

ORDINANCE NUMBER: 2023 - 15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) 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 March 15, 2023, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2022-16 St. Johns Commerce Park**, 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 2022-16** 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. This Ordinance shall take effect upon the effective date of St. Johns County Comprehensive Plan Amendment No. 2022-10, St. Johns County Ordinance No. 2023-14, adopted concurrently on April 18, 2023.

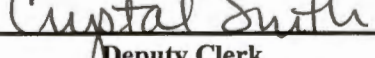
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18th DAY OF April 2023.

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

BY: 
CHRISTIAN WHITEHURST, CHAIR

Rendition Date APR 25 2023

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

BY: 
Deputy Clerk



EFFECTIVE DATE: MAY 19 2023

Exhibit A Legal Description

A PARCEL OF LAND IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCELS "A" AND "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3038, PAGE 912, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, ON THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY, 27.44 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS AN ARC DISTANCE OF 41.54 FEET (CHORD= SOUTH 12 DEGREES 43 MINUTES 14 SECONDS EAST, 41.43 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 1369.77 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,429.96 FEET TO THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID COUNTY; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 1,182.76 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 736.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON WESTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 37 SECONDS AN ARC DISTANCE OF 382.12 FEET (CHORD NORTH 01 DEGREE 00 MINUTES 09 SECONDS EAST 377.86 FEET); THENCE NORTH 15 DEGREES 51 MINUTES 27 SECONDS EAST 100.00 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 35 SECONDS AN ARC DISTANCE OF 296.91 FEET (CHORD= NORTH 02 DEGREES 30 MINUTES 10 SECONDS EAST 294.23 FEET) TO THE POINT OF BEGINNING.

PARCEL "B"

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE CONTINUING NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST, ON THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, A DISTANCE OF 1,358.66 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,514.42 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID SOUTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 282.37 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, ON THE WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 1908, A DISTANCE OF 760.28 FEET; THENCE NORTH 73 DEGREES 47 MINUTES 45 SECONDS WEST 609.28 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 39 SECONDS WEST 459.04 FEET; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST 572.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCELS (CROSSING A) AND (CROSSING B) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3914, PAGE 854, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION (CROSSING A)

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID INTERSECTION BEARING SOUTH 41°32'30" WEST, 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY, THENCE SOUTH 14°35'20" EAST, ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5152.60 FEET; THENCE SOUTH 75°24'40" WEST, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY, THENCE NORTH 73°56'00" WEST, A DISTANCE OF 186.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE, AS IT CURRENTLY EXISTS; THENCE SOUTH 14°35'06" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 27.44 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 75°24'40" WEST, A RADIAL DISTANCE OF 636.92 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF SOUTH 09°07'21" EAST, 121.35 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°55'59", A DISTANCE OF 121.54 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 86°20'39" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 35°20'39" WEST, A RADIAL DISTANCE OF 656.92 FEET AND HAVING A CHORD BEARING AND A CHORD DISTANCE OF SOUTH 00°50'31" WEST, 103.03 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'44", A DISTANCE OF 103.14 FEET; THENCE NORTH 84°39'37" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 84°39'37" WEST, A RADIAL DISTANCE OF 636.92 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF NORTH 00°50'31" EAST, 99.90 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'44", A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE AFORE DESCRIBED PARCEL CONTAINS 2031.36 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

DESCRIPTION (CROSSING B)

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID INTERSECTION BEARING SOUTH 41°32'30" WEST, 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY; THENCE SOUTH 14°35'20" EAST, ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75°24'40" WEST, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTH 73°56'00" WEST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,544.66 FEET; THENCE SOUTH 04°48'25" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGE 1558 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,494.17 FEET; THENCE NORTH 76°24'40" EAST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 13°35'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 76°24'40" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET; THENCE NORTH 13°35'20" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE AFORE DESCRIBED PARCEL CONTAINS 2,000.00 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

LESS AND EXCEPT:

THAT CERTAIN DEED OF DEDICATION RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3066, PAGE 1843, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2966, PAGE 1090 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTER LINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD 16, THENCE SOUTH 14°38'28" EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75°21'32" WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73°59'08" WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°37'05" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET; THENCE NORTH 73°58'31" WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 615, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS 2764, PAGE 252 OF SAID PUBLIC RECORDS AND THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°50'23" EAST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 64.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73°58'31" EAST, ALONG THE SOUTH LINE OF SAID 60 FOOT STRIP, A DISTANCE OF 25.00 FEET; THENCE SOUTH 50°35'33" WEST, A DISTANCE OF 28.37; THENCE NORTH 04°50'23" WEST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 292 SQUARE FEET, MORE OR LESS.

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT

Section 5.03.02 (G) (1)

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

Tierra Linda Development, LLC (“Developer”) proposes to develop approximately 40.33 acres located between the St. Johns County Emergency Operations Center and the St. Johns County Sheriff’s Office Training Facility on Agricultural Center Way, immediately west of Interstate-95.

The request is for a Small-Scale Comprehensive Plan Amendment from Residential-B (RES-B) and Rural/Silviculture (R/S) to Mixed-Use (MU), and a companion rezoning from Open Rural (OR) to Planned Unit Development (PUD).

The proposed PUD will include commercial/office and industrial warehouse uses. The PUD is not planned, nor will it operate and function as a shopping, retail or restaurant destination location. Infill redevelopment of the existing gun range property for office and warehouse use is compatible with the existing commercial, warehouse, and governmental uses in the surrounding area. The property is a prime visible location along Interstate-95, with access to CR208, SR16 and the developed interstate node, and will promote business and commerce in St. Johns County. There is no residential use planned for this property.

An amendment to the Future Land Use Map (FLUM) and Zoning Map is required to accommodate the proposed commercial/office and industrial warehouse uses. Approximately 20.41 acres of the 40.33 acres property is already designated MU and splits the parcels that are in single ownership. The current MU delineation across the property does not follow a boundary, edge or other natural demarcation. The adjustment of the MU delineation across the single unified ownership tract will provide for the necessary means to development property for commercial/office and industrial warehouse use, as well as provide a more consistent land use fabric commensurate with the area.

Considering the location and immediately abutting uses, it is highly unlikely that the property will be utilized for Residential-B type densities and or any Silviculture type activities in the future. The amendment to the FLUM can be simply viewed as adjusting

the MU line westward from its existing location to the property edge to promote redevelopment of the property to increase employment and services for the residents of St. Johns County and the region.

A PUD rezoning, instead of a conventional rezoning, on the overall 40.33 acres is required pursuant to Comprehensive Plan Policy A.1.9.4, in that all new development within MU Future Land Use Map Districts on parcels equal to or greater than ten (10) acres in size. Additionally, it is highly unlikely that the existing OR Zoning District type uses will be utilized for future development of this infill property between the existing developed properties and their respective uses.

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

40.33 acres (+/-).

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

There are no wetlands on the property.

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

38.84 acres (+/-) of developable upland area and 1.49 acres (+/-) of existing storm water pond on the property. There are no wetlands on the property.

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

There will be no residential units in this PUD.

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

The development will be constructed in an orderly manner pursuant to a detailed Incremental Master Development Plan and allow for up 310,350 square feet of commercial/office uses and industrial warehouse type uses consistent with the Office

Professional and Commercial Warehouse Zoning Districts in the Land Development Code as further listed below:

1. All types of Business, Professional and Medical Offices
2. Light Manufacturing and Fabrication
3. Warehousing with or without a distribution center
4. General business and commerce park
5. Commercial indoor recreation
6. Microbrewery
7. Governmental, Public Service and Emergency Service uses
8. Mail and Package Services
9. Small appliance repair
10. Upholstery services
11. Diagnostic Centers & Clinics for Radiology, Screening and Testing
12. Boat and RV storage
13. Office showrooms
14. Mini-Warehousing and Personal Property Storage
15. Storage for equipment and machinery, including outdoor storage
16. Communication facilities and towers
17. Fine arts and music recording studios
18. Vocational, technical and trade schools
19. Veterinary Facilities/Offices (including outdoor runs and boarding)
20. Facilities for Automobile/Marine service and repair

The following shall be prohibited uses in the PUD: adult parlors and bookstores, adult gaming establishments, massage parlors, psychics, nightclubs, automobile/boat/RV sales, and outdoor recreation.

There will be a preference to leasing to Government entities.

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

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

1. Structure Setbacks (buildings, parking, storage): 20'
 2. Parking: Shall meet LDC Section 6.05.02 for specific uses.
 3. Building Height: Shall not exceed 35' and limited to single-story
 4. Accessory Structures: Shall meet applicable requirements of the LDC.
 5. Signage: Shall meet LDC Part 7.00.00.
 6. Screening: Type "A" screening.
 7. Maximum ISR: 75%
 8. Maximum FAR: 70%
 9. Lighting: Shall meet applicable requirements of LDC Section 6.09.02.
- h. *The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.*

Drainage will be provided by way of pipe, ditch and/or culvert to stormwater management ponds on site to treat stormwater runoff generated from the developed site. All stormwater facilities will adhere to St. Johns County and St. Johns River Water Management District regulations.

The primary ingress/egress to the PUD will be along Agricultural Center Drive, as generally depicted on the MDP Map. Site access improvements for the PUD will be provided pursuant to applicable requirements of the LDC and adhere to St. Johns County and FDOT standards. Said improvements will be determined at the construction plan level and will be provided at the Developer's expense.

Additional vehicle and pedestrian interconnectivity may be provided between adjacent external parcels outside of the PUD as agreed upon by the affected adjacent parcel owners and or St. Johns County for the purposes of safe, efficient, and convenient access. Access and interconnectivity improvements for pedestrians and or vehicles beyond the primary ingress/egress point on Agricultural Center Drive are generally

depicted on the MDP Map as possible future crossings, with the exact type of access improvement and configuration detail to be finalized during the Incremental Master Development Plan process and the site engineering/permitting process consistent with St. Johns County LDC and or ADA standards, respectively.

A 5' sidewalk will be provided at the developer's expense along the property frontage external to the site along Agricultural Center Drive and Law Enforcement Way.

Any existing internal circulation roads on or connecting Parcel A and Parcel B, including Range Drive, may be used for portions of the redevelopment of the site as necessary or feasible. Any portion of Range Drive that is utilized in the future as part of the redevelopment will be depicted as part of the Incremental Master Development Plan and designed and constructed to St. Johns County standards for the specific needs within the PUD. The portion of Range Drive and vehicle access road for use as interconnectivity between Parcel A and Parcel B may remain as-is for purposes of maintenance and access to the existing stormwater pond and related infrastructure on Parcel B until the Incremental Master Development Plan is approved for Parcel B.

Water and sewer will be a centralized system provided by St. Johns County Utility Department. Solid waste will be provided by the licensed franchisee in the area. Fire protection will comply with LDC Part 6.03.00. Open space shall meet the applicable provisions of the LDC.

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

Pursuant to the June 2, 2022, water and sewer availability letter included with this PUD, the St. Johns County Utility Department (SJCUD) states it will be able to provide the requested capacity to serve a 310,350 square feet office and warehouse development with a total anticipated usage of 31,923 gallons per day (gpd) of water and 31,923 gpd of wastewater

The water and sewer service will be provided by the NW Water Treatment Plant (WTP) and SR16 Wastewater Treatment Plan (WWTP), respectively.

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing level of service.

Water and/or sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of 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. The type of underlying soils and its suitability for development of the proposed project

Myakka fine sand (3) is present throughout the site. This is a nearly level, very poorly drained soil that is in flatwood areas. The seasonal high-water table is at a depth of less than 10 inches for 1 to 4 months in most years. It is at a depth of more than 40 inches during dry seasons. A future detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase. The surrounding properties are also currently developed on Myakka fine sand.

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

The subject property consists of developed and undeveloped uplands, and is currently utilized as a gun range. AES reviewed the subject property for the presence of wetlands in accordance with Chapter 62-340 F.A.C. No wetland areas were identified onsite. Wetland areas are located to the west of the subject property associated with Trestle Bay Swamp.

Each community and land use area were categorized according to the Florida Department of Transportation (FDOT) (1991) Florida Land Use, Cover and Forms Classification System (FLUCCS). The communities and land uses observed on the subject property are described in detail below. The communities described below are depicted in the Atlantic Ecological Services (AES) environmental assessment report dated June 2022.

Uplands

- Shooting Range (FLUCCS 189) - The majority of the subject property consists of an active shooting range.

- Open Land (FLUCCS 189) – There is an open cleared area on the southwestern portion of the property which consist for Bahia grass (*Paspalum notatum*) and various push piles for shooting.
- Pine Flatwoods (FLUCCS 411) – Undeveloped areas on the subject property consist of pine flatwoods which were historically managed as pine plantation. Vegetation consists of a canopy of slash pine (*Pinus elliottii*) with scattered Chinese tallow (*Triadica sebifera*), sabal palm (*Sabal palmetto*), and live oak (*Quercus virginiana*). The understory consists of saw palmetto (*Serona repens*), grapevine (*Vitis spp.*), blackberry (*Rubus spp.*), and bracken fern (*Pteridium aquilinum*).

Surface Waters

- Ditch (FLUCCS 512) – A small ditch nearly encompasses the shooting range and connects to a stormwater pond in the southwest portion of the subject property.
- Surface Water (FLUCCS 530) – A stormwater pond is located in the southwest portion of the subject property.

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

As documented in the May 27, 2022, Environmental Assessment Report, Atlantic Ecological Services (AES) reviewed the subject property for habitats which could potentially meet the St. Johns County Land Development Code (LDC) Section 4.01.07 as Significant Natural Community Habitat. (SNCH). The specific habitats protected under this section of the LDC includes Beach Dune, Coastal Grasslands/ Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub.

Additionally, no habitat listed as Significant Natural Community Habitat is found on the subject property. A Gopher Tortoise survey was completed on the subject property, and no potentially occupied Gopher Tortoise burrows were identified. No other protected flora species are anticipated to be affected on the subject property due to the proposed development.

m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site

file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply

There are no known or observed historic resources on site.

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

This PUD is an infill development between an existing industrial park, numerous St. Johns County government offices, a large St. Johns County Sheriff's Training Facility and Interstate-95. The PUD is a significant distance from any existing or planned residential communities to the west and is separated by a large tract of wetland, conservation and mitigation land as documented by the St. Johns County Property Appraiser. Additionally, the SJSO Training Facility PUD (Ordinance 2020-09) documents the adjacent undeveloped land to the west as 'Conservation Lands and Jurisdictional Wetlands.

As depicted on the MDP map of this PUD, a 20' buffer with a Type "A" screening will be applied to the east, north, south and west property lines of Parcel A and Parcel B.

Pursuant to Section 5.03.03.A.3 of the Land Development Code, a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat, will be provided within the buffers as generally depicted on the MDP Map. The exact locations will be determined during the Incremental Master Development Plan review and approval process.

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

Not applicable.

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

Temporary signage shall be allowed within the Property and shall comply with LDC. Temporary construction trailers may be utilized and placed on the site upon approval

of the construction plans in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements.

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

Accessory structures will meet the applicable requirements of the LDC.

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

Construction is planned to commence within 3 years, but not more than 5 years, from approval of this PUD Ordinance.

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

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

The proposed PUD will include commercial/office and industrial warehouse uses. Infill redevelopment of the existing gun range property for commercial/office and industrial warehouse use is compatible with the existing commercial, warehouse, and governmental uses in the surrounding area. The property is a prime visible location along Interstate-95, with access to CR208, SR16 and the developed interstate node, and will promote business and commerce in St. Johns County.

Considering the location and immediate abutting uses, it is highly unlikely that the property will be utilized for Residential-B type residential uses and densities, and or any Silviculture type activities. The amendment to the FLUM can be simply viewed as adjusting the MU line westward from its existing location in an orderly manner to the property edge to promote redevelopment of the property to increase employment and services for St. Johns County and local area.

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

The PUD requests a waiver to LDC Section 5.03.02.G.2. Similar to the adjacent SJSO Training Facility PUD, development of the St. Johns Commerce Park PUD will be done by way of Incremental Master Development Plan Maps in lieu of a detailed Master Development Plan Map at this time based on specified needs of future tenants and development space pursuant to the market conditions and demands. An Incremental Master Development Plan Map will allow the developer the flexibility to design and engineer detailed plans in the future without the need for Minor Modifications or Major Modifications to the PUD.

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

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

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

A map has been provided depicting the various FLUM boundaries.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

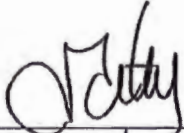
Brad Wester
Brad Wester
1 Independent DR # 1200
Jacksonville FL 32202-5014

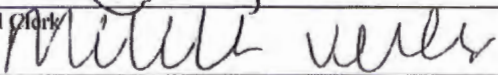
STATE OF FLORIDA, COUNTY OF ST JOHNS

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:

02/21/2023

and that the fees charged are legal.
Sworn to and subscribed before on 02/21/2023



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

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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 **3/16/2023** 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 **4/18/2023** 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 40.33 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 310,350 sq ft of commercial/office uses and industrial warehouse type uses.

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

The subject property consists of unaddressed parcels located at the SW Corner of EOC Drive and Agricultural Center Dr. 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.

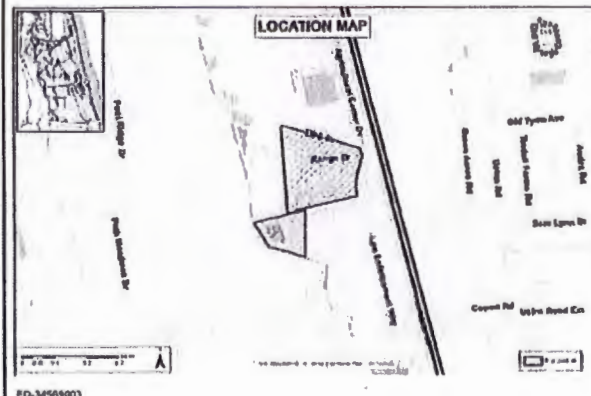
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 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
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: PUD-2022000016
PROJECT NAME: St. Johns
Commerce Park

BOARD OF COUNTY
COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA
CHRISTIAN WHITEHURST,
CHAIR





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 28, 2023

FILED **APR 26 2023**
St. Johns County
Clerk of Court

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

By: *Crystal Smith*
Deputy Clerk

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 County Ordinance No. 2023-15, which was filed in this office on April 26, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh