed Development.** N/A
- g. **Information Regarding Existing Land Uses, Zoning, Roadway, and Significant Environmental Features of Adjacent and Surrounding Properties.** Maps and other information have been provided on these issues above.
- h. **Adequacy of Facilities.** Utilities are available to the Project. Fire service exists within five road miles of the Project at Stations 4 and 14. Drainage systems will be provided on site.
- i. **Access.** Access to the Project will be via State Road 16.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WINNEYS HAWKLAND
 OFFICIAL SEAL THIS DAY OF June 2022
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners
 BY *Cynthia Smith* Deputy Clerk



Printed: Mar 14, 2022 - 9:48am

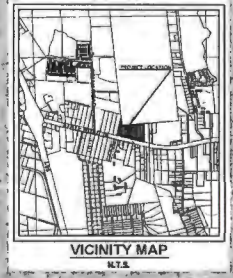
Printed By: april

LEGAL DESCRIPTION
 DESCRIPTION BY SURVEYOR: (SAME PARCEL AS DESCRIBED IN ORB 4887, PG 348, ORB 4887, PG 351 & ORB 2483, PG 348.)
 A PORTION OF PARCELS 1, 2, 3 ACCORDING TO THE PLAT OR MAP OF GREEN ACRES, RECORDED IN MAP BOOK 6, PAGE 5, TOGETHER WITH A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2483, PAGE 348, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 16 AS NOW ESTABLISHED AND LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF THE HERNANDEZ GRANT, SECTION 53, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE N 85°12'21" E, ALONG THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, 1040.20 FEET TO A POINT 220 FEET TO THE EASTERLY LINE OF GOVERNMENT LOT 1; THENCE S 0°45'00" E ALONG A LINE THAT IS 220 FEET WESTERLY AND PARALLEL TO THE EASTERLY LINE OF GOVERNMENT LOT 1, 833.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16 AS NOW ESTABLISHED PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 78200-2526 AND FLORIDA DEPARTMENT OF TRANSPORTATION CHUTE DATA BASE 7800012 S.R. 16 ST. JOHNS COUNTY; THENCE NORTH 77°07'12" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, 1,311.20 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 ACCORDING TO THE PLAT OR MAP OF GREEN ACRES, SECTION ONE, AS RECORDED IN MAP BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°00'04" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF LOT 3, 888.24 FEET TO A POINT ON THE WESTERLY LINE OF ABOVEMENTIONED HERNANDEZ GRANT; SECTION 53; THENCE SOUTH 4°54'28" EAST, DEPARTING SAID WESTERLY LINE OF LOT 3 AND ALONG SAID WESTERLY LINE OF HERNANDEZ GRANT, 398.17 FEET TO THE POINT OF BEGINNING.
 CONTAINING 18.54 ACRES MORE OR LESS

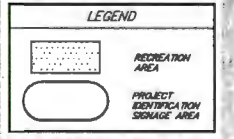
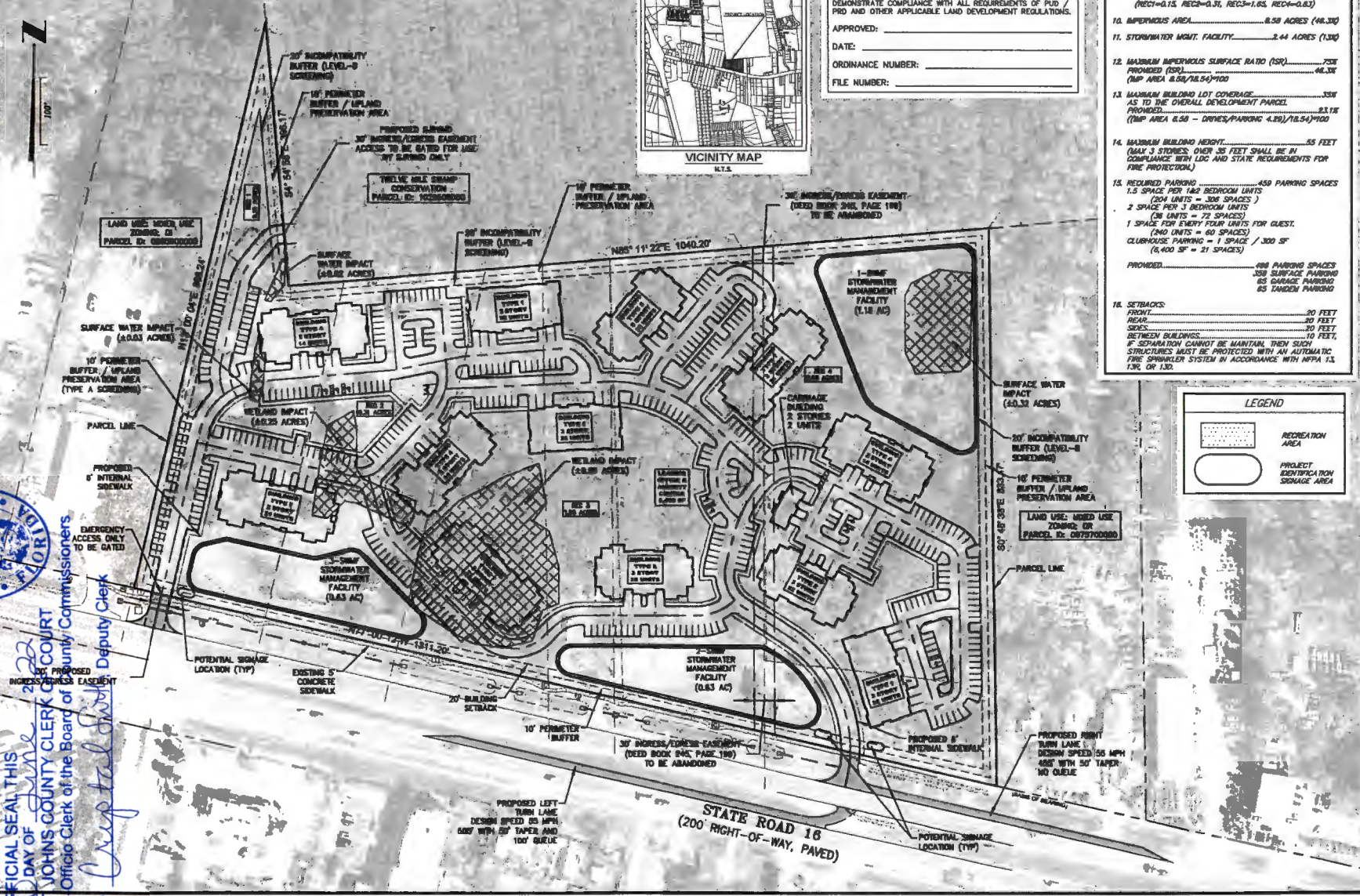
NOTES:
 1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 583.003, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 2. PROJECT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH ST. JOHNS COUNTY CRITERIA.
 3. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 8 FEET.
 4. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS. A SALES TRAILER WILL REQUIRE A BUILDING PERMIT.
 5. SIGNAGE SHALL BE ALLOWED BY THE LIMITED SIGN PLAN AND THE LAND DEVELOPMENT CODE.
 6. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POLE EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL. EAVES OF HOMES ARE CONSIDERED VERTICAL ENCROACHMENTS, AND ARE PROHIBITED FROM ENCRUCHING INTO DRAINAGE OR UTILITY EASEMENTS.
 7. PROPOSED SIGNAGE TO BE DESIGNED AND PERMITTED BY OTHERS.

PROJECT SUMMARY

1. TOTAL SITE AREA	18.54 ACRES
2. DEVELOPMENT	240 MULTI-FAMILY UNITS
3. WETLANDS	A. EXISTING 1.81 ACRES B. IMPACTED 1.81 ACRES C. REMAINING 0.00 ACRES
4. SURFACE WATER	A. EXISTING 0.37 ACRES B. IMPACTED 0.37 ACRES C. REMAINING 0.00 ACRES
5. UPLANDS	A. EXISTING 16.88 ACRES B. PROPOSED 18.54 ACRES
6. EXISTING ZONING	OPEN RURAL
PROPOSED ZONING	PUD
7. FUTURE LAND USE	MIXED USE DISTRICT
8. OPEN SPACE REQUIRED	4.69 ACRES (25%)
OPEN SPACE PROVIDED	7.58 ACRES (40.8%)
(TOTAL AREA 18.54 - IMP AREA 8.58 - SWP 2.44) / (18.54/100)	
9. RECREATIONAL REQUIRED	2.83 ACRES
RECREATIONAL PROVIDED	2.84 ACRES
(REC1=0.15, REC2=0.31, REC3=1.05, REC4=0.83)	
10. IMPERVIOUS AREA	8.58 ACRES (46.3%)
11. STORMWATER MGMT. FACILITY	2.44 ACRES (13%)
12. MAXIMUM IMPERVIOUS SURFACE RATIO (ISIR)	75%
PROVIDED (ISIR)	46.3%
(IMP AREA 8.58/18.54/100)	
13. MAXIMUM BUILDING LOT COVERAGE	35%
AS TO THE OVERALL DEVELOPMENT PARCEL	23.1%
(IMP AREA 8.58 - DRIVES/PARKING 4.85)/18.54/100	
14. MAXIMUM BUILDING HEIGHT	35 FEET
(MAX 3 STORES; OVER 35 FEET SHALL BE IN COMPLIANCE WITH LDC AND STATE REQUIREMENTS FOR FIRE PROTECTION.)	
15. REQUIRED PARKING	458 PARKING SPACES
1.5 SPACE PER 182 BEDROOM UNITS	(204 UNITS = 306 SPACES)
2 SPACE PER 3 BEDROOM UNITS	(28 UNITS = 56 SPACES)
1 SPACE FOR EVERY FOUR UNITS FOR GUEST	(240 UNITS = 60 SPACES)
CLUBHOUSE PARKING = 1 SPACE / 300 SF	(6,400 SF = 21 SPACES)
PROVIDED	488 PARKING SPACES
	328 SURFACE PARKING
	65 GARAGE PARKING
	65 TANDEN PARKING
16. SETBACKS:	
FRONT	20 FEET
REAR	20 FEET
SIDE	10 FEET
BETWEEN BUILDINGS	10 FEET
IF SEPARATION CANNOT BE MAINTAINED, THEN SUCH STRUCTURES MUST BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, 7.3.6 OR 7.3.2.	



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 PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.
 APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____



CONWAY Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.conway.com
 Florida Registry 3650 L.A. Number: LC24000311

Project No. 22-01-0010
 Designed: Drawn:
 Checked: G.C.
 Date: 02/17/2022
 Scale: 1" = 100'
 Sheet

EXHIBIT C
 MDP MAP

2020
 STATE ROAD 16
 (PUD 2022-01)
 PREPARED FOR

PE Name _____
 PE No. _____
 Reg. Engineer _____

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SODL & INGRAM PLLC
233 EAST BAY STREET, SUITE 1113

JACKSONVILLE, FL 32202

ACCT: 58438
AD# 0003410098-01
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 PUD-2022000001 was published in said newspaper in the issue dated **04/08/2022**.

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.

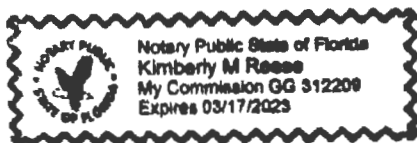
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ____ day of APR 08 2022

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 5/5/2022 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 5/21/2022 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 18.51 acres of land from Open Rural (OR), Commercial Intensive (CI), and Commercial General (CG) to Planned Unit Development (PUD) garden-style residential dwelling units.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR), COMMERCIAL INTENSIVE (CI), AND COMMERCIAL GENERAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 2020 State Road 16, between Junan Road and Zygmont Court. 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, 1010 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, 1010 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, 500 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
HENRY DEAN, CHAIR

ST. JOHNS COUNTY, FLORIDA

GREG MATOYNA, CHAIR
FILE NUMBER: PUD-2022000001
PROJECT NAME: 2020 State Road 16





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 24, 2022

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

Attention: Yvonne King

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-42, which was filed in this office on June 24, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

