

ORDINANCE NUMBER: 2024 - 19

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

Public Records of St. Johns County, FL
Clerk number: 2024039690
BK: 5954 PG: 377
5/22/2024 4:55 PM
Recording \$197.00

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 July 17, 2023, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2023-17 Pine Island**, 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 Mixed-Use District.
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.1.3.1.1 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 2023-17 Pine Island** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Unit Development (PUD)

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

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


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

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

SECTION 7. This Ordinance shall take effect upon the effective date of St. Johns County Small Scale Comprehensive Plan Amendment No. CPA(SS) 2023-08, St. Johns County Ordinance No. 2024-18, adopted concurrently on April 16, 2024.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16TH DAY OF APRIL, 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**

BY: 
Deputy Clerk



EFFECTIVE DATE: MAY 16 2024

EXHIBIT A - Legal Description

BLOCK D, 2, 3, 16, 17, 18, 19, 21, 22, AND 23 WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED).

TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 20, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4 AND LOTS 41 THROUGH 44, BLOCK E, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

THOSE PORTIONS OF UN-OPENED PLATTED RIGHT OF WAYS LYING ADJACENT TO SAID BLOCKS.

LESS AND EXCEPT:

LOTS 22 THROUGH 27, BLOCK 21, WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA

LESS AND EXCEPT:

CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGE 14 THROUGH 33 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A 30' RIGHT OF WAY FOR A DRAINAGE DITCH AS SHOWN ON FLORIDA STATE ROAD RIGHT OF WAY MAP FOR STATE ROAD NO. 5 SECTION NO. 78020, OLD PROJECT NO. 7802-(110) 275 BEING A PORTION OF LOUISE AVENUE AND BLOCK D, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGES 14 THROUGH 33 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED);

THENCE S37°49'39"E, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 301.96 FEET TO THE POINT OF BEGINNING; THENCE S37°49'39"E, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.01 FEET; THENCE N53°20'21"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.68 FEET; THENCE N36°39'39"W, A DISTANCE OF 30.00 FEET; THENCE S53°20'21"W, A DISTANCE OF 207.29 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT "B"

**PINE ISLAND
PLANNED UNIT DEVELOPMENT**

Exhibits/Attachments:

Exhibit "A" – Legal Description of the Property

Exhibit "B" – MDP Text

Exhibit "C" – MDP Map

MASTER DEVELOPMENT PLAN TEXT
Pine Island 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.

This Master Development Plan (MDP) Text is proposed on behalf of Woodland Heights, LLC (The “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the Project to be known as Pine Island Planned Unit Development (PUD). This development will contain a mix of commercial and residential uses, located in St. Johns County. To achieve the performance standards needed to guide this development, a rezoning to PUD for approximately 20.67 acres of land included within the Project limits is necessary. The Project is located on U.S. Highway-1, south of CR-210 and north of International Golf Parkway. The proposed PUD is planned to consist of up to 50,000 square feet of non-residential uses and 202 multi-family residential units.

The PUD property is surrounded by existing and future planned residential development. The Project is planned to connect to U.S. Highway-1, a four-lane divided roadway designated as a Principal Arterial. Additionally, there is a future connection between this project and Old Dixie Highway which is designated as a County Local Road.

The PUD property is proposed to be within the Mixed-Use District (Md) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County’s adopted Comprehensive Plan. Given the Project’s location, its proposed Future Land Use designation of Md, and the existing and approved adjacent residential developments and infrastructure, the Project is compatible with the area and does not constitute urban sprawl.

It is the Applicant’s intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving as much existing vegetated areas undisturbed as possible, and potentially using bioretention areas and swales to reduce stormwater sheet flows. The specific Low

Impact Development Principles implemented will be determined at the Applicant's discretion at the time of construction plan approval.

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

Approximately 20.67 acres.

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

7.33 acres of wetlands are included within the project. Of these wetland acres, 2.25 acres are proposed to be impacted and 5.08 acres are to be preserved.

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 total site area is approximately 20.67 acres. The total developable area is 15.58 acres (13.34 upland acres plus 2.25 acres of impacted wetlands). Preserved wetlands are 5.08 acres.

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.

The Applicant is proposing up to 202 multifamily residential units within this project. The PUD property is proposed to be within the Mixed-Use District (Md) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County's adopted Comprehensive Plan. The Md designation allows up to 13 units per acre. The projected population for 202 units is 493 people.

** The 1st Certificate of Occupancy will be held until the traffic signal light at the intersection of Pine Island Road and US-1 North is operational. Once operational, the 1st Certificate of Occupancy, will be issued.

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

The Project will consist of up to 50,000 square feet of non-residential uses. Permitted uses within the PUD shall include those uses allowable under Section 2.02.00 LDC under the Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services and shall include the following uses:

- Retail shops, offices, and personal services similar to the following:
 - Commercial Indoor Recreation
 - Entertainment
 - Hospitality
 - Retail good store
 - Financial institutions with or without drive-through facilities
 - Free-standing ATM's
 - Pharmacies with or without drive-through facilities
 - Mini Warehouse/personal property*
 - Recreational Vehicle/Boat Storage *
 - Grocery Stores, Specialty Food Stores, and Supermarkets including outdoor seating with on-site consumption of alcohol
 - Restaurants with outdoor seating*
 - Take-out Restaurants including outdoor seating
 - Alcohol Sales and service as an Accessory Use (within restaurants, pharmacies, convenience stores and supermarkets)
 - Package Alcohol Sales (liquor and wine stores), including alcohol sales as a primary use
 - Spas, Gyms, and Health Clubs
 - Commercial, Vocational, Business or Trade Schools
 - General service businesses such as, but not limited to, blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
 - Veterinary Offices without outside boarding facilities and enclosed within a sound proof building with no more than 10 outside runs which shall not exceed a total area of 640 square feet
 - Beauty shops and barbers
 - Photography studios
 - Video, print and copy shop
 - Employment Services
 - Adult Care Centers, Child Care Centers
 - Schools for the performing or fine arts and for martial arts
 - Pet stores
 - Outdoor plant sales

- Outdoor Storage
- Indoor Storage
- General Offices, Professional Offices, and Government Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Medical laboratories
- Urgent Care Facilities
- Diagnostic centers which provide radiology, and medical screening and testing services
- Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.
- Government branch offices

* Requires adherence to Special Use Criteria

*** Prohibited Uses:

- Vape Shops
- Adult Oriented Shops

All uses within the PUD requiring a Special Use Permit shall be allowable by right without need of a permit issued by the Planning and Zoning Agency but shall meet the special use criteria set forth in the LDC. All uses within this development that are listed in Section 6.08.00 LDC (Supplemental Design Standards for Specified Uses) are subject to such standards contained within the LDC. The Applicant is requesting a waiver to Section 2.03.02 regarding Alcoholic Beverages. Justification for the waiver is provided in section t of the PUD text.

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

The proposed development will adhere to the following site development standards:

1. *Setbacks:*

A. **Commercial:** All buildings, parking and storage areas shall be set back twenty (20) feet from U.S. Highway-1 rights-of-way. In addition, all commercial buildings, parking and storage areas will have a twenty (20) foot setback from residential uses per Section 5.03.03(B)(2). All buildings, parking and storage areas shall have minimum setbacks measured from all other external commercial property lines as follows:

Front setback – 20 feet
Side setback – 5 feet
Rear setback – 10 feet

Side setbacks will be reduced to zero (0) for buildings within adjoining properties having common wall(s) along the property line(s). The Applicant may sell or lease subparcels/outparcels within the PUD. The required commercial setbacks outlined above shall only be applicable to the parent commercial area within the PUD and will not be applicable to the internal boundaries between the subparcels/outparcels. Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways, and retention areas are permitted within the minimum yard and building setbacks. 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 6.03.01.

B. **Residential:**

Front Setback from buildings – 15 feet
Side Setback from buildings – 10 Feet
Rear Setback from buildings – 10 Feet

2. *Maximum coverage of Lots by Buildings:*

All development within the PUD will have a maximum Floor Area Ratio of 70% and a maximum Impervious Surface Ratio of 75%.

3. *Parking:*

Commercial: Vehicular and bicycle parking will meet the requirements of the LDC at the time of application submittal for commercial construction plans. 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. For shared parking, efficiency reductions shall be allowed, subject to County approval. These parking reductions shall be determined using the best practice methodologies and data available from nationally recognized planning organizations to include, but not be limited to, Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE).

Residential: Parking will meet the requirements of the LDC. As depicted on the MDP map, a total of 377 parking spaces have been provided including 12 ADA parking spaces and 94 compact spaces. Compact Car parking spaces will adhere to LDC Section 6.05.02.H.7. Bicycle parking is provided and depicted on the MDP map and will meet the requirements of the LDC section 6.05.02.M at the time of submittal of construction plans.

4. *Building Height:*

The maximum building height for all residential structures within the PUD shall be forty-five (45) feet. The maximum building height for all commercial structures within the PUD shall be thirty-five (35) feet. Buildings over thirty-five (35) feet in height will be protected with an automatic fire sprinkler system.

5. *Sale of Parcels: Commercial*

Portions of the Project may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP Map or on Incremental MDP Maps may be sold individually and/or combined with other parcels for development. If parcels are developed or sold as individual parcels or sites, a minimum 10/A buffer will be provided. Such individual parcels may also share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the Project is developed or sold as an individual parcel or site, such individual parcel may be developed under an Incremental MDP.

6. *Lighting:*

Outdoor lighting will comply with LDC Sections 5.03.06.H.6 and 6.09.00.

7. *Signage:*

Signage for the Project shall be in accordance with Article VII of the LDC.

8. *Construction/Temporary Signs:*

All construction/temporary signage will be permitted within the PUD and will comply with the LDC standards.

- 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 will consist of roads, drainage facilities, water and sewer, fire protection, recreation, and solid waste collection as follows:

1. *Vehicular Access:*

Access to the development is planned via access connections to U.S. Highway-1 and future access on Old Dixie Highway, as depicted on the MDP Map. The locations of the internal roads, access connection points, and related site access improvements are depicted on the MDP Map. Site access improvements, including turn lanes, warranted by the PUD development will be the responsibility of the Applicant and will be provided as required by the LDC. The proposed access locations to U.S. Highway-1 are subject to FDOT approval and the locations shown on the MDP Map may change accordingly. PUD also allows for future connection via access to Old Dixie Highway. The Applicant's intent is to improve Old Dixie Highway from the access point to Pine Island Road by providing a paved road meeting county standards. Improvement to Old Dixie Highway will be constructed during Phase 2.

2. *Internal Access:*

The Applicant's intent is to provide internal access to all development within the Property with privately owned roads. The location of the future vehicular, pedestrian and bicycle interconnectivity is depicted on the MDP Map. The total parking spaces provided will continue to meet the minimum parking requirements set forth in the L.D.C.

3. *Pedestrian Access:*

The Applicant will provide sidewalk connections to US-1 and between uses internal to the Project. This will include pedestrian and bicycle interconnection between the uses. The interconnection between the uses is planned to consist of a sidewalk located adjacent to the internal road connecting the uses within the project. Bicycle parking shall be provided within the commercial and residential areas, including amenities where appropriate.

All pedestrian accessible routes and connections to commercial and public spaces shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current Americans with Disabilities Act Standards for Accessible Design.

4. *Interconnectivity:*

Pedestrian interconnectivity is planned between the commercial and residential uses within this PUD. Vehicular, pedestrian and bicycle interconnectivity within the PUD is planned between the uses. Vehicular interconnectivity will also be provided to the north via Old Dixie Highway.

5. *Recreation:*

The PUD will provide the multifamily units with a Club House and Pool as well as an open space/ park area as depicted on the MDP map. The PUD provides for 2.46 acres of active recreation with the combination of the Recreation area, Pedestrian Pathways, and the Open Space/Park area.

6. *Drainage:*

A master stormwater management system to serve the PUD property will be constructed and maintained for the Project. This master stormwater management system will provide for the treatment and attenuation of stormwater on-site within

the Project's retention and detention areas. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District (SJRWMD). Per Comprehensive Plan Policies D.3.2.13 and E.2.6.8, where feasible, the stormwater facilities will contain natural features including trees, understory plantings and groundcovers to promote wildlife habitats. All necessary permits will be acquired, and construction plans approved prior to the commencement of any construction. The on-site stormwater management systems will be maintained by either a Homeowners Association and/or a Property Owners Association. The stormwater ponds may have fountains and may be designed as site amenities. Stormwater ponds greater than one half (1/2) acre may be utilized for irrigation and/or water reuse purposes per SJRWMD rules and regulations.

7. *Utilities:*

Central water and sewer services shall be provided by the St. Johns County Utility Department (SJCUD). The exact location of any required lift station(s) will be determined upon construction plan approval. The exact location as depicted on the MDP map is subject to change. All electrical and telephone lines will be installed underground on the site. Electric service will be provided by Florida Power and Light (FPL).

8. *Solid Waste:*

Solid Waste will be handled by the licensed franchisee in the area. Both the residential and commercial will have separate dedicated areas for trash compactors, the location of which will be determined during engineering review. Based on the SJCU availability letter, the Project's solid waste generation for both the multifamily and commercial uses are estimated at 53,480 gallons per day.

9. *Fire Protection:*

Fire protection will be provided in accordance with LDC Section 6.03.00.

10. *Clearing and grading, agricultural and silvicultural:*

The majority of the PUD property exists as Residential Low Density, Pine Flatwood, Hardwoods and Open Land. 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, lots 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 developer has determined that the dirt is not required for development of the Project. Fill dirt needed for commercial areas may be obtained from future stormwater ponds located elsewhere within the Project as long as the access and pond excavation is shown on the construction drawings. 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 SJRWMD. Prior to any early clearing activity, the developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer shall mitigate for any Protected Trees to be removed by such early clearing activities as required under the LDC. During construction, the upland preservation areas will be protected in their natural state by installation of silt fencing.

11. *Dumpster and recycling area(s):*

The dumpster and recycling location(s) for the commercial and residential are conceptually depicted on the MDP map. Final placement of the locations will be determined during engineering review.

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

A) 50,000 s.f. of commercial uses and 202 multi-family units; 65,600 gallons per day of potable water

B) 50,000 s.f. of commercial uses and 202 multi-family units; 53,480 gallons per day of sanitary sewer

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

- 3. Water and/or Sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement.
- 4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

j. The type of underlying soils and its suitability for development of the proposed project

This site contains five soil types, as determined by the SCS Soil Survey of St. Johns County. The upland soil types are Immokalee Fine Sand, Orsino Fine Sand (0 to 5 percent slopes) and Pottsburg Fine Sand. The wetlands contain St. Johns Fine Sand (depressional) and Buffy sandy clay loam. The soils contained on this property are suitable for development.

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

A FLUCCS Map is included to the PUD application and includes the following breakdown of vegetative communities:

Uplands 13.34	
Residential, Low Density (110)	2.13 acres
Open Land (194)	5.98 acres
Pine Flatwoods (411)	2.46 acres
Hardwood – (Conifer Mixed (434)	2.77 acres
Wetlands 7.33 acres	
Inland Ponds and Sloughs (616)	3.19 acres
Hydric Pine Flatwoods (625)	3.99 acres
Wet Field (640)	0.15 acres
 Total	 20.67 acres

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

The Applicant's environmental consultant, Peacock Consulting Group, LLC, has conducted the required Significant Natural Communities Habitat and Listed Species Study. The study is included as to the PUD application.

As stated in the submitted Environmental Assessment, St. Johns County considers the following areas as Significant Natural Communities Habitat pursuant to Section 4.01.07.G of the LDC: beach dune, costal grasslands/coastal strand, xeric hammock, maritime hammock, sandhill and scrub. As outlined in the Environmental Assessment, none of these habitat types occur on the PUD property.

As summarized in the Environmental Assessment, Peacock Consulting Group, LLC, visited the subject property to identify the presence of listed species. An area containing .26 acres of Xeric Oak Habitat was observed on the property. Consistent with Section 4.01.07 of the LDC, a minimum of 10% (0.03 acres) of Xeric Oak Preservation will be preserved and is delineated on the MDP map. No species of wildlife were observed that are listed as endangered or threatened by FWC or FWS.

- m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply*

The Applicant's archeological consultant, Florida Archeological Services, Inc., performed a Cultural Resource Assessment Survey (CRAS) of the PUD property. The CRAS is included to the PUD application. No Significant Cultural Resources were found on the property and the report specifies that no archeological or historical sites eligible for listing on the National Register of Historic Places within the limits of the PUD property will be impacted by the development.

- 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.*

A ten-foot (10') natural perimeter buffer will be provided along the PUD boundaries of the Project, as depicted on the MDP Map and required by the LDC in Section 5.03.03.A.4.

A twenty-foot (20') Type B Compatibility Buffer is depicted on the MDP map between the PUD and adjacent uses in accordance with LDC Section 6.06.04. These buffers will be depicted on construction plan application(s) at time of submittal. A minimum

10/A incompatibility buffer will be provided between the commercial and residential uses internally as determined and required by the LDC.

As required by LDC Section 5.03.03.A.3, a minimum of .66 acres (5%) of upland natural vegetation will be conserved as a part of the PUD (5% x (20.67 (Total Project Area) – 7.33 (Wetland areas)) = .66 acres). The proposed upland natural vegetation area to be conserved is located within the perimeter buffers, as depicted on the MDP Map. The upland natural vegetation to be conserved within the future building areas shown on the MDP Map will be depicted on commercial construction plan application(s) at time of submittal. Recreational activities, such as walking trails and picnic areas, may be located within the upland preservation areas.

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

Not applicable.

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

Temporary signage shall be allowed within the PUD and will adhere to the LDC. Temporary construction and temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans. Temporary construction trailer(s) will be allowed to remain until completion of the construction of all buildings and must be removed no later than thirty (30) days from approval of the certificate of occupancy for the last building.

Construction and sales trailers shall be allowed 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 LDC requirements. Pursuant to LDC Section 2.02.05.B.5, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers.

Temporary uses shall be allowed within the Commercial use as listed below and as set forth in LDC Section 2.02.05. Temporary uses, as listed in LDC Section 2.02.05.A and B, may include, but are not limited to, the following:

- o Outdoor Seasonal Sales not to exceed two (2) per year, and not exceed thirty (30) days for each event.

- Display and sales vendors not to exceed one (1) time in one (1) month and not to exceed three (3) days each event.

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

Commercial accessory uses and structures will be allowed in accordance with LDC Section 2.02.04.C, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure.

Residential accessory uses and structures will be allowed in accordance with LDC Section 2.02.04.B, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. Accessory uses will be specifically as follows:

1. Residential - Exterior air conditioning units, water softeners, and related heating/cooling units may be located along the side or rear of the structures served, and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of five feet (5') from any property line. No air conditioning/heating/air handling units shall be located in any buffer or public or private drainage or underground utility easements.
2. Commercial - Exterior air conditioning units, water softeners, and related heating/cooling units may be located along the side or rear of the structures served, and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of seven feet (7') from any property line. No air conditioning/heating/air handling units shall be located in any buffer or public or private drainage or underground utility easements
3. Fences may be erected along the perimeter of the PUD property up to 6' tall.
4. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, building eaves, exterior air conditioning units or electrical equipment, buildings, footings, masonry fences, masonry walls, and patios.

r. A phasing schedule, which shall include the amount of residential and nonresidential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion

term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:

The Applicant is proposing development of the PUD in two phases. The MDP Map depicts the detailed plan of development which includes one commercial parcel and one residential parcel. Phase 1 will include the residential parcel of the PUD and Phase 2 will be the commercial parcel of the PUD. It is the Applicant's intent to obtain Incremental MDP Map approval in the future for development of the commercial contained in the development. Construction of the development of Phase 1 will commence within three (3) years of the approval of this PUD rezoning and will be completed within five (5) years of commencement. Construction of the development of Phase 2 will commence no later than three (3) years after the completion of Phase 1 and will be completed within five (5) years of commencement. Commencement shall be deemed as approval of construction plans and completion shall be deemed as County approval of applicable as-built surveys or by certification of completion by the Engineer of Record for that phase.

- 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.***

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within this PUD rezoning application and imposed by the adopting ordinance, includes the following:

- The Project will not affect the orderly development of St. Johns County, as embodied by the LDC. The Project is also consistent with the density requirements established in the 2025 St. Johns County Comprehensive Plan. The proposed PUD will be a benefit to the future occupants of the Project and to the residents of St. Johns County in that the County will be afforded strict control over a development within a desirable and growing area.
- The Project will fill an existing need for commercial retail, services, and residential on a major transportation corridor in southeast St. Johns County.
- The nature of use and development of the abutting contiguous properties are similar and compatible with the proposed development on the subject property.
- The Project 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.

- The conditions stipulated in the PUD and imposed by this ordinance provide for strict regulation and maintenance of this project.
 - 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 rezoning to PUD will permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the current zoning designations of the property. Moreover, the development will meet all requirements including best management practices (BMPs) for water quality and quantity measures.
 - The development proposed includes neighborhood-scale commercial uses, which should not cause any public nuisance. A Property Owners Association will be formed to manage the development and that will own, manage and maintain common areas (including lakes, landscaped areas, parking, etc.).
 - The design, character and architectural style of the proposed development will result in a unified, cohesive, and compatible plan of development.
- t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.*

• LDC Section 2.03.02– Alcoholic Beverages.

A waiver from LDC Section 2.03.02 is requested to allow the sale of Alcoholic Beverages within 1,000 feet of a nearby church or school. Relief from the code is requested considering this project is near a major transportation area being at the corner of the highly traveled U.S. Highway-1 and Pine Island Road. This area is proposed as Mixed-Use in the Comprehensive Plan which is the most intense land use in St. Johns County. This location and land use category lend themselves to more intense uses which typically include Alcoholic Beverage sales. The PUD area is located near churches and schools even though this is a highly traveled

commercial corridor. The sale of Alcohol Beverages is a typical request for commercial uses in the Northeast Florida area. Not allowing for Alcoholic Beverage sales within this PUD will have a detrimental effect on the economic viability of commercial uses in this area of the County.

- ***LDC Section 5.03.02.G.2 – Master Development Plan Required Map.*** A waiver from LDC Section 5.03.02.G.2 is requested to allow for the commercial parcel to submit an incremental Master Development Plan (MDP) Map. An incremental MDP map would be submitted depicting in detail the initial phase of development and a general depiction of the proposed Uses for the remaining portion(s) of the project. Since the uses for the commercial parcel are unknown at this time, allowing incremental MDP maps would alleviate the specificity requirement of the detailed site plan.

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

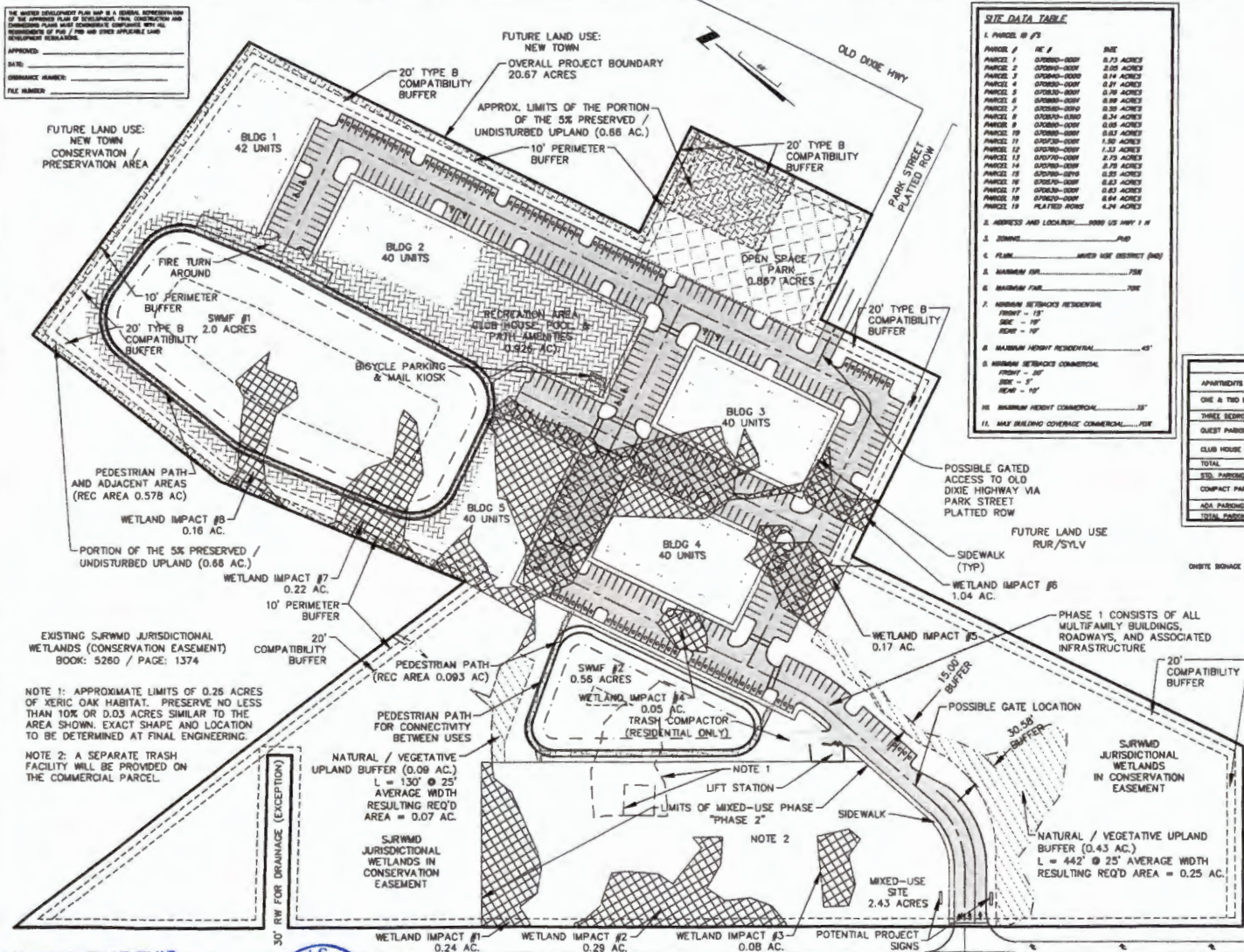
The Applicant stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

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

The PUD is entirely located within the proposed Md FLU as depicted on the County's adopted Future Land Use Map.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND OPERATIONS PLANS MUST OBTAIN ENGINEERING CONFIRMATION FROM THE APPROVED PLAN / PER THE STATE APPLICABLE LAND DEVELOPMENT REGULATIONS.

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



SITE DATA TABLE

1. PARCELS # & A/C

PARCEL #	ACRES	DATE
PARCEL 1	0.0000-0000	0.73 ACRES
PARCEL 2	0.0000-0000	2.08 ACRES
PARCEL 3	0.0000-0000	0.14 ACRES
PARCEL 4	0.0000-0000	0.21 ACRES
PARCEL 5	0.0000-0000	0.76 ACRES
PARCEL 6	0.0000-0000	0.88 ACRES
PARCEL 7	0.0000-0000	0.38 ACRES
PARCEL 8	0.0000-0000	0.34 ACRES
PARCEL 9	0.0000-0000	0.08 ACRES
PARCEL 10	0.0000-0000	0.83 ACRES
PARCEL 11	0.0000-0000	1.80 ACRES
PARCEL 12	0.0000-0000	1.32 ACRES
PARCEL 13	0.0000-0000	0.73 ACRES
PARCEL 14	0.0000-0000	0.78 ACRES
PARCEL 15	0.0000-0000	0.55 ACRES
PARCEL 16	0.0000-0000	0.53 ACRES
PARCEL 17	0.0000-0000	0.83 ACRES
PARCEL 18	0.0000-0000	0.84 ACRES
PARCEL 19	PLATED ROAD	4.24 ACRES

2. ADDRESS AND LOCATION: _____ US HWY 1 N

3. ZONING: _____ PD

4. PLAN: _____ MIXED USE DISTRICT (MUD)

5. MAXIMUM GFR: _____ 75%

6. MAXIMUM FAR: _____ 70%

7. MAXIMUM NETWORK RESIDENTIAL: _____ FRONT - 15', SIDE - 10', REAR - 10'

8. MAXIMUM HEIGHT RESIDENTIAL: _____ 45'

9. MAXIMUM NETWORK COMMERCIAL: _____ FRONT - 20', SIDE - 10', REAR - 10'

10. MAXIMUM HEIGHT COMMERCIAL: _____ 35'

11. MAX BUILDING COVERAGE COMMERCIAL: _____ 75%

PROJECT SUMMARY

1. TOTAL SITE AREA: 20.67 ACRES

2. OPEN SPACE: 18.12 ACRES (WETLANDS, BUFFERS, PONDS, RECREATION, OPEN GREENSPACE)

3. DEVELOPMENT: 200 APARTMENT UNITS

4. UPLANDS: A. EXISTING: 13.33 ACRES, B. CREEK BED: 2.05 ACRES, C. TOTAL: 15.38 ACRES

5. ALLOWABLE UNITS @ 13 / REV ACRES: 260 UNITS

6. RETAINED: A. EXISTING: 7.53 ACRES, B. IMPACTED: 2.25 ACRES, C. REMAINING: 5.28 ACRES

7. UPLAND BUFFER: 0.52 ACRES

8. UPLAND PRESERVATION: 0.68 ACRES

9. SIGNIFICANT NATURAL COMMUNITIES HABITAT: EXISTING: 0.28 ACRES, PRESERVED: 0.58 ACRES

10. TOTAL NATURAL AREAS: 6.18 ACRES

11. STORMWATER MGMT. FACILITY: 0.87 ACRES

12. BARRIERS: 0.87 ACRES

13. RECREATION (PONDING & REVEG): 2.44 ACRES

14. TOTAL DEVELOPABLE ACRES: 15.59 ACRES

PARKING TABLE

APARTMENTS	ROOMS/UNITS	PROP BULD UNITS	REQ'D PARKING
ONE & TWO BEDROOMS	1.5 PER UNIT	180 UNITS	270 SPACES
THREE BEDROOM	2 PER UNIT	22 UNITS	44 SPACES
QUEST PARKING	1 PER 4 UNITS	202 UNITS	50 SPACES
CLUB HOUSE - 3000 SF	1 PER 300 SF		10 SPACES
TOTAL		202 UNITS	374 SPACES
EST. PARKING SPACES			271 SPACES
COMPACT PARKING SPACES			84 SPACES
ADA PARKING SPACES			13 SPACES
TOTAL PARKING SPACES			372 SPACES



Connelly & Wicker Inc.
 Engineering • Landscape Architecture
 10060 Shiner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 264-3030 FAX: (904) 265-3031 www.cwsi.com
 Florida Registry 3500 L.A. Number: LC16000011

Revision

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED PER PERMIT COMMENTS
3		REVISED PER PERMIT COMMENTS
4		REVISED PER PERMIT COMMENTS
5		REVISED PER PERMIT COMMENTS
6		REVISED PER PERMIT COMMENTS
7		REVISED PER PERMIT COMMENTS
8		REVISED PER PERMIT COMMENTS
9		REVISED PER PERMIT COMMENTS
10		REVISED PER PERMIT COMMENTS
11		REVISED PER PERMIT COMMENTS
12		REVISED PER PERMIT COMMENTS
13		REVISED PER PERMIT COMMENTS
14		REVISED PER PERMIT COMMENTS
15		REVISED PER PERMIT COMMENTS
16		REVISED PER PERMIT COMMENTS
17		REVISED PER PERMIT COMMENTS
18		REVISED PER PERMIT COMMENTS
19		REVISED PER PERMIT COMMENTS
20		REVISED PER PERMIT COMMENTS
21		REVISED PER PERMIT COMMENTS
22		REVISED PER PERMIT COMMENTS
23		REVISED PER PERMIT COMMENTS
24		REVISED PER PERMIT COMMENTS
25		REVISED PER PERMIT COMMENTS
26		REVISED PER PERMIT COMMENTS
27		REVISED PER PERMIT COMMENTS
28		REVISED PER PERMIT COMMENTS
29		REVISED PER PERMIT COMMENTS
30		REVISED PER PERMIT COMMENTS

EXHIBIT C

PINE ISLAND PUD
 ST. JOHNS COUNTY
 PREPARED FOR
 HART RESOURCES/
 COASTLAND GROUP

ENG. DAVIS, INC.
 P.E. NUMBER 5345
 Project No.: 23-07-0044
 Drawing No.: 051
 Date: 4/18/2023
 Scale: 1" = 60'
 Sheet: EX 3

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 20th DAY OF May 2024 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

By: *Crystal Smith*, Deputy Clerk



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Hart Perkins Firm
MEGAN PERKINS
Hart Perkins Firm
8051 Tara LN
Jacksonville FL 32216-3019

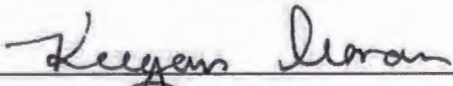
STATE OF WISCONSIN, COUNTY OF BROWN

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:

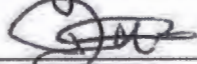
02/14/2024

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

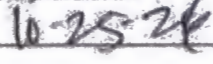
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/14/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$326.40
Order No: 9831529 # of Copies:
Customer No: 760745 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 3/7/2024 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 4/16/2024 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 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of commercial uses and 202 multi-family units. This request is a companion application to CPA(SS) 2023-08.

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

The subject property is located at 9050, 9060, and 9080 US HWY 1 North along with unaddressed parcels located on US HWY 1 North and Old Dixie Hwy. 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-202300017	
PROJECT NAME: Pine Island	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 19, 2024

FILED **APR 19 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. 2024-19, which was filed in this office on April 19, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh