

ORDINANCE NO. 2023 - 5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. JOHNS COUNTY TRAINING FACILITY PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-07, AS AMENDED; AND REZONING 1.9 ACRES OF LAND FROM OPEN RURAL TO PUD, AS DESCRIBED IN THE MDP TEXT AND MAP; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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 October 26, 2022, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2022-11 St. Johns County Training Facility PUD**, for an amendment to the St. Johns County Training Facility Planned Unit Development, Ordinance Number 2015-07, 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" (Legal), within the St. Johns County Training Facility PUD, shall proceed in accordance with Ordinance Number 2015-07, 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 St. Johns County Training Facility PUD 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 St. Johns County Training Facility PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the St. Johns County Training Facility 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 St. Johns County Training Facility 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 PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the St. Johns County Training Facility PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2015-07, 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 Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

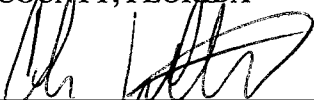
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by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

SECTION 6. That the terms of this modification to the St. Johns County Training Facility PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 7th DAY OF February 2023.

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

BY: 
Christian Whitehurst, Chair

Rendition Date FEB 07 2023

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: 
Deputy Clerk

Effective Date: FEB 08 2023



EXHIBIT A

**SJSO TRAINING FACILITY PUD
LEGAL DESCRIPTION**

A PARCEL OF LAND IN SECTION 17, 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 NORTH EAST 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 127.87 FEET TO THE END OF THE CENTERLINE OF AGRICULTURAL CENTER DRIVE AND TO THE POINT OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, WITH RADIUS OF 686.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 365.02 FEET (CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 360.74 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 15 DEGREES 51 MINUTES 27 SECONDS WEST 100.00 FEET TO A POINT OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 686.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 365.02 FEET (CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, A DISTANCE OF 360.74 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST 8.34 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, PARALLEL WITH AND 400.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 2,450.88 FEET TO THE POINT OF CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 736.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24 DEGREES 35 MINUTES 05 SECONDS AN ARC DISTANCE OF 316.20 FEET (CHORD BEARING SOUTH 26 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 313.78 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 87 DEGREES 28 MINUTES 30 SECONDS WEST 559.60 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 10 SECONDS WEST 584.03 FEET; THENCE NORTH 09 DEGREES 07 MINUTES 34 SECONDS EAST 206.63 FEET; THENCE NORTH 22 DEGREES 57 MINUTES 40 SECONDS WEST 138.95 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 21 SECONDS WEST 263.55 FEET; THENCE NORTH 16 DEGREES 01 MINUTES 56 SECONDS WEST 358.61 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 29 SECONDS EAST 383.82 FEET; THENCE NORTH 73 DEGREES 59 MINUTES 48 SECONDS WEST 381.42 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS EAST, ON SAID WEST LINE, 761.12 FEET TO THE SOUTHERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID SOUTHERLY LINE, 902.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.19 ACRES, MORE OR LESS.

AND

A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST, JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1137, PAGE 458, AND OFFICIAL RECORDS BOOK 2309, PAGE 1384, BOTH OF THE PUBLIC RECORDS OF SAID COUNTY, FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3996, PAGE 1402, OF SAID PUBLIC RECORDS; THENCE SOUTH 14°35' 20" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 175.91 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL "B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 2309, PAGE 1384, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 75°24'40" EAST, DEPARTING SAID EASTERLY LINE, ALONG SAID WESTERLY PROLONGATION AND ALONG SAID NORTHERLY LINE, 319.86 FEET; THENCE SOUTH 14°34'44" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG A LINE 80 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT LIMITED ACCESS RIGHT OF WAY AS PRESENTLY ESTABLISHED, 2452.60 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID PARCEL "B"; THENCE NORTH 88°25' 20" WEST, ALONG SAID SOUTHERLY LINE AND ITS WESTERLY PROLONGATION, 327.29 FEET TO A POINT LYING ON SAID EASTERLY LINE OF PARCEL A, BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 736.92 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°44' 29", AN ARC LENGTH OF 86.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°57 '34" WEST, 86.65 FEET; THENCE NORTH 14°35' 20" WEST, CONTINUING ALONG SAID EASTERLY LINE, 2274.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.64 ACRES, MORE OR LESS

AND

A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1137, PAGE 458, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3996, PAGE 1402, OF SAID PUBLIC RECORDS; THENCE SOUTH 14°35'20" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 2450.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 736.92 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°44'29", AN ARC LENGTH OF 86.70 FEET TO THE SOUTHWESTERLY CORNER OF OVERALL PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4672, PAGE 1264, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°57'34" EAST, 86.65 FEET. FROM SAID POINT OF BEGINNING, THENCE SOUTH 88°25 '20" EAST, DEPARTING SAID EASTERLY LINE OF PARCEL A AND ALONG THE SOUTHERLY LINE OF SAID OVERALL PARCEL, A DISTANCE OF 327.29 FEET LO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 14°34'44" EAST, ALONG THE SOUTHERLY

PROLONGATION OF THE EASTERLY LINE OF SAID OVERALL PARCEL, 46.53 FEET TO A POINT LYING ON THE WESTERLY LINE OF PARCEL "C", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2309, PAGE 1384, OF SAID PUBLIC RECORDS; THENCE SOUTH 57°20'29" WEST, DEPARTING SAID WESTERLY LINE, 265.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL A; THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE OF PARCEL A AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 736.92 FEET, THROUGH A CENTRAL ANGLE OF 17°50'36", AN ARC LENGTH OF 229.50 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°15'06" WEST, 228.57 FEET.

CONTAINING 0.90 ACRES, MORE OR LESS.

TOGETHER WITH LANDS:

A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3996, PAGE 1402, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE NORTH 76°24'40" EAST, 20.93 FEET; COURSE 2, THENCE NORTH 14°35'20" WEST, 10.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 716.82 FEET; COURSE 3, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'39", AN ARC LENGTH OF 122.74 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°41'04" WEST, 122.59 FEET; THENCE NORTH 77°51'19" EAST, DEPARTING SAID BOUNDARY LINE, 174.40 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'00", AN ARC LENGTH OF 39.63 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°58'43" EAST, 39.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 37°34'23", AN ARC LENGTH OF 288.54 FEET TO THE NORTHEASTERLY CORNER OF OVERALL PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4672, PAGE 1264, OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°22'32" EAST, 283.40 FEET; THENCE SOUTH 75°24'40" WEST, ALONG THE NORTHERLY LINE OF SAID OVERALL PARCEL, 319.86 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE EASTERLY LINE OF SAID PARCEL A; THENCE NORTH 14°35'20" WEST, ALONG SAID EASTERLY LINE, 175.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.90 ACRES, MORE OR LESS.

EXHIBIT B

SJSO TRAINING FACILITY PUD MASTER DEVELOPMENT PLAN TEXT

SECTION I

This Master Development Plan Text is part of an application for modification to the SJSO Training Facility Planned Unit Development (PUD) as required by the St. Johns County Land Development Code (LDC), Section 5.03.02.G.1. This major modification request is filed on behalf of the applicant, St. Johns County.

A. Location: The SJSO Training Facility PUD was established through Ordinance 2015-07 and amended in Ordinance 2020-9. This modification requests to rezone approximately 1.9 acres of additional lands immediately adjacent into the PUD boundaries for the expansion of the Fleet Maintenance Facility. All lands of this PUD, which totals 69.63 acres, are described by the Legal Description - Exhibit A. The property is situated in central St. Johns County, with access provided by Agricultural Center Drive. The project is located south of S.R. 16 and the St. Johns County Agricultural Center, just west of Interstate 95, as indicated by the updated Master Development Plan (MDP) Map, Exhibit C. The site work for the training facility is currently under construction. It is located within the Mixed-Use Future Land Use Map designation, which allows for the uses outlined within this Planned Unit Development (PUD).

B. Surrounding Uses: The property is located just south of the County Agricultural Center, the Emergency Operations Center and a private Gun Range. It is bordered by Interstate 95 to the east, with open lands and residential across the interstate. A large portion of the property to the west is designated Conservation Lands, which have been used for mitigation purposes and further to the west are a single family PUD and PRD. Properties to the south consist of a borrow pit and vacant lands.

Zoning in the area consists of Open Rural (OR) for the majority of the adjacent properties. However, there is a small area of Public Service (PS) to the north and Industrial Warehousing (IW), Commercial General (CG), Commercial Warehouse (CW), Commercial Intensive (CI) and Commercial Highway Tourist (CHT) for the property to north and along County Road 208. As noted, there is a PUD and a PRD further to the west.

C. Ownership: The property is owned by St Johns County as shown by the Proof of Ownership (deeds), as recorded with the Clerk of Courts. St. Johns County has authorized Matthews Design Group to file the application for the modification and rezoning change indicated.

SECTION II

A. Project Description: SJSO Training Facility PUD will encompass a total of approximately 69.63 acres. The project is located south of S.R. 16 and the St. Johns County Agricultural Center, just west of Interstate 95. The subject property will be accessed via Agricultural Center Drive. Properties to the south of the PUD, majority silviculture, are connected to County Road 214 by an access easement located directly east of the PUD boundary and west of Interstate 95. The internal roadway to be constructed will provide access to proposed uses within the SJSO Training Facility. The project will provide for a limited number of public uses commensurate with the training use and be primarily used by the St. Johns County Sheriff's Office. Plans include for an Emergency Communications and Training Center Building that will include multiple classrooms, auditorium, defensive tactics room, cardio and weight room, simulation room, kitchen, dining hall, conference rooms, offices, 911-dispatch center (St. Johns Public Safety Answering Point), and other support functions. The plan also includes multiple range houses, multiple outdoor shooting ranges, simunitions building, simulated town, equipment storage facility, fleet operations facility, purchasing and

warehousing facility, fuel farm, aircraft hangar, helipad, tactical driving track, k9 training area, physical agility area, dive training area, main sheriff's office administration building, and other support facilities as needed.

The current St. Johns County Sheriff's Office Training Unit has 9 fulltime personnel, who are responsible for training all sworn and civilian personnel. Additionally, the Florida Criminal Justice Standards and Training Commission (CJSTC) requires all active duty law enforcement and correctional officers to participate in a 40-hour mandatory retraining every four (4) years. However, the St. Johns County Sheriff's Office has a MANDATORY ANNUAL in-service training program and firearms requalification for all sworn personnel, which currently includes more than 450 certified law enforcement and corrections deputies. All of the aforementioned training is exclusive of the Field Training and Evaluation Program (FTEP) for all new sworn personnel. The FTEP is an entry-level training program for all newly-hired deputy sheriffs, and the program duration, on average, is 16-weeks. Upon completion of the range houses and the Emergency Communications and Training Center Building, all of the Training Unit and Emergency Communications Unit Personnel will be relocated to this facility.

The training facility will principally operate Monday through Friday from 0700 to 1700. There will, however, be times and events that cause the training facility to remain open and operational for extended hours and potentially extended days. The facility will not only host the Training Unit personnel, but it will also accommodate all of the FTEP deputy sheriffs and any other sworn and/or civilian personnel during required and mandatory training sessions. The main uses of the training facility will include shooting instruction, practicing, and qualifying, vehicular driving instruction/training, defensive tactic methods and training, classroom instruction, specialty teams training and storage of all special operations equipment.

The applicant will file IMDP Maps for each portion of the site as it is ready for development. There are no jurisdictional wetlands on the site. The Training Facility "development area" will have a 30 foot perimeter preservation area along the north boundary to provide additional buffering and privacy. The remainder of the site Training Center will have the standard 10 foot perimeter landscape buffer that will also serve as a preservation area.

B. Development Size: With the proposed rezoning of 1.9-acres from Open Rural to PUD, the PUD property will consist of approximately 69.63 acres in total.

C. Wetlands: There are no wetlands located on the property.

D. Development Area: The Training Facility encompasses 69.63 acres and includes the facilities outlined within the Permitted Use section of this PUD. All uses present in the St. Johns County Training Facility PUD will be compatible with the subject rezoning and will be designed and built in compliance with Comprehensive Plan Policy A.1.9, subject to waivers of said condition(s) as requested in Section T.

E. Dwelling Units and Density: Only limited residential development is proposed for this PUD as an accessory use for security.

F. Non-Residential Development: In compliance with Comp. Plan Policy A.1.9 and the LDC Section 2.02.01 the following uses will be allowed: Neighborhood Public Services and Emergency Uses, General Public Service and Emergency Service Uses, Light Industrial Uses and Residential Uses (as accessory uses). All uses in this PUD will be consistent with the Comprehensive Plan and the LDC and compatible within the PUD itself.

G. Site Development Criteria:

1. Building: The total Floor Area Ratio (FAR) to be occupied by buildings and structures shall not exceed seventy percent (70%). The total impervious surface area shall not exceed seventy percent (70%)

2. Permitted Uses: The development will be constructed in an orderly manner and allow for General Public Service and Emergency Service Uses zoning category, as well as those Uses allowable by Special Use (in accordance with the designated criteria established within the LDC), as listed in the St. Johns County Land Development Code (LDC), as derived from definitions within the St Johns County LDC found below. Specific uses may include multiple classrooms, auditorium, defensive tactics room, cardio and weight room, simulation room, kitchen, dining hall, conference rooms, offices, 911-dispatch center (St. Johns Public Safety Answering Point), multiple range houses, multiple outdoor shooting ranges, simunitions building, simulated town, equipment storage facility, fleet operations facility, purchasing and warehousing facility, fuel farm, aircraft hangar, helipad, tactical driving track, k9 training area, physical agility area, dive training area, main sheriff's office administration building, and other support facilities as needed.

a. General Public Service and Emergency Service Uses in accordance with Section 2.02.01 (P) of the LDC including, but not limited to public use Airports, terminals, heliports (in accordance with Section 6.08.20 of the LDC), and associated infrastructure; seaplane support facilities; rail yards and terminals; ambulance services; fire stations; police stations, emergency medical services and facilities; government offices and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; maintenance, garage, and storage yards for school buses, highway Construction equipment, telephone equipment, utility company trucks and equipment; microwave, radio, and television transmission towers; radiotelephone communication facilities; communication Antennas and Antenna Towers; indoor and outdoor firing range (in accordance with Section 2.03.30 of the LDC) and other substantially similar facilities and Uses.

b. Residential Uses (as accessory uses) in accordance with Section 2.02.01(A) of the LDC.

3. Setbacks: Twenty (20) foot setbacks will be provided for all buildings, parking, and/or storage areas along the roadways. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure in accordance with Section 6.03.01 of the LDC.

4. Building Height: The maximum height of all structures is 60 feet. Any enclosed structures over thirty-five (35) feet will be protected with an automatic sprinkler system designed and installed in accordance with NFPA 13 in accordance with Section 6.01 of the LDC.

5. Parking: Main parking areas will meet the requirements of Section 6.05.02 of the LDC, applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. Parking area shown is in the general location as required by Section 5.03.02.G of the LDC, but may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Some outlying area overflow parking will be allowed if stabilized with materials such as coquina, crushed stone, or gravel in a manner acceptable to the County Administrator, or designee as mandated in Section 2.03.15 of the LDC. Special event parking may be open field or grassed areas. See Section II. T. Waivers/Variations/Deviations of this MDP Text for a requested waiver to the requirements of Section 6.05.02 for some of the proposed uses.

Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All project signage shall be in accordance with Section 7.00.00 of the LDC, with specific signs adhering to Section 7.02.00 and Section 7.02.00. Project identification signs shall be permitted at the main entrances to the project along Agricultural Center Drive. The Training facility shall be allowed secondary facility identification signs at each entrance, if desired, as well as all other appropriate informational and directional signage. The main identification signs shall be no larger than 200 SF as mandated by Section 7.02.01 of the LDC as and no greater than twenty (20) feet in height. The signs are proposed for the front of the property and shall be set back at a minimum of five feet from the property line with no portion of the sign being extended into the right of way. All other signage shall comply with all conditions at the time of said development, including building signs.

7. Fencing: The applicant will be permitted to install a maximum eight (8) foot high fence, to be constructed of chain link, wood, aluminum or similar material, along the boundaries of the property.

8. Lighting: Adequate lighting will be provided, as facilities will be used at night too. The lighting shall be designed in a manner to be contained on the property and to minimize the glare on adjacent property. Lighting will meet the standards provided for within the LDC, or as otherwise approved by St. Johns County through the proper review and approval processes.

H. Infrastructure:

1. Storm water: Storm water will be handled on site with a series of ponds. The drainage structure and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting, subject to the permitting requirement of the St. Johns River Management District. The storm water ponds may have fountains. One of the stormwater facilities for the Training Facility portion of the site, will also be used for training purposes and will include a boat ramp.

2. Vehicular Access/Interconnectivity: The subject property will be accessed via a new private drive, Law Enforcement Way, coming off Agricultural Center Drive, which will be extended from its current terminus from CR 208 to the southernmost portion of the property, as noted on the attached MDP Map, Exhibit C. Access to the properties south of the PUD will be provided by an 80' access easement directly to the east of the PUD boundary.

3. Pedestrian Access/Sidewalks: The site is located at the end of the current Agricultural Center Drive, which passes through an existing industrial park. There are no sidewalks located through this industrial park, and therefore no pedestrian trails or connectors. Due to this fact and the safety issues involved in having pedestrians going through the industrial park area, this PUD is not conducive for providing pedestrian access from the surrounding areas. Sidewalks, in accordance with the LDC and will be provided to connect parking and buildings on the Training Area and will be provided internally for the Industrial Area as well.

4. Open Space: The project will provide a minimum of twenty-five percent (25%) open space, or a minimum of 17.41 acres, not including the retention areas. The twenty-five percent (25%) will be provided for each site and specified on the individual Construction Plans filed. The

project provides for generous open space, provided by the perimeter buffers and general open space areas between uses and between buildings.

5. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department (SJCUD). Per request of the St. Johns County Utility Department and in accordance with Section 5.03.02.G.1 of the Land Development Code, the developer shall master plan all phased development utility infrastructures to maintain level of service to each phase. If the developer requests prioritizing alternate phases, the utility infrastructure shall have to be accommodated accordingly to minimize impact to existing SJCUD infrastructure. The developer must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the Availability Letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Width of right-of-way shall not limit meeting the minimum setbacks for underground utility lines set by SJCUD. The developer will provide the necessary easements in case proposed right-of-way cannot provide the required spacing for proper operation of underground utilities. The developer will not install water or sewer pressurized mains under pavement, sidewalk, and concrete walk unless it is approved by SJCUD. The developer will install such lines in grassed right-of-way. All private lines will be serviced via master meters. The developer will provide restoration easements to maintain utilities in private right-of-way as long as they meet the SJCUD requirements for operation and maintenance. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the center line of pipeline to the center line of the trees.

6. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Rescue, Section 6.03 of the Land Development Code, including installation of fire hydrants. This project is located within 2 miles of an existing fire station located on CR 208.

7. Solid Waste: Solid waste collection shall be provided by the privately contracted waste collection company.

8. Utilities: All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company in compliance with Comprehensive Plan Policy A.1.9.7.

9. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department in accordance with Section 5.03.02 G. 1 of the LDC. An owner installed and maintained lift station will be located within the project and subject to approval by the Utility Department. The exact location of the lift station site will be determined upon construction plan approval. All connections and permits will be in accordance with the requirements of St. Johns County, including Florida Department of Environmental Protection permits by phase.

J. Soils: The soil survey for St. Johns County, Florida identifies the following two soil types that occur within the PUD: Myakka, Fine Sand (3) and St. Johns Fine Sand (13).

1. Myakka fine sand (3) is the predominate soil on the site and is located throughout the property. This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid. Vegetation includes longleaf pine, slash pine, saw palmetto, running oak, inkberry, and wax myrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky

bluestem, creeping bluestem, lopsided indiagrass, and low pallicum. The community development potential is medium.

2. St. Johns fine sand (13) is a poorly drained nearly level soil in broad flatwoods and landscapes adjacent to drainage ways. The seasonal high water table is at a depth of 0 to 15 inches for two (2) to six (6) months and at 15 to 30 inches for one (1) to four (4) months. The natural vegetation consists of slash pine, loblolly bay, saw palmetto, wax myrtle, American Holly, and inkberry. It has a medium community development potential with the excessive wetness the main limitation. The potential for septic tank use is medium and would also require up to four (4) feet of fill for the drainfield.

K. Site Vegetation: Carter Environmental conducted an environmental site assessment using the land use/cover classifications according to the Florida Department of Transportation's *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). The assessment identifies the upland forest within the upland areas shown on the proposed PUD site as coniferous plantations (441). No jurisdictional wetlands were noted. At a minimum there will be conservation of at least 5% of Upland Natural Vegetation through upland buffers. Additional green space will be provided through general open space and green areas. A minimum of 5% (3.48 acres) conservation of upland natural vegetation will be provided within the buffers along the roadways in the areas shown on the MDP Map, Exhibit C.

It is important for the St. Johns County Sheriff's Office to be a good steward of the environment by recognizing the potential environmental effects of an outdoor shooting range. The State of Florida, Florida Department of Environmental Protection, Bureau of Solid and Hazardous Waste, has produced 'Best Management Practices for Environmental Stewardship of Florida Shooting Ranges.' These practices will be reviewed, evaluated, and incorporated within our forthcoming Environmental Stewardship Program, as applicable to law enforcement entities and to our specific outdoor shooting range and will be provided to the County prior to use of the facility.

L. Significant Natural Communities Habitat: There is no Significant Natural Communities Habitat, as defined by St. Johns County LDC, within the project. No endangered or threatened species, or species of special concern were noted within the boundaries.

M. Historic Resources: There are no known or observed historic resources within this project. A copy of the report prepared by the Florida Department of State was forwarded to the Historical Resource Planner at St. Johns County for recording.

N. Buffers and Landscaping: Landscaping on the property will use Xeriscape landscaping techniques for native plants where at all possible and will meet the requirements of Section 6.06.02 of the LDC, with exceptions for select portions of the Training facility. A waiver is provided in Section T. of this MDP Text to allow for flexibility in the interpretation of landscaping requirements for the varying uses. The offsite wetlands of Trestle Bay Swamp are located further than twenty-five (25) feet from the subject PUD and there are no jurisdictional wetlands on the site, so no upland buffers for wetlands will be necessary.

The project will provide for a minimum ten (10) foot landscape buffer from the property boundaries of the PUD. In addition, the project will provide for a thirty (30) foot buffer along the north boundary of the Training Facility to provide for screening and privacy. Cohesive design themes shall be included to ensure consistency and compatibility of the development with the surrounding area and to enhance the view shed of along Interstate 95. Such design themes shall, at a minimum include building facades, landscaping, signage, parking-area design and similar development techniques.

O. Special Districts: This PUD is not located in a Special District as defined by Article III of the St. Johns County LCD.

P. Temporary Uses: Development of this site and construction improvements may require temporary uses such as construction trailers, or other such as equipment, storage, waste, temporary signage or access. Temporary construction trailers will be shown on engineering and construction plans. This PUD also has the right to stockpile dirt or transport said dirt off-site within an area that has received development permit. This temporary use will be shown on the construction plans.

Q. Accessory Uses: Accessory uses and structures will be allowed according to the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure such as air conditioning compressors or other equipment designed to serve the main use structure, including dump waste dumpster pad and containers.

R. Phasing: The St. Johns Training Facility PUD shall be developed in one (1) phase within ten (10) years of commencement. Commencement shall be defined as approved of Construction Plans and completion determined with submittal of as-built survey.

S. Project Impact: The property is located within the Mixed Use category of the St. Johns County Comprehensive Plan as indicated on the Future Land Use Map (FLUM), which allows for the types of uses included within the application. The area is ideally suited to this type of development, as it is in close proximity to other community facilities and has excellent access to major roadways and transportation corridors via Agricultural Center Drive to Interstate 95 and State Road 16. The project is centrally located within the County to allow for convenient access, but located away from developing residential and commercial areas. It will be served by centralized utilities.

Comprehensive Plan Policy A.1.9.5 requires that the Master Development Plan for a Mixed Use development demonstrate that the various uses intended to be located on site are first compatible and that they are well organized on site. The LDC requires that Planned Unit Development districts shall be located where they will facilitate ease and convenience of use; where negative impacts on the surrounding transportation systems, public services and surrounding land Uses will be minimized; where the Use is compatible with surrounding land Uses; where the development will not encourage the expansion strip development along adjacent streets; and where the intensity of the Project is consistent with the Use that it provides.

The property is located just south of an existing Industrial Park, west of Interstate 95 (in fact it fronts on the Interstate) and a considerable distance east of any existing or proposed residential development (which are separated by an extensive Conservation Area Jurisdictional wetlands) or the Interstate. The site is planned for the Training Facility and will allow for a centralized public facility with all needed uses and activities located in one area, on one site. It will provide for a number of public uses commensurate with the training use and be primarily used by the St. Johns County Sheriff's Office. Plans are to build the facilities as public funding comes available, which are to include an Administration Building (with offices, classrooms, conference rooms, training rooms, a kitchen and dining hall, shower facilities and weight and cardio rooms), an Auditorium, a Tactical Equipment Storage Facility, a Simulation House and Village, an Indoor and an Outdoor Shooting Range, a Driving Track and Fueling Farm, a Physical Agility area, a K9 Training Area, and a Helipad and Aircraft Hangar, as well as other supportive uses.

The SJSO Training Facility PUD will meet the specific standards as outlined within Section 5.03.03 of the LDC. With regard to Natural Environment, the PUD will provide for a minimum of twenty-five percent (25%) open space (including recreation, buffers, common areas, Environmentally Sensitive Areas, and other conservation/preservation areas providing for Significant Natural Communities Habitat or Essential

Habitat); a minimum of ten percent (10%) preservation of Significant Natural Communities Habitat; a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat; and a minimum ten (10) foot natural/landscaped buffer along Project property lines. With regard to setbacks, the PUD will provide for the twenty (20) foot setback for Buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way. And with regard to transportation, will provide for convenient and appropriate access both internally and in relation to the proposed uses and the surrounding area.

The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact both to the future occupants of the project, as well as to the residents of St. Johns County. It will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers/Variance/Deviations: The applicant requests the following waivers from the specified Sections of the LDC:

1. Drives and Parking: A waiver to Section 6.05.02 (H) to allow some of the required drive isles, driveways and parking areas (particularly in the outlying areas) for the Training Facility to be stabilized with materials such as coquina, crushed stone, or gravel in a manner acceptable to the County Administrator, or designee as mandated in Section 2.03.15 of the LDC and to allow for special event parking within open field and/or grassed areas. The LDC requires that: *"Except for Single Family and Two Family Dwellings, non-commercial boat docks and piers Agricultural and Related Uses, and those Uses listed under Section 6.0.42, every off-street Parking Area and Vehicular Use Area shall be surfaced with asphaltic or port/and cement binder pavement or an equivalent Improvement, so as to provide a durable and dustless surface with adequate drainage and Stormwater management provisions as required by Section 6.04.06, unless a Special Use Permit has been approved, pursuant to Section 2.03.15 of this Code. In making a determination as to the suitability of an equivalent Improvement, the County Administrator or designee shall find that such Improvement; Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; Provides a surface which will accept permanent delineation of Parking Spaces, aisles, Access ways and maneuvering areas; Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and, Provides a surface that meets the design standards of the St. Johns County Administrator."* And further, that *"Parking for seasonal Uses or Special Events may be exempted from the paving requirements above if approved pursuant to a Temporary Use Permit as provided in Section 2.02.05. Such Uses shall provide for a safe surface and an adequate number of parking spaces suitable to accommodate traffic."*

As explained, this facility will have a fluctuation in the types and intensity of activities that may not warrant full time parking and paved parking may not be necessary for all types of uses. The applicant is requesting an opportunity to provide alternative surfaces that relate to each of the varying uses, as well as the ability to use grassed areas for "events" that might bring a large number of people to the site. It should be noted, however, that all required parking for the St. Johns County Training Facility shall be designed to meet standards of the Florida Accessibility Code for Building Construction.

2. Landscape: A waiver to certain sections of the LDC to allow for flexibility in the interpretation of landscaping requirements for the varying Training Facility uses,

specifically with regard to the provision of landscaping for the entire Training Facility. The applicant expects to provide the required landscaping within the administrative building areas and parking lots, but requests leniency in the application of Section 6.06.02 for the site and to Section 4.01.05 of the LDC for the other facilities such as the driving track, gun ranges, aircraft hangar, helipad, simunition building, simulated town, physical agility area, k9 training area, and other training areas, as it is not practical from a use standpoint as well as a cost standpoint to landscape the entire site.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership/Agreement: All successors in title to the Property shall be bound to and agree to comply with the commitments and conditions of the approved PUD. The applicant (including his successors and assigns) hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant (including his successors and/or assigns) also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows: "To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency 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."

All drainage facilities and common areas, located within the St. Johns County Training Facility PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant and/or his successors and/or assigns. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. The extension of Agricultural Center Drive will be requested for dedication to the County at the appropriate time.

V. Future Land Use Designation: The property is located within the Mixed Use designation of the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III - SUMMARY AND CONCLUSIONS

The need and justification for approval of the St. Johns County Training Facility PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The project is located within the Mixed Use category of the 2025 St. Johns County Comprehensive Plan. Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl (specifically A.1.2.2), Objective A.1.3 Surrounding Land Use (it is compatible, per Policy A.1.3.12 with the adjacent existing industrial and commercial development and public uses in

the area.

Development of the subject project is consistent with the St. Johns County Comprehensive Plan. Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is located within a Mixed Use area on the FLUM, which allows the type of development envisioned within the PUD and further described within the text under Goal A.1 as follows: "To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment. It is consistent with Objective A. 1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.9 Mixed Use Development and Objective A. 1.3 Surrounding Land Use as the project includes uses allowable within the County Comprehensive Plan and land development regulations. It is consistent with Policy A.1.3.12 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11.2. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

B. Location: The subject project meets the standards and criteria of the Land Development Code Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities. The project is located within a Mixed Use area on the FLUM, which allows the type of development envisioned within the PUD, provided it is approved pursuant to a Planned Unit Development. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established within Objective A.1.3, Surrounding Land Use, and Policy A. 1.3.12, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within Objective A.1.3, Policy A.1.3.12, as stated, that a "rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties."

The uses proposed within this project are consistent with the surrounding industrial, commercial, and rural uses already in place and the adjacent land uses surrounding this property. As noted, the project is located in at the southern end of an existing industrial park and is bounded by Interstate 95 to the east and an extensive wetland system under Conservation to the west. The uses on the adjacent properties and this property are in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within Mixed Use. The proposed rezoning will not change the existing and allowable land uses their impact to the surrounding

area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

In addition, the project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application and in fact, will be beneficial to the area as a whole.

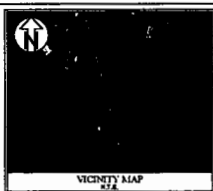
This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has requested a Certificate of Concurrency, which assures that available and adequate public facilities and services are available to support the proposed PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area. This project represents an extension of an existing industrial and commercial development corridor.

E. Adequacy of Public Facilities: The subject property is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will construct under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5".

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(0) of the Land Development Code.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.



- GENERAL NOTES**
1. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT THE TIME OF THIS ORDER.
 2. GENERAL DESCRIPTIONS OF THE FUTURE DEVELOPMENT AREA ARE PRESENTED IN THIS MAP AS THE INCREMENTAL MDP MAP. MINOR CHANGES TO THE BUILDING FOOTPRINT, PARKING, AND INTERNAL CIRCULATION MAY VARY SLIGHTLY DURING THE PERMITTING PROCESS, BUT THE PLAN SHALL COMPLY WITH THIS FPD ORDINANCE AND APPLICABLE CODE.
 3. PROPOSED SIGNAGE SHALL MEET LDC 7.4.02 AND SHALL HAVE A MAXIMUM ADA OF 200 SF AND MAXIMUM HEIGHT OF 30'.
 4. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS OF LDC 8.0.04.04.
 5. DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS OF LDC 8.0.04.05.

SITE DATA TABLE

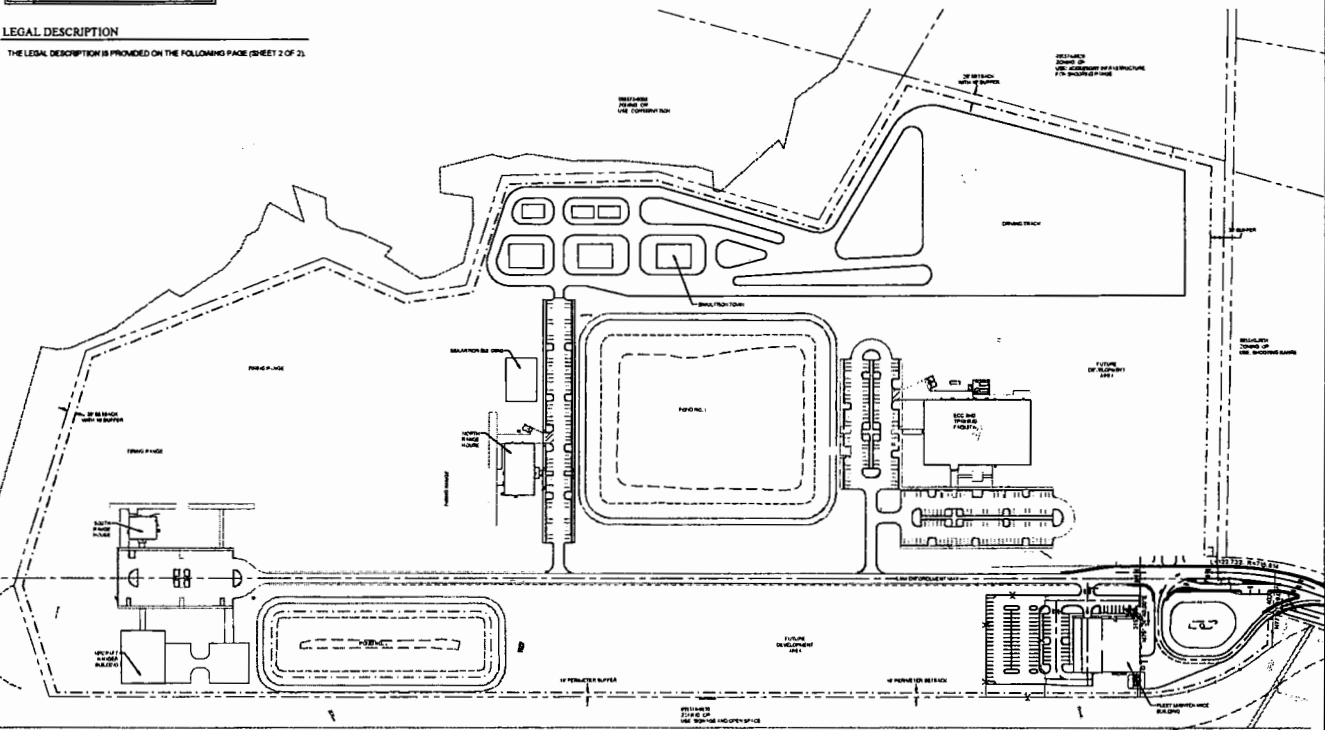
TOTAL SITE	66.63 AC
NET LOTS	0.58 AC
MAX. ALLOWABLE IMP. AREA	48.75 AC
MAXIMUM FAR	70%
MAXIMUM TSH	70%
FLOOD ZONE	0945 00000; 0945 10000; 0945 20000; 0945 30000; 0945 40000; 0945 50000; 0945 60000; 0945 70000; 0945 80000; 0945 90000; 0945 100000
FEMA PANEL NUMBER	1210000001 1210000002
BUILDING FOOTPRINT AND STORAGE SETBACKS TO RIGHT	20'
MINIMUM OPEN SPACE	25%
MAXIMUM BUILDING HEIGHT	60'

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE FPD, F.I.D., AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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



LEGAL DESCRIPTION
THE LEGAL DESCRIPTION IS PROVIDED ON THE FOLLOWING PAGE (SHEET 2 OF 2).



MATTHEWS DESIGN GROUP
P.O. BOX 1014, WINTER HAVEN, FL 33884
PHONE 888.763.1144 FAX 888.763.1147
WWW.MATTHEWSDESIGN.COM

EXHIBIT C: MDP MAP
SSO FLEET MAINTENANCE
PLAN ENHANCEMENT ONLY
DATE: 01/20/2016
SHEET NO. 1 OF 2

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Marie Colee
Matthews Design Group
7 Waldo St

Saint Augustine FL 32084

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:

12/21/2022

and that the fees charged are legal.
Sworn to and subscribed before on 12/21/2022

Michelle Verney

Legal Clerk

Sarah Bertelsen

Notary, State of WI, County of Brown

7/27/25

My commission expires

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Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 1/19/2023 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 2/07/2023 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 St. Johns County Training Facility PUD (ORD. 2015-7, as amended) to add 1.9 acres for the development of a fleet maintenance building and associated infrastructure.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. JOHNS COUNTY TRAINING FACILITY PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-07, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located on Law Enforcement Way. 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.

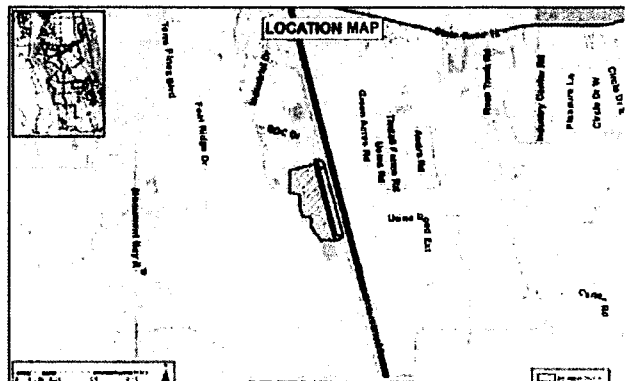
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 at 2416 Dobbs Road, 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	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA CHRISTIAN WHITEHURST, CHAIR
--	--

FILE NUMBER: MAJMOD-202200011
PROJECT NAME: SJSO Fleet Maintenance





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

FILED **FEB 08 2023**
St. Johns County
Clerk of Court

By: *Crystal Smith*
Deputy Clerk

February 8, 2023

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

Attention: Yvonne King

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2023-5, which was filed in this office on February 8, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra