

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

Public Records of St. Johns County, FL  
Clerk number: 2023007765  
BK: 5702 PG: 335  
1/31/2023 2:36 PM  
Recording \$154.50

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

**WHEREAS**, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated February 10, 2022, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2022-05 Maples Family Neighborhood Commercial PUD**; as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Neighborhood Commercial.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1 & 2 and 5.03.02.(F) of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

**SECTION 2.** Pursuant to this application File Number **PUD 2022-05 Maples Family Neighborhood Commercial PUD**, the zoning classification of the lands described within the legal description, Exhibit "A",

**is hereby changed to PUD.**

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

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

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

**SECTION 6.** This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

**SECTION 7.** This Ordinance shall take effect upon the effective date of St. Johns County Comprehensive Plan Amendment No. 2021-13, St. Johns County Ordinance No. 2022- 85, adopted concurrently on December 8, 2022.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 6TH DAY OF DECEMBER 2022.**

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

BY:   
Christian Whitehurst, Chair

Rendition Date DEC 08 2022

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

BY:   
Deputy Clerk



**EFFECTIVE DATE:** JAN 20 2023

**MAPLES FAMILY PROPERTY**  
**(PARCEL ID #'S – 013210-0001 / 013210-0340 / 013210-0350)**

**EXHIBIT A: LEGAL DESCRIPTION**

**Parcel ID# 013210-0001 and 013210-0350:**

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13 NORTH, AS IT CURRENTLY EXISTS, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALMO FISH CAMP ROAD, AS IT CURRENTLY EXISTS; THENCE S 42°06'25" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13 NORTH, A DISTANCE OF 320.00 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669 OF SAID PUBLIC RECORDS; THENCE N 47°53'35" W, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 85.14 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 68°21'01" W, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 188.61 FEET; THENCE S 26°03'16" W, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 140.17 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694 OF SAID PUBLIC RECORDS; THENCE N 68°41'35" W, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694, A DISTANCE OF 209.68 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE S 88°35'13" W, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE(S) 1699 AND SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694 BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 217.81 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1147, PAGE(S) 1552 OF SAID PUBLIC RECORDS; THENCE N 33°19'29" E, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1147, PAGE(S) 1552, A DISTANCE OF 245.95 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1030, PAGE(S) 577 OF SAID PUBLIC RECORDS; THENCE N 43°30'07" E, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1030, PAGE(S) 577, A DISTANCE OF 45.74 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2) OF SAID PUBLIC RECORDS; THENCE S 69°03'44" E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2), A DISTANCE OF 267.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2); THENCE N 42°08'56" E, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2), A DISTANCE OF 331.44 FEET TO THE NORTHERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2); THENCE S 22°47'28" W, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS

BOOK 347, PAGE 49 OF SAID PUBLIC RECORDS, A DISTANCE OF 199.79 FEET; THENCE S 47°53'35" E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 347, PAGE 49, A DISTANCE OF 119.18 FEET TO THE POINT OF BEGINNING.

AND

PART OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PALMO ROAD WITH THE WESTERLY LINE OF STATE ROAD No. 13; THENCE SOUTH 42°10'50" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13 FOR 320 FEET; THENCE NORTH 47°49'10" WEST FOR 204.32 FEET; THENCE NORTH 17°09'50" EAST FOR 200 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF PALMO ROAD; THENCE SOUTH 72°50'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 305 FEET, MORE OR LESS TO POINT OF BEGINNING.

AND

**Parcel ID Number: 013210-0340:**

Lot 34 ADAIRS UNRECORDED SUBDIVISION, Said parcel of real property also being described as:

Part of Section 26, Township 6, South, Range 27 East, St. Johns County, Florida, known as Lot 34 of an un-recorded plat, being more particularly described as follows:

Commence at the intersection of the Southeasterly right of way line of Palmo Road (60 feet right of way), with the Northerly right of way line of State Road No. 13, (100 feet right of way), run thence South 42 degrees, 10 minutes, 50 seconds West along said Northerly right of way line of State Road No. 13 for 320 feet to the point of beginning; thence continue South 42 degrees, 10 minutes, 50 seconds west for 340 feet; thence South 88 degrees, 47 minutes, 40 seconds West for 70 feet; thence North 1 degree, 12 minutes, 20 seconds West for 115 feet; thence North 26 degrees. 06 minutes, 33 seconds East for 140 feet; thence North 68 degrees, 54 minutes, 26 seconds East for 190 feet; thence South 47 degrees, 49 minutes, 10 seconds East for 85 feet to the point of beginning.

**FINAL UPDATED VERSION – SEPT. 2022**

**EXHIBIT B**

**MAPLES FAMILY NEIGHBORHOOD COMMERCIAL  
PLANNED UNIT DEVELOPMENT**

**MASTER DEVELOPMENT PLAN TEXT**

**A. PROJECT DESCRIPTION**

The Maples Family Neighborhood Commercial Planned Unit Development (“PUD”) is well-situated to provide for neighborhood and small-scale uses in the northwest portion of St. Johns County. The project site is relatively small (5.06 acres) and is rezoning to PUD under the guidelines of St. Johns County Comprehensive Plan Policy A.1.11.1(d) that allows Neighborhood Commercial uses in the Neighborhood Commercial Future Land Use Map designation.

The proposed uses are low intensity as depicted on the MDP map. Further, there is no residential development proposed as a primary use for the Maples Family Neighborhood Commercial PUD.

The property is located at the intersection of CR-13, Joe Ashton Road and Palmo Fish Camp Road. The property is immediately across the street from Buddy Boy’s, which already has a FLUM designation of Neighborhood Commercial and the recently approved Six Mile Creek Outpost, which included a comprehensive plan amendment and rezoning changing the approximately 8.38 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC) and rezoning from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 56,000 square feet of commercial uses and an RV/Boat Storage Facility. Further, this property is currently zoned as a PSD (Planned Special Development) that was approved to consist of commercial space for restaurant, retail shops, beauty shop, professional office space, etc. (see attached Ordinance 85-16). Accordingly, as staff will note, the property containing Buddy Boys already allows a number of these type uses.

Because of the configuration of the site and the surrounding land uses and environment, there is little opportunity to connect to other locations from within the property. The properties to the west consist of mobile home / home uses on 2+ acre and 1+ acre parcels respectively; to the north is the Palmo Fish Camp Road ROW as well as a vacant one-acre parcel that fronts on Palmo Fish Camp Road; to the south are two single family lots on 1+ acre parcels; and all along the eastern border is the CR 13 ROW with the Neighborhood Commercial Uses at Buddy Boys across the intersection and at the Six Mile Outpost directly adjacent. All of the adjacent uses will be buffered from this proposed property use with a 35-foot development edge buffer, much of which is heavily vegetated.

**B. PROJECT SIZE**

The overall project size is 5.06 acres.

**C. WETLANDS**

There are approximately 2.16 acres of wetlands currently within the property boundary.

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

### **D. DEVELOPMENT AREA / PRESERVATION AREA**

The Maples Family Neighborhood Commercial PUD has a single use of Neighborhood Commercial development, as more fully described in section F of this MDP Text.

Total Acreage within property	5.06 acres
Wetland acreage (post-development)	0.94 acres
Upland acreage (Development Area)	4.12 acres
Wetland impacts	1.22 acres
Preserved Wetlands	0.94 acres

### **E. RESIDENTIAL DEVELOPMENT**

There is no residential development proposed.

### **F. NON-RESIDENTIAL DEVELOPMENT**

Policy A.1.11.3 of the SJC Comprehensive Plan limits Neighborhood Commercial development to 10,000 square feet of floor area per acre. Based on the Development Area of 4.12 acres, a total of up to 41,200 square feet of Neighborhood Commercial development could be allowed within the Maples Family Boat & RV Storage PUD.

Maximum Impervious Surface Ratio shall be limited to 70% of the overall PUD, and maximum Floor Area Ratio shall be limited to 50% of the overall PUD.

In accordance with Policy 1.11.1(m) of the SJC Comprehensive Plan, the PUD will be developed to Neighborhood Commercial Uses, described in 1.11.1(d) as including:

    Neighborhood Business and Commercial (per LDC Section 2.02.01 D)

#### 2.02.01 D. Neighborhood Business and Commercial Uses

1.Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount super centers or big box retailers.

2. Typical Uses in this category include 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; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; animal care facilities; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers,

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Brewpubs and Microbreweries; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

The project may contain a maximum of 41,200 sq. ft. of building space. Permitted uses shall generally include self-storage Uses and specifically including the following uses:

***Permissible Uses:***

- Recreational vehicle/boat storage by right
- General and Professional Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Temporary Seasonal Sales
- Temporary display and sales vendors
- Other substantially similar uses or as may otherwise be allowed by the LDC
  
- Accessory Uses: Uses accessory to the above uses similar to the following:
  - Residential up to one (1) unit;
    - Up to a maximum of one (1) residential accessory unit. The intent being that the project may incorporate a residential unit, single-family or multifamily, as an accessory use so as to provide housing for onsite management, property manager, security, or related persons to support the primary uses within the project. This is particularly important for uses that operate overnight or which may have the potential to be targeted for vandalism or theft such as personal property mini-storage and outdoor storage of boats or RV's.
  - Office;
  - Free-standing ATM;
  - Parking (on-site or off-site)
  - Temporary Seasonal Sales
  - Other similar accessory uses or as may otherwise be allowed by the LDC

**MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT**

The following uses allowable by Special Use in the CN (Commercial, Neighborhood) zoning districts as given in Table 2.03.01 of the LDC shall be allowable by right within the PUD without any additional hearings or noticing:

- Unpaved Parking Lot, Recreational vehicle/boat storage

THE BOAT AND RV STORAGE USE WILL BE ALLOWED BY RIGHT AND WILL MEET THE FOLLOWING REQUIREMENTS OF THE LDC, AS AN APPROPRIATE USE IN THE NEIGHBORHOOD COMMERCIAL LAND USE: (EXCEPTING ONLY THE REQUIREMENT OF A STAFFED ONSITE OFFICE WHICH WILL BE WAIVED PURSUANT TO THE PUD):

**SEC. 2.03.42 RECREATIONAL VEHICLE/BOAT STORAGE**

A. THE STORAGE AREA SHALL BE SCREENED FROM PUBLIC VIEW AND FROM ALL STREETS OR ROADWAYS. SCREENING SHALL BE PROVIDED WITH EVERGREEN PLANTS SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING AND AN OVERALL SCREENING OPACITY OF SEVENTY-FIVE PERCENT (75%) OR GREATER, OR A SOLID WOODEN, PVC, OR SIMILAR MATERIAL FENCE, OR MASONRY OR CONCRETE BLOCK WALL AT LEAST SIX (6) FEET IN HEIGHT. IF MASONRY OR BLOCK WALL IS PROVIDED, IT SHALL BE PAINTED AND ARCHITECTURALLY FINISHED ON THE OUTSIDE.

**AGREED.**

B. THERE SHALL BE A SITE PLAN SUBMITTED WITH THE SPECIAL USE PERMIT THAT IS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND SUCH SITE PLAN SHALL INDICATE WHETHER EMPLOYEE QUARTERS ARE INCLUDED.

**N/A SINCE THIS IS NOT A SPECIAL USE PERMIT REQUEST; HOWEVER, PROVIDED PUD MDP MAP NOTES THAT THE RV/BOAT STORAGE USE WILL COMPLY WITH ALL REQUIRED PROVISIONS OF THE LDC. ANY FUTURE CONSTRUCTION PLAN SUBMITTALS WILL ALSO BE REQUIRED TO COMPLY WITH ALL LDC REQUIREMENTS FOR SUCH USE. NO EMPLOYEE QUARTERS ARE PROPOSED ON SITE.**

C. IF SIGNS ARE TO BE PLACED ON THE PROPERTY, THE SPECIAL USE PERMIT SHALL INCLUDE SUCH SIGNAGE LOCATIONS AND A DRAWING SHALL BE SUBMITTED THAT SHOWS COMPLIANCE WITH THE SIGN REGULATIONS OF THE LAND DEVELOPMENT CODE. SUCH SIGN PLAN SHALL BE MADE PART OF THE SPECIAL USE PERMIT.

**SIGNS AND LOCATIONS SHALL BE INDICATED ON THE PUD MDP MAP.**

D. ALL OUTDOOR LIGHTING SHALL BE DIRECTIONAL AND SHALL NOT SHINE DIRECTLY ONTO ADJACENT PROPERTIES.

**AGREED.**

E. THE FACILITY SHALL CONTAIN A STAFFED ON-SITE OFFICE.  
**WAIVER REQUESTED, SEE SECTION T**

F. ACCESS TO THE FACILITY SHALL BE RESTRICTED TO THE HOURS OF MANAGEMENT PERSONNEL BEING ON SITE UNLESS INDIVIDUAL ELECTRONIC ACCESS IS AVAILABLE.

**INDIVIDUAL ELECTRONIC ACCESS WILL BE UTILIZED.**



## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

### **G. DEVELOPMENT STANDARDS & SIGNAGE**

#### Setbacks / Non-Residential

There is no residential development in the project. Any future caretaker's unit would be accessory to the commercial uses in accordance with LDC allowances and will comply with the standards listed for non-residential development.

All setbacks will be measured in accordance with the LDC and will be from the structure to the overall PUD property line.

Front/North:	20'
Side/East:	20'
Side/West:	20'
Rear/South:	20'

There shall be a twenty (20) foot setback from the property line for Buildings, parking and/or storage areas along property lines adjacent to road Rights-of-Way and forty (40) foot setback from the property line for Buildings adjacent to any residential uses. Distance between non-connected buildings shall be in accordance with the SJC Fire regulations.

#### Parking

Parking will be provided on-site according to the requirements in Table 6.17 of the LDC.

Office Building	1 space / 300 gsf
Accessory Residence	2 spaces / residence (may be in the garage)
Other uses not listed here	shall have parking provided in accordance with the LDC.

#### Signage

Signage will be in accordance with the allowances of Part 7.02 of the LDC and as further outlined in this PUD text. No waivers to the signage allowances of the LDC are being sought. The project signage will adhere to the following standards, including Advertising Display Area ("ADA").

#### Temporary Signs - Construction Signs

Maximum number	4
Maximum ADA	32 sf / sign face
Maximum Total ADA	128 sf
Maximum Height	6' for free-standing, or 15' for Wall or Window signage
Minimum Setback	5' front, side or rear
Minimum Spacing	15' between signs
Duration	Continual, up to 7 calendar days after construction ends

#### Temporary Project Identity Signage

Temporary Project Identity Signage (i.e. "Coming Soon" signage) shall have allowances in accordance with but shall be more restrictive than permanent signage allowances per the LDC as given below. Temporary Project Signage shall be allowed from the time of approved construction plans until the earlier of erection of permanent signage, or until a CO is issued for the relevant portion of the development. Temporary Project Signage shall be limited to the following:

Maximum number	1 at any one time
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## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

Maximum ADA	100 sf / sign face
Maximum Total ADA	200 sf
Maximum Height	6' for free-standing
Minimum Setback	5' front, side or rear
Minimum Spacing	15' between signs

Temporary signage will not be allowed within a right-of-way or within the sight triangle at intersections. Temporary signage will not be lighted.

### Permanent Signage

All permanent signage will meet the LDC definition of on-premise signage. For the purposes of this allowance, the entire PUD property shall be considered a single premise. Signs may be lighted or have interior illumination. The general location of the permanent ground signs shall meet the requirements of the code.

#### Ground Signs (Pole, Monument and similar types)

Maximum Number of Signs	3
Maximum ADA / Sign	2 signs @ 150 sf / sign face 1 sign @ 100 sf / sign face
Maximum Height	25'
Minimum Setback	5' front 10' side 10' rear

### Building Signage

Maximum Number	Not Limited
Maximum ADA / Sign	1.5 sf / lf of Building not to exceed 150 sf/sign
Maximum ADA / business	200 sf

### Special Use Signs- Flags

The project may have up to a maximum of three permanent flags as provided for in 7.03.01D of the LDC.

Additional signage types including but not limited to signs for ingress, egress, directional signs, window signs, and changeable copy signage shall be as allowed by Part 7.02 of the LDC.

### Lighting

All exterior lighting shall be in compliance with LDC Section 5.03.06.H(6).

The project will establish a lighting plan for the entire site that minimizes impact to the surrounding area while providing for safety of customers. This lighting plan shall comply with Section 5.03.03.H.6 of the Land Development Code and will be provided for at the time of Construction Plan review. In addition to any and all requirements of the LDC, including Part 6.09.00, all outdoor lighting shall be directional and shall not shine directly onto adjacent properties outside of the project.

### Maximum Building Height

The maximum height of any structure in the Maples Family PUD will be 35' measured in accordance with the LDC.

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

### **H. INFRASTRUCTURE**

#### Access & Interconnectivity

As was approved for the current PSD zoning, vehicular access shall be from CR 13 and Palmo Fish Camp Road. There will be one driveway access point onto CR 13 and one to Palmo Fish Camp Road from the property, as shown on the attached MDP map. Per LDC Section 6.02.06 and Section 6.04.07.H, a minimum five (5) foot width concrete sidewalks to be constructed along proposed and/or existing county major and minor collectors.

Surrounding land uses and wetlands offer no opportunities for the Maples Family PUD to have vehicular interconnections with other properties. The properties to the west consist of mobile home uses on 2+ acre and 1+ acre parcels respectively; to the north is the Palmo Fish Camp Road ROW as well as a vacant one-acre parcel that fronts on Palmo Fish Camp Road; to the south are two single family lots on 1+ acre parcels; and all along the eastern border is the CR 13 ROW with the Neighborhood Commercial Uses at Buddy Boys across the intersection and at the Six Mile Outpost directly adjacent. All the adjacent uses will be buffered from this proposed property use with a 35-foot development edge buffer, much of which is heavily vegetated.

Site access improvements will be provided as required by the LDC and permitting based on use identified during construction plan approval.

#### Paving & Drainage

All vehicular use areas shall comply with LDC standards for construction including parking lot configuration and landscaping. The accessory residential unit shall be allowed to have non-public driveway access that is unpaved. The project will incorporate natural features into the construction of new stormwater management facilities which provide vegetation and buffers which promote wildlife habitat.

#### Pedestrian & Bicycle Access

Where appropriate, pedestrian and bicycle sidewalk connections will be made to the Project as part of the horizontal infrastructure improvements.

#### Fire Protection

All site development shall be in compliance with Fire Code standards as specified by the St. Johns County LDC Part 6.03.

#### Utilities & Solid Waste

The electric provider for the project will be Jacksonville Electric Authority ("JEA"). The owner will contract with a commercial solid waste hauler for all disposal of solid waste.

#### Open Space

At least 25% of the site shall be maintained as Open Space and a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat, shall be maintained also, in accordance with LDC Section 5.03.03A. The specific acreages may vary according to engineering and jurisdictional agency permitting requirements but will not fall below the minimum requirement.

### **I. PUBLIC UTILITIES/ WATER & SEWER**

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

SJCUD is the provider for water and sewer in this portion of the county. A letter of water and sewer availability has been submitted as a part of the application materials.

1. 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 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.

### **J. SOILS**

A Soils Map has been submitted with the application materials for the rezoning to PUD. The site soils consist of:

#### **POMONA 9**

The Pomona series consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments. Pomona soils are on flats and flatwoods on marine terraces. Slopes range from 0 to 2 percent. The mean annual temperature is about 23 degrees C (72 degrees F), and the mean annual precipitation is about 1397 millimeters (55 inches).

#### **TAVARES 6**

The Tavares series consists of very deep, moderately well drained soils that formed in sandy marine or eolian deposits. Tavares soils are on hills, ridges and knolls of the lower Coastal Plain. Slopes range from 0 to 8 percent. Mean annual temperature is about 22 degrees C (72 degrees F), and the mean annual precipitation is about 1397 millimeters (55 inches).

### **K. LAND USE COVER**

A FLUCFCS map has been submitted with the application materials for the rezoning to PUD. The map shows:

#### Uplands:

Low Density Residential (FLUCFCS 110) – This area includes a large uplands area along the northern border of the lot along Palmo Fish Camp Road and along CR13 from the intersection south totaling 1.16 acres.

Open Land (FLUCFCS 190) – This is a .2 acre cleared area along CR13.

Pine – Mesic Oak (FLUCFCS 414) – This is a common community throughout north Florida, and comprises a significant portion of the uplands on site, approximately 1.54 acres. The

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

overstory consists of slash pine (*Pinus elliottii*), laurel oak (*Quercus hemisphaerica*), and scattered sweetgum (*Liquidambar styraciflua*). The midstory consists of smaller, naturally regenerating slash pine and laurel oak. The shrub layer is a mix of saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), and greenbrier (*Smilax* spp.).

### Wetlands

Wetland Forested Mixed (FLUCFCS 630) – Approximately 1.92 acres of the site. This community has a mixed canopy of slash pine (*Pinus elliottii*), dahoon holly (*Ilex cassine*), red maple (*Acer rubrum*), and sweetgum (*Liquidambar styraciflua*) with some scattered pond cypress (*Taxodium ascendens*) and black gum (*Nyssa sylvatica*). The understory and groundcover are vegetated with fetterbush (*Lyonia lucida*), highbush blueberry (*Vaccinium corymbosum*), and Virginia chain fern (*Woodwardia virginica*).

Further, there is .24 acres of a currently existing wetland excavated pond on site that appears to have been there for an extended period.

### **L. SIGNIFICANT NATURAL COMMUNITIES HABITAT**

A Significant Natural Habitat Communities study has been conducted by Carter Environmental Services and submitted with the application materials for the rezoning to PUD. No significant natural habitat as defined by the LDC was found within the PUD boundaries. See attached report.

In conclusion, no listed plant or animal species were observed by CES biologists during the current site review or the site visit.

### **M. HISTORIC RESOURCES**

If necessary, the applicant will conduct an Historic Resources Study.

### **N. BUFFERS, SCREENING & LANDSCAPING**

#### Perimeter Buffer

A ten-foot wide Perimeter Buffer is provided along the inside of the property boundary in accordance with LDC Section 5.03.03.A.4 and is shown on the MDP. The buffer may be included within other required edges or buffers. The Developer may construct a wall or security up to eight feet in height or may install project signage within the perimeter buffer.

#### Development Edge

A Development Edge of 35 feet shall be located along the PUD boundary as required. Development Edges are identified on the MDP map. Development Edges, which may be left natural or may be enhanced with landscape, may include unpaved walkways, other passive uses, signs, walls and fences, and stormwater ponds and pond slopes. Ponds that may be in the Development Edge shall be designed as a site amenity.

If necessary, where little native vegetation exists, buffers will be supplemented with enhanced landscaping in accordance with LDC Section 6.06.02.H.1., and the 2025 Comprehensive Plan section A.2.1.3.

#### Scenic Edge

A Scenic Edge of 30' minimum width shall be provided along State Road 13 as shown on the

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

MDP. The Scenic Edge shall be graphically depicted on all applicable construction plans.

Scenic Edges may be left in a natural state or may be enhanced with plant materials and landscaped. Stormwater ponds may be located within the Scenic Edge if designed and built as a site amenity. Signs, benches, decorative walls or fences and architectural features are allowed in the Scenic Edge. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Scenic Edge as enhanced landscaping.

In accordance with Comprehensive Plan Policy A.2.1.4, breaks in the Scenic Edge are allowed for access, associated entrance features and to maintain visibility to the commercial structures and signage features of the Maples Family Neighborhood Commercial PUD.

### Compatibility Buffering & Screening

Buffering and screening between the Maples Family Neighborhood Commercial PUD and the adjacent properties external to the PUD on the east and south shall be provided in accordance with LDC Section 6.06.04.

It should be noted that the areas to the east and south are bordered by densely vegetated screening. If necessary, additional screening by the project will serve to enhance the compatibility component.

All uses interior to the PUD shall be considered compatible, and no buffering or screening between those uses will be required. No 'distance of separation' shall exist between uses interior to the Maples Family Neighborhood Commercial PUD but shall be maintained between any interior use and any adjacent exterior use.

### Upland Buffers

None required..

### Landscaping Standards

In accordance with LDC 4.01.05F(1)(a)(4), the project will average 80 tree inches per acre. Trees required to be planted for mitigation for removal of Protected Trees or for meeting the 80 tree inches per acre requirement may be planted anywhere within the limits of work shown on construction plans, including within Upland Buffers, the Scenic Edge, and the Development Edges. Trees preserved may be counted toward the requirements for meeting the minimum Tree Inches per acre per the LDC.

As allowed by the LDC, a tree inventory will be allowable in lieu of a Tree Survey.

## **O. SPECIAL DISTRICTS**

The PUD is not located in a Special District as defined by Article III of the LDC. The Maples Family Neighborhood Commercial PUD is located within the Northwest Sector as defined by the St. Johns County Comprehensive Plan and meets all applicable goals and policies of the Sector plan related to non-residential development. A specific discussion of how the Maples Family Neighborhood Commercial PUD meets the Vision Principals of the Northwest Sector given in Goal A.2 of the St. Johns County Comprehensive Plan follows section V of this MDP Text.

## **P. TEMPORARY USES**

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

All temporary uses shall be in accordance with LDC allowances in terms of placement, duration, and types of uses allowable.

### Construction Trailer

A temporary construction trailer or unit may be placed upon the site and moved from time to time according to construction operations. Location of the unit shall be submitted for review under a Non-DRC Site Plan review to demonstrate compliance with LDC requirements for parking and access. Such unit shall adhere to all setback requirements and shall be removed within 10 days of final building CO for each phase of construction undertaken.

### Sales / Leasing Unit

A temporary Sales unit may be placed upon the site to allow pre-opening sales or as a leasing office. Location of the unit shall be submitted for review under a Non-DRC Site Plan review to demonstrate compliance with LDC requirements for parking and access. Such sales unit shall adhere to all setback requirements. The unit will be removed within 10 days of CO.

### Temporary Signage

Temporary signage shall be allowed in compliance with LDC Part 7.02 and as outlined in section G of this MDP Text.

## **Q. ACCESSORY USES**

Accessory uses will be allowable as outlined in LDC 2.02.04C. Accessory uses shall include but not be limited to the following:

### Fencing

Fencing of up to eight feet in height may be erected along the property boundary. Interior fencing is allowed in order to separate uses, provide security, or otherwise enhance the property.

### Residential

The possible residential unit will serve as a caretaker's residence. This residential unit will be clearly incidental and accessory to the Project and will meet the LDC criteria for an Accessory Use. The accessory residential unit may have an unpaved driveway that is not open to the public.

### Storage

It is anticipated that accessory buildings may be constructed for storage related to the activities of the RV and Boat Storage.

## **R. PHASING SCHEDULE**

### Phasing

The project shall be built in one phase commenced within five years of approval of the PUD and completed within five years.

### Commencement

Commencement shall be defined as the approval of construction plans for horizontal improvements.

### Completion

Completion shall be defined as the approval of As-Builts for the horizontal infrastructure.

## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

An extension of the commencement or completion date of a PUD of not more than one (1) year may be approved by a Small Adjustment when the County Administrator has determined there are not significant changes to the surrounding area since the PUD was originally approved that would cause the PUD to negatively impact the surrounding area, and the Future Land Use Map designation of the subject PUD is the same as when the PUD was approved. If, in the determination of the County Administrator, either of these conditions are not met, or the extension of the commencement or completion date is for more than one (1) year, a Major Modification to the PUD shall be required, as provided in Section 5.03.05.C. An extension of any phase of a PUD may also be approved by a Small Adjustment so long as the commencement or completion dates of the PUD are not extended beyond one (1) year.

### **S. IMPACTS AND BENEFITS**

All public infrastructure necessary for the Maples Family Neighborhood Commercial PUD is already in place and the applicant has demonstrated that there is existing capacity for the proposed project. All stormwater will be properly managed on-site in accordance with LDC requirements and as permitted through other jurisdictional agencies.

The Maples Family Neighborhood Commercial PUD site is well buffered from any adjacent residential uses, with densely vegetated areas along the southern and western edges, and CR-13N to the east and Palmo Fish Camp Road to the North. Further, the Project fits in well with the existing Buddy Boy's uses across the street and the recently approved Six Mile Outpost uses adjacent in this neighborhood commercial node along CR13 at the Joe Ashton / CR-13N / Palmo Fish Camp Road local intersection. Accordingly, the small scale, neighborhood uses of the Project ensure that the impact of the project on the surrounding area will be minimal, while the benefits will be positive.

The Maples Family Neighborhood Commercial PUD is designed to create a 'sense of place' and to provide neighborhood scale business and commercial location in an area where little currently exists. In an area found to be appropriate by the County for these types of neighborhood commercial uses along the rural CR-13 corridor, the project will alleviate the current dearth of small-scale business development that necessitates increased distance of automobile travel and regional road congestion. The Maples Family Neighborhood Commercial PUD is located so that it will be easily accessible to the surrounding neighborhoods. The Northwest Sector Plan anticipates and encourages such small-scale commercial nodes to serve the surrounding neighborhoods.

The benefit to St. Johns County in updating the currently approved, yet expired, neighborhood commercial use PSD to this similar neighborhood commercial PUD, will be good for the area residents and neighborhoods and will also represent a significant increase in the ad valorem value of the land while also providing support for an important resource-based recreation component for surrounding neighborhoods.

### **T. WAIVERS**

One Waiver Requested:

The Boat and RV Storage Use will be allowed by right and will meet the requirements of the LDC, excepting the following: applicant requests that the requirement of an on-site, staffed office be waived. Applicant/Owner will utilize an Electric Access System to ensure safety and security.



## MAPLES FAMILY NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT

### U. AGREEMENT TO COMPLY

The applicant and Owner agree to comply with all commitments and conditions of the Master Development Plan text and Map for the Maples Family Neighborhood Commercial PUD, and all conditions of the Ordinance as adopted by the SJC Board of County Commissioners, as may be amended from time to time, and will bind all successors and assigns in title to same.

### V. FUTURE LAND USE MAP

Upon approval of the companion small scale comprehensive plan amendment, which is fully reasonable given the prior approvals for commercial upon this property and which is clearly compatible to the adjacent neighborhood commercial uses at Buddy Boys and the recent approvals for the Six Mile Creek Outpost, The Maples Family Neighborhood Commercial PUD will be wholly within the Neighborhood Commercial Future Land Use category of the Comprehensive Plan.

## ST. JOHNS COUNTY NORTHWEST SECTOR

### PROJECT SUPPORT OF THE SECTOR VISION STATEMENTS

- *Creation of a development edges and recreational trails system that connect the associated uplands, wetlands, recreational areas, and greenbelt corridors.*

The Maples Family Neighborhood Commercial PUD master development plan adheres to this vision by providing development edges around the project in accordance with the Comprehensive Plan GOPs..

- *Provision of scenic edge along designated roadway corridors to maintain the rural character of existing and future roadways.*

A scenic edge along the entire width of the project adjacent to State Road and Palmo Fish Camp Road provides for a scenic edge that will be landscaped in accordance with LDC and Comprehensive Plan policies.

- *Recognition of the need for compatibility between new and existing development within the Northwest Sector.*

The site chosen for Maples Family Neighborhood Commercial PUD allows for generous buffering between adjacent uses, and is clearly compatible to the adjacent neighborhood commercial uses at Buddy Boys and the recent approvals for the Six Mile Creek Outpost.

- *Balance a variety of land uses and housing to reduce reliance on the regional roadway network.*

The Maples Family Neighborhood Commercial PUD provides for a neighborhood scale facility for the storage of boats in an area with multiple river access points and surrounded by neighborhoods that may not have or allow boat storage within their development. This location will reduce reliance on the regional road network for access to a location for family boats by the surrounding neighborhoods.

- *Provide commercial centers that include commercial, civic, cultural and recreational uses designed at a human scale and provide a sense of place.*

The Maples Family Neighborhood Commercial PUD provides for support of recreation-based uses in the vicinity of the St. Johns River and surrounding neighborhoods. The small size of the Maples Family Neighborhood Commercial PUD limits the number of storage bays, it is designed specifically to be scaled to the surrounding area.



# LOCALiQ

FLORIDA

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## PROOF OF PUBLICATION

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STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

11/09/2022

and that the fees charged are legal.

Sworn to and subscribed before on 11/09/2022

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Legal Clerk

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SARAH BERTELSEN  
Notary Public  
State of Wisconsin

# NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 12/6/2022 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 5.06 acres of land from Planned Special Development (PSD) and Open Rural (OR) to Planned Unit Development (PUD) to allow for RV/Boat Storage uses. This request is a companion application to CPA(SS) 2021-13.

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

The subject property is located at the corner of CR 13N & Palmo Fish Camp Road. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

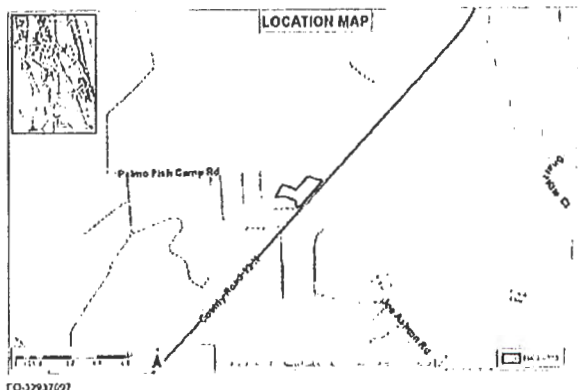
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

**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) 209-0850 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR	HENRY DEAN, CHAIR

File Number: PUD-2022000005, Maples Family Neighborhood Commercial PUD





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 9, 2022

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

Attention: Crystal Smith

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. 2022-86, which was filed in this office on December 9, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra

**FILED** **DEC 09 2022**  
St. Johns County  
Clerk of Court  
By: *Crystal Smith*  
Deputy Clerk