

ORDINANCE NUMBER: 2024-47

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE 4560 RACE TRACK ROAD PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2017-2, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated February 8, 2024, in addition to the supporting documents and statements from the applicant which are a part of file **MAJMOD 2024-3**, for a **Major Modification to the 4560 Race Track Road Planned Unit Development (PUD)**, Ordinance 2017-2, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands, described in the attached Exhibit "A," within the 4560 Race Track Road PUD, shall be zoned and proceed in accordance with Ordinance Number 2017-2, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the 4560 Race Track Road PUD, Ordinance Number 2017-2, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the 4560 Race Track Road PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the 4560 Race Track Road PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the 4560 Race Track Road PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the 4560 Race Track Road PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the 4560 Race Track Road PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2017-2, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

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

SECTION 5. That the terms of this modification to the 4560 Race Track Road PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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

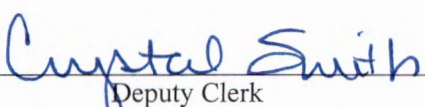
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17TH DAY OF SEPTEMBER, 2024.

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

BY:  _____
Sarah Arnold, Chair

Rendition Date SEP 17 2024

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

BY:  _____
Deputy Clerk

Effective Date: SEP 20 2024

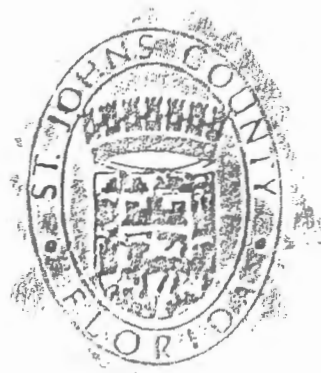


EXHIBIT "A"

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO WIT:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PART OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 0° 00' 50" EAST ALONG THE LINE DIVIDING SAID SECTIONS 1 AND 6, 329.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (COUNTY ROAD NO. 5, A 66 FOOT RIGHT OF WAY) FOR A POINT OF BEGINNING; THENCE NORTH 60° 24' WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD, 172.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 5° WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RUSSELL SAMPSON ROAD, 624.17 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, SOUTH 13° 07' EAST, 492.27 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 89° 14' 20" EAST ALONG SAID BOUNDARY, 92.62 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE NORTH 89° 06' 40" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1 AND ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, 2256.73 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD; THENCE NORTH 75° 44' WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD, 795.88 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1465.4 FEET, A DISTANCE OF 391 FEET AS MEASURED ALONG A CHORD BEARING NORTH 68° 04' WEST TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACETRACK ROAD, NORTH 60° 24' WEST, 1291.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONVEYED TO DIANE V. STAFFORD AND HERBERT E. STAFFORD IN OFFICIAL RECORDS BOOK 577, PAGE 859, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FURTHER DESCRIBED AS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PART OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 0° 00' 50" EAST ALONG THE LINE DIVIDING SECTIONS 1 AND 6, 329.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (COUNTY ROAD NO. 5, A 66 FOOT RIGHT OF WAY); THENCE SOUTH 60°24' EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD; 67.14 FEET; THENCE SOUTH 9° 16' 43" EAST, 851.95 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 9° 16' 43" EAST, 19.44 FEET; THENCE SOUTH 89° 06' 40" WEST, 120 FEET; THENCE SOUTH 9° 16' 43" EAST, 120 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE SOUTH 89° 06' 40" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1, AND ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, 98.0 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT

LOT 1; THENCE SOUTH 89° 14' 20" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, 92.62 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD (A 60 FOOT RIGHT OF WAY), THENCE NORTH 13° 07' WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, 141.50 FEET; THENCE NORTH 89° 12' 35" EAST, 320.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONVEYED TO HERBERT E. STAFFORD AND DIANE V. STAFFORD IN OFFICIAL RECORDS BOOK 578, PAGE 746, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FURTHER DESCRIBED AS:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO WIT: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PART OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 0° 00' 50" EAST ALONG THE LINE DIVIDING SECTIONS 1 AND 6 329.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (COUNTY ROAD NO. 5, A 66 FOOT RIGHT OF WAY) FOR A POINT OF BEGINNING; THENCE SOUTH 60° 24' EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, 67.14 FEET; THENCE SOUTH 9° 16' 43" EAST, 851.95 FEET; THENCE SOUTH 89° 12' 35" WEST, 320.24 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 13° 07' WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, 350.77 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 5° EAST, 624.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD; THENCE SOUTH 60° 24' EAST, 172.14 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THOSE LANDS DESCRIBED AS PARCEL 101 IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1306, PAGE 1353, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FURTHER DESCRIBED AS:

A PART OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 02° 41' 27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 6 A DISTANCE OF 1344.91 FEET, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF GOVERNMENT LOT 1; THENCE NORTH 89° 04' 17" EAST, ALONG LAST SAID LINE, A DISTANCE OF 2027.89 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 81° 53' 06" WEST, A DISTANCE OF 141.50 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2361.83 FEET, AN ARC DISTANCE OF 884.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71° 09' 39" WEST, 878.98 FEET, TO A POINT OF TANGENCY; THENCE NORTH 60° 26' 12" WEST, A DISTANCE OF 105.87 FEET; THENCE NORTH 40° 07' 56" WEST, A DISTANCE OF 106.63 FEET, TO THE INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 60° 26' 12" EAST, ALONG LAST SAID RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 188.48 FEET; TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AND AROUND LAST SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1465.40 FEET, AN ARC DISTANCE OF 392.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

OF SOUTH 68° 06' 12" EAST, 391.00 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 75° 46' 12" EAST, A DISTANCE OF 797.56 FEET; THENCE SOUTH 89° 04' 17" WEST, A DISTANCE OF 167.04 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS VESTED IN JEA BY THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 1621, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FURTHER DESCRIBED AS:

A PART OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 89° 13' 18" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, 150.85 FEET; THENCE SOUTH 09° 19' 03" EAST, DEPARTING FROM SAID NORTHERLY LINE OF SECTION 6, 466.18 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY), THENCE CONTINUE SOUTH 09° 19' 08" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT OF WAY LINE OF SAID RACE TRACK ROAD, 868.51 FEET; THENCE SOUTH 89° 13' 18" WEST, 151.68 FEET; THENCE NORTH 09° 19' 08" WEST, 966.94 FEET TO A POINT SITUATE ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 60° 26' 12" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, 192.69 FEET TO THE POINT OF BEGINNING.

SAID REMAINING PARCEL CONTAINS 14.29 ACRES

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 1692 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACT ROAD, A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTHEASTERLY, ALONG AND WITH THE WESTERLY LINE OF THOSE LANDS, THE FOLLOWING FOUR(4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°22'08" EAST, A DISTANCE OF 868.51 FEET; COURSE NO. 2: SOUTH 89°15'29" WEST, A DISTANCE OF 151.68 FEET; COURSE NO. 3: NORTH 09°21'36" WEST, A DISTANCE OF 95.55 FEET; COURSE NO. 4: SOUTH 89°06'40" WEST, A DISTANCE OF 120.03 FEET TO **THE POINT OF BEGINNING**; SAID POINT OF BEGINNING ALSO BEING A POINT ON THE AFOREMENTIONED WESTERLY LINE OF THOSE LANDS, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 1692 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°41'03" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 119.65 FEET TO THE NORTHERLY LINE OF THOSE LANDS, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 407 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°42'55" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 34.21 FEET; THENCE NORTH 09°23'47" WEST, AND BOUNDED ON THE WEST BY OFFICIAL RECORDS BOOK 5245, PAGES 186-191, A DISTANCE OF 137.63 FEET; THENCE NORTH 89°05'12" EAST, AND BOUNDED ON THE NORTH BY OFFICIAL RECORDS BOOK 5245, PAGES 186-191, A DISTANCE OF 35.45 FEET; THENCE SOUTH 10°02'44" EAST, AND BOUNDED ON THE EAST BY OFFICIAL RECORDS BOOK 5245, PAGES 186-191, A DISTANCE OF 18.18 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.11 ACRES, MORE OR LESS.

EXHIBIT B

4560 Race Track Road

Planned Unit Development
Master Development Plan Text
April 29, 2024

This application seeks a major modification to the approved St. Johns County Ordinance 2020-56 to add approximately 0.1 acre to the project boundaries and to update the Master Development Plan (“MDP”) Map, **Exhibit “C”** attached hereto, to show interconnection to St. Johns Parkway (County Road 2209) through the Parkway Place Planned Unit Development (“PUD”)(St. Johns County Ordinance No. 2020-54). The Parkway Place PUD Master Development Plan already provides for such interconnection. A legal description of all property located within the 4560 PUD (the “Property”) is in **Exhibit “A”** attached hereto.

The adjacent uses to this property are a utility line transmission corridor owned by JEA, a borrow pit, a wetland, and Race Track Road. The Parkway Place PUD has been approved on the opposite side of the utility corridor, on St. Johns Parkway.

The 4560 Race Tract Road project (the “Project”) will improve opportunities for shopping within northwest St. Johns County by providing an alternative to existing shopping centers in nearby Duval County. The Property is located adjacent to existing residential developments that are its primary market yet is buffered from any incompatible uses. Area residential developments include The Crossings at Bartram, Bartram Creek, Celestina and Durbin Crossing. The location of the Project is convenient to residents in the area and will be on the primary travel corridor between existing neighborhoods and the State Road 9B interchange with Interstate 95.

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

The proposed development will include retail/restaurant/enclosed personal property storage within the commercial center. The design is intended to accommodate modern retail uses including specialty grocery stores, banks, and restaurants serving the daily and weekly demands of the neighborhoods in the surrounding area as well as enclosed personal property storage facilities.

- b. **The total number of acres included within the Project as requested in the Application.**

The Property includes approximately 14.4 acres.

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

There are approximately 0.95 acres of wetland and related upland buffer within the

Property, which will be preserved. Final wetland acres will be determined during St. Johns River Water Management District permitting.

- d. **The total amount of development area, including the number of developable acres (including filled wetlands) for each proposed 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 11 of the Code.**

There are approximately 13.45 acres of development area within the Property (total area less preserved wetlands and associated buffers). Final development area will be determined during St. Johns River Water Management District permitting. The Property will be developed with retail, office and enclosed personal property storage uses in compliance with this PUD text and the MDP, Exhibit "C".

- e. **The total number of residential dwelling units and density of the Project, proposed density bonuses, the project population, and the projected population of school age children that may reside within the Project.**

The Project will not include residential dwelling units.

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

The maximum total square footage is 170,000 enclosed square feet. Impervious surfaces will not exceed 70 percent of the Property, and the Floor Area Ratio is limited to 50 percent, in accordance with Future Land Use Policy A.1.11.3.

Permitted Uses. The following uses are proposed to be permitted uses, without the need for a Special Use approval.

1. Grocery stores.
2. Medical and dental offices and clinics.
3. Professional and business offices.
4. Retail outlets for the sale of food and drugs with or without drive-thru, wearing apparel, toys, sundries and notions, books and stationery, leather goods, luggage, jewelry (including watch repair but not a pawnshop), art supplies, pool supplies, cameras or photographic supplies, sporting goods, hobby shops, pet shops, musical instruments, florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.
5. Retail outlets for sale of home furnishings, electronics and appliances including repair, office equipment, hardware (including outdoor garden centers incidental to sales of hardware or other permitted retail sales), retail goods, and similar establishments, including repair.

6. Service establishments such as barber or beauty shop, shoe repair, nail salon, dance or music studio, tailoring, spas, dry cleaning, and similar activities.
7. Child & Adult Care Centers. Child Care Centers shall meet the requirements of LDC Section 6.08.10. For purposes of Section 6.08.10, development sites within this Project are deemed to have access from an arterial, minor or major collector facility.
8. Convenience Store with or without gas pumps.
9. Service Stations.
10. Restaurants with or without drive through, and with or without outdoor seating, including outdoor seating for consumption of food and beverages in conjunction with grocery stores.
11. Car Wash Facilities.
12. Tire Service Centers (limited to three (3) bays and complying with all requirements of LDC Section 2.03.52 without the need for a waiver; if waiver is needed, a waiver may be sought from the Planning and Zoning Agency through the Special Use application and approval process).
13. Automobile Oil Change Facilities (limited to three (3) bays).
14. Sale of Alcoholic Beverages for On-site and Off-site Consumption. However, the sale of alcoholic beverages other than wine and beer for on-site consumption shall be limited to restaurants having no less than 150 seats. Outdoor sale and service is allowed subject to compliance with applicable regulations of the Florida Division of Alcoholic Beverages and Tobacco.
15. Commercial recreation, gymnasiums, fitness centers, aerobics studios and similar uses.
16. Bank and financial institutions with or without drive-thru, ATM machines, and similar uses.
17. Copy centers.
18. Movie theaters.
19. Family-oriented indoor entertainment centers, serving alcohol only if in association with a bona fide restaurant.
20. Mail centers with post office boxes.
21. Essential services, including water, sewer, gas, telephone, radio, television and electric.

22. Construction Manufactured/Modular Buildings as a temporary office or shelter for materials or tools incidental to Construction or Development within or adjacent to the premises upon which the Manufactured/Modular Building is located, provided that a permit for such Construction or Development has been issued. Such use of a temporary Manufactured/Modular Building shall not be permitted for more than one month. After the issuance of a Certificate of Occupancy or otherwise documented completion of such Construction or Development that is associated with the Construction Manufactured/Modular Building. The use of the temporary Manufactured/Modular Building shall not involve sales offices. The temporary construction Manufactured/Modular Building site may also contain temporary outdoor storage of equipment/materials. A Temporary Use Permit is not required, and public notice is not required provided that such temporary building is located at least 100 feet from the Race Track Road right-of-way.
23. All other non-residential uses allowed by right in the CN and CG Zoning Districts described in LDC Sections 2.02.01, 2.02.02, Table 2.02.02, and Table 2.03.01; provided, however, the following shall not be permitted uses: archery facilities; funeral homes and mortuaries; crematoriums; Bed and Breakfast establishments and guest lodges; Recreational vehicle/boat storage; bail bond agencies; and psychics.
24. Communication antenna towers if in compliance with LDC Section 6.08.12 and approved as a Special Use by the County Administrator.
25. Temporary uses other than those specifically proposed to be allowed by right which are (a) allowable in Non-residential districts if in compliance with LDC Section 2.02.05(A) or (b) allowable all Zoning districts if in compliance with LDC Section 2.02.05(B).
26. Enclosed Personal Property Storage with the following criteria:
 - a. Single structure;
 - b. No outside access to individual storage units permitted; and
 - c. No outside storage permitted, including Recreational Vehicle and Boat Storage.

g. **The residential and non-residential structure setback, 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, including sign height, site and type, such as wall, ground or monument, pylon etc., street lights or other required outdoor lighting within the Project, and the maximum height of all structures.**

1. Minimum Setbacks (measured at external site boundary lines):
 - Front: 20 feet
 - Rear: 10 feet
 - Side: 10 feet

For commercial uses, buildings, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses shall be set back 20 feet, inclusive of any other applicable buffering or setback requirements.

2. Building height: Maximum 50 feet in accordance with LDC Section 6.03.00 and 6.07.01, except that this limitation shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than 20 percent of roof area or extend over ten (10) feet in height, nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, construction or similar structures, which may be erected above the height limit, nor to fire or parapet walls, provided, however, that such walls shall not extend more than five (5) feet above the roof). Buildings over 35 feet in height will be protected with an automatic fire sprinkler system; provided, however, that the structures listed in the previous sentence shall not count towards building height.
3. Minimum lot size: None.
4. Parking: Off street parking shall be provided using the minimum parking requirement ratios in LDC Table 6.17 in effect as of the date this PUD modification application is approved or under the then-current LDC, whichever is less, based on the use. For example, the shopping center will require 1 space per 250 square feet of non-storage Floor Area, although an outparcel with a restaurant may require one (1) space per Three (3) seats in public dining rooms. Joint Use Facilities and Shared Parking is allowed in accordance with LDC Section 6.05.02. The Project shall otherwise provide parking in conformance with LDC Section 6.05.00.
5. Signage: Below is the proposed Unified Sign Plan. The Project will include two (2) Project Identification Signs (A and B). This project requests waivers from the Race Track Road Signage Overlay and from LDC Section 7.02.01 to allow the following:

Sign Type	Maximum Number of Signs		Maximum Square Footage Per Sign, Advertising Display Area per side (“ADA” see LDC definition)	Height of Sign (see LDC definition)	Width (of Advertising Display Area)
Project Identification Sign A	1	N/A	200 (cumulative ADA for entire sign structure)	25 feet	15 feet
Project Identification Sign B	1	N/A	100 (cumulative ADA for entire sign structure)	20 feet	10 feet
Outparcel (i.e., Retail Parcels 1, 2, 3, 4) Ground Signs such as: Pole, Monument, and similar type Sign Structures	1	1 per outparcel	150 square feet	15 feet	10 feet
Fascia Signs (including wall and awning signs)		Number not limited	1.5 square feet per linear footage of building frontage. Maximum 150 square feet per sign, not to exceed 200 square feet of sign area per business.	N/A	N/A
Directional signs (allowed per limitations in LDC 7.03.01(E))	N/A		3 square feet each	3 feet	3 feet

Project Identification Signs shall be constructed in the approximate locations depicted on the Master Development Plan. Project Identification Signs may include the names of tenants and outparcel businesses within the overall projects on multiple sign panels, with each sign panel to be measured separately for purposes of calculating the sign's overall Advertising Display Area. Not more than 100 square feet of the Project Identification Sign's Advertising Display Area may be used to identify the name of the Project.

Ground, monument, pole and Project Identification Signs may be one-sided or two-sided. The above size limits on Advertising Display area are for each side of two (2)-sided signs.

Signs may be internally or externally illuminated.

Special Use Signs are allowed in accordance with LDC Part 7.03.00.

6. Lighting: Project lighting will comply with applicable provisions of the Land Development Code.

- h. **The type and location of infrastructure needed to see 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, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provisions of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon character or location of the Project.**
 1. Drainage: A stormwater management system shall be constructed and maintained by the Owner, its successors, and assigns. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District.
 2. Site Access: Vehicular access to the Property is proposed as four (4) driveways that connect to Race Track Road and St. Johns Parkway (County Road 2209). The locations of the driveways are shown on the MDP, Exhibit "C". The Owner will construct the driveways and related off-site improvements within the adjacent right-of-way in compliance with LDC Section 6.04.05. Interconnectivity with adjacent properties is expected to occur solely via the access points on Race Track Road and St. Johns Parkway. Other options for interconnectivity with adjacent properties will be limited due to the fact that the entire northern boundary of the Property runs along Race Track Road, the eastern boundary is composed of protected wetlands, and the adjacent property to the south is a borrow pit.
 3. Pedestrian Circulation: Pedestrian access will be provided to Race Track Road and St. Johns Parkway, in the locations depicted on the MDP. Internal pedestrian connectivity will be provided via internal sidewalks, to be depicted on future incremental MDPs. Four (4) pedestrian connections consisting of sidewalks five (5) feet in width will be constructed generally near each of the three (3) vehicular entrances. The Owner will install bicycle parking facilities in accordance with LDC Section 6.05.02.M. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction ("FACBC") and American Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36.

Except as through future connections to a sidewalk running along the project frontage on Race Track Road, there are no other feasible sidewalk connections to adjacent properties. To the immediate south, the land is vacant but has no feasible potential for development in that was used as a borrow area. To the west, there is a JEA transmission line corridor, though the Race Track Road sidewalk could provide a reasonably direct pedestrian connection to lands west of the powerline

corridor.

4. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. Locations of fire hydrants will be shown on the construction plans.
5. Solid Waste Collection: Solid waste collection will be provided by County contracted waste collection company. Facilities for storage of solid waste shall be provided in accordance with LDC 6.06.04(8)(8).
6. Open Space: A minimum of 25 percent of the Property will be designated as open space. A minimum of five (5) percent of the natural vegetation on the Property will be preserved (not including Significant Natural Communities Habitat), pursuant to LDC Section 5.03.03.A.3. Scenic and development edges are provided, as required by applicable provisions of LDC Sections 6.06.02.G and H, respectively. The locations of open space, buffers and edges are depicted on the MDP, Exhibit "C".
7. Utilities: The Project will provide underground utilities, pursuant to LDC Section 5.03.06.H.7.

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

Water and sewer services will be obtained from the Jacksonville Electric Authority ("JEA") via a central utility system. Water and sewer use will be as follows:

1. Water:

Commercial. $0.1 \times 170,000$ square feet = 17,000 gallons per day (gpd).

2. Sewer:

Commercial $0.1 \times 170,000$ square feet = 17,000 gpd

j. **The type of underlying soils and their sustainability of development of the proposed Project.**

The predominant soil types, as determined by the SGS Soil Survey of St. Johns County, consist of the following variations of "fine sand"- Zolfo, St. Johns, and Wesconnett. Construction of this facility is feasible and will be completed in accordance with standard engineering practices for the region. A soils map was provided in the application for Ordinance No. 2020-56.

- k. **The type and extent of upland forest and wetlands on the site using the Level /JI 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.**

The site includes FLUCCS categories of agriculture and wetlands, hardwood. A FLUCCS map was provided in the application for Ordinance No. 2020-56.

- l. **The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities, and extent of habitat.**

There is no Significant Natural Communities Habitat on the Property. A single gopher tortoise hole was found, located near the powerline corridor and mapped on the environmental report filed with the application for Ordinance No. 2020-56. This is not a viable population of this species, and assuming that there is a tortoise on the site, it would be relocated to a suitable site in accordance with the permitting requirements of the Florida Fish and Wildlife Conservation Commission. Existing contiguous wetlands along the eastern edge of the Property will be preserved and required buffer will be provided per state and local permitting.

- m. **Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.0.1.00 of the Code shall apply.**

There are no known or observed Historic Resources on the Property. A Cultural Resources Assessment was provided to Robin Moore of the County's Environmental Division on May 9, 2016.

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

- l. Scenic Edge along Race Track Road. Along the development area frontage on Race Track Road, a 30-foot-wide area will be landscaped subject to the enhanced landscape performance standards (below) in lieu of a 75-foot buffer. The reduction to 30 feet is due to the shallowness of the Property and the need for commercial uses to be visible from a public road in order to be economically viable. This 30-foot-wide scenic edge shall be planted and maintained consistent with the requirements of LDC section 6.06.02(B)(2), using the following guidelines, subject to any deviations approved by non-zoning variance or waiver:

- a. Access and associated entrance features and view corridors are allowed within the scenic edge to maintain visibility to commercial structures, signage, publicly accessible areas, and entrance features from Race Track Road. Approximately 50 percent of the linear frontage west of the preserved wetland is expected to be part of a view corridor, access area or entrance

feature. Clustering of required trees may be modified to accommodate these areas provided the same number of trees is planted and the gap between the trees cannot exceed 30 feet.

- b. Where an access and view corridor is not provided, native and evergreen canopy trees are to be planted every 20 to 30 feet on center. Where shrubs are used outside of a view corridor or entrance feature, shrubs shall be of native species and planted every five (5) to 15 feet on center and appropriately staggered. Such shrubs shall be at least 24 inches in height at the time of planting and be maintained at a height of at least three (3) feet following the initial growth period.
 - c. Where groundcover is used outside of an entrance feature or view corridor, it shall be native and planted every three (3) to five (5) feet on center.
 - d. Non-canopy trees outside of a view corridor, access or entrance feature shall be native and planted every ten (10) to 20 feet on center except where such trees would be infeasible due to the expected crown spread of the required canopy trees.
 - e. All canopy trees shall be native and evergreen, such as live oaks. See definition of "Canopy Tree" in LDC Article XII.
2. Development Edge on Eastern, Southern and Western Boundaries. Along the eastern, southern, and western perimeters of the Property area, a development edge will be provided. Except as provided below, such development edge shall be a minimum of 20 feet in width, with a minimum average width of 35 feet. Enhanced landscaping shall be provided consistent with LDC Section 6.06.02.H. A waiver is being requested to allow for the reduction of the development edge width as authorized under LDC Section 6.06.02.H and averaging of the development edge width as authorized under Comprehensive Plan Policy A.2.1.3. See **Section T**.
 3. To avoid having a tree crown spread into the adjacent JEA transmission line corridor, no trees are required to be planted within the western development edge that is adjacent to the JEA transmission line corridor. Instead, required shrubs within this area shall be of a species and variety which normally reaches a height of at least five (5) feet at maturity. Small trees of a species and variety which normally reaches a height and canopy width of not more than 20 feet, may be planted in this area.
 4. The development edge of a 50-foot-long area along the western perimeter and generally located on the MDP, **Exhibit "C"**, may be reduced to a minimum width of ten (10) feet, provided that the average width of the development edge remains at 35 feet. This requested reduction to ten (10) feet is to accommodate the southwest corner on this site. The site has an unconventional configuration. Within this 50-foot-long area, the development edge shall be landscaped and fenced as shown in

Detail "B" on the MDP, with small trees of a variety which normally reaches a height and canopy width of not more than 20 feet.

5. General Landscaping Requirements. Plant species shall be consistent with the requirements of LDC Section 6.06.02. The Project will include the required ten (10)-foot natural/landscaped buffer along the Project's perimeter boundary as required per LDC Section 5.03.03.A.4, which is part of the required development edge or scenic edge.
6. Open storage, solid waste storage and mechanical equipment shall be screened pursuant to LDC Section 6.06.04. Also, storage doors or open bays shall not be visible from St. Johns Parkway, Race Track Road, or from residential uses, unless buffered. The Project will comply with LDC Section 6.06.04 to the extent applicable, however, due to the nature of the JEA Corridor along the western boundary and the borrow pit along southern boundary, LDC Section 6.06.04 does not require a buffer area along those boundaries.
7. Upland Buffer from Jurisdictional Wetlands. A 25-foot-wide natural vegetative upland buffer shall be required and maintained between developed areas and contiguous wetlands, measured from the St. Johns River Water Management District or Florida Department of Environmental Protection Wetland jurisdictional line. In no instance shall the required Upland Buffer be less than ten (10) feet, and it may be reduced below the minimum 25 feet only where approved in accordance with LDC Section 4.01.06. In addition, a 25-foot setback is required for all parcels adjacent to contiguous wetlands, in accordance with the terms and conditions of LDC Section 4.01.06, except as may be approved by the County Administrator under the terms and conditions of LDC Section 4.01.0.6.
8. Off Street Vehicular Use Areas.
 - a. Vehicular Use Areas adjacent to a scenic edge or development edge shall be screened in accordance with the requirements for such areas.
 - b. A driveway into a Parking Area shall be bordered by a landscaped buffer a minimum of eight (8) feet in width and three (3) feet in height containing an opaque screen of living landscape at least three (3) feet in height, of which the three (3) feet may be achieved within one (1) year, and shall be 24 inches at the time of planting.
 - c. For interior landscaping within vehicular use areas, terminal islands and interior tree islands, or divider medians, shall be incorporated into the design and installed in accordance with LDC Section 6.06.02(G), subject to variations allowed for good cause wider per LDC Section 6.06.02(1).
9. Buffers between Incompatible Land Uses. No incompatible land uses are proposed within the PUD. The require scenic edge landscaping/natural vegetation requirement provides an adequate buffer to the adjacent property to the south. No

tree planting is proposed (or required) in the development edge to the west, due to its proximity to JEA transmission lines.

External Buffer Analysis

Boundary	Adjacent Land Use Classification	Required Buffer per LDC 6.06.04
North	Collector Road (no applicable land use class)	None
East	Wetland (#7)	None
South	Vacant/former Borrow area (#6)	None (PUD is less intensive)
West (1)	150-foot Utility corridor (no applicable land use class)	None
West (2)	Parkway Place/Mixed Use District	None (proposing passive use of this area of the project)

Internal buffer analysis under LDC 6.06.04. All of the development uses would fall within Group 4, so no buffer is required between them. The remaining areas comprise buffers, development edges and the like.

Other Landscape Criteria: Landscape will be provided in accordance with LDC Part 6.06.00. Tree removal and protections will be performed in accordance with LDC Sections 4.01.05 and 6.06.00.

- 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 the provisions of each Special District.**

The Property is not located in a Special District.

- 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.**

Development of the Property and construction improvements will require temporary uses, such as construction trailers, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the building(s) to be constructed on the Property that are associated with the building(s).

The Property may also include temporary uses set forth in LDC Section 2.02.05 and will be properly permitted pursuant thereto.

- 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; setback, swimming pools, fencing, and similar uses.**

Air conditioning units and similar equipment will be located on the building top or in a

screened utility area on the ground in close proximity to the building. All mechanical equipment shall be screened per LDC Section 6.06.04, and all such equipment will maintain a minimum setback of seven (7) feet from any property line, per LDC Section 2.02.04.C.3.

- r. **A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specific phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phase of the PUD may be obtained by: the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phrase (e.g., prior to platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress report as required by Section 5.03.07 of the LDC.**

All of the proposed development is estimated to be developed in one (1), ten (10)-year phase, with multiple subphases. Commencement of construction is defined as the approval of construction plans for horizontal construction within the project. The commencement date shall be not later than October 21, 2025. Completion of construction is defined as the acceptance by the County of horizontal as-builts for initial commercial development such as the master stormwater system and provision for utilities for parcels within the project and shall occur on or before October 20, 2035. Scenic edge and development edge landscaping will also be completed and maintained upon the County's acceptance of horizontal as-builts for the initial commercial development. Vertical development or redevelopment that is otherwise consistent with the PUD may occur after the completion date on building sites for which horizontal construction has been substantially completed (such as provision of utility stub-outs and master stormwater collection outlets, but not requiring construction of parking areas, landscaping or curbs) following the conclusion of the phase. Because this is a single-phase project with a term exceeding 5 years, a PUP Progress Report is not required under LDC Section 5.03.07. The commencement date and completion date shall be subject to extensions authorized under LDC Section 5.03.02.G.1.r.

<u>Phase</u>	<u># of square feet</u>	<u>Commencement</u>	<u>Completion</u>
	up to 170,000 sf. of Floor Area	by 10/21/25	by 10/20/35

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

The proposed retail development will provide local shopping, dining and services to residents of the area closer to home. The proposed amendment provides economic development by increasing the County's tax base because the commercial center will increase property values, create dozens of permanent jobs, and generate County and state sales tax revenue. The intersection of Race Track Road and St. Johns Parkway will become an increasingly important intersection in the area. Placing commercial uses near the existing population will help reduce the need to travel longer distances to meet daily and

weekly shopping needs.

The County's Comprehensive Plan encourages an efficient and compact land use pattern that provides moderate overall densities and adequate land uses to support balanced growth and economic development. The proposed amendment would improve the efficiency of land use patterns in northwest St. Johns County by providing retail uses closer to existing residential uses. The proposed retail use of the Property is of a size and scale compatible with the surrounding residential areas, pursuant to Comprehensive Plan Future Land Use Policy A.1.11.1.e.

t. **Description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development, patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.**

1. The applicant is seeking a waiver from LDC Part 7.10.00 (Race Track Road Signs) and LDC Section 7.02.01 (maximum number and size of Ground Signs) to allow for the two (2) proposed Project identification signs. These proposed signs would be for purposes of identifying the anchor tenant/user and other users in the shopping center and may include the Project name. The character of Race Track Road east of St. Johns Parkway is substantially different from that which is west of St. Johns Parkway. This area is a gateway from an interstate highway to the Julington Creek area, and the road is likely to be widened in the near future. To be economically viable the commercial users in the center will need to be able to provide sufficient signage to communicate their presence in this area to the public. Additionally, specific standards are proposed for two project identification signs for the shopping center and associated businesses within the center.
2. The applicant seeks a waiver from the tree planting requirements for development edges under LDC Section 6.06.02.H to eliminate the requirement for tree planting adjacent to a JEA electrical transmission line corridor, which generally runs along the westerly boundary of the property. Transmission line corridors are essential for providing electricity to the region. Trees located too close to transmission lines can bring down entire electrical grids: For example, JEA reports that in 2003, over 50 million people lost power in a mass outage due to a tree growing too close to a transmission line. JEA's policy is to maintain a low-growing, tree free ecosystem around transmission lines. The County's standard tree planting requirements call for planting of "canopy trees," which by definition would call for trees whose canopies would spread into and over the transmission line corridor. Planting such trees would either interfere with the continued operation of this regional power transmission line or necessitate JEA trimming these trees in an aesthetically unappealing manner and passing those cost to users for maintenance.

The applicant seeks a reduction of the development edge width to ten (10) feet for an area running 50 feet along the western Property boundary where it is approximate to the southwest corner of the primary shopping center building. The

abutting land is non-residential. The purpose is to allow for flexibility in siting the shopping center buildings, which are needed due to the unusual configuration of the subject property. Additionally, there is a 150-foot-wide utility corridor that is adjacent to this site. This corridor acts as an additional spatial buffer from active development uses. Vegetative screening is proposed within the proposed Development Edge.

3. The applicant is seeking a waiver to LDC Section 5.03.02.G.2 related to Master Development Plan Map details. The general location of buildings, parking areas, drainage facilities and other details will be determined once final users are identified for various portions of the PUD. An Incremental Master Development Plan that meets all the requirements of the Land Development Code will be submitted for review and approval prior to Commercial Construction Plan approval.

- 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 Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner 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 Commissioners with respect to this PUD application.

- v. **When the 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 Future Land Use Map Designation of the Property is Community Commercial.

NOTES:

1. SITE LIGHTING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.09.00 AND 5.03.06.N.8.
2. DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH LDC SECTION 6.06.04.B.8 AND 6.06.04.B.5.
3. BICYCLE PARKING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.05.03.M.
4. PARKING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.05.02.K.

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 PLD / PDC AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

SITE DATA TABLE

- a. PARCEL IDENTIFICATION NUMBER: 02J3595-0000
- b. MAXIMUM FAR: 50%
- c. MAXIMUM ISR: 70%
- d. MAXIMUM HEIGHT: 50 FT
- e. SETBACKS:
 - I. MINIMUM BUILDING SETBACKS: (FRONT: 20'; SIDE: 10'; REAR: 10')
 - II. 10' MINIMUM SEPARATION BETWEEN BUILDINGS

I. BUFFERS:

- I. RACETRACK ROAD ROW: 30' SCENIC EDGE
- II. SIDE: 20' MINIMUM, 35' AVERAGE DEVELOPMENT EDGE
- III. REAR: 20' MINIMUM, 35' AVERAGE DEVELOPMENT EDGE

LAND USE SUMMARY

COMMUNITY COMMERCIAL

SITE DATA TABLE:

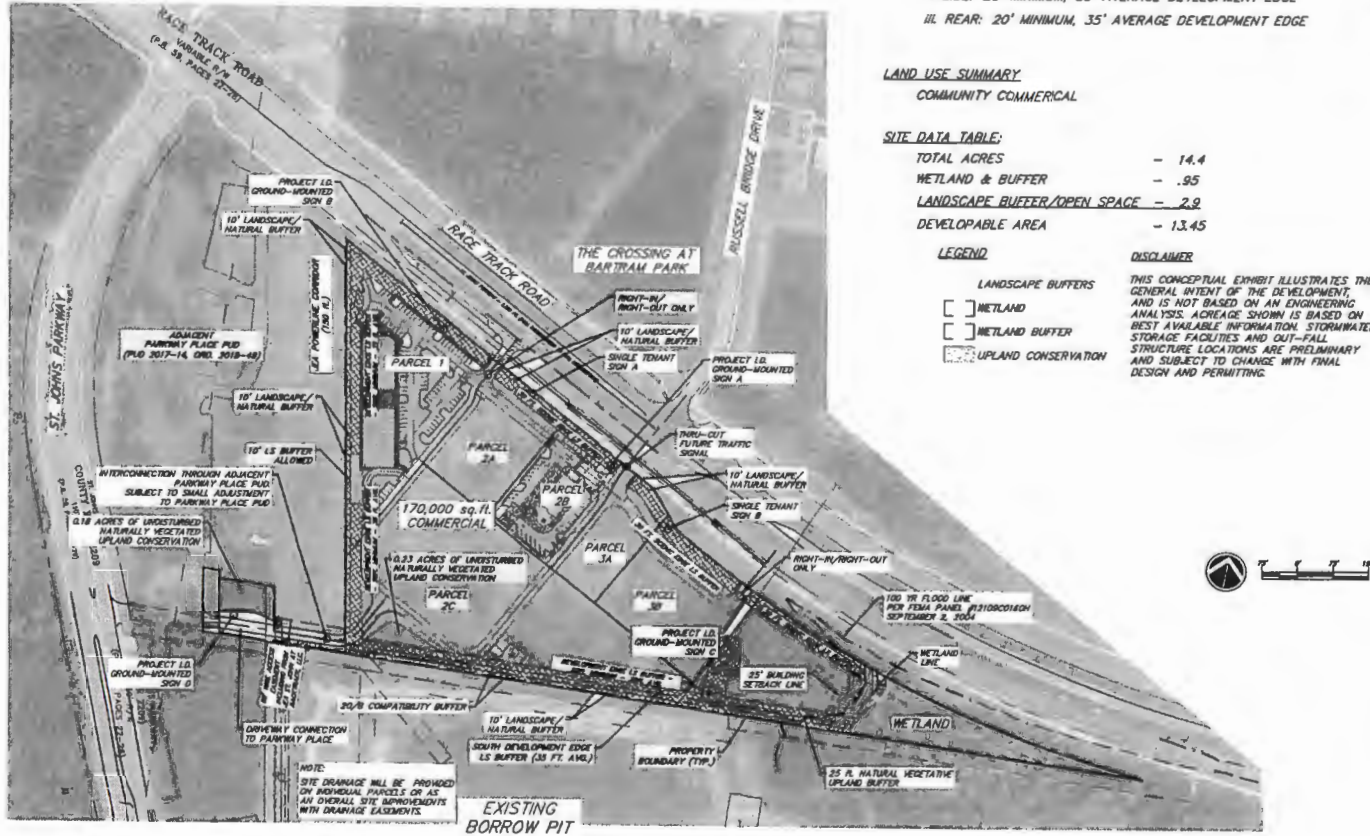
TOTAL ACRES	- 14.4
WETLAND & BUFFER	- .95
LANDSCAPE BUFFER/OPEN SPACE	- 2.9
DEVELOPABLE AREA	- 13.45

LEGEND

- LANDSCAPE BUFFERS
- WETLAND
- WETLAND BUFFER
- UPLAND CONSERVATION

DISCLAIMER

THIS CONCEPTUAL EXHIBIT ILLUSTRATES THE GENERAL INTENT OF THE DEVELOPMENT, AND IS NOT BASED ON AN ENGINEERING ANALYSIS. ACREAGE SHOWN IS BASED ON BEST AVAILABLE INFORMATION. STORMWATER STORAGE FACILITIES AND OUT-FALL STRUCTURE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN AND PERMITTING.



**EXHIBIT C.
SHEET 2 of 2**

OW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10000 Sunrise Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 983-8888 Fax: (904) 983-8889
 www.owconnelly.com
 P.E. No. 12345 L.A. Number: 123456789

MASTER DEVELOPMENT PLAN
MAY 14, 2024
 St. Johns Application Number:


4560 RACE TRACK ROAD PROPERTY
 ST. JOHNS COUNTY, FL
 ST. JOHNS AT RACETRACK LLC

MAY	
150	

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF September 2024.

By: *Lucretia Smith* Deputy Clerk

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



LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Dawn Lange
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:

07/25/2024

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 07/25/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10406515	# of Copies:
Customer No:	784746	0
PO #:	MAJMOD-2024000003	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/15/2024 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 9/17/2024 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 for a Major Modification to 4560 Race Track Road PUD (Ordinance 2017-2, as amended) to add approximately one (1) acre to the project boundary and update the Master Development Plan Map by adding an interconnectivity access point to the adjoining Parkway Place PUD to provide access to CR 2209 (Saint Johns Parkway).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE 4560 RACE TRACK ROAD PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2017-2, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 4560 Race Track Road 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 EJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MEGAN PERKINS, CHAIR
FILE NUMBER: MAJMOD-2024000003
PROJECT NAME: 4560 Race Track Road

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SARAH ARNOLD, CHAIR





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 23, 2024

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

FILED **SEP 20 2024**
St. Johns County
Clerk of Court
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. 2024-47, which was filed in this office on September 20, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL