

ORDINANCE NUMBER: 2024 - 12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 29, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-20 State Road 16 Medical and Commercial PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application **File Number PUD 2023-20 State Road 16 Medical and Commercial PUD** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

is hereby changed to Planned Unit Development (PUD)

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, **Exhibit "B"** and the Master Development Plan Map, **Exhibit "C"**.

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

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

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 19TH DAY OF MARCH, 2024.

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

BY: 

Sarah Arnold, Chair

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

RENDITION DATE: MAR 19 2024

BY: 

Deputy Clerk

EFFECTIVE DATE: MAR 20 2024



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 139.47 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, ON THE EAST LINE OF WOODLAWN ROAD, 208.71 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST 208.71 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 348.18 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 208.71 FEET; THENCE SOUTH 00 DEGREES, 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

State Road 16 Medical and Commercial Planned
Unit Development

St. Johns County, Florida

September 29, 2023
Revised December 5, 2023
Revised January 2, 2024
Revised January 11, 2024
Revised January 29, 2024
Revised February 5, 2024

Team Roster

Owner/Applicant:

Memorial Healthcare Group, Inc.
Ron Woods
3625 University Boulevard South
Jacksonville, Florida 32216
(904) 702-6919

Land Planning/Civil Engineering:

Catalyst Design Group
George Huddleston, PE
1085 W. Morse Boulevard
Winter Park, Florida 32789
(689) 219-8901

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 824-0879

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Planned Unit Development Text
Exhibit "C" – Master Development Plan

**STATE ROAD 16 MEDICAL AND COMMERCIAL MASTER DEVELOPMENT
PLAN TEXT**

This Master Development Plan Text is part of an application for rezoning the property subject hereto to Planned Unit Development (“**PUD**”) as required by the St. Johns County Land Development Code (the “**Code**” or “**LDC**”). The application is filed on behalf Memorial Healthcare Group, Inc., which is the owner of the property subject to this application (the “**Applicant**” or “**Owner**”).

A. Project Description:

The Owner seeks to rezone land designated Residential Single-Family 3 (“**RS-3**”) to Planned Unit Development (“**PUD**”), for a project to be called State Road 16 Medical and Commercial PUD (the “**Project**”). The Project is located north of State Road 16 and east of Woodlawn Road in unincorporated St. Johns County, Florida, being described in Exhibit “A” to the PUD Ordinance (the “**Property**”). The Property has St. Johns County Parcel Identification Nos. 084740-0020 and 084740-0030.

The State Road 16 Medical Commercial Project includes approximately two (2) acres. The Property has a Future Land Use Map (“**FLUM**”) designation of Residential C. The Owner proposes to develop a maximum of 19,000 square feet of freestanding emergency room (with no overnight stays), medical office and ancillary commercial and office space on the Property. All uses within the in the Property are deemed compatible. The architectural design of buildings within the Project will be in character with non-residential structures on surrounding developed lands.

Lands to the north and east of the Property have FLUM designations of Residential C. Parcels to the west and south of the Property have FLUM designations of Mixed Use District. The Property is located on the northeast corner of the intersection of State Road 16 and Woodlawn Road, which is a commercial and mixed-use corner. The project will provide larger landscaped buffers, in conformance with applicable Code provisions, to ensure compatibility with the adjacent residential uses to the north. The property to the east appears to be a commercial establishment.

The design for the PUD may implement Low Impact Development principles in common landscaped areas, with such principles including planting native vegetation and using bio-swales to collect localized stormwater runoff. It is anticipated that the architectural style of the development will result in a unified, cohesive and compatible plan of development in that it will:

- Provide emergency room, medical office and related commercial and office services for area residents in this area of St. Johns County.
- Provide employment opportunities for residents in the southern portion of the County.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Code.

- Conform to the limitations of use, design, density, coverage and phasing stipulated on the proposed development plan.
- Provide development consistent with the Residential C FLUM designation and the uses of surrounding lands.

B. Development Size:

There are two (2) acres within the PUD, as depicted on the Master Development Plan (“MDP”) Map attached as Exhibit “C”.

C. Wetlands:

There are no wetlands within the Property.

D. Development Area:

The area proposed for development is comprised of two (2) acres (the entire Project acreage).

E. Dwelling Units and Density:

No residential development is proposed. The Owner waives the right to develop the Property for residential uses pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida.

F. Non-Residential Development:

The Project may contain a maximum of 19,000 square feet of freestanding emergency room (with no overnight stays), medical office and ancillary commercial and office space on the Property. Any of the permitted uses listed in this Section F that would require a special use permit will be permitted, provided that such uses meet the special use criteria set forth in LDC Section 2.03.

G. Site Development Criteria:

Development of the PUD will adhere to the following site development criteria:

1. Building Setbacks: Setbacks will be measured from the Property line in accordance with the LDC, as follows:

Minimum Front Yard Setback: 20 feet
 Minimum Side Yard Setback: 20 feet
 Minimum Rear Yard Setback: Not applicable since Property is a corner lot with two front yards and two side yards

All buildings shall have a minimum 20-foot setback from the rights-of-way of State Road 16 and Woodlawn Road. A 20-foot setback will be provided from adjacent residential parcels.

All parking and storage areas shall be set back a minimum of 20 feet from the State Road 16 and Woodlawn Road rights-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured in accordance with the Code from the parent parcel boundaries.

Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC Section 6.03.01. If this separation cannot be maintained, then all structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D or the required fire hydrants shall be capable of providing an additional 500 gallons per minute for two hours. Such fire flow shall be an addition to that already required. (LDC 6.03.01 and NFPA 1, chapter 18).

2. Accessory Structures: All non-residential accessory structures within the Project will comply with applicable requirements of the Code.
3. Maximum Coverage of Lots by Buildings: 70 percent.
4. Floor Area Ratio (FAR): In aggregate for the entire PUD area, FAR shall not exceed 50 percent.
5. Maximum Impervious Surface Ratio (ISR): ISR shall not exceed 70 percent in aggregate for the entire PUD area.
6. Parking: Parking will meet the requirements of the Code in effect at the time of permitting. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. Parking for bicycles will be provided in accordance with LDC Section 6.05.02.M.
7. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.00.
8. Signage: All Project signs will comply with applicable provisions of LDC Parts 7.02.00 and 7.06.00. Sign locations will be depicted on construction plans.
9. Building Height: Structures shall not exceed 40 feet in height as measured in accordance with LDC Section 6.07.00. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
10. Clearing and Grading, and Silvicultural Uses: Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, and other similar uses and

structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the Owner has determined that the dirt is not required for development of the Project. Also, if needed, fill dirt may be brought on to the Project from off-site.

Early land clearing and the excavation, deposit, stockpiling and leveling of fill material removed from construction of the master drainage system and road rights-of-way shall be allowed subject to permitting requirements of St. Johns County and the St. Johns River Water Management District. Prior to any early clearing activity, the Owner shall provide the County a tree inventory or tree survey of protected trees (as defined in the Code) within the limits of the clearing. The Owner will comply with applicable Code provisions. The Owner shall mitigate for any protected trees to be removed by such early clearing activities as required under the Code.

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

1. Vehicular Access: There will be one (1) entrance/exit driveway connection to the PUD from Woodlawn Road, as shown in the general locations depicted on the MDP Map, Exhibit "C". Site access improvements will be provided pursuant to applicable St. Johns County and FDOT standards, at the Owner's expense. The Owner will reserve 17 feet on the western boundary of the Property, in the location depicted on the MDP Map, for the future widening of Woodlawn Road. The proposed Project cannot interconnect to the north or west due to existing uses. Interconnection to the west and south will be provided to Woodlawn Road and State Road 16, respectively.
2. Internal Access: The Owner's intent is to provide internal access to all development within the PUD with cross-access easements and private roads. Traffic calming elements may include speed humps, speed tables and similar designs along the internal access road as outparcels are developed for efficient placement and construction.
3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed as such development occurs. Five (5)-foot-wide sidewalks exist along the Project's frontage on State Road 16 and Woodlawn Road. The Owner will construct five (5)-foot-wide sidewalks to connect commercial areas within the Property, as depicted on the MDP Map. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Where feasible, bicycle parking shall be provided in designated locations in

conformance with LDC Section 6.05.02.M.

4. Open Space: The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, pursuant to LDC Section 5.03.03.A.3. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1.
 5. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the Code in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be obtained and construction plans approved prior to the commencement of any construction. Stormwater ponds will be vegetated with natural landscape material wherever feasible. The stormwater management system will be maintained by either the Owner, its successors or assigns, or one or more property owners' associations.
 6. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer service will be provided by the City of St. Augustine. Electricity will be provided by Florida Power and Light. Utility availability letters have been provided. All electrical, telephone, and cable lines will be installed underground on the site.
 7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B(8).
 8. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. The Property is located within five (5) miles of a two fire stations.
- I. Potable Water/Sanitary Sewer:** Water and sewer services will be obtained from the City of St. Augustine via central utility systems. All on-site utilities will be public through the point of connection to buildings and then private from meter(s) to building(s). Utility connection points shall be installed as listed in the availability letter to minimize impact to the existing infrastructure or to the existing level of service. Water, sewer and/or reuse lines that are to be dedicated to the City of St. Augustine for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks and/or concrete walks are to be placed on top of City of St. Augustine water, reuse and/or pressurized mains unless otherwise approved by City. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.
- J. Soils:** Based on the soil survey of St. Johns County, Florida, the following soils are present on the Property: Adamsville fine sand (1); and Immokalee Sand (7). See the Project Ecological Assessment by Modica & Associates dated June 2023 (the “**Environmental Report**”) submitted with this application for developability of the aforementioned soil

types.

- K. Site Vegetation:** The applicable Florida Land Use, Covers and Forms Classification System (“FLUCFCS”) designations for the Property are summarized as follows: Residential, Low Density (11); and Urban Land in Transition (193).
- L. Significant Natural Communities Habitat and Listed Species:** The Owner’s environmental consultant, Modica & Associates, has conducted the required Significant Natural Communities Habitat and Listed Species Studies. There is no Significant Natural Communities Habitat on the Property, and no listed species were observed.
- M. Historic Resources:** Archaeological review is complete (Laughlin, 2006), and no cultural resources have been located on the site. However, in the event archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division shall be contacted immediately at (904) 209-0623.
- N. Buffers/Landscaping:** The buffers and setbacks outlined below shall be applicable only to those portions of the PUD that are developed if and when such development occurs. Until development occurs, all existing lands within the Project shall remain exempt from the buffer and setback criteria outlined below and may continue to be used for existing purposes; provided, however, such activities cannot encroach into the required buffers. If development of the Project occurs in phases, all existing lands outside of the phase(s) proposed for development shall remain exempt from the buffer and setback criteria outlined below; provided, however, such activities cannot encroach into the required buffers.

 - 1. Perimeter Buffer; Screening: A natural or planted landscaped buffer a minimum ten (10) feet wide, with Screening Standard “A”, will be provided along the western and southern perimeters of the Property, and a natural or planted landscaped buffer a minimum of 20 feet wide, with Screening Standard “B”, will be provided along the northern and eastern Property boundaries, pursuant to applicable buffer and screening requirements of LDC Sections 5.03.03.A.4 and 6.06.04. Buffer areas are depicted on the MDP Map, Exhibit “C”. The Owner will be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP Map. Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.
 - 2. Upland Buffers: There are no wetlands on the site, so no upland buffers are required.
 - 3. Landscaping: All landscaping, tree removal and tree protection will comply with applicable provisions of LDC Sections 6.06.04 in effect at the time of construction plan submittal.

Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed

architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas and parking fields from these roads. Landscaping will be consistent with typical plantings found along State Road 16. In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance LDC Section 6.06.00, and other applicable Code provisions.

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

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than 30 days after approval of the Certificate of Occupancy for the last building on the site.
2. Construction/Leasing Trailers. Temporary construction and leasing trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets Code requirements. Temporary construction and leasing trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. All temporary leasing offices shall meet all of the applicable requirements of the Florida Accessibility Code for Building Construction, including, but not limited to, an accessible route and accessible parking with signage. Construction staging areas may be located within any phase of the Project.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Air conditioning units are not considered structures and may be included within the setback line without violating the setback requirements.

Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way or located on the ground and screened from view from any adjacent public right-of-way, pursuant to LDC Section 6.06.04.B.9.

No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units.

All Accessory structures shall comply with appropriate Florida Building Codes, including

life safety issues, fire separations and Florida Accessibility Code for Building Construction requirements.

- R. Timing and Phasing:** The Project will include one (1), 10-year phase. The Owner will commence construction within five (5) years of the date on which the County approves this PUD rezoning application. Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans. The Project will be completed within ten (10) years of commencement. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or certification of completion by the Developer's engineer. This completion date may be extended through a modification of this PUD Ordinance.
- S. Project Impact:** The Property is located within the Residential C FLUM category of the 2025 St. Johns County Comprehensive Plan, which allows the types of community and neighborhood-scale commercial and office uses included within the application. The Owner believes that the proposed free-standing emergency room, medical offices and ancillary commercial and office space provided by the Project will further the stated goals and objectives of the St. Johns County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the Code and the St. Johns County Comprehensive Plan.
- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the Code, the 2025 St. Johns County Comprehensive Plan. The Property is identified as Residential C on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows the development activities proposed in this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan future land use designations, as well as the overall development trend of the area. Development of the Project is consistent with the St. Johns County Comprehensive Plan.
 - The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the Code. The Owner and any common property owners' association(s) 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 Property. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.
 - The Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit

Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Residential C on the 2025 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

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

- T. **Waivers:** The Owner is requesting one waiver.

LDC Section 5.03.02.G.2 Master Development Plan Map

The Owner is requesting a waiver from the requirement to provide a detailed Master Development Plan Map for the Property because the final engineering and construction plans for the proposed building are not available. The Owner will show the required details for on-site improvements in an Incremental Master Development Plan.

- U. **Ownership/Agreement:** The Owner, its successors and/or 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 Owner (including its 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 roads, drainage facilities and common areas, located within the PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Owner, its 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. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

- V. **Future Land Use Designation:** The Property is located within the Residential C designation on the 2025 Future Land Use Map of the St. Johns County Comprehensive Plan.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 139.47 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, ON THE EAST LINE OF WOODLAWN ROAD, 208.71 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST 208.71 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 348.18 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 208.71 FEET; THENCE SOUTH 00 DEGREES, 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT “C”

MASTER DEVELOPMENT PLAN MAP

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2 TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 2, NORTH 89°40'52" EAST, 139.47 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 09°51'28" EAST, 29.81 FEET TO A 5/8" IRON ROD AND CAP (LS 6605) ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°35'47" WEST, 208.65 FEET TO A 5/8" IRON ROD AND CAP (LS 6605); THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°33'44" EAST, 208.67 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, NORTH 89°33'47" EAST, 208.24 FEET TO A 1/2" IRON PIPE (NO ID); THENCE, SOUTH 0°35'47" EAST, 208.65 FEET TO A 1/2" IRON PIPE (NO ID) ON THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 16 (200' RIGHT-OF-WAY PER PLAT BOOK 63 PAGE 47); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE SOUTH 89°33'46" WEST, 208.71 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY SOUTH 89°33'46" WEST, 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES MORE OR LESS.

GENERAL NOTES:

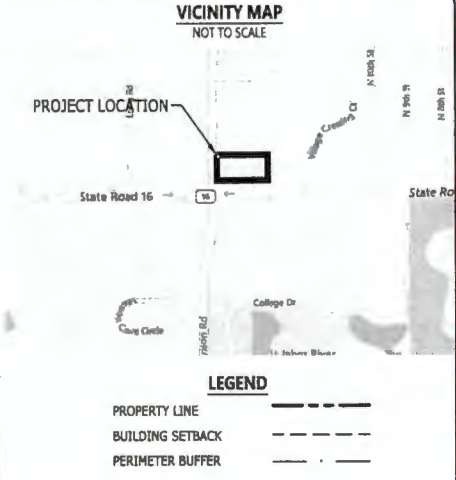
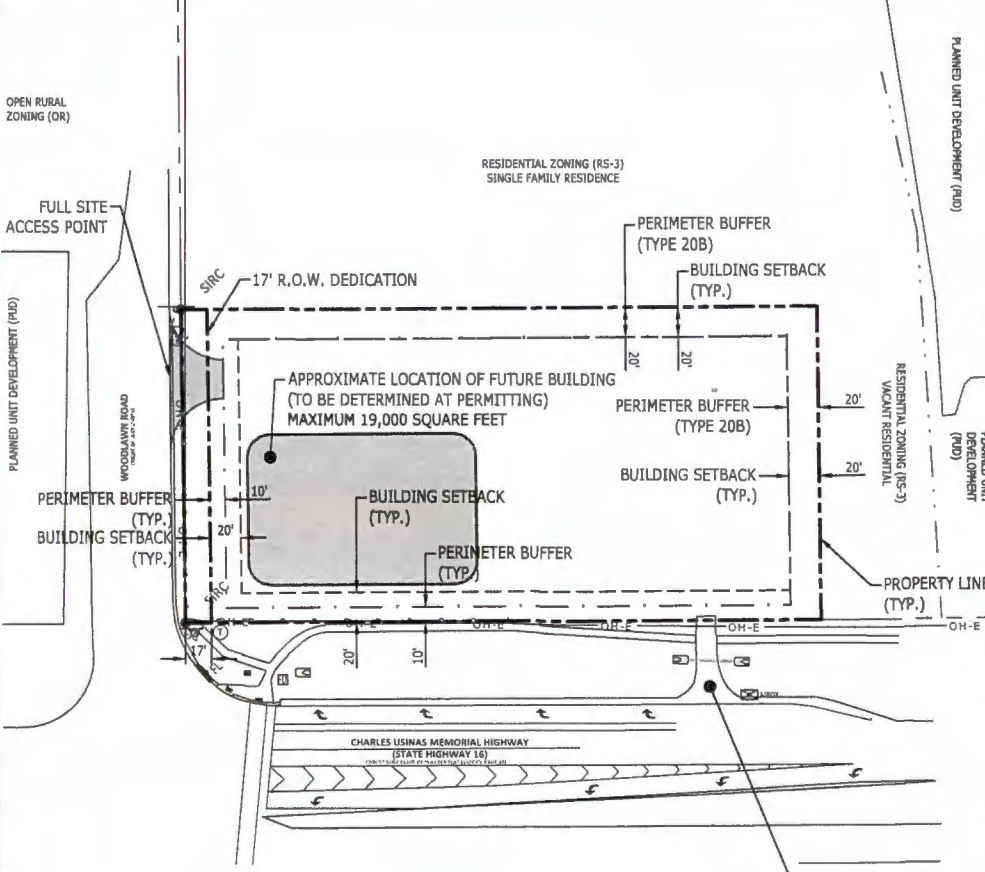
- LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
- DEVELOPER MAY INSTALL PERIMETER FENCING AT THEIR OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFER.
- SIGNAGE SHALL BE ALLOWED BY THE PUD TEXT.
- THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12109C03111, REVISED 12/7/2018.
- DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS.
- SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.06.04 BB. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
- ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
- STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE ST. JOHNS COUNTY FIRE PREVENTION CODE OF MFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE RESCUE.
- THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELTFRUES, CURULES, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, SIGNS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERRECTED ABOVE THE HEIGHT UNIT, NOR TO ARE OR PARAPET WALLS PROVIDING THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.
- BICYCLE PARKING WILL BE PROVIDED PURSUANT TO SECTION 6.05.02.H, LDC.

NOTE:

ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC) THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAA) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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



SITE DATA

PARCEL # 0847400030 & 0847400040
 ADDRESS: 880 & 870 STATE ROAD 16, ST. AUGUSTINE, FL 32084

ZONING: PUD
 FUTURE LAND USE: RESIDENTIAL-C

FLOODPLAIN ZONE: ZONE X
 STORM SURGE ZONE: NONE
 WETLANDS: NONE

LAND USE DATA

CURRENT SITE ACREAGE 2.00
 SITE ACREAGE AFTER 17' ROW DEDICATION 1.92

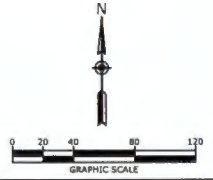
MINIMUM UPLAND PRESERVATION (MUP) 4,142 SF (BASED ON SITE AREA AFTER ROW DEDICATION)
 *TO BE PROVIDED WITHIN MARKED BUFFERS

MAXIMUM OF 18,000 SQUARE FEET OF PERMITTED USES
 MAXIMUM BUILDING LOT COVERAGE = 70%
 MAXIMUM IMPERVIOUS SURFACE RATIO = 70%
 MAXIMUM FLOOR AREA = 50%
 MAXIMUM BUILDING HEIGHT = 40'

MINIMUM SETBACKS

LOCATION	YARD TYPE	BUILDING SETBACK (FT)	PERIMETER BUFFER (FT)
SR 16 / CHARLES USINAS MEM. HWY.	FRONT	20	10
WOODLAWN RD.	FRONT	20	10
EAST	SIDE	20	20
NORTH	SIDE	20	20

- NOTES**
- 17' R.O.W. DEDICATION WILL BE REQUIRED ALONG WOODLAWN RD.
 - COUNTY WILL ALLOW FULL ACCESS DRIVEWAY CONNECTION TO WOODLAWN RD.
 - FOOT WILL NOT ALLOW DRIVEWAY CONNECTION TO SR 16.



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

20 DAY OF March 2024

ST. JOHNS COUNTY CLERK OF COURT

Ex-Officio Clerk of the Board of County Commissioners

By: Capital Smith, Deputy Clerk



EXHIBIT "C"
 ST. JOHNS COUNTY, FL

NO.	DATE	DESCRIPTION

DRAWING TITLE
MASTER DEVELOPMENT PLAN

PROJECT NUMBER
 2023009

DRAWING NUMBER
MDP

P:\2023\2023009_MDP_Regulative\25000097\25000097_2023_Tier_1\Master_Plan.dwg 146 71 Feb 07 2024 usahy

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Ellen Avery-Smith
ELLEN AVERY-SMITH
100 Whetstone PL # 200
Saint Augustine FL 32086-5775

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/24/2024

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 01/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$326.40

Order No: 9753225

Customer No: 784746

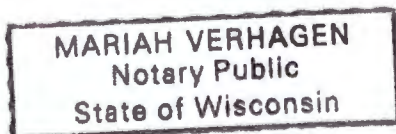
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **2/15/2024 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 **3/19/2024 at 9:00 am** before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at Northeast corner of the State Road 16/Woodlawn Road intersection See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

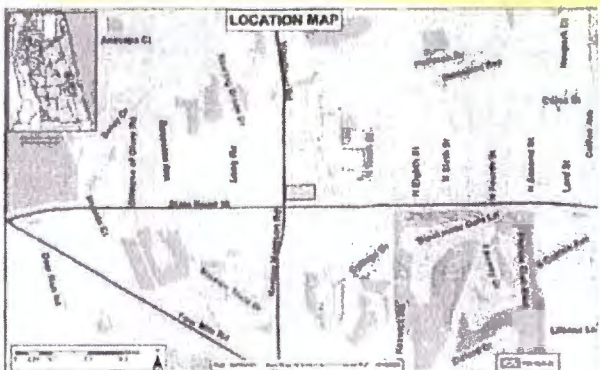
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR SARAH ARNOLD, CHAIR

FILE NUMBER: PUD-2023000020
PROJECT NAME: State Road 16 Medical and Commercial PUD





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 20, 2024

FILED **MAR 20 2024**
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

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. 2024-12, which was filed in this office on March 20, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh