

ORDINANCE NUMBER: 2022 - 90

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

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 November 30, 2021, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2022-12 Edgewater Business Center 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 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 District, as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number PUD 2022-12** 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 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.

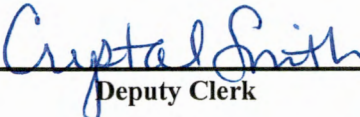
SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 20th DAY OF December 2022.

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

BY: 
CHRISTIAN WHITEHURST, CHAIR

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

BY: 
Deputy Clerk



DEC 20 2022
Rendition Date _____

DEC 20 2022
EFFECTIVE DATE: _____

Edgewater Warehouse Flex Space

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 5, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1280, PAGE 1803, AND A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN DEED BOOK 233, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A 5" BY 6" CONCRETE MONUMENT AT THE SOUTHWESTERLY CORNER OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°48'33" EAST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "LB6824", ON THE EASTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1280, PAGE 1803 AND DEED BOOK 233, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID 1/2" IRON PIPE ALSO BEING ON THE WESTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1234, PAGE 10, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 00°12'39" EAST, ALONG SAID EASTERLY AND WESTERLY LINE, A DISTANCE OF 428.66 FEET; THENCE NORTH 89°47'21" WEST, A DISTANCE OF 101.32 FEET; THENCE SOUTH 68°29'16" WEST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 87°30'41" WEST, A DISTANCE OF 359.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 63°47'54", AN ARC LENGTH OF 44.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°35'21" WEST, 42.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 62°58'09", AN ARC LENGTH OF 16.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°10'29" WEST, 15.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°20'27", A DISTANCE OF 97.00

FEET TO THE EASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE SOUTH 01°39'33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 434.85 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "LB6824"; THENCE SOUTH 01°39'33" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 1.48 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "LB6824"; THENCE SOUTH 00°28'29" WEST, A DISTANCE 98.36 FEET TO A FOUND 4" BY 4" CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 89°47'36" EAST, A DISTANCE OF 600.15 FEET; THENCE NORTH 00°20'30" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 316,538.98 OR 7.27 ACRES MORE OR LESS.

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of the property owner, Racetrack Road Properties, LLC.

Note: This property consists of the southern 7.27 acres of the Edgewater PUD 2016-02 (Ordinance No. 2016-53).

A. Project Description: The proposed Edgewater Business Center PUD ("PUD") is located within an area that the County has identified and targeted for Mixed Use land uses within its adopted Comprehensive Plan. The PUD is planned as a commercial warehouse and flex space with a maximum of 39,000 square feet of industrial on approximately 7.27 acres of land. The PUD is located near with convenient access to State Road 16 and with area zoning which includes commercial general and commercial intensive.

The overall design theme for the Edgewater Business Center will be a master planned warehouse and flex space center. The PUD is located in an area with existing commercial and light industrial uses and the property currently is zoned as 19 single family lots in the Edgewater PUD 2016-02 (Ordinance No. 2016-53). To the north is an existing pond in the Edgewater PUD 2016-02, and further north is approved Commercial General and Commercial Intensive zoning. To the east is largely Commercial General and further to the east is Industry Center Road where the County's Road and Bridge Department is located. To the west is Open Rural and larger homesites. To the south is Open Rural and larger homesites with the project containing a significant wetland area as buffer.

It is anticipated that the project will serve as an asset to the County in that it will:

1. Provide a development ready site for needed commercial warehouse and flex space services in an area targeted for these uses within the County's Comprehensive Plan.
2. Expand the inventory of "shovel ready" commercial warehouse and flex space sites within the County.
3. Improve the jobs to housing balance, thereby reducing average trip lengths, vehicle miles travelled (VMT), and reliance on the regional roadway network for area

residents. It is estimated that numerous jobs would be created at build-out. This project also replaces the 19 single family homes contemplated by the Edgewater PUD 2016-02 (Ordinance No. 2016-53).

4. Provide an environment of stable character, which is compatible with the surrounding area, while complementing the commercial warehouse and flex space and business opportunities in the area.
5. Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Code (“LDC”).
6. Achieve a site layout which ensures a consistent, high-quality design standard with vehicular and pedestrian friendly accessibility between the uses/parcels.

B. Development Size: There are a total of approximately 7.27 acres of property within the PUD that are located within the Mixed Use Comprehensive Plan Designation as depicted on the Master Development Plan (“MDP”) Map.

C. Wetlands: There are a total of approximately 2.41 acres of wetlands (prior to 0.32 acres wetland impacts) included within the project boundary.

D. Development Area: The area proposed for development is comprised of 4.14 acres uplands.

E. Dwelling Units and Density: None. Only as an accessory use. See Section F.1. below.

F. Non-Residential Development: The project will contain a maximum of 39,000 square feet of commercial warehouse and flex space. Permitted uses shall include those uses defined within LDC Section 2.02.00 for the Light Industrial, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, Office and Professional Services, Neighborhood Public Service, General Public Service, ~~and Solid Waste Facilities~~ similar to but not limited to the following which are uses allowed by right:

- Light manufacturing;
- Vegetable food processing, production, packaging and assembly plants;
- Warehousing, with or without distribution centers;
- Distilleries, Wineries, Breweries, including on-site sampling;
- Lumberyards;
- Large-scale printing plants, newspaper printing operations and distribution centers;
- Business and Commerce parks;
- Office showrooms;
- ~~Composting and other yard waste facilities;~~

- Extermination and pest control services;
- Storage yards for equipment, machinery;
- Dry storage for boats, and supplies for building and trades contractors;
- Landscaping services;
- Outdoor Storage;
- Appliance repair shops;
- Machine shops;
- All types of vehicle repair and storage, including body shops, repair and service centers, oil change facilities, tire and brake facilities;
- Boat and RV storage;
- Personal property mini-warehousing, including self-storage;
- Warehouse facilities, including office space;
- Indoor Kennels and other animal boarding facilities;
- Veterinary office and animal hospitals, groomers;
- Vocational, technical, business and trades school;
- Fire stations, police stations, emergency medical services and facilities;
- Electric substations;
- Telephone equipment stations, switching stations, and similar communication facilities;
- Neighborhood support services;
- Social Assistance Centers;
- Ambulance services;
- Government offices and facilities;
- Maintenance, garage, and storage yards for school buses, highway Construction equipment, telephone equipment, utility company trucks and equipment;
- Commercial Recreation, indoor and outdoor (such as gymnasiums, fitness centers, paint ball facilities, yoga/aerobics studios, spas, health clubs, billiards);
- Warehouse based high-intensity physical training facilities;
- Commercial, Vocational, Business or Trade Schools;
- Churches;
- Pest control services;
- Commercial retail, hospitality, and general business, such as retail goods stores
- Free standing ATM's
- Indoor farm and garden supply centers

- Neighborhood convenience stores
- Agricultural stands, temporary or permanent
- Grocery stores, specialty food stores, and supermarkets
- Service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery and laundries
- Personal services such as beauty shops, barbers, employment services, bail bond agencies, or photography studios
- Adult care centers, child care centers, nursing homes, psychiatric care and treatment facilities with or without housing, and alcohol rehabilitation centers with or without housing
- Food Trucks
- General offices, medical and professional offices
- Schools for the performing or fine arts and for martial arts
- Sale of alcoholic beverages in compliance with LDC Section 2.03.02.
- Microbrewery by right
 1. Microbrewery, is where the primary activity is the manufacturing of malted beverages, with a distribution component together with a limited retail component for sales for on-premise or off-premise consumption. This use includes a retail space and tasting room for patrons on-site. Microbreweries may sell to wholesalers or act as wholesalers and sell directly to the consumer on-premise through carry outs (growlers), on-site tasting room or restaurant sales.
 2. The use must be engaged in the manufacturing and brewing of malt beverages. This use may be permitted with a tasting room or retail service as an on-site component of the brewery. No less than seventy-five percent (75%) of the total gross floor area of the establishment may be used for the brewery function including, but not limited to, the brew house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks.
- Other similar uses and uses as allowed by the LDC.

Prohibited Uses: Solid Waste Transfer Facilities, Landfills, and Correctional Facilities are explicitly prohibited. Per BCC December 20, 2022.

G. Site Development Criteria: Development of the PUD will adhere to the following site development criteria:

1. Setbacks: All buildings shall have a minimum setback from the right-of-way of Race Track Road of thirty (30) feet and a minimum setback from all other property boundaries of ten (10) feet. All parking and storage areas shall be set back a minimum

of thirty (30) feet from the Race Track Road right-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

2. Accessory Structures: All non-residential accessory structures within the Project will comply with applicable requirements of the Land Development Code.
3. Minimum Lot size and Building Area: Not applicable.
4. Maximum Coverage of Lots by Buildings:
 - (1) Floor Area Ratio (FAR): FAR shall not exceed fifty percent (50%). The Floor Area Ratio (FAR) is determined by the numerical value obtained by dividing the gross floor area of the building by the area of the lot on which the building is constructed.
 - (2) Maximum Impervious Surface Ratio (ISR): ISR shall not exceed seventy percent (70%) in aggregate for the entire PUD area.
5. Parking: Parking will meet the requirements of the LDC at the time of permitting. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. Parking for bicycles will be provided in accordance with LDC Section 6.05.02.M. No on-street parking will be located within the Race Track Road right-of-way. Parking, based on the MDP Map, estimated to be:

1 SPACE PER 300 SF 39,000/300= 130 SPACES OR AS OTHERWISE PROVIDED IN THE L.D.C. PARKING SPACES REQUIRED: 130 SPACES SPACES PROVIDED: 138 SPACES

6. Sale of Parcels: Portions of the Project may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP map, may be sold individually and/or combined with other parcels for development. Such individual parcels may share parking with other facilities, with shared parking agreements, and

will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the project is developed or sold as an individual parcel or site, such individual parcel may be developed under an incremental MDP.

7. Lighting: Outdoor lighting will comply with LDC Sections 5.03.06.H.6. and 6.09.00.
8. Signage: For the purpose of determining on-site signage, all property within the project shall be considered a single premise such that no sign will be considered an off-site sign. This provision shall not reduce individual parcel signage allowances. Building murals and sculpture pieces are allowable and are not considered signs. Such murals and sculpture are considered public art and will not require sign permitting through the County Development Services Division. Traffic control signage may have aesthetic enhancement as may be acceptable to the Florida Department of Transportation (FDOT) and the County and may be installed by the owner within roadways throughout the project boundaries. In addition to the signage allowed by the LDC, the following shall apply:

- **Primary Identification Signage**: There shall be a primary identification ground sign located at the entrance to the project at Race Track Road. This primary identification sign may be twenty-five (25) feet in height with two (2) faces and a maximum ADA of 150 sq. ft. on each side.
- **Public Information Signs**. The project may have up to a maximum of three (3) Public Information Signage (wayfarer signs) at road access points and internal road intersections up to a maximum of 32 sq. ft. ADA and eight (8) ft. in height.
- **Sign Locations**: Sign locations shown on the MDP Map are approximate and actual locations may vary according to access drive locations, field conditions or to prevent conflict with existing or planned utilities. Signs shall not be located within County maintained right-of-way unless otherwise approved by the County.
- **Signage Lighting**: All project signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure and shall not obstruct

visibility for vehicular traffic in accordance with LDC Section 7.00.06.C.

- **Internal Signage:** Various locational, directional, informational and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of Article 7 of the LDC.
- **Construction/Temporary Signs:** All construction/temporary signage within the Project will comply with Article 7 of the Land Development Code.

9. **Building Height:** Structures may exceed thirty-five (35) feet in height as measured in accordance with LDC Section 6.07.01., provided five (5) feet additional setback from the PUD boundary shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
10. **Fencing:** Fencing up to eight (8) feet in height may be installed around the perimeter of the site or any portion of the site. Fencing shall be prohibited within any preserved wetland or upland buffer areas on the property.

H. Infrastructure: The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer lines, fire protection and solid waste collection as follows:

1. **Vehicular Access:** There is planned to be one central, primary access road connection serving the project from Race Track Road in the general location depicted on the MDP Map with full median access. Any and all site access improvements, including upgrading roadway standards, determined required by the County will be provided at the developers expense and will adhere to the County's LDC and FDOT guidelines.

Developer will be required at Developer's expense to improve Race Track Road from SR 16 to the project entrance (approximately 880 linear feet).

2. Internal Access: The Applicant’s intent is to provide internal access to all development within the PUD with a privately owned roadway and parking area.
3. Interconnectivity: Interconnectivity is not practical for the site for numerous reasons due in part to the fact that the project was originally approved for residential. While there is commercial zoned lands to the north, there is an intervening, existing pond separating the property with no practical way to connect. To the south, within the property, is a wetland to be preserved and area where a retention pond is necessary for the project stormwater and not easily relocated within the site without significantly hindering internal traffic flow and parking. Further, south of the project are residential properties and interconnectivity would not be desirable. To the west is the right-of-way of Race Track Road. To the east is commercial and residential lands. Interconnectivity to the east residential would not be desirable. Interconnectivity to the east commercial is not practical, as the existing commercial had a linear pond that would hinder the possibility of interconnectivity and the existing use is the Daisy Adams Center, a mental health and drug and alcohol rehabilitation center. Finally, interconnectivity in not favor overall due to the potential for the entire project to be fenced and gate for security reasons.
4. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed if and when such development occurs. Sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable.
5. Recreation: Given that the Project contains no primary residential uses, no recreation is required or proposed.
6. Open Space: To comply with LDC Section 5.03.03.A.1, the PUD would be required to provide a minimum of 1.81 acres of open space which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.1. Open Space provided will be 2.56 acres of which 2.09 acres is from Preserved Wetlands.

OPEN SPACE REQUIRED: 1.81 AC. OPEN SPACE PROVIDED: 2.56 AC. OPEN SPACE CALCS WETLANDS = 2.10 AC OPEN SPACE UPLAND 0.46 AC.
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7. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by either the owner or a property owners' association.
8. Utilities:
 - a. The Applicant shall provide central water and sewer to the Project. All utilities will be made available to the site concurrently with the construction of the first building.
 - b. The Applicant must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service.
 - c. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees.
 - d. All electrical, telephone, and cable lines will be installed underground on the site. Water and sewer will be provided by SJCUD and calculations on usage are contained within the water and sewer availability letter.
 - e. Electricity will be provided by FPL.
 - f. 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.
9. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B(8).
10. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00.
11. Upland Conservation. Pursuant to Section 5.03.03.A.3 of the Land Development Code, a minimum of 5% conservation of upland natural vegetation will be provided.

I. Portable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department and connect to lines along State Road 16. A tract will be designated for the lift station with direct roadway access.

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, sewer and/or Reuse 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, pressurized sewer and/or reuse 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: The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies 3 main soil types on the site: 4 Myakka fine sand depressional, 13 St. Johns fine sand, and 27 St. Augustine fine sand, as further described below:

1. **Myakka fine sand, depressional (04)** - The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They are formed in sandy marine deposits.
2. **St. Johns fine sand (13)** -The St. Johns series consists of very deep, very poorly or poorly drained, moderately permeable soils on broad flats and depressional areas of the lower Coastal Plain. They are formed in sandy marine sediments.
3. **St. Augustine fine sand (27)** - The St. Augustine series consists of somewhat poorly drained, nearly level soils that are the result of dredging and filing operations. The soils consist of sandy marine sediments mixed with fragments of loamy or clayey material and fragments of shells.

K. Site Vegetation: LG2 Environmental Solutions, Inc. conducted an environmental site assessment using the land use/cover classifications according to the Florida Department of Transportation's *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). During the site assessment they conducted a series of pedestrian transects throughout the subject property to classify the onsite vegetative communities according to FLUCFCS, which

is documented in the Attachment 5, Environmental Information. The location of any natural resource issue of concern, and any occurrences, were located utilizing sub-meter rated global positioning system technology (GPS) for later use in generating report graphics and recommendations (Figure 4). Below is a brief description of the habitat communities observed:

1. Uplands

a. Open Land (FLUCFCS 190) - This category includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not exhibit any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urbanland uses although at the time of the inventory, the intended use may be impossible to determine.

b. Upland Coniferous Forest (FLUCFCS 410) - Any natural forest stand whose canopy is at least 66% dominated by coniferous species. This community is comprised of mainly slash pine (*Pinus elliotti*) with scattered saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*) and bracken fern (*Pteridium aquilinum*).

2. Wetlands

a. Wetland Forested Mixed (FLUCFCS 630) - This community is characterized by a mixture of conifers and hardwood tree species with an open to dense understory. Dominant vegetation includes slash pine, sweet bay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), red maple (*Acer rubrum*), fetterbush (*Lyonia lucida*), Virginia chain fern (*Woodwardia virginica*) and cinnamon fern (*Osmunda cinnamomea*).

b. Vegetated Non-Forested (FLUCFCS 640) - This community, characterized by low-lying areas that do not meet the crown closure threshold for forested categories, is dominated by grasses and sedges.

L. Significant Natural Communities Habitat and Listed Species: LG2 Environmental Solutions, Inc. surveyed the site and found that the upland and wetland communities found onsite are common in the landscape of St. Johns County and northeast Florida. No Significant Natural Communities Habitats, as classified by St. Johns County, were observed onsite. Site investigations for Threatened and Endangered species were conducted through approximately 50 percent of the onsite habitats. No Threatened and/or Endangered species were identified. No species specific surveys for gopher tortoise was performed. If gopher tortoise burrows are identified during subsequent site investigations, a 100% gopher tortoise survey will be performed. A full description is provided in Attachment 5, Environmental Information.

M. Historic Resources. The project area falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map (Figure 8.4). A Cultural Resource Reconnaissance Study will be conducted and will be forwarded to the Historic Preservation Planning Department.

N. Buffers: Buffer areas are shown on the Master Development Plan Map and shall include:

1. **Perimeter Buffer:** A 10 foot perimeter buffer will be provided along all of the project boundaries, which will maintain the existing tree cover, but can be augmented with native/natural vegetation and may include fencing (on either the inside or outside boundary of the buffer, if desired).
2. **Jurisdictional Wetland Upland Buffer:** A 25 foot natural upland buffer, which may be averaged to a minimum of 10 feet, will be established adjacent to the contiguous wetland boundaries, which will be coupled with a 25 foot upland buffer building setback, which will be provided in addition to the buffer.
3. **Incompatibility Buffer:** A 20' Type "B" Buffer will be provided on the east and west boundaries of the project. A waiver is requested for the northern and southern boundaries.

O. Special Districts: The PUD is not located within a Special District.

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after approval of the Certificate of Occupancy for the last building on the site.
2. Construction Trailers. Construction trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. The Applicant will obtain all necessary permits prior to placement of construction trailers. Temporary Uses may require building permits and shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.
3. Types of Temporary Uses. Temporary uses shall be allowed within the PUD as set forth in LDC Section 2.02.05. Temporary uses may include, but shall not be limited to, the following:
 - Parking (on-site or off-site)
 - Plant Nurseries
 - Auto Shows
 - Outdoor Seasonal Sales
 - Carnivals, neighborhood fairs or Circuses for a period less than ten (10) days.

- Display and sales vendors incidental to existing establishments permitted by zone by right
- Antenna Support Facilities
- Antenna Support Facilities for a Special Event
- Other similar uses

Q. Accessory Uses: Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units. Additionally, the following shall be allowed accessory uses:

- Residential Multifamily and Single-Family up to four (4) units;
 - Up to a maximum of four (4) residential accessory units. The intent being that the project may incorporate residential units, single-family or multifamily, as an accessory use so as to provide housing for onsite management, property managers, 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 warehouse distribution centers.
 - Maximum height will be 35 feet.
 - Setbacks will be 20 feet Front and Rear Yards, 10 feet Side Yard
- Office;
- Free-standing ATM;
- Heavy Vehicle Wash facilities;
- Cafeteria, deli and food trucks;
- Outdoor passive recreational uses
- Parking (on-site or off-site)
- Temporary Seasonal Sales
- Other similar accessory uses or as may otherwise be allowed by the LDC

R. Timing and Phasing: The Applicant is proposing development of the PUD in two (2) five (5) year phases. The MDP map depicts the general plan of development and configuration for the Project with individual outparcels generally depicted. Actual layout shall be included in all construction plans. Construction within the PUD will be commenced within five (5) years and

completed within ten (10) years of the approval of this rezoning to PUD. Commencement shall be deemed as approval of construction plans and completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.

Phase 1	Up to 28,000 SF and required improvements to Race Track Road
Phase 2	Up to 11,000 SF

1. Commencement shall be deemed as approval of construction plans and Completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.
2. A waiver of the Land Development Code’s PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

S. Project Impact: The property is located within the Mixed Use District category of the 2025 St. Johns County Comprehensive Plan, which allows the types of industrial and commercial (retail and office) uses included within the application. A natural and/or landscaped buffer will be provided between Race Track Road Road/Longleaf Pine Parkway and the buildings and parking areas. The overall area and community is ideally suited to this type of development and this tract is suitable in character and location for the structures and uses proposed, as it is consistent with other proposed development in the area and is in close proximity to available public facilities. The Project has access to major roadways and transportation corridors by virtue of its proximity to Race Track Road, which provides access to State Road 16 and nearby I-95.

The Applicant believes that the proposed commercial PUD will be of benefit to existing and future residents of neighboring projects and to the residents of St. Johns County, in that it will further the stated goals and objectives of the St. Johns County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the LDC and the St. Johns County Comprehensive Plan, whereby, it is found that:

1. The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the Comprehensive Plan. The property is identified as Mixed Use District on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the Comprehensive Plan.
2. The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC. The Applicant and any common property owners' association will maintain the character and appearance set forth herein.
3. The impact of the PUD on County services and infrastructure will be within all adopted levels of service including traffic concurrency. The PUD will conform to the requirements of LDC Article XI. Construction will commence only after confirmation that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued.
4. The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.
5. The subject Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Mixed Use District area on the 2025 FLUM, which district allows the type of development envisioned within the PUD),

Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

Therefore, the commercial warehouse and flex space and commercial uses included in this application will be compatible with the emerging development patterns of the area, are consistent with the Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

T. Waivers: The Applicant is requesting the following waivers:

1. Section 5.03.03.F. Uniform Sign Plan. A waiver is requested to allow the Uniform Sign Plan to be submitted at the time of construction plan approval for horizontal construction and be a staff level review and approval.
2. Section 6.06.04. Incompatibility Buffer. On the east and west boundary of the site, a 20' Type "B" Buffer will be provided as depicted on the MDP Map. A waiver to LDC Section 6.06.04 is sought to not have the incompatibility buffer imposed along the northern and southern boundaries of the site. To the north of the site is an existing retention pond area that is within Parcel ID. 0882100010, which parcel of land has two zoning classifications, Commercial General and Planned Unit Development (PUD 2016-02). The land immediately to the north, the existing retention pond, was part of the recreation and open space serving the residential land that this PUD seeks to rezone for commercial warehouse and flex space and commercial uses, arguably making this PUD more compatible with the uses to the north. To the south, as depicted on the MDP Map, there is a large wetland conservation area on the southern portion of the site and only a stormwater pond on the southwestern portion of the site, meaning none of the contemplated commercial/industrial activity will take place near the southern boundary of the project. This request is within the spirit and intent of the LDC because the incompatibility buffer standards are intended to create separation between incompatible uses and the conserved wetlands and pond act as a significant substitute for buffering that would otherwise be required.

U. Ownership/Agreement: The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns

County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

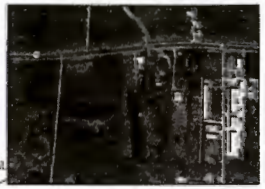
V. Future Land Use Designation: The Project is located within a single Future Land Use designation on the Comprehensive Plan Future Land Use Map, Mixed Use.



BICYCLE PARKING WILL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6.05.02.M.
 LIGHTING WILL COMPLY WITH THE LAND DEVELOPMENT CODE SECTION 6.03.04.1.6 AND PART 6.03.05.00 AND ORD 2016-53.
 MECHANICAL EQUIPMENT WITH BE SCREENED WITH THE LDC SECTION 6.08.04.8.6
 DUMPSTER PAD AND SOLID WASTE AREAS WILL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6.06.04.8.8

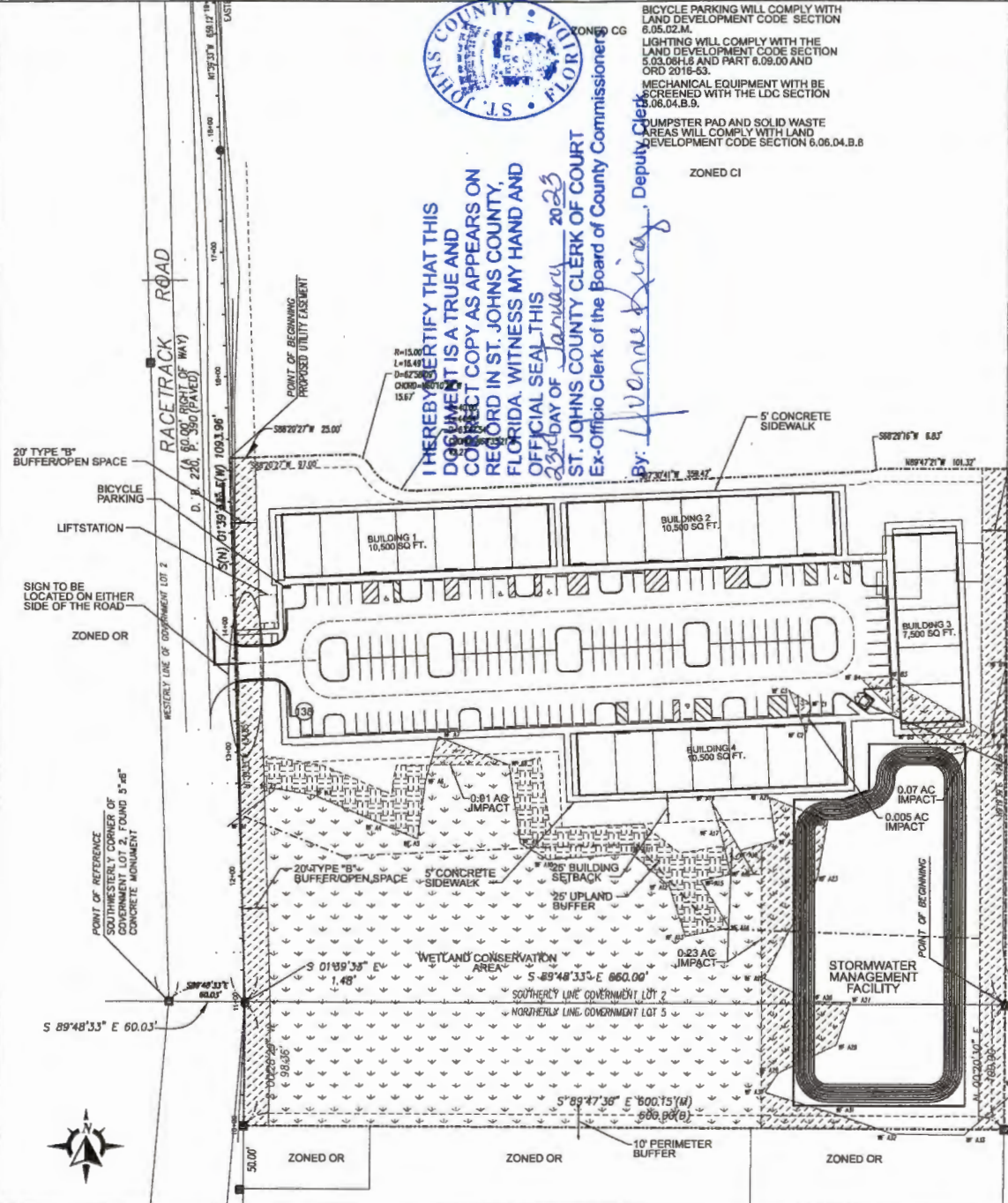
HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January 2023
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners
 By: *Deanne King*, Deputy Clerk

- NOTES:
1. ALL PRESERVED WETLANDS SHALL BE DESIGNED PRESERVATION AREA ON ALL PLANS AND PLATS.
 2. UPLAND BUFFERS WILL BE IDENTIFIED AND PROTECTED WITH BARRIERS ERECTED TO PREVENT ENCRoACHMENT DURING SITE CLEARING AND CONSTRUCTION. THE RESPONSIBLE PARTY(IES) IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS SHOWN HEREON WILL BE FIRST, THE PARTY(IES) CAUSING THE UNAUTHORIZED IMPACT; SECOND, THE OWNER OF THE AFFECTED LOT; AND THIRD, THE APPLICABLE HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT FOR THE PROJECT.
 3. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
 4. FOUR (4) WIDE SIDEWALKS WILL BE PROVIDED ALONG ONE SIDE OF ALL INTERIOR ROADS AND ON CUL-DE-SACS. THE SIDEWALKS WILL WRAP THE BULB OF THE CUL-DE-SAC EXCEPT WHERE THEY SERVE TWO OR LESS HOMES AS SHOWN HEREON.
 5. THE IMPROVEMENTS AND LAYOUTS SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
 6. ALL 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 663.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 7. SCREENING BUFFERS WILL BE MET PER LDC 6.06.04.8.



VICINITY MAP

LEGEND	
	- WETLANDS TO REMAIN NATURAL
	- IMPACTED WETLANDS
	- UPLAND BUFFER TO BE PRESERVED
	- 5% UPLAND NATURAL CONSERVATION AREA
	- PROPOSED ASPHALT PAVEMENT
	- PARK
	- OPEN SPACE



MAP SHOWING BOUNDARY SURVEY OF:
 A PARCEL LAND LYING IN SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION:
 A PORTION OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 5, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1260, PAGE 1803, AND A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN DEED BOOK 233, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE, COMMENCE AT A 5" BY 6" CONCRETE MONUMENT AT THE SOUTHWESTERLY CORNER OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°48'33" EAST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "L88624" ON THE EASTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1260, PAGE 1803 AND DEED BOOK 233, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID 1/2" IRON PIPE ALSO BEING ON THE WESTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1234, PAGE 10, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING;
 THENCE NORTH 00°12'38" EAST, ALONG SAID EASTERLY AND WESTERLY LINE, A DISTANCE OF 428.66 FEET; THENCE NORTH 89°47'21" WEST, A DISTANCE OF 101.32 FEET; THENCE SOUTH 88°28'16" WEST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 87°30'41" WEST, A DISTANCE OF 359.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 63°47'54" AN ARC LENGTH OF 44.54 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 60°35'21" WEST, 42.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 52°58'09" AN ARC LENGTH OF 16.48 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 60°10'29" WEST, 15.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°20'27" A DISTANCE OF 97.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE SOUTH 01°39'33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 434.88 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "L88624"; THENCE SOUTH 01°39'33" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 1.48 FEET TO A SET 1/2" IRON PIPE IDENTIFIED AS "L88624"; THENCE SOUTH 00°28'29" WEST, A DISTANCE 88.38 FEET TO A FOUND 4" BY 4" CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 89°47'36" EAST, A DISTANCE OF 600.15 FEET; THENCE NORTH 00°20'30" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

DUMPSTER ENCLOSURE
 SAID LANDS CONTAINING 316,538.98 SQ FT, OR 7.27 ACRES MORE OR LESS.

PROJECT SUMMARY
 TOTAL SITE AREA: 7.27 AC.
 ZONING: PUD (ORD. 2016-53, AS AMENDED)
 OPEN SPACE REQUIRED: 1.81 AC.
 OPEN SPACE PROVIDED: 2.58 AC.
 OPEN SPACE CALCS:
 WETLANDS = 2.10 AC
 OPEN SPACE UPLAND 0.46 AC.

WETLANDS IMPACTS: 0.32 AC.
 WETLAND PRESERVED: 2.08 AC.
 RESULTANT UPLANDS: 4.14 AC.
 UPLAND PRESERVATION 5%: 0.25 AC.
 STORMWATER MANAGEMENT FACILITY: 0.85 AC ±

MAXIMUM 39,000 SF COMMERCIAL AND OFFICE USES (SEE PUD TEXT FOR PERMITTED USES)
 PARKING:
 1 SPACE PER 300 SF 39,000/300 = 130 SPACES OR AS OTHERWISE PROVIDED IN THE LDC.
 PARKING SPACES REQUIRED: 130 SPACES
 SPACES PROVIDED: 138 SPACES

PIN NO. 088210 0000
 FLOOD ZONE: X
 MAX IMPERVIOUS ALLOWED: 70%
 FLOOR AREA RATIO MAX ALLOWED: 50%
 MAXIMUM BUILDING HEIGHT 35'
 FUTURE LAND USE - MIXED USE DISTRICT
 MINIMUM SEPARATION BETWEEN BUILDINGS 10'
 10' BUILDING SETBACK
 OPEN SPACE: 25%
 SIGNAGE LOCATED ALONG RACE TRACK ROAD IS LIMITED TO ONE SIGN WITH A MAXIMUM HEIGHT OF 25 FEET AND ADA OF 150 SQUARE FEET (SEE PUD TEXT).

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

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

No.	Date	Description	by

Scale: 1" = 60'
 Prep. Mgr.: R. Rohrer
 Designer: R. Rohrer
 Drafter: R. Howard
 Project No.: 21086
 Date: November 15, 2021
 Sheet: 1 of 1



Taylor & White, Inc.
 Civil Design & Consulting Engineers
 8556 Historic Kings Road S., Suite 102
 Jacksonville, Florida 32257
 t: (904) 346-0071 f: (904) 346-3851
 www.TaylorandWhite.com

**Edgewater Business
 Condos**

**EXHIBIT "C"
 MASTER DEVELOPMENT PLAN**
 Ordinance No. _____

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

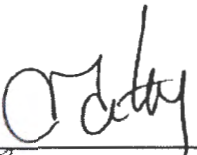
Douglas Burnett
St Johns Law Group
104 Sea Grove Main ST
St Augustine FL 32080-6308

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:

10/07/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/07/2022



Legal Clerk



Notary, State of WI, County of Brown



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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/3/2022 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 12/20/2022 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 the expired Edgewater Planned Unit Development (ORD 2016-53) to the Edgewater Business Center Planned Unit Development (PUD) to allow a maximum 39,000 square feet of commercial warehouse flex space.

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

The subject property is located at 2654 Racetrack Road. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

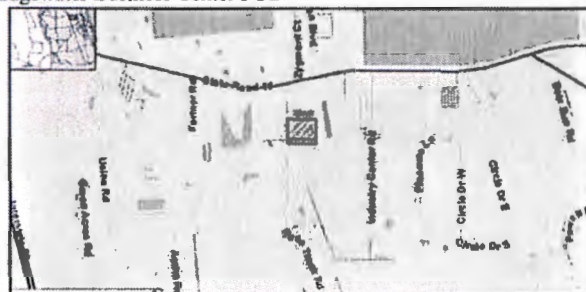
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: PUD-2022000012
PROJECT NAME:
Edgewater Business Center PUD

BOARD OF COUNTY
COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA
HENRY DEAN, CHAIR



FC-22-055940

Publish: October 7, 2022



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 20, 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. 2022-90, which was filed in this office on December 20, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

FILED **DEC 20 2022**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk