

ORDINANCE NO. 2023 -     44    

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2022-83, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Public Records of St. Johns County, FL  
Clerk number: 2023075836  
BK: 5830 PG: 1874  
9/26/2023 3:28 PM  
Recording \$180.00

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

**WHEREAS**, the development of lands within this Major Modification shall proceed in accordance with the application dated May 5, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-09 Katepally Community Commercial PUD**, for a Major Modification to the Katepally Community Commercial Planned Unit Development (PUD), Ordinance 2022-83, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** That development of lands, described in the attached Exhibit “A”, within the Katepally Community Commercial PUD, shall be zoned and proceed in accordance with Ordinance Number 2022-83, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit “B” (MDP Text); and Exhibit “C” (MDP Map).

**SECTION 2.** That the need and justification for modification of the Katepally Community Commercial PUD, Ordinance Number 2022-83, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

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

6. As modified, the Katepally Community Commercial PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance 2022-83, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

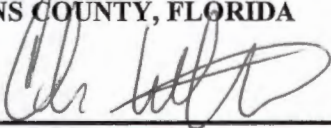
**SECTION 5.** That the terms of this modification to the Katepally Community Commercial PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**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.** It is the intent of the St. Johns County Board of County Commissioners that scriveners 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.

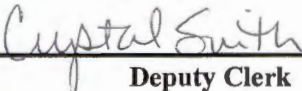
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF September 2023.**

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

BY:   
Christian Whitehurst, Chair

Rendition Date 9-21-23

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

BY:   
Deputy Clerk

**EFFECTIVE DATE: SEP 21 2023**



## EXHIBIT "A"

### Legal Description

IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, COMMENCING AT THE NORTHEAST CORNER OF F. E. LUTER'S PROPERTY WHERE SAME INTERSECTS THE OLD COUNTY (ST. AUGUSTINE ROAD); THENCE SOUTH ALONG THE EAST LINE OF LAND F. E. LUTER 438 FEET, MORE OR LESS TO THE NORTH LINE OF STATE ROAD 210; THENCE EAST ALONG THE NORTH LINE OF STATE ROAD 210 TWO HUNDRED (200) FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LAND F. E. LUTER 438 FEET, MORE OR LESS, TO THE SOUTH LINE OF OLD COUNTY ROAD (ST. AUGUSTINE ROAD); THENCE WEST ALONG THE SOUTH LINE OF OLD COUNTY ROAD (ST. AUGUSTINE ROAD) 200 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN TRACT OF LAND IN ST. JOHNS COUNTY, FLORIDA. BEING IN SECTION 32, TOWNSHIP FIVE (5) SOUTH, RANGE TWENTY-SEVEN (27) EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE COUNTY ROAD IN SAID SECTION 32, AND RUNNING NORTHERLY ALONG THE PRESENT COUNTY GRADED ROAD 688 FEET TO A CONCRETE MONUMENT; BEING THE NORTHEAST CORNER OF LAND HEREBY CONVEYED; THENCE WESTERLY IN A STRAIGHT LINE 452 FEET TO A CONCRETE MONUMENT, THE SAME BEING THE NORTHWEST CORNER OF THE PROPERTY HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE CENTER LINE OF AN OLD ABANDONED ROAD 288 FEET TO A CONCRETE MONUMENT; THENCE RUNNING SOUTHEASTERLY ALONG THE CENTER LINE OF OLD COUNTY ROAD AFORESAID, 581 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED AFORESAID.

Commonly known as: 5720 County Road 210, Jacksonville, FL 32259

Parcel Identification Number: 010180-0000

# Exhibit B

## MODIFICATION TO THE KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

### MASTER DEVELOPMENT PLAN TEXT

#### A. PROJECT DESCRIPTION

The Katepally Family Community Commercial Planned Unit Development (“PUD”) is well-situated to provide for commercial and office uses intended to serve the surrounding community in the northwest portion of St. Johns County. The project site is relatively small (7 acres) and is rezoning to PUD under the guidelines of St. Johns County Comprehensive Plan Policy A.1.11.1(d) that allows Neighborhood Commercial uses in the Community Commercial Future Land Use Map designation. Accordingly, the property was recently designated as Community Commercial by the Commission. (ORD 2021-20).

The proposed uses are community commercial uses intended to serve the surrounding community as depicted on the MDP map. Further, there is no residential development proposed as a primary use for the Katepally Family Community Commercial PUD.

The property is located on CR-210W, just off the intersection of CR-210W, Longleaf Pine Parkway and CR-16A. The property is immediately adjacent to and consistent with the adjoining Grande Creek Community Commercial land and the Grande Creek Planned Unit Development (PUD 2018-11), which contemplates 45,840 sf of commercial space.

The property is immediately adjacent to the existing FLUM development area boundary at the Silverleaf DRI and in close proximity to the RiverTown DRI. Further, the property is located within a rapidly growing area of development in the Northwest Sector of St. Johns County, less than one mile from the future FCE interchange and abutting the existing SilverLeaf DRI boundary. The property contains approximately 7.0 acres, was recently granted a Community Commercial FLUM designation by the Commission and is located in an area appropriate for the proposed community commercial uses.

In sum, the proposed PUD will be located on County Road 210 W near its intersection with Longleaf Pine Parkway (LLPP) and County Road 16A, a well-situated intersection of existing Major Collector Roadways. Further, Jacksonville Electric Authority (JEA) and Florida Power & Light (FP&L) have capacity to provide the necessary utilities for the project.

It is estimated that 1.05 acres of the 7.16 acre site are wetlands and to achieve this safety-based interconnectivity, 0.58 of an acre of wetland impact is anticipated, if any additional limited infringements become necessary, they will be addressed through all the appropriate permitting.

#### B. PROJECT SIZE

The overall project size is 7.16 +/- acres.

#### C. WETLANDS

There are approximately 1.05 acres of wetlands currently within the property boundary.

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**D. DEVELOPMENT AREA / PRESERVATION AREA**

The Katepally Family Community Commercial PUD will consist of community commercial use development, as more fully described in section F of this MDP Text.

Total Acreage within property	7.16 acres
Wetland acreage (post-development)	0.47 acres
Upland acreage (Development Area)	6.69 acres
Wetland impacts	0.58 acres
Preserved Wetlands	0.47 acres

**E. RESIDENTIAL DEVELOPMENT**

There is no residential development proposed. Applicant waives any right under this rezoning to develop the property for residential uses pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments to that act allowing the same, as a condition of this zoning approval.

**F. NON-RESIDENTIAL DEVELOPMENT**

The Comprehensive Plan text amendment adopted, Ordinance No. 2021-20, assigned a future land use designation of Community Commercial, as shown on the Future Land Use Map, and stated that development is limited to a maximum of 84,000 square feet of non-residential uses on this parcel.

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

In accordance with Policy 1.11.1 of the SJC Comprehensive Plan and the text amendment passed at Ord. 2021-20, the PUD will be developed to include Community Commercial Uses, described in 1.11.1(e) as including:

- Neighborhood Business and Commercial (per LDC Section 2.02.01 D);
- General Business and Commercial (per LDC Section 2.02.01 E);
- Cultural/Institutional (per LDC Section 2.02.01 C);
- Office and Professional (per LDC Section 2.02.01 M);
- Neighborhood Public Service (per LDC Section 2.02.01 O);
- Mixed Use – Community Commercial (per LDC Section 2.02.01)

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

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

2.Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health

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clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; animal care facilities; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Brewpubs and Microbreweries; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

### 2.02.01 E. General Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

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

### 2.02.01 C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly daytime activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the

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nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

### 2.02.01 M. Office and Professional Services

1. Office and Professional Service Uses have primarily day-time operations. Normally there is an absence of impacts due to noise, light, or pollution. There is no outdoor storage or outdoor activity associated with these Uses. Commercial Uses are accessory only. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.01 which describes allowable Uses and Special Uses by zoning district.

2. Typical Uses in this category include service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, bail bond agencies, employment services, or photography studios; vocational, technical, and trade schools; Restaurants; general offices, Professional Offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, Chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners; medical laboratories. This category also includes diagnostic centers which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use. This category does not include hospitals or other health care facilities which provide overnight lodging.

### 2.02.01 O. Neighborhood Public Service and Emergency Service Uses

1. This category represents those neighborhood-scale Uses which may have limited outdoor storage and outdoor activity, and may cause potential nuisance, but are nevertheless necessary as support to surrounding Uses. Any potential nuisance is mitigated by limitations on scale of Development, consistent with neighborhood scale Development. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.01 which describes allowable Uses and Special Uses by zoning district.

2. The type of Uses included in this category include, but are not limited to neighborhood-scale fire stations, police stations, emergency medical services and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; telephone equipment stations, switching stations, and similar communication facilities; communication Antennas and Antenna Towers; neighborhood support services; Social Assistance Centers; and other substantially similar facilities and Uses. Neighborhood Public Service and Emergency Service Uses shall not include the erection of structures, buildings, or office facilities for commercial activities, such as the sale of related merchandise or collection of bills, in those zoning districts where such commercial and office activities are prohibited.

The project may contain a maximum of 84,000 sq. ft. of building space. Permitted uses shall generally

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include community commercial Uses, specifically including the following uses:

### ***Permissible Uses:***

- General Business and Commercial Uses
- General and Professional Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Outdoor Storage
- Temporary Seasonal Sales
- Temporary display and sales vendors
- Other substantially similar uses or as may otherwise be allowed by the LDC
- Accessory Uses: Uses accessory to the above uses similar to the following:
  - Residential up to one (1) unit;
    - Up to a maximum of one (1) residential accessory unit. The intent being that the project may incorporate a residential unit, 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 personal property mini-storage and outdoor storage of boats or RV's.
  - Office;
  - Free-standing ATM;
  - Parking (on-site or off-site)
  - Temporary Seasonal Sales
  - Other similar accessory uses or as may otherwise be allowed by the LDC

The following uses allowable by Special Use in the CN (Commercial, Neighborhood) zoning districts as given in Table 2.03.01 of the LDC shall be allowable by right within the PUD without any additional hearings or noticing, with the understanding that they will be reviewed by staff to meet the code requirements:

- Boat and RV Storage (onsite staffed office waived), Self-Storage and Personal Property Mini-Storage uses, Unpaved Parking Lot, Brewpubs, Restaurants with or without Alcohol Service Onsite, and similar uses – based upon the property location and development, these possible uses meet the compatibility standards to allow the same by right and they will meet the other requirements upon staff review.

### **PHASE I – BOAT AND RV STORAGE**

Boat and RV Storage Use will be allowed by right and will meet the following requirements of the LDC, as an appropriate use in the Neighborhood Commercial Land Use: (excepting only the requirement of a staffed onsite office which will be waived pursuant to the PUD):

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

a. The Storage area shall be screened from public view and from all streets and roadways. Screening shall be provided with evergreen plants six (6) feet in height at the time of planting and an overall screening opacity of seventy-five (75%) or greater, or a solid wooden, PVC, or similar material fence,



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or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.

- b. The PUD map shall serve as the site plan.
- c. Signs and locations shall be indicated on the PUD MDP map.
- d. All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- e. The requirement of the facility containing a staffed on-site office will be waived.
- f. Individual Electronic Access to the facility will be utilized.

***Self-Storage Uses:*** Self-Storage and Personal Property Mini-Storage uses shall comply with the following conditions and limitations:

- Storage Buildings shall be sub-divided by permanent partitions into spaces containing not more than four hundred (400) square feet each and each such space shall have an independent entrance under the exclusive control of the tenant thereof.
- Not more than four thousand (4,000) square feet in total area shall be occupied or used by any single tenant.
- Storage of goods shall be limited to personal property with no self-storage distribution or sales or other business activities allowed on the premises.
- The storage of hazardous materials shall be prohibited.
- All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- Screening shall be provided with Evergreen plants six (6) feet in height at the time of planting and an overall screening opacity of seventy-five percent (75%) or greater, or a solid wooden, pvc, or similar material fence, or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside..
- Inside of the perimeter fence, security fencing may be used between buildings provided the security fencing is screened by the perimeter fence or other natural vegetation. Fencing shall not be required for storage facilities that maintain all storage bays within a completely enclosed structure.
- The facility shall contain a staffed on-site office with hours of operation no earlier than 6:00 AM and no later than 7:00 PM.
- Access to the facility shall be restricted to the hours of management personnel being on-site, unless individual electronic access is available.
- Self-Storage Buildings shall only be one (1) story.
- Provide architectural features on the office and managers apartment building and to paint all buildings utilizing an earth-tone color palette.
- Self-Storage Buildings shall not exceed twenty five (25) feet in height as measured in accordance with LDC.

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

#### Setbacks / Non-Residential

No residential development is anticipated in the project. However, applicant will be allowed to have an accessory future caretaker's unit if necessary for security purposes, and such will be

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accessory to the commercial uses in accordance with LDC allowances and will comply with the standards listed for non-residential development.

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

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

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

### Parking

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

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

### Signage

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

#### Temporary Signs - Construction Signs

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

#### Temporary Project Identity Signage

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

Maximum number	1 at any one time
Maximum ADA	100 sf / sign face
Maximum Total ADA	200 sf
Maximum Height	6' for free-standing
Minimum Setback	5' front, side or rear
Minimum Spacing	15' between signs

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

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### Permanent Signage

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

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

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

### Building Signage

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

### Special Use Signs- Flags

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

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

### Lighting

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

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

### Maximum Building Height

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

## **H. INFRASTRUCTURE**

### Access & Interconnectivity

Vehicular access shall be from CR-210W. There will be one driveway on either end of the property to help with traffic flow and distribution, as shown on the attached MDP map.

An additional right in / right out access and connection with the service station property to the west will be provided to add appropriate interconnectivity to promote safety of community commercial travel between these symbiotic community commercial properties. Accordingly, this allows a full service accessway to the service station use at a safe distance from the major

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signalized intersection and stacking lanes. This furthers our comprehensive plan's intent to promote interconnectivity for both safety and to alleviate traffic congestion for adjacent uses. All of the adjacent uses will be buffered from this proposed property use with a 35-foot development edge buffer, much of which is heavily vegetated.

Site access improvements will be provided as required by the LDC and permitting based on use identified during construction plan approval. Notwithstanding any of the conditions within this section, the County may, pursuant to its authority and responsibility for the general superintendence and control of the County road system, install, remove, or modify any present or future access related traffic control feature or device in the right-of-way to promote traffic safety in the right-of-way or promote efficient traffic operations on the County's roads.

### Paving & Drainage

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

### Pedestrian & Bicycle Access

Pedestrian sidewalk connections will be made to the Project as part of the horizontal infrastructure improvements. A minimum 5' sidewalk will be installed along the parcel frontage within the ROW along CR210. Further, pedestrian circulation internal to the site as well as a connection to the proposed external sidewalk will be provided as shown on the MDP map.

### Fire Protection

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

### Utilities & Solid Waste

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

### Open Space

At least 25% of the site shall be maintained as Open Space in accordance with LDC Section 5.03.03A. The specific acreages may vary according to engineering and jurisdictional agency permitting requirements but will not fall below the minimum requirement.

### Upland Natural Vegetation

Section 5.03.03.A.3 of the Land Development Code requires a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat. Applicant shall do so within the undisturbed Upland Buffer vegetation being preserved to meet this requirement.

### Right-of-Way Reservation

As depicted on the MDP Map, pursuant to the Comprehensive Plan requirements, the applicant agrees to reserve twenty-five (25) feet for the length of the Property along CR-210 W for possible future right-of-way.

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

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

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

1. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by JEA to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or Sewer lines that are to be dedicated to JEA for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by JEA. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

### **J. SOILS**

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

#### Tocoi fine sand 34

The Tocoi series consists of very deep, poorly drained, moderately rapidly permeable soils on broad flats in the lower Coastal Plain. They formed in thick beds of sandy marine sediments. Near the type location, the mean annual temperature is about 74 degrees F., and the mean annual precipitation is about 56 inches. Slopes range from 0 to 2 percent.

#### Winder fine sand 48

The Winder series consists of very deep, poorly drained, slowly to very slowly permeable soils on broad, low flats and depressional areas. They formed in loamy marine sediments on the Lower Coastal Plain. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

#### Riviera fine sand 36

The Riviera series consists of very deep, poorly drained, very slowly permeable soils on broad, low flats, flatwoods and in depressions in the Southern Flatwoods (MLRA 155) and the Southern Florida Lowlands (MLRA 156B). They formed in stratified sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 75 degrees F., and the mean annual precipitation is about 62 inches. Slopes range from 0 to 2 percent.

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

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

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

### Uplands:

Temperate Hardwoods (FLUCFCS 425) – This is the bulk of the uplands about 4.48 acres that run from front to back north and east of the wetland strand to the southwest. This community has a mixed canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemispherica*), and sweetgum (*Liquidambar styraciflua*), with lesser amounts of slash pine (*Pinus elliotii*) and southern magnolia (*Magnolia grandiflora*). The understory vegetation and groundcover species include scattered saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), bitter gallberry (*Ilex glabra*), laurel cherry (*Prunus caroliniana*), and bracken fern (*Pteridium aquilinum*). On this portion of the site a fair amount of waste dumping also was observed, in the form of hundreds of plastic flower pots, a discarded boat hull, used tires, PVC pipe and similar waste.

Low Density Residential (FLUCFCS 110) – This area includes a smaller 1.52 acre rectangle at the front northeast corner of the site. On this site, the dwellings appear to have been vacated fairly recently.

### Wetlands

Mixed Wetland Hardwoods (FLUCFCS 617) – Approximately 1.05 acres of the site. This community has a canopy of red maple (*Acer rubrum*), sweetgum, and blackgum (*Nyssa sylvatica* var. *biflora*). The understory and groundcover are vegetated with Chinese privet (*Ligustrum sinense*), fetterbush (*Lyonia lucida*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmunda cinnamomea*), and Virginia chain fern (*Woodwardia virginica*).

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

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

### **Uplands:**

Low-Density Residential (FLUCFCS 110) – This classification represents single-family residential units with a density of less than two dwelling units per acre. On this site, the dwellings appear to have been vacated fairly recently.

Temperate Hardwoods (FLUCFCS 425) – This community has a mixed canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemispherica*), and sweetgum (*Liquidambar styraciflua*), with lesser amounts of slash pine (*Pinus elliotii*) and southern magnolia (*Magnolia grandiflora*). The understory vegetation and groundcover species include scattered saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), bitter gallberry (*Ilex glabra*), laurel cherry (*Prunus caroliniana*), and bracken fern (*Pteridium aquilinum*). On this portion of the site a fair amount of waste dumping also was observed, in the form of hundreds of plastic flower pots, a discarded boat hull, used tires, PVC pipe and similar waste.

### **Wetlands:**

Wetland Forested Mixed (FLUCFCS 630) – This community has a canopy of red maple (*Acer rubrum*), sweetgum, and blackgum (*Nyssa sylvatica* var. *biflora*). The understory and groundcover are vegetated with Chinese privet (*Ligustrum sinense*), fetterbush (*Lyonia lucida*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmunda cinnamomea*), and Virginia chain fern (*Woodwardia virginica*).

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

Based on field review and analysis of the vegetative communities described above, no Significant Natural Communities are present on the property.

*Carter Environmental Services (CES) conducted a limited field survey of the subject property ( +/- 7 .16 acres) to assess the presence of or potential utilization by any threatened/endangered species or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). The results of this survey are listed below.*

### *PROTECTED ANIMAL SPECIES*

#### *Bald Eagle (Haliaeetus leucocephalus)*

*Using St. John's County geospatial data from aerial surveys (2021 ), CES did not locate any bald eagle nests on record within 1,500 feet of the subject property (Figure 4), with the nearest nest approximately 1.0 mile to the west-southwest. While the bald eagle is not listed as threatened, endangered, or as an SSC, certain activities proposed to take place within 1,500' of a bald eagle nest are regulated by the St. Johns County Land Development Code, Section 4.01.10. In the event a bald eagle nest is located within 1,500 feet of a project, an alternate site-specific bald eagle management plan may be required along with application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal regulations. Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest.*

#### *Gopher Tortoise (Gopherus polyphemus)*

*Though being widespread throughout Florida, the gopher tortoise is listed as threatened in the state because much of its native habitat has been lost to agriculture, forestry, mining, and urban/residential development. Based on the soils mapped onsite (Figure 2), CES determined there to be a low potential for gopher tortoises to inhabit the project area, and upon inspection no tortoises nor their burrows were observed.*

#### *Wading Birds*

*A review of the current FWC database of wading bird rookeries (FWC Wading Bird Locator, 2021) revealed no known rookery within a one-mile radius of the property.*

### *PROTECTED PLANT SPECIES*

*In addition to protected animal species, CES biologists reviewed the property for protected plant species and none were observed.*

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

## **M. HISTORIC RESOURCES**

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

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

### Perimeter Buffer

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

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

### Development Edge

A Development Edge of 35 feet shall be located along the PUD boundary adjacent to residential use as required by Policies A.2.1.3 and A.2.1.10 of the Comprehensive Plan. Development Edges are identified on the MDP map. Development Edges, which may be left natural or may be enhanced with landscape, may include unpaved walkways, other passive uses, signs, walls and fences, and stormwater ponds and pond slopes. Ponds that may be in the Development Edge shall be designed as a site amenity.

To further provide compatibility, the Development Edge around the entire property will be thirty-five feet in width as depicted on the MDP Map.

Where little or no native vegetation exists, buffers will be supplemented with enhanced landscaping in accordance with LDC Section 6.06.02.H.1., and the 2025 Comprehensive Plan section A.2.1.3.

### Scenic Edge

A Scenic Edge of 30' minimum width shall be provided along CR 210 as shown on the MDP. The Scenic Edge shall be graphically depicted on all applicable construction plans.

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

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

### Compatibility Buffering & Screening

Buffering and screening between the Katepally Family Community Commercial PUD and the adjacent properties external to the PUD shall be provided in accordance with LDC Section 6.06.04.

A fence may be installed along the perimeter of the property for screening and/ or security. Fence height shall not exceed eight feet.

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

### Upland Buffers

Will be located and provided pursuant to the Code, as depicted on the MDP Map.

Except as provided in Section 4.01.06.A.2., a minimum twenty-five (25) foot natural vegetative Upland Buffer shall be required and maintained between developed areas and Contiguous Wetlands to protect the water quality of the Wetlands. The twenty-five (25) feet shall be measured from the St. Johns River Water Management District or Florida Department of



## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

Environmental Protection Wetland jurisdictional line. It is the objective of this requirement that a minimum twenty-five (25) foot Upland Buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall Upland Buffer width. In no instance shall the Upland Buffer be less than ten (10) feet, except for those areas adjacent to unavoidable Wetland impacts such as road crossings. In all cases, the applicable Buffer shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. Upland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Upland Buffer in violation of this Code shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed. Accessory Uses per Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation. (Section 4.01.06, Land Development Code)

### Landscaping Standards

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

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

### **O. SPECIAL DISTRICTS**

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

### **P. TEMPORARY USES**

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

#### Construction Trailer

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

#### Sales / Leasing Unit

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

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

### Temporary Signage

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

### **Q. ACCESSORY USES**

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

#### Fencing

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

#### Residential

If desired, a small residential unit will be allowed as a caretaker's residence and to provide an additional level of site security. Residential unit will be clearly incidental and accessory to the Project and will meet the LDC criteria for an Accessory Use. The accessory residential unit may have unpaved driveways that are not open to the public.

#### Storage

None are anticipated, but if necessary accessory buildings may be constructed for storage related to the activities of the RV and Boat Storage. Examples of accessory buildings for storage to serve the RV and Boat Storage are sheds or covered carports, any such accessory use shall meet all SJC Code requirements and regulations.

### **R. PHASING SCHEDULE**

#### Phasing

The project shall be built in two phases. Phase 1 shall be commenced within five years of approval of the PUD and completed within five years. Phase 2 shall be commenced within ten years of the approval of the PUD: it shall be completed within five years.

#### Commencement

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

#### Completion

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

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

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

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

All public infrastructure necessary for the Katepally Family Community Commercial PUD is already in place and the compatibility and need for these uses was just recently demonstrated and approved in the last year at the approval of the comprehensive plan amendment. All stormwater will be properly managed on-site in accordance with LDC requirements and as permitted through other jurisdictional agencies.

The Katepally Family Community Commercial PUD site is well buffered from any adjacent uses, with a large wetland system and heavily wooded areas in the development edges. The small scale of the Project insures that the impact of the project on the surrounding area will be minimal, while the benefits will be positive.

The Katepally Family Community Commercial PUD is designed to create a 'sense of place' and to provide a community scale business and commercial location in an area where it is highly desired. The project will alleviate the current dearth of small-scale business development that necessitates increased distance of automobile travel and regional road congestion. The Katepally Family Community Commercial PUD is located so that it will be easily accessible to the surrounding neighborhoods. The Northwest Sector Plan anticipates and encourages such small-scale commercial nodes to serve the surrounding neighborhoods.

The benefit to St. Johns County in furthering their recent approval to promote community commercial in this area by approving this PUD as proposed will not only mean a significant increase in the ad valorem value of the land, it will succeed in providing these sought after community commercial uses for the surrounding neighborhoods.

### **T. WAIVERS**

Two Waivers Requested:

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

The applicant seeks an additional waiver to LDC 6.04.05.C.2 for the additional connection. As aforementioned, this additional right in / right out access and connection with the service station property to the west will be provided to add appropriate interconnectivity to promote safety of community commercial travel between these symbiotic community commercial properties. Accordingly, this allows a full service accessway to the service station use at a safe distance from the major signalized intersection and stacking lanes. This furthers our comprehensive plan's intent to promote interconnectivity for both safety and to alleviate traffic congestion for adjacent uses. Staff has no objection to this waiver.

### **U. AGREEMENT TO COMPLY**

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

## KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT

### V. FUTURE LAND USE MAP

The Katepally Family Community Commercial PUD is wholly within the Community Commercial Future Land Use category of the Comprehensive Plan.

### ST. JOHNS COUNTY NORTHWEST SECTOR

#### PROJECT SUPPORT OF THE SECTOR VISION STATEMENTS

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

The Katepally Family Community Commercial PUD master development plan adheres to this vision by preserving wetlands and providing development edges around the project in accordance with the Comprehensive Plan GOPs.

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

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

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

The site chosen for the Katepally Family Community Commercial PUD allows for the provision of these highly sought community commercial uses in this area, while also providing generous buffering between adjacent uses, and the placement of the boat and RV storage behind the community commercial uses will effectively screen those areas from view.

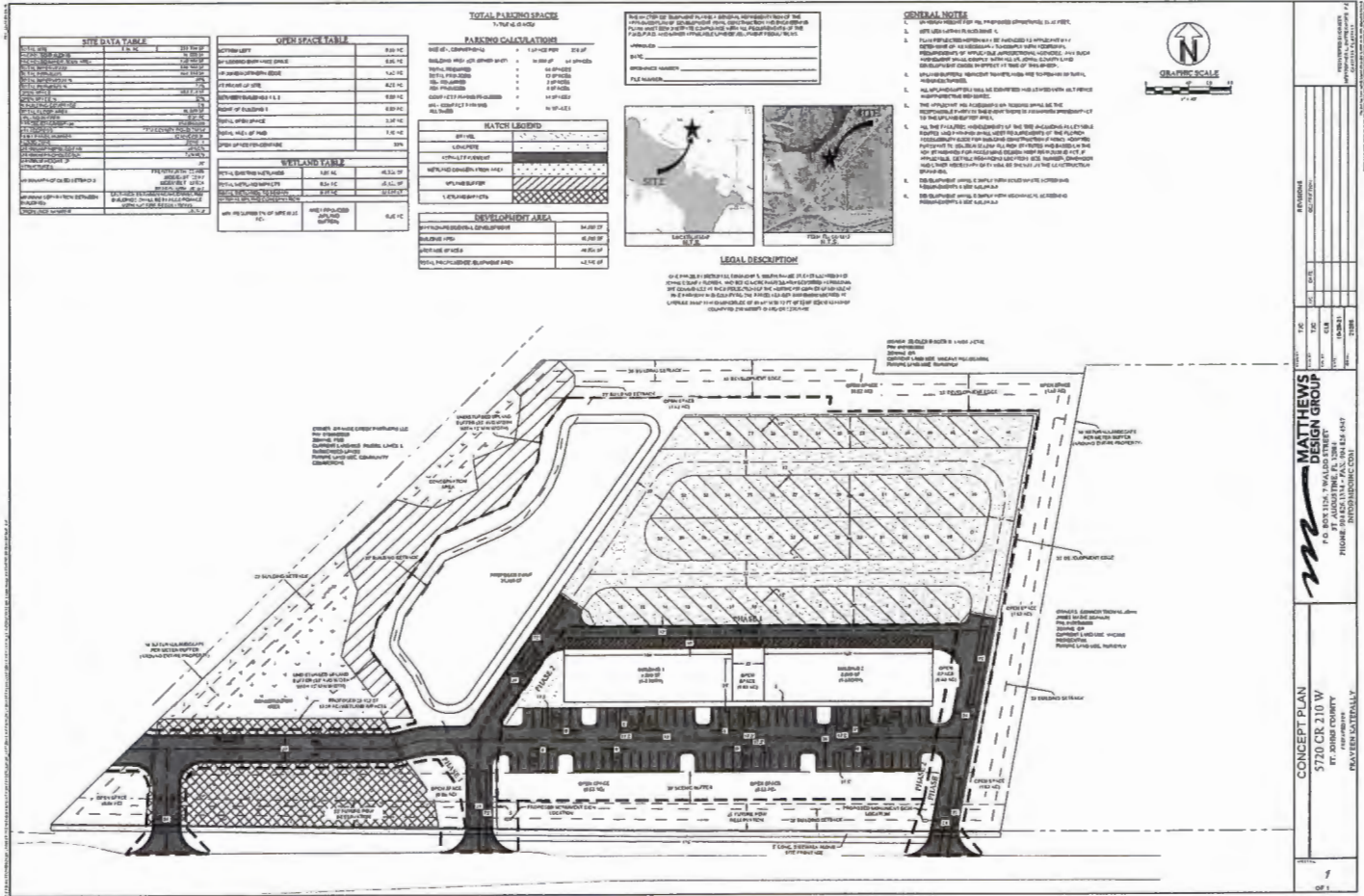
- *Balance a variety of land uses and housing to reduce reliance on the regional roadway network.*

The Katepally Family Community Commercial PUD provides for community commercial uses as well as a neighborhood scale facility for the storage of boats and RVs in an area surrounded by neighborhoods that may not have or allow boat or RV storage within their development. This location will reduce reliance on the regional road network with access to a location with community commercial uses as well as for family boats and RVs by the surrounding neighborhoods.

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

The Katepally Family Community Commercial PUD provides a community commercial center and also provides for the support of recreation-based uses in the vicinity of the St. Johns River and surrounding neighborhoods. The location of this storage behind the community commercial, and as buffered by wetlands and heavily wooded areas, allows for a layout that specifically provides the uses but is scaled and designed to complement the surrounding area.

# Exhibit C



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF September 2023  
**ST. JOHNS COUNTY CLERK OF COURT**  
 Ex-Officio Clerk of the Board of County Commissioners  
 By: Crystal Smith, Deputy Clerk



**MATTHEWS DESIGN GROUP**  
 P.O. BOX 11310, WINTER FLORIDA 32151  
 PHONE: 407-688-1131 FAX: 407-688-1132  
 WWW.MATTHEWSDESIGN.COM

CONCEPT PLAN  
 5770 CR 210 W  
 FT. ST. JOHNS COUNTY  
 PROJECT NO. 1220000

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Marie Colee  
St Johns Law Group  
104 Sea Grove Main ST  
St Augustine FL 32080-6308

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/12/2023

Legal Clerk

*Amy Kohott*  
*Maria Verhagen*

Notary, State of WI, County of Brown

*8.25.26*

My commission expires

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/3/2023 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 9/19/2023 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 for a Major Modification to the Katepally Community Commercial PUD (ORD. 2022-83) to revise the Master Development plan for an additional vehicular access and connectivity point along with associated changes to wetland impacts.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE KATEPALLY FAMILY COMMUNITY COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2022-83, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The subject property is located at 5720 CR 210 W, near the intersection of CR 210W/CR 16-A and Longleaf Parkway. 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY

BOARD OF COUNTY

COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

ST. JOHNS COUNTY, FLORIDA

GREG MATOVINA, CHAIR

CHRISTIAN WHITEHURST, CHAIR

File Number: MAJMOD-2023000009

PROJECT NAME: Katepally Community Commercial PUD



Order #: 9039375

Publication date: July 12, 2023

EO-3047556



## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 22, 2023



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 County Ordinance No. 2023-44, which was filed in this office on September 21, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh