

**ORDINANCE NO. 2023 - 54**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE RACE TRACK ROAD PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-61, AS AMENDED; 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 February 28, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-06 Race Track Road PUD**, for a Major Modification to the Race Track Road Planned Unit Development (PUD), Ordinance 2006-61, 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 Race Track Road PUD, shall be zoned and proceed in accordance with Ordinance Number 2006-61, 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 Race Track Road PUD, Ordinance Number 2006-61, 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 Race Track Road PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Race Track Road 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 Race Track Road 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 Race Track Road PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Race Track Road 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 2006-61, 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 Race Track Road 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 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.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5TH DAY OF DECEMBER, 2023.**

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

BY:   
Sarah Arnold, Chair

RENDITION DATE: DEC 06 2023

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

BY:   
Deputy Clerk

EFFECTIVE DATE: DEC 08 2023



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3508, PAGE 1143 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID COUNTY , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 126, AS SHOWN ON THE PLAT OF JULINGTON CREEK PLANTATION PARCELS 64 AND 65, PHASE 1, AS RECORDED IN MAP BOOK 44, PAGE 86, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 80 DEGREES 11 MINUTES 45 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCELS 64 AND 65 PHASE 1, A DISTANCE OF 297.34 FEET, TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 552, OF SAID PUBLIC RECORDS; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 552, ALSO BEING THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3508, PAGE 1143, 1340.21 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, (A RIGHT OF WAY OF VARYING WIDTH); THENCE NORTH 76 DEGREES 22 MINUTES 54 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 337.76 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3713, PAGE 610 OF SAID PUBLIC RECORDS; THENCE NORTH 25 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, 268.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG A NORTHWESTERLY PROJECTION OF SAID SOUTHWESTERLY LINE, ALSO BEING THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4748, PAGE 248 AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1044, 201.21 FEET TO THE NORTHERNMOST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1044; THENCE SOUTH 64 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1044, 78.51 FEET TO AN EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4826, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 25 DEGREES 21 MINUTES 11 SECONDS WEST, ALONG SAID EASTERLY LINE, 190.09 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 18 DEGREES

08 MINUTES 43 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE, 186.90 FEET TO AN EASTERLY CORNER OF SAID LANDS; THENCE NORTH 65 DEGREES 42 MINUTES 36 SECONDS EAST, LEAVING SAID EASTERLY LINE, 78.72 FEET TO A WESTERLY LINE OF THAT CONSERVATION EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3076, PAGE 315, SAID CONSERVATION EASEMENT SPECIFICALLY DESCRIBED ON PAGE 327 OF SAID DOCUMENT; THENCE ALONG THE WESTERLY LINES OF SAID CONSERVATION EASEMENT, THE FOLLOWING FOUR COURSES; COURSE NO. 1) SOUTH 25 DEGREES 13 MINUTES 04 SECONDS EAST, 165.33 FEET; COURSE NO. 2) SOUTH 19 DEGREES 19 MINUTES 44 SECONDS WEST, 28.62 FEET; COURSE NO. 3) SOUTH 25 DEGREES 19 MINUTES 15 SECONDS EAST, 88.36 FEET; COURSE NO. 4) NORTH 64 DEGREES 40 MINUTES 45 SECONDS EAST, 31.94 FEET TO A SOUTHEASTERLY CORNER OF SAID EASEMENT; THENCE SOUTH 72 DEGREES 16 MINUTES 51 SECONDS EAST, 44.06 FEET; THENCE SOUTH 20 DEGREES 33 MINUTES 51 SECONDS EAST, 53.54 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 10 SECONDS WEST, 34.72 FEET TO THE NORTHERNMOST CORNER OF THAT CONSERVATION EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3076, PAGE 315, SAID CONSERVATION EASEMENT SPECIFICALLY DESCRIBED ON PAGE 323 OF SAID DOCUMENT; THENCE ALONG THE LINES OF SAID CONSERVATION EASEMENT, THE FOLLOWING FIVE COURSES; COURSE NO. 1) SOUTH 64 DEGREES 45 MINUTES 15 SECONDS WEST, 14.97 FEET; COURSE NO. 2) SOUTH 41 DEGREES 26 MINUTES 06 SECONDS EAST, 8.36 FEET; COURSE NO. 3) SOUTH 57 DEGREES 37 MINUTES 28 SECONDS EAST, 62.11 FEET; COURSE NO. 4) SOUTH 32 DEGREES 27 MINUTES 50 SECONDS EAST, 66.41 FEET; COURSE NO. 5) SOUTH 22 DEGREES 42 MINUTES 18 SECONDS EAST, 19.17 TO THE SOUTHERNMOST CORNER OF SAID CONSERVATION EASEMENT; THENCE SOUTH 13 DEGREES 35 MINUTES 43 SECONDS WEST, 8.68 FEET; THENCE SOUTH 12 DEGREES 53 MINUTES 42 SECONDS EAST, 20.25 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 41 SECONDS WEST, ALONG THE NORTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3713, PAGE 610, 26.67 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 64 DEGREES 07 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY LINE, 132.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.05 ACRES MORE OR LESS.

## Exhibit "B"

### MASTER DEVELOPMENT PLAN TEXT

#### Race Track Road PUD

*Section 5.03.02 (G) (1)*

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

The Race Track Road Planned Unit Development ("PUD") will consist of 45,000 sq. ft. of medical and/or general office space and a private school and up to 115,000 sq. ft. of personal property mini warehouse space (the "Mini-Warehouse Facility") as allowed under the Neighborhood Business and Commercial description of the LDC and in accordance with Section 2.03.16 with the exception of the waiver requested in Section "t" of this MDP Text. The PUD is to be developed on approximately 18.32 acres of land. It is anticipated that the design, character and architectural style of the development will result in a unified, cohesive and compatible plan of development in that it will:

- Permit a creative approach to the development of the property and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Land Development Code.
  - Ensure adequate buffering from any adjacent residential neighborhoods through preservation of natural features.
  - Provide an environment of stable character, which is compatible with surrounding residential areas and maintains the existing character, while complimenting the commercial business opportunities present in the area.
  - Provide a desirable mix of non-residential Uses within the Project that are allowable within the property's Residential B future land use designation and Neighborhood Business and Commercial designation of the Land Development Code, that will include office, school and a Mini-Warehouse Facility that will fill a need in this area of the County for such Uses.
- b. "The total number of acres included within this Project as requested in the application."*

Approximately 18.32 acres. The area included in this Major Modification is approximately 15.5 acres as shown on the MDP Map.

- c. *The total number of Wetland acres included within the Project as requested in the application.*

Approximately 9.1 Acres wetlands as noted and depicted on the approved PUD MDP Map under St. Johns County Minor Modification Number 2018-14 recorded in PUD Drawing Book 36, Page 52 of the public records of St. Johns County, Florida.

- d. *The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code.*

The area for overall PUD development is comprised of approximately 18.32 acres, of which approximately 9.13 acres are wetlands and approximately 9.19 acres are upland acres (including the 0.32 acres of previously impacted wetlands). Approximately 0.32 acres of wetlands were impacted. Approximately 8.99 acres of wetlands will continue to be preserved. There are no wetland impacts proposed for the parcel subject to this Major Modification.

- e. *The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project.*

There are no residential dwelling units in the Race Track Road PUD.

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

The development shall be limited to up to 45,000 gross square feet of medical and/or general office development, including a private school, and up to 115,000 sq. ft. of personal property mini-warehouse space as allowed under the Neighborhood Business and Commercial designation of the LDC; including Personal Property Mini Warehouse in accordance with Section 2.03.16 with the exception of the waiver requested in Section "t" of this MDP Text. The Maximum Impervious Surface Ratio shall not exceed 70% of the total site, including wetlands. The Floor Area Ratio ("FAR") shall be limited to 50%. Allowable uses are generally as provided in Sections 2.02.01 D of the Land Development Code. All of the outdoor lighting shall be in accordance with Section 5.03.06(H)(6) of the Land Development Code. The private school development will be in accordance with LDC Section 2.03.17 including distance of separation to any uses external to the PUD.

- g. *The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking spaces/or residential and non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all Structures.*

Residential:

There is no residential development.

Non-Residential:

1. Setbacks: Except where required by Section 5.03.03.B.2. of the Land Development Code, building setbacks from the property boundary lines shall be: Front-15 feet; Side- 5 feet; and Rear- 10 feet. A twenty (20) foot setback will be provided for all non-residential and parking areas that are adjacent to road Right-of-Ways and adjacent to residential uses as provided by Section 5.03.03.B.2. Setbacks shall be measured as provided in the Land Development Code as indicated on the MDP Map. Parking will be as generally depicted on the MDP Map. The size and number of spaces for the site will be not less than those required in the St. Johns County Land Development Code. Notwithstanding the foregoing, portions of the commercial site may be sold as individual parcels, provided each parcel has common property frontage for access/ingress/egress. Such individual parcels may share parking with other facilities, with shared parking agreements and will comply with Section 6.05.02 of the Land Development Code. Off-site parking, which shall be located within the bounds of the commercial area of the PUD, will be an allowable use for out- parcels.

2. Signage: Signage for the Commercial Site shall meet the requirements of Section 7.10.00 of the LDC in effect at the time of the adoption of the PUD.

One (1) on-site project construction sign will be allowed near the entrance to the property along Race Track Road, which must be removed within thirty (30) days after the "as-built" plans have been approved by the County. The sign may be two (2) sided with each face limited to thirty-two (32) square feet. In addition, temporary development signs will be allowed within the development, meeting the same criteria as the on-site project construction signs.

3. Height: Structures shall not exceed thirty-five (35) feet in height excluding parapets and architectural features.

- h. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.*



The infrastructure needed to serve the PUD consists of drives/aisles, drainage facilities, water and sewer, fire protection and solid waste collection.

1. Vehicular Access: There is one access to and from Race Track Road at the southern end of the site, in the approximate location as depicted on the MDP Map, Exhibit D. The access shall be installed in accordance with all FDOT and St. Johns County regulations and permits and will comply with the Land Development Code. No other feasible points for interconnectivity exist within the Race Track Road PUD because of the extensive wetland area that surrounds the Race Track Road PUD.
2. Internal Access: All internal drives shall be constructed in accordance with Section 6 of the Land Development Code. All drives are private and shall be maintained by the property owner(s).
3. Pedestrian Access: Sidewalks shall be provided as indicated on the MDP Map, Exhibit D. A five (5) foot concrete sidewalk has been provided along Race Track Road, as indicated on the MDP Map, Exhibit D, to provide safe pedestrian access to the Race Track Road PUD.
4. Drainage: Storm water will be treated on site within the retention areas. All drainage structures and facilities are designed and constructed in compliance with the Land Development Code and the applicable rules of the St. Johns River Water Management District, with revisions and/or with the approval of the St. Johns County Development Services Department. All necessary permits and construction plans have been or will be acquired and approved prior to the commencement of any construction.
5. Utilities: Water and sewer are provided by JEA.
6. Solid waste: All solid waste and recycling areas shall be fully screened from view. Solid waste and recycling areas may be combined in the areas sufficient to accommodate both in the same location. The location, number and size of the solid waste and recycling areas may be moved to accommodate the actual need for such facilities subject to review and approval by the St. Johns County Development Services Department.
7. Fire Protection: Fire Protection will be provided in accordance with Section 6.03.00 of the Land Development Code.

8. **Recreation:** As the Use of the property is non-residential, no recreational facilities have been provided.

*i. The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.*

Public water and sewer are provided by JEA and all master infrastructure is in place.

*j. The type of underlying soils and its suitability for Development of the proposed Project.*

The soils information provided with the original PUD review and approval remains valid as follows:

The soil survey of St. Johns County, Florida, identifies the soil types on the property as Zolfo find sand, Ona fine sand, and St. Johns fine sand. The potential for community development in the Zolfo fine sand area is high. The potential for community development in the Ona fine sand area is medium. The potential for community development in the St. Johns fine sand areas is medium.

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

The FLUCCS information provided with the original PUD review and approval remains valid and includes the following Land Use Classifications: Hardwood-Coniferous Mixed and Wetland Forested Mixed.

*l. The type and extent of any Significant Natural Communities Habitat as defined by this Code.*

There are no existing Significant Natural Communities Habitat nor any existing Listed Species on site. This information has previously been submitted and reviewed for the approved PUD.

*m. Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.*

All Historic Resource information provided with the original PUD remains valid. A copy of the SHPO letter received was provided for the PUD.

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

Applicant shall provide a ten foot (10') perimeter buffer pursuant to Section 5.03.03.A.4. Adjacent to contiguous wetlands, the Applicant shall provide an averaged twenty-five foot (25') natural undisturbed upland buffer, with no less than ten (10) feet in any one area (pursuant to Section 4.01.06.B.1), and a twenty-five (25) foot building setback. The upland buffer is to be measured from the State jurisdictional wetland line and proceeding landward. No activity, placement of a structure, or accessory use is to take place in this buffer. It is to remain a natural undisturbed vegetative buffer. In accordance with Section 4.01.06.C of the St. Johns County Land Development Code, in an area where the upland buffer is or will be comprised of fill material, with permits by state and federal regulating agencies, the area shall be reestablished as a natural upland buffer by the replanting of plants that are natural and native to the original ecological community. Turf grasses and exotic or non-native plants are expressly prohibited. Upland buffer planting plans shall be provided with the Development Application. Stormwater ponds cannot be placed in nor graded into the upland buffer per Article IV of the Land Development Code. Accessory activities are allowed to take place in the setback area. The accessory uses do not include buildings with a permanent foundation. Applicant shall also provide an averaged seventy-five (75) foot scenic edge, with no less than thirty (30) feet in any one area, from Race Track Road. Applicant will comply with the screening and buffering requirements contained within Article 6 of the Land Development Code for all uses external to the PUD. All uses within the PUD are considered compatible by definition and do not require separation, buffering or screening between them.

**o. *PUDs located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.***

The Race Track Road PUD is not located within a Special District as defined by the St. Johns County Land Development Code.

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

Construction trailers shall be allowed to be placed on site and moved throughout the site as necessary. Construction trailers will not be placed in the upland buffers. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot within the driveway apron that meets County Code requirements. Construction trailers shall be removed prior to issuance of a certificate of occupancy.

- q. The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.*

Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. Any fencing shall comply with Section 2.02.04.12 of the Land Development Code. In accordance with Section 2.03.16 F of the Land Development Code, no six (6) fence or wall will be required for the proposed Mini-Warehouse Facility because all storage bays will be maintained within a completely enclosed structure.

- r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the Project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP Text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent (50%) complete, before the next phase may proceed unless modified through a PUD Minor Modification.*

The only remaining undeveloped area within the PUD boundary is the portion of the PUD proposed for the requested 115,000 square feet of Mini Warehouse Facility space, which will be completed within a single five (5) year phase. Commencement of construction shall be deemed to have occurred upon approval of the construction plans for the Mini-Warehouse Facility. Completion is defined as receipt of approval from the County of As-Built Survey for the Mini-Warehouse Facility. Completion shall be within five (5) years of Commencement.

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

The impact of the PUD on County service and infrastructure will be within all adopted levels of service. The PUD's benefits include the provision of additional commercial opportunities that will complement adjacent developments.

- The property in question is located in a Residential B District. The property is suitable in character and location for the structure and uses proposed.
- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the 2015 St. Johns County Comprehensive Plan. The property is identified as Res. B on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. The applicant believes that the proposed PUD will provide needed neighborhood scale

goods and services to the residents of the NW Sector of St. Johns County.

- The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDC. Before planning this PUD, wetland and topographical surveys were performed to include wetland preservation as part of the development plan. The developer and owners will maintain the character and appearance set forth herein.
- The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD.
- When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the development of the area.
- The proposed Mini-Warehouse Facility project is a low vehicle trip generator located on an infill outparcel located along a major transportation corridor in the Northwest Sector of St. Johns County. Developing infill parcels within existing developed areas is a smart growth strategy that the County is seeking. Additionally, using the Institute for Transportation Engineers (ITE) trip generation code, the proposed 115,000 sq. ft. of mini warehouse will result in 514 less daily trips than a currently approved and available 12,510 sq. ft. of shopping center use.

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

#### **Section 2.03.16.J – Special Use Criteria**

This waiver is requested to the Special Use criteria for personal property mini-warehouses set forth in Section 2.03.16.J of the Land Development Code that prohibits any portion of a Personal Property Mini-Warehouse Facility to be located within five hundred (500) feet of residentially zoned property or residential portions of Planned Developments. This waiver is justified because the closest residential lot within the Planned Development to the west of the PUD is approximately 420 feet away from the Mini-Warehouse Facility.

The building design ensures that all customer activities will be conducted within the Mini-Warehouse Facility. Further, the building is well-buffered by the existing conservation easement located along the perimeter of the property that contains extremely dense natural vegetation including mature trees with an average height of 50 to 60 feet in height between the parcel and the adjacent Open Rural and PUD zoned property. In addition, the building has been located as close the existing non-residential uses within the PUD as possible. All of these factors combined ensure that there will not negatively impact the adjacent property owner or

any other Uses in the area.

***u. A statement binding all successors and assigns in title to the commitments and conditions of the MDP.***

The Applicant, which term shall include its successors and assigns, hereby agree and stipulate 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 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 specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code and the Comprehensive Plan, as may be amended from time to time, shall be applicable to this development."

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

Not Applicable.

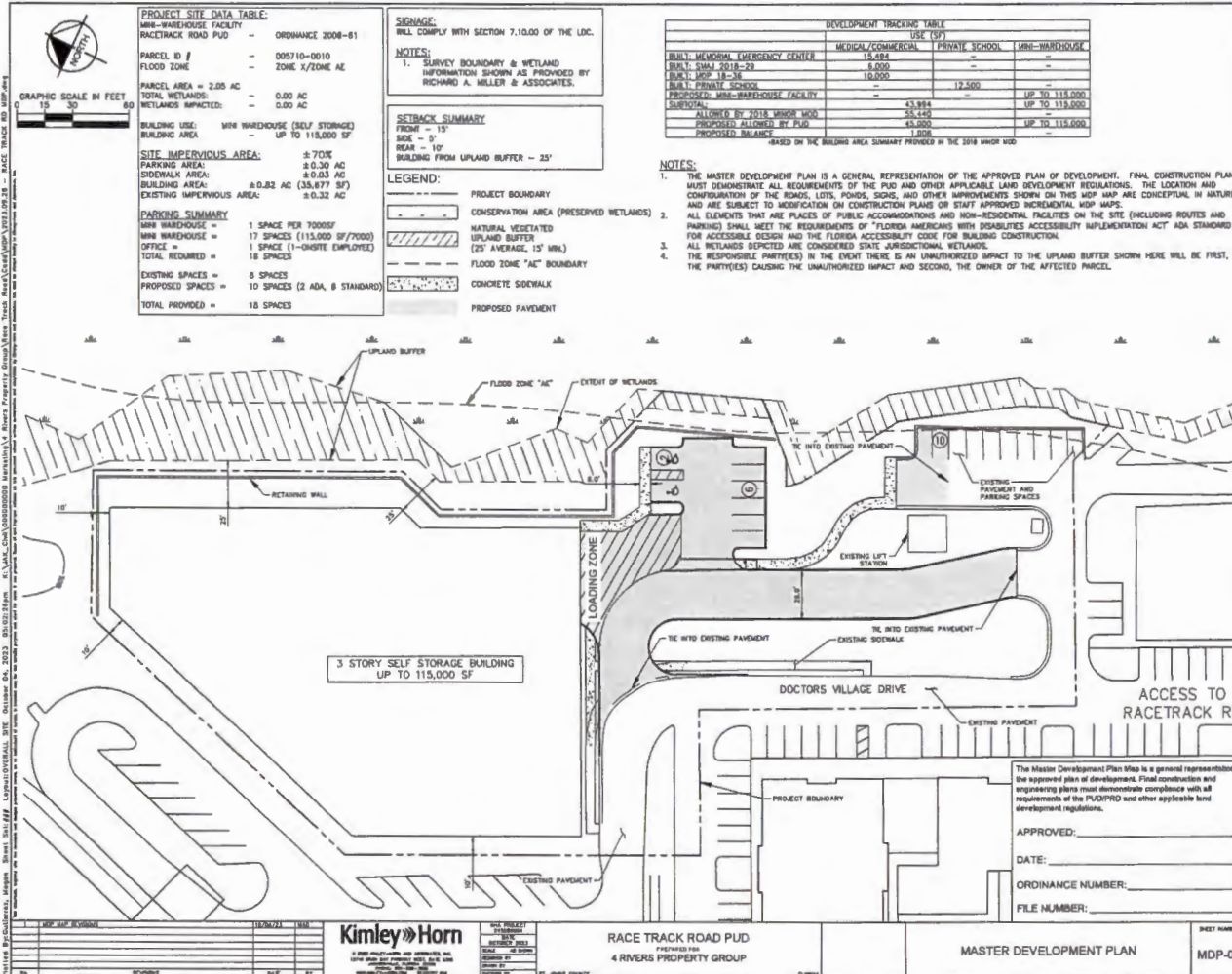
**EXHIBIT C**

**MDP MAP**  
**(UPDATED)**









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 DAY OF September 2023

**ST. JOHNS COUNTY CLERK OF COURT**  
Ex-Officio Clerk of the Board of County Commissioners

By: Lynette Swain Deputy Clerk



# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Marie Colee  
Kimley- Horn Jax  
12740 Gran Bay PKWY W # 2350  
Jacksonville FL 32258-6478

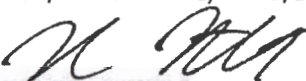

STATE OF WISCONSIN, COUNTY OF BROWN

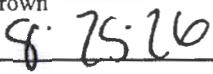
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

09/28/2023

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 09/28/2023

  
\_\_\_\_\_  
Legal Clerk 

Notary, State of WI, County of Brown  
  
\_\_\_\_\_  
9.25.26

My commission expires

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**THIS IS NOT AN INVOICE!**

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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 10/19/2023 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 12/5/2023 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 Race Track Road PUD (Ordinance 2006-61) to revise currently allowed commercial and office square footage to accommodate construction of a Personal Property Mini-Warehouse (Self-Storage) facility, which is an allowable use within the PUD.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE RACE TRACK ROAD PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2006-61, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The subject property is located on the North side of Race Track Road off Doctor's Village Drive, 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

ST. JOHNS COUNTY, FLORIDA

GREG MATOVINA, CHAIR

FILE NUMBER:  
MAJMOD-2023000006

PROJECT NAME: Race Track  
Road PUD

BOARD OF COUNTY  
COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

CHRISTIAN WHITEHURST,  
CHAIR





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 12, 2023

FILED DEC 08 2023  
St. Johns County  
Clerk of Court

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

By: Crystal Smith  
Deputy Clerk

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2023-54, which was filed in this office on December 8, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh