

ORDINANCE NUMBER: 2025 - 44

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.

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 April 24, 2025, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2025-01 Dark Horse**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

SECTION 2. Pursuant to this application File Number PUD 2025-01 Dark Horse 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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18th DAY OF November 2025.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date Nov. 19, 2025

BY: [Signature]
Chair

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

BY: [Signature]
Deputy Clerk



EFFECTIVE DATE: NOV 24 2025

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE FRANCIS PHILIP FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GREENBRIAR ROAD (COUNTY ROAD NO. 11, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF A TRACT OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA THROUGH CONDEMNATION SUIT 602-J-CIVII, KNOWN AS THE FORMER SWITZERLAND NAVAL BOMB TARGET; THENCE NORTH 35 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 35.65 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GREENBRIAR ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 869, PAGE 1615; THENCE SOUTH 77 DEGREES 10 MINUTES 57 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 5297.08 FEET TO THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 2392, PAGE 82. OF SAID PUBLIC RECORDS, THENCE NORTH 12 DEGREES 51 MINUTES 23 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 9.00 FEET TO THE PRESENT NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD AS CONVEYED TO ST. JOHNS COUNTY PER OFFICIAL RECORDS BOOK 1382, PAGE 834 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING. THENCE CONTINUE NORTH 12 DEGREES 51 MINUTES 23 SECONDS EAST, ALONG SAID LAST MENTIONED LINE, A DISTANCE OF 740.00 FEET; THENCE SOUTH 77 DEGREES 08 MINUTES 37 SECONDS EAST, 885.00 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 23 SECONDS WEST, 165.00 FEET; THENCE SOUTH 57 DEGREES 59 MINUTES 06 SECONDS WEST, 481.39 FEET; THENCE SOUTH 12 DEGREES 49 MINUTES 03 SECONDS WEST, 235.00 FEET TO SAID PRESENT NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD CONVEYED IN SAID OFFICIAL RECORDS 1382, PAGE 834; THENCE NORTH 77 DEGREES 10 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 544.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT

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 is a request to rezone the property from Open Rural (OR) to Planned Unit Development (PUD) called “Dark Horse” that will be a health and fitness facility designed to foster a community-centered approach to wellness. Dark Horse will introduce a range of exciting facilities and amenities that are currently unavailable in the area and will provide a member-based service to families, individuals, and student athletes who want to prioritize their long-term well-being.

Founded by local St. Johns County native and current resident, national sports broadcaster, and former University of Florida basketball player Steffi Sorensen, this facility embodies her long-held vision of creating a meaningful community space dedicated to both physical and mental health.

This will be planned as a neighborhood scale use in keeping with the local Comprehensive Plan. The use and type of facility are consistent with the Residential-B (RES-B) Comprehensive Plan Future Land Use designation and provisions. A rezoning to PUD is required pursuant to Comprehensive Plan Policy A.1.11.2, in that neighborhood commercial uses, such as the proposed use, provided within a Residential land use designation may be permitted through the PUD regulations.

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

The existing property boundary is approximately 11.86 acres (+/-). The site development area for the project is reduced to 11.11 acres (+/-) because of the required right-of-way reservation area for the future Greenbriar Road improvements.

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

Approximately 8.34 acres (+/-) of wetlands exist on the approximate 11.86 acre (+/-) overall property. The site development area is reduced to 11.11 acres (+/-) and includes 7.84 acres (+/-) of wetlands because of the of the right-of-way reservation area.

- 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.*

Approximately 8.34 acres (+/-) of wetlands exist on the approximate 11.86 acre (+/-) overall property. The site development area is reduced to 11.11 acres (+/-) and includes 7.84 acres (+/-) of wetlands because of the right-of-way reservation area, and approximately 3.65 acres (+/-) of developable land will exist on the property. Approximately 0.38 acres (+/-) of fringe wetland impacts are proposed as part of the development as depicted and described on the Exhibit C site plan.

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

There will be no residential units in this PUD. The Applicant waives the rights to develop residential on this property as part of this PUD under section 125.01055(7) of the Florida Statutes (“Live Local Act”).

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

Dark Horse health and fitness facility includes a main conditioned building not to exceed 21,000 square feet, and an indoor turf field building not to exceed 12,250 square feet. The main building is conditioned and includes state of the art fitness equipment and space, workout/recovery and general wellness activities, and offers space for social/educational classes. The turf field building is in a non-conditioned building with large doors that can roll up/down for natural light, proper airflow, ventilation and improved air quality.

The western elevation of the turf field building will not include any doors or windows as it is intended to function as a 100% opaque screening wall. The turf field building’s intended use is for training, general wellness and movement for active members of the community and due to the smaller size and space available is not meant to accommodate and be used for football or soccer games/tournaments that are typical of other larger sports and athletic field locations and parks. There will be no pickleball or

tennis allowed. Dark Horse will serve the community daily between the hours of 7am to 9pm. See Exhibit C site plan depicting the described above.

- 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 development will adhere to the following site development standards listed below and as depicted on the MDP map:

1. *Setbacks:* 35' development edge on the east, north, west sides; 30' scenic edge on the south side/ROW,
 2. *Parking:* Up to 1 space per 300sf (loading zone N/A for this type of use),
 3. *Building Height:* Shall not exceed 30' for the turf field building and not exceed 35' for the main building,
 4. *Accessory Structures:* Per LDC or further described/depicted in this PUD,
 5. *Signage:* Per LDC,
 6. *Screening:* Type "B" screening on the western edge where no wetlands exist,
 7. *Maximum ISR:* 70%,
 8. *Maximum FAR:* 50%,
 9. *Lighting:* Per LDC, except for the western property edge which shall meet a photometric lighting standard of 0.0-foot candle (FC).
- 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.***

Drainage will be provided by way of pipe, ditch and/or culvert to a stormwater management pond on site for stormwater runoff. All stormwater facilities will comply with St. Johns County and St. Johns River Water Management District regulations.

The ingress/egress to the PUD will be from Greenbriar Road, as depicted on the MDP Map, including a sidewalk that will be provided to the entrance. Site access improvements for the PUD will be provided pursuant to applicable requirements of the LDC and comply with St. Johns County standards.

Water and sewer will be a centralized system provided by JEA. Solid waste will be provided by the licensed franchisee in the area. Fire protection will comply with LDC Part 6.03.00. Open space shall meet the applicable provisions of the LDC.

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

A water and sewer availability has been provided from JEA and capacity is sufficient to service Dark Horse.

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

A future detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase. According to the 2025 Comprehensive Plan's Soil Map pursuant to the data provided by the U.S. Department of Agriculture Soil Conservation Service and the Florida Department of Environmental Protection, the Property is almost entirely made up of Toco Fine Sand with a small portion in the NE corner occupied by Riviera Fine Sand.

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

The Property consists of Live Oak, Pine Mesic Oak, Coniferous Plantation, Wet Coniferous Plantations, and Mixed Hardwood Coniferous Swamps as further described and depicted in the FLUCCS map as part of the updated Oneida Listed Wildlife and Habitat Assessment Report dated October 7, 2024.

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

The revised Oneida Listed Wildlife and Habitat Assessment Report, dated October 7, 2024, did not document any state or federally listed wildlife species occupying the property during the on-site assessment.

- 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

There are no known or observed historic resources on site.

- 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 25' upland buffer (10' minimum, and overall average of 25') is provided as depicted on the Exhibit C site plan. Pursuant to LDC Section 04.01.06.B.2 an administrative staff level waiver for the 25' building setback in concert with the upland buffer averages allows avoidance and unnecessary impacts to the wetlands pursuant to St. Johns River Water Management District guidelines and the flood plain in certain areas as depicted on Exhibit C site plan. Accessory uses, including a 5' building maintenance access path immediately adjacent to the building, are allowed in the setback, except for buildings with a permanent foundation. A wildlife-friendly wood post and rail type fence (or similar) shall be installed landward of the buffer along the edge of the 5' maintenance path to provide separation and protection of the upland buffer segment adjacent to the turf field building and shall include signage every 25' on the fence identifying the upland buffer area as a "Conservation Zone".

As depicted on the Exhibit C site plan and further described in this PUD text, the development will provide Northwest Sector (NW Sector) Development Edges, Scenic Edge, and perimeter buffers, including a "20/B" type buffer along the western edge where wetlands or mature trees don't exist to aesthetically screen uses and provide privacy. The intent to maintain the existing vegetation and trees that exist in the buffer areas and supplement additional landscaping in areas to enhance as needed.

Wetlands and trees surround all other areas of the PUD and provide natural, mature and heavy vegetated buffering. The intent is to not disturb the wetlands or existing mature trees along the Development Edges and Scenic Edge as it's unnecessary to install additional landscaping and buffering, except for previously described areas, as further depicted in Exhibit C site plan.

The western elevation of the turf field building will not include any doors or windows and will include vinyl-faced batt insulation on the inside wall of that elevation to help with sound transmission as it is intended to function as a 100% opaque screening wall to supplement the adjacent development edge buffer. A ventilation duct may be allowed

on this western elevation to provide additional air flow and circulation, as long as the spirit and intent of the visual opacity standard can be met for screening.

- 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.*

The Property is within the NW Sector of St. Johns County and will comply with the provisions unless otherwise described in this PUD.

- 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 Property and shall comply with LDC. A temporary construction trailer may be utilized and placed on the site upon approval of the construction plans in the location shown on the construction plans and will be allowed to remain until completion of the last building but must be removed no later than thirty (30) days of approval of the certificate of occupancy.

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

Any accessory structures will meet the applicable requirements of the LDC unless otherwise depicted on the MDP map.

- r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.*

Construction is planned to commence within 24 months from the date of approval of this Dark Horse PUD Ordinance. Commencement of construction shall be deemed to have occurred upon plan approval for any portion of the site development improvements. Construction is anticipated to be complete within 24 months of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. Completion of construction is defined as receipt of approval from the County of the post-construction as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

- 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.*

As previously stated, this is a request to rezone the property from Open Rural (OR) to Planned Unit Development (PUD) called "Dark Horse" that will be a health and fitness facility designed to foster a community-centered approach to wellness. Dark Horse will introduce a range of exciting facilities and amenities that are currently unavailable in the area and will provide a member-based service to families, individuals, and student athletes who want to prioritize their long-term well-being.

This will be planned as a neighborhood scale use in keeping with the local Comprehensive Plan. The use and type of facility are consistent with the Residential-B (RES-B) Comprehensive Plan Future Land Use designation and provisions. A rezoning to PUD is required pursuant to Comprehensive Plan Policy A.1.11.2, in that neighborhood commercial uses, such as the proposed use, provided within a Residential land use designation may be permitted through the PUD regulations.

The proposed use will positively benefit the County by serving the surrounding neighborhoods and local community, increase the commercial tax base, and provide employment opportunities.

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

Not Applicable.

- 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 hereby stipulates and agrees to proceed with the descriptions represented in the PUD text and map 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.*

Not applicable.

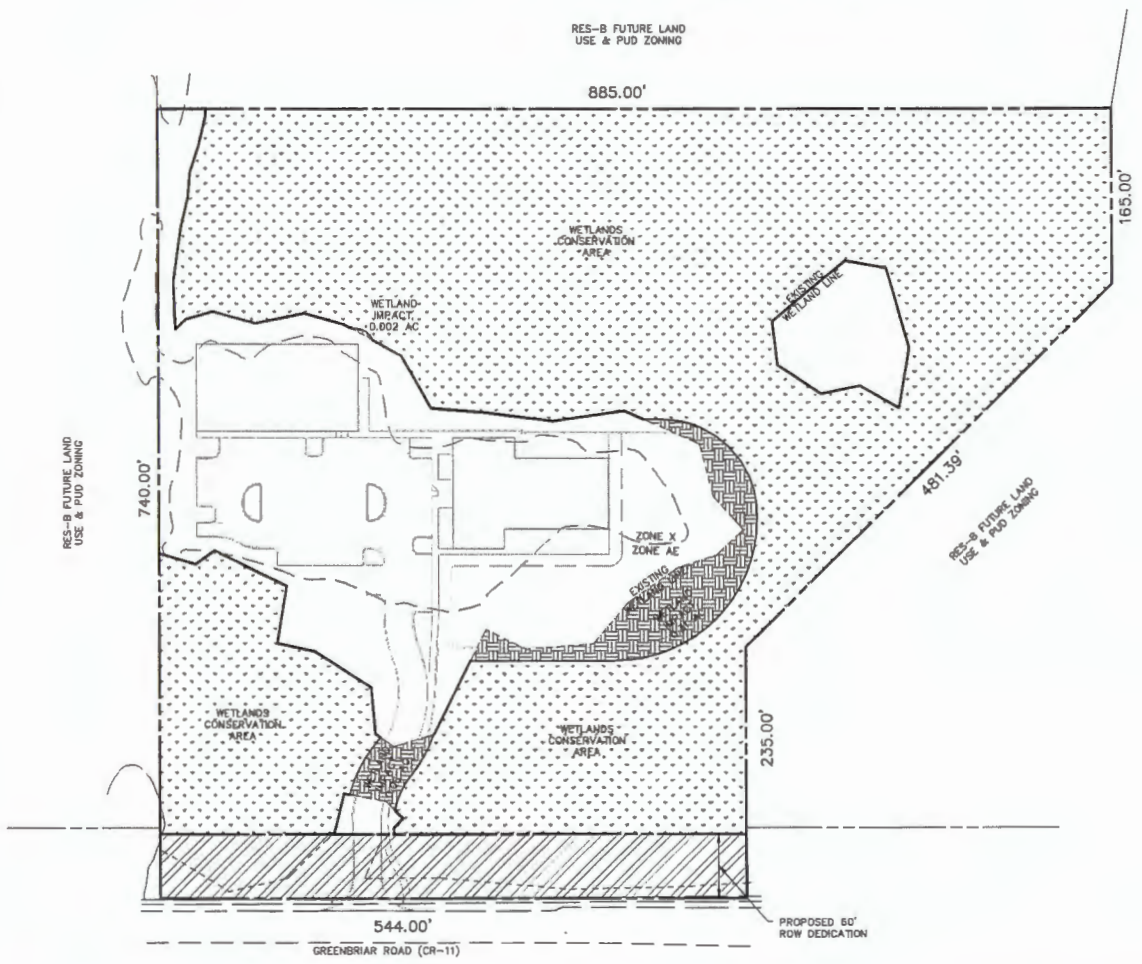
DEVELOPMENT DATA TABLE I

FUTURE LAND USE DESIGNATION	=	RESIDENTIAL-B
CURRENT ZONING DESIGNATION	=	OPEN RURAL
PARCEL IDENTIFICATION NUMBER	=	000689-0110
FEMA FLOOD ZONE DESIGNATIONS	=	X & AE (BFE 27.8')
EXISTING SITE AREA	=	516,585 SF (11.86 AC)
PROPOSED RIGHT-OF-WAY DEDICATION	=	32,638 SF (0.75 AC)
REMAINING SITE AREA	=	483,947 SF (11.11 AC)
EXISTING WETLAND AREA	=	363,082 SF (8.34 AC)
WETLAND AREA DEDICATED TO COUNTY	=	21,838 SF (0.50 AC)
PROPOSED ONSITE WETLAND IMPACTS	=	16,372 SF (0.38 AC) ±
REMAINING ONSITE WETLAND CONSERVATION	=	324,672 SF (7.46 AC) ±

(NOTE - WETLAND IMPACT AND CONSERVATION AREAS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING AND PERMITTING REVIEWS)



LOCATION MAP (NOT TO SCALE)



-  PROPOSED RIGHT-OF-WAY DEDICATION
-  JURISDICTIONAL WETLANDS TO BE FILLED
-  JURISDICTIONAL WETLANDS TO BE CONSERVED

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

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

NOTE
THIS MASTER DEVELOPMENT PLAN IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.

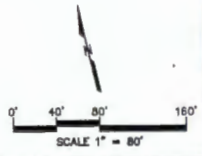


DARK HORSE - PUD EXHIBIT C
PROPOSED HEALTH AND WELLNESS CENTER
GREENBRIAR ROAD, ST. JOHNS, FLORIDA

MASTER PLAN SHEET 1 OF 2

REV.	DATE	BY	DESCRIPTION
B	11-20-23	MJP	REVISION PER PLAN ISSUE
A	11-15-23	MJP	PERMIT PLAN

JOB NO. 24ENGO30
DRAWN: MJP
CHECKED: MJP



MDP-1
DRAWING NO.

DEVELOPMENT DATA TABLE II

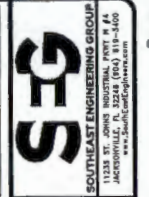
FUTURE LAND USE DESIGNATION	RESIDENTIAL-B
CURRENT ZONING DESIGNATION	OPEN RURAL
PARCEL IDENTIFICATION NUMBER	D00889-0110
FEMA FLOOD ZONE DESIGNATIONS	X & AE (BFE 27.6')
PROPOSED SITE AREA (AFTER ROW DEDICATION)	483,947 SF (11.11 AC)
PROPOSED WETLAND CONSERVATION AREA (SUBJECT TO CHANGE DURING ENGINEERING & PERMITTING REVIEWS)	324,937 SF (7.46 AC) ±
UNDISTURBED WETLAND LINE PERMETER	1,601 FL ±
REQUIRED UPLAND BUFFER (25' x LENGTH)	40,025 SF (0.92 AC) ±
PROVIDED UPLAND BUFFER AREA	40,366 SF (0.93 AC) ±
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	70%
MAXIMUM FLOOR AREA RATIO (FAR)	50%
MAXIMUM BUILDING HEIGHT	35'
MINIMUM FRONT BUILDING SETBACK	30'
MINIMUM SIDE BUILDING SETBACK	35'
MINIMUM REAR BUILDING SETBACK	35'
MINIMUM REQUIRED PARKING RATIO	1 PER 300 GSF CONDITIONED (MAX. 30% COMPACT)
MINIMUM REQUIRED OPEN SPACE	25% (2.78 AC)
MINIMUM UPLAND NATURAL VEGETATION CONSERVATION	5% (0.56 AC)

- NOTES:**
- DUMPSTER/WASTE AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH LAND DEVELOPMENT CODE, SECTIONS 6.06.04.B.8 AND 6.06.04.B.9.
 - OUTDOOR LIGHTING WILL COMPLY WITH LDC SECTION 5.03.06.H.6 AND 8.09.00.
 - ALL SIGNS ARE SUBJECT TO THE MOST RESTRICTIVE CODE REQUIREMENT UNLESS APPROVED BY WAIVER AS PART OF THIS PUD ORDINANCE, INCLUDING LDC SECTION 7.02.04, AND 7.06.
 - SIDEWALKS SHALL BE PROVIDED PURSUANT TO LDC SECTIONS 5.03.02.G.1.H, 5.03.02.G.2.G, AND 6.02.06.
 - BICYCLE PARKING SHALL CONFORM TO STANDARDS OF LDC 6.05.02(W).
 - FIRE PROTECTION WILL BE IN COMPLIANCE WITH LDC 6.03 AND THE MOST CURRENT EDITION OF THE FLORIDA FIRE PREVENTION CODE AS ADOPTED BY THE STATE OF FLORIDA.

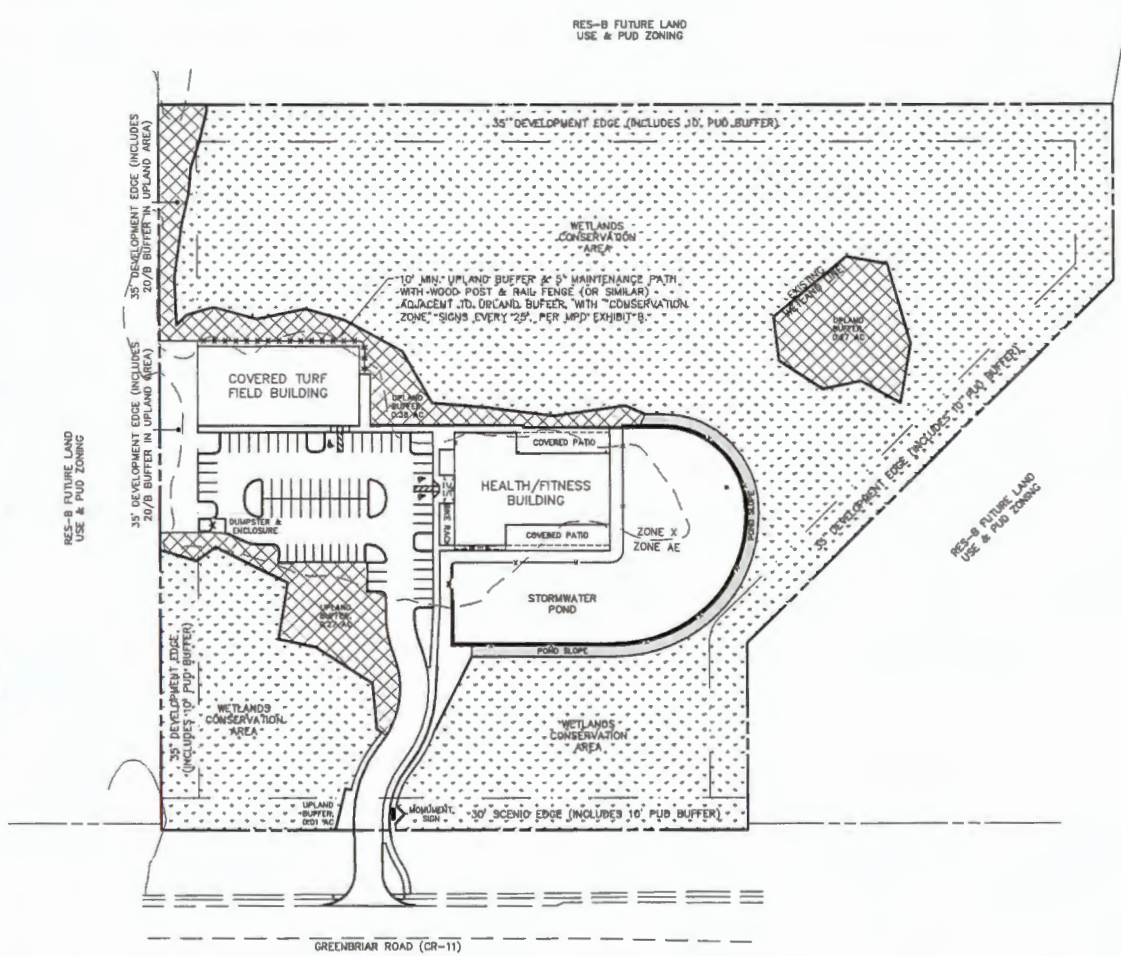
THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

NOTE
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RES-B FUTURE LAND USE & PUD ZONING



PROPOSED UPLAND BUFFER
 JURISDICTIONAL WETLANDS TO BE CONSERVED

DARK HORSE - PUD EXHIBIT C
 PROPOSED HEALTH AND WELLNESS CENTER
 GREENBRIAR ROAD, ST. JOHNS, FLORIDA

MASTER DEVELOPMENT PLAN SHEET 2 OF 2

REV.	DATE	BY	DESCRIPTION

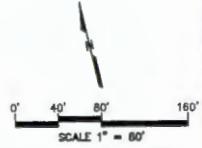
JOB NO. 24ENG030

DRAWN: MJP

CHECKED: MJP

SCALE: 1" = 80'

MDP-2
 DRAWING NO.



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 FIFTH DAY OF JANUARY 2026 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners

By: *Cynthia Smith*, Deputy Clerk



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brad Wester
Brad Wester
1 Independent DR # 1200
Jacksonville FL 32202-5014

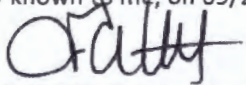
STATE OF WISCONSIN, COUNTY OF BROWN

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

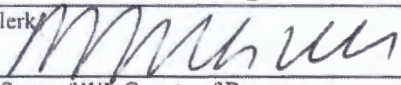
SAG St Augustine Record 09/25/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/25/2025



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$328.40	
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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/16/2025 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 11/18/2025 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 11.86 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 21,000 square foot health/fitness facility and a 12,900 square foot covered/indoor turf field.

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 unaddressed parcel located on the north side of Greenbriar Road and approx. 1.25 miles west of Longleaf Pine Parkway See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

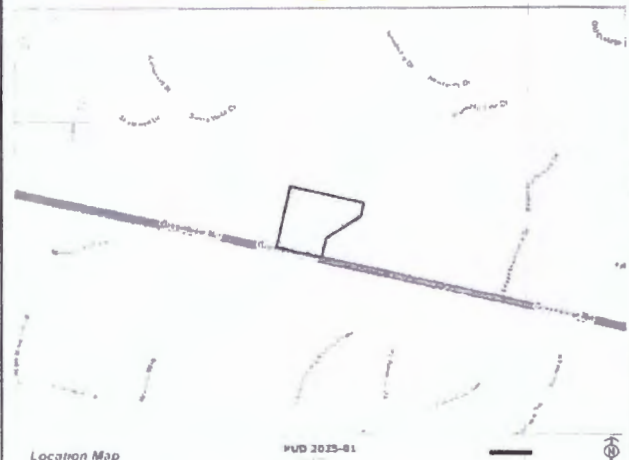
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY,
FLORIDA
MEAGAN PERKINS, CHAIR
PHONE NUMBER: PUD-2025000001
PROJECT NAME: Dark Horse

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA
KRISTA JOSEPH, CHAIR





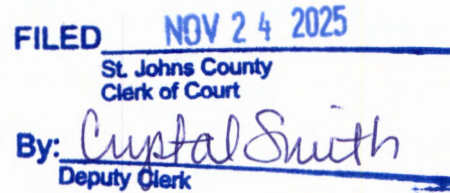
FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor,

CORD BYRD
Secretary of State

November 24, 2025

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



Dear 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. 2025-44, which was filed in this office on November 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp