

ORDINANCE NUMBER: 2026 - 10

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 November 3, 2025, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2025-04 Spencer Plaza**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Mixed Use District.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.3.11 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 2025-04 Spencer Plaza** 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 21st DAY OF April 2026.

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

BY: _____


Clay Murphy, Chair

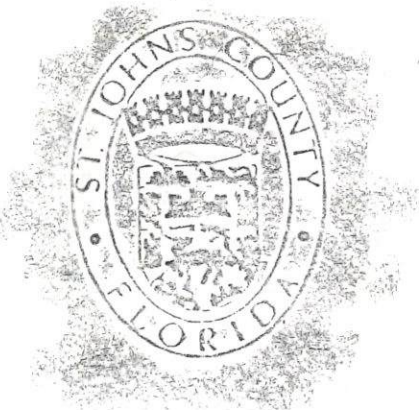
Rendition Date APR 21 2026

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

BY: _____


Deputy Clerk

EFFECTIVE DATE: APR 24 2026



LEGAL DESCRIPTION

Lots 1 through 28, in Block 10 and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 and 28 and that part of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25, lying East of the East right of way line of U.S. Highway #1, as presently established, in Block 9, all in HILDEN SUBDIVISION, according to map or plat thereof recorded in Map Book 3, page 59, of the public records of St. Johns County, Florida.

EXHIBIT B

Master Development Plan Text, Spencer Plaza

This Master Development Plan Text is part of an application for rezoning the property subject hereto Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code (the "Code" or "LDC"). The application is filed on behalf of the landowner Spencer Plaza, LLC, c/o Property Theater LLC ("the Applicant").

a. Project Description:

The proposed SPENCER PLAZA is located in St. Johns County. The site's requested uses are in line with the current Comprehensive Plan Future Land Use map and growth pattern in this area of northern St. Johns County. The Property subject to this application is described here as the SPENCER PLAZA and shown in Exhibit "C" (the "Property") and is located at 10090 US Highway 1 N, Ponte Vedra, FL 32801. General location is adjacent to Sterling Plaza Drive and fronting US Highway 1 N. The Property has a St. Johns County Parcel Identification No: 0240600000.

The overall design theme for the SPENCER PLAZA will be a flex warehouse development providing a mix of uses. The requested PUD includes similar uses as achieved in PUD 2024-15 Powers Center, approved by the Board of County Commissioners July 22, 2025, PUD 2021-04 St Johns Commerce East, approved by the Board of County Commissioners December 22, 2021, and PUD-2020-07 St Johns Commerce, approved by the Board of County Commissioners January 21, 2021. All uses within the Property are deemed compatible. The Property is in close proximity to commercial, industrial, and retail uses.

The exterior architectural design of buildings within the PUD will be of similar character as industrial and commercial structures within the Property's vicinity and may include architectural features to provide curb appeal for design and character.

The requested re-zone to a PUD is necessary to accommodate the "Amazon Effect," demanding light manufacturing, warehouse, distribution, office, showroom-retail and permit other flexible uses in the same location. Some of these uses may require outside storage. This development will also serve to satisfy the increasing demand for such flexible use as we are seeing in the post-COVID/direct to consumer/live-work environment, allowing effectiveness and efficiency across operating companies. The overall character of this development provides for maximum flexibility of use allowing current and future occupants the ability to adapt to disruptive forces which continually shape and re-shape commercial real estate needs.

Request is to allow for a wide range of uses as the spirit of combining industrial, office, commercial, warehousing and retail uses into one park is increasingly needed. The growing trend and need for such a flexible product addresses an increasing need throughout the real estate industry that real estate zoning and uses are not keeping pace with business trends and consumer demands.

Additionally, our project supports local employment and helps reduce outbound commuter traffic. By keeping job opportunities closer to home, this project eases road congestion and contribute positively to the community's quality of life.

b. Development Size:

Total Acres: 3.11

The total 3.11 AC tract within the PUD is located in a Mixed Use Comprehensive Plan Future Land Use Map ("FLUM") designation, as depicted on the Master Development Plan ("MDP") Map attached as **Exhibit "C"**.

c. Wetlands: Total Wetland Acres: 0

See attached as **Exhibit "G"**.

d. Development Area:

Total Developable Acres for PUD/Mixed Use Land Use: 3.11 AC

Total Wetlands to be Preserved for PUD/Mixed Use Land Use: 0

Area for the Property is comprised of approximately 3.11 AC, for up to 45,000 SF of developed space.

e. Dwelling Units and Density:

Not applicable

f. Non-Residential Development:

Total Square Footage of Non-Residential Development: Up to 45,000 SF

Intensity of Non-Residential Development: Up to 45,000 SF

Permitted uses shall include, but are not limited to, those allowed by right or by exception under LDC Section 2.03.01 for Commercial Warehouse and Special Uses, Industrial Warehousing and Special Uses. In addition, Retail and Office uses shall be permitted to allow a broader range of commercial activity. Overall, the intent is to provide for a mix of uses consistent with the Mixed-Use Future Land Use designation and compatible with the zoning and development patterns of the surrounding PUDs.

Typical Uses in these categories and within retail and office uses include but are not limited to banks, health clubs, gyms, indoor recreation (e.g. basketball, volleyball, soccer, parkour, pickleball), alcoholic beverages, liquor and wine stores, pubs, brewpubs, microbreweries, medical and professional offices, car condominiums, private garage units, catering, crematoriums, general business, hospitality, office, outdoor seating, outdoor sit down cafes, outdoor storage, personal services, pharmacy, school for performing or cultural arts, urgent care facilities/clinics (not hospitals); and other substantially similar facilities and Uses.

Under no circumstances shall the following uses be allowed (within the PUD): vape shop, vertical conditioned mini-storage, psychics, adult uses, manufactured mobile homes, wastewater treatment plants, recreational vehicle campgrounds, electronic game promotions, truck stop, methadone treatment facilities and alcohol rehabilitation centers. Behavioral health services are allowed in conjunction with the provision of other medical services.

g. Site Development Criteria:

1. Residential Structure Setbacks: NA

2. Non-Residential Structure Setbacks: Buildings have a required setback of 20 feet on the front, 10 feet on the side and 10 feet on the rear. Building setbacks shall meet or exceed the required space. Setbacks shall be measured from vertical walls of the structure to the property line. In addition, no required setbacks shall be necessary for the separation from lot lines on such buildings except that there shall be a minimum ten (10) foot separation between buildings, unless such buildings are constructed to provide adequate firewalls for common wall construction.

Minimum Size of Residential Lots: NA

Parking Spaces for Residential Uses: NA

Parking Spaces for Non-Residential Uses: The size and number of parking spaces for the site will not be less than those required in the St. Johns County Land Development code (LDC), in effect at the time of permitting per LDC 6.05.02. Buildings may share parking with other facilities, with shared parking agreements. Offsite parking will be an allowable use.

Fire Service: Owner understands that LDC 6.03.01 may require additional flow from the fire hydrants or protecting the buildings with fire sprinkler systems.

Signage to Serve the Project: Signage shall meet the requirements of LDC section 7.00. One monument sign not to exceed 25' in height and 150 square feet of average display area per side.

Lighting: The use of indirect lighting or downlighting shall be employed where appropriate to avoid any offsite lighting impacts to surrounding properties and shall comply with the provisions of Section 6.09.00 of the LDC.

Height: Structures shall not exceed thirty-five (35') in height. Buildings over 35 feet shall be protected with fire sprinkler systems in accordance with NFPA 13 or 13R.

Maximum Impervious Surface Ratio: Impervious surfaces will not exceed 65% of mixed use area.

Maximum Floor Area Ratio: The maximum Floor Area Ratio (FAR) will not exceed 70% of mixed use area.

h. **Infrastructure:**

The infrastructure needed to serve the Project consists of roads, drainage facilities, water & sewer, fire protection and solid waste collection. Excess materials from excavation may be stockpiled onsite or may be disposed of offsite.

Drainage Facilities: Stormwater will be treated on and/or off site within the pond retention/detention areas. All drainage structures and facilities will be designed and constructed in compliance with the Code in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired, and construction

plans approved prior to the commencement of any construction. Stormwater ponds will be vegetated with natural landscape material wherever feasible. The stormwater management system will be maintained by either the Applicant, its successors or assigns, or one or more property owners' associations. A waiver is being included to allow the stormwater pond to be included in calculation for open space.

Vehicular Access: Potential future plans may include two (2) potential entrance and exit driveways connecting the subject PUD to Sterling Plaza Drive from U.S. Highway 1 North. One (1) potential entrance and exit driveway connecting the Subject PUD to the contiguous tract to the north (RE #: 0241200290) of the Subject PUD to U.S. Highway 1 North. Access to Sterling Plaza Drive may feature a northbound right turn lane on U.S. Highway 1, while southbound access from U.S. Highway 1 to the property may include a designated left-turn lane. All vehicular access locations are shown on the MDP Map (Exhibit "C"). Driveway access shall be in accordance with St Johns County and FDOT regulations and allowances.

Access to the development is planned via access connection to Sterling Plaza Drive from U.S. Highway 1 North, as depicted on the MDP Map. Site access improvements, including turn lanes, warranted by the PUD development will be the responsibility of the Applicant and shall be in accordance with St. Johns County Land Development Code and FDOT regulations and allowances.

Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed as such development occurs. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36, and St Johns County.

Internal Access: The Applicant's intent is to provide internal access to all development within the PUD. Traffic calming elements may include speed humps, and speed tables and similar designs along the internal access roads.

Ingress/Egress: Ingress/Egress is planned to include two (2) potential entrance and exit driveways connecting the subject PUD to Sterling Plaza Drive from U.S. Highway 1 North. One (1) potential entrance and exit driveway connecting directly onto U.S. Highway 1 North. One (1) potential entrance and exit driveway connecting the Subject PUD to the contiguous tract to the north (RE #: 0241200290) of the Subject PUD to U.S. Highway 1 North. Access to Sterling Plaza Drive may feature a northbound right turn lane on U.S. Highway 1, while southbound access from U.S. Highway 1 to the property may include a designated left-turn lane. All vehicular access locations are shown on the MDP Map (Exhibit "C"). Driveway access shall be in accordance with St Johns County and FDOT regulations and allowances.

Water/Sewer: Will be provided by St Johns County. That all utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

Natural Vegetation: A minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat, shall be required. This requirement shall be satisfied by maintaining a portion of the ten-foot (10') PUD Perimeter Buffer in its natural, undisturbed vegetated state, thereby meeting the minimum five percent (5%) upland natural vegetation conservation requirement.

Availability Letter, as shown in Exhibit "I".

- a. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design standards & Specifications at the time of review.
- b. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
- c. Water and/or sewer lines that are to be dedicated to the SJCUD for ownership that are not in the public right-of-way shall be placed in an easement.

Fire Protection: Fire Protection will meet Land Development 6.03 and the most current edition of Florida Fire Prevention Code as adopted by the State of Florida.

Solid Waste Collection: Solid waste will be handled by the licensed franchisee in the area. Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B.8.

Interconnectivity Access Points: Development allows for future access to parcels where feasible.

Outdoor Storage: Development may include a screened outside storage area which will meet screening guidelines per LDC article 6.06.04.B.8.

Open Space: A waiver is being requested to allow pond space to meet open space requirement.

Electrical: Electricity will be provided by FPL.

i. Potable Water/Sanitary:

- Water and sewer is available and served by SJCUD/Public Utility Provider. St. Johns County Utility Department (SJCUD) has affirmed that they will be able to meet the water and sewer plant capacity for the development based on approximate user demands. User demands are subject to change. See Exhibit I for Availability Letter.

j. Soils:

- The soil survey identifies one type of soil on the site: (7) Immokalee. See **Exhibit "F"**.
- Immokalee soils are generally characterized by moderate limitations for development due to their poor drainage and seasonal high water table. The proposed Project addresses these limitations with appropriate site engineering, grading, and stormwater management design will be implemented to ensure full suitability for development.

k. Site Vegetation:

- FLUCCS Map determined there to be 1124 Pine – Mesic Oak present on site, see **Exhibit "G"** for details.

l. Significant Natural Communities Habitat:

The Property was evaluated by Oneida Environmental, LLC (OE) for the purpose of assessing on-site habitats and vegetative communities and to identify and document the presence of any state or federally protected wildlife species occurring on-site. During the listed wildlife site assessment, OE biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species. OE did not document any state or federally listed wildlife species utilizing the property during the on-site assessment.

- See "Listed Wildlife and Habitat Assessment Report" as **Exhibit "J"**.

m.

Historic Resources: Archaeological and historical investigations – including systematic subsurface testing, metal detector surveys, probing, surface investigations, and a historic map review – across the 3.11-acre Spencer Plaza development property in northeastern St. Johns County, Florida, resulted in the discovery of no new archaeological or historical sites, including historical structures.

Because no cultural resources were found on the Spencer Plaza development property located in northeastern St. Johns County, it is the opinion and recommendation of Heritage Cultural Services, LLC, that no historical or archaeological sites eligible for listing in the *National Register of Historic Places* will be adversely impacted by development of the Spencer Plaza property. No further archaeological work is recommended.

- See "Cultural Resource Assessment Survey Report" (CRAS) as **Exhibit "E"**.

n. Buffers:

- All landscape and tree requirements of the Saint Johns County Land Development Code and Saint Johns County Comprehensive Plan will be met
- The development will comply with screening and buffering requirements as defined in LDC article 6.06.04.B.7 & 6.06.04.B.8
- Screening and location of solid waste storage dumpsters and areas will be in compliance with the LDC section 6.06.04.B.8
- Screening of mechanical equipment (located on ground or rooftop) will be in compliance with the LDC section 6.06.04.B.9
- Perimeter Buffer: North, east, south, 10' building setback / 10' landscape buffer
- Perimeter Buffer: West (fronting US-1) 20' building setback / 10' landscape buffer
- A minimum of 5% vehicular use area will be dedicated to landscape areas, as required by section 6.06.02.g.3.a. the exact calculation and layout will be determined during final site plan approval

o. Special Districts:

- This PUD is not located in a Special District as defined by Article III of the St. Johns County Land Development Code.

p. Temporary Uses:

- Temporary construction trailers shall be allowed and shall be removed prior to issuance of final certificate of occupancy for the last building.
- Also, there may be temporary signage relative to commercial lot sales i.e. – for sale signs, informative contractor signs, coming soon signs, rentals, etc. Each sign shall not exceed (6) square feet and will be in compliance with LDC as it exists at the time of permitting.

q. Accessory Uses:

- Site Plan to be provided by Civil Engineer upon completion
- HVAC units can be constructed in side and rear setbacks but not less than 5' from the perimeter boundary.

r. Timing and Phasing:

- Commencement of construction of Property must occur on or before the commencement date provided below and shall be deemed to have occurred upon acceptance and approval of final construction plans for horizontal improvements for initial development on this parcel, which is defined as the main roadways and utilities within the road rights of way. Completion (on or before completion date as stated below) is defined as the acceptance by the county of horizontal as-builts for commercial initial development on which is defined as the main roadways and utilities within the road rights of way.

- Commencement Date: By December 2028
- Completion Date: December 2030
- All utility construction projects are subject to the current standards within the Manual of Water, Wastewater, and Reuse Design standards & Specifications at the time of review.
- Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD/Public Utility Provider to minimize impact to the existing infrastructure or to the existing level of service.
- Water and/or sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall be placed in an easement.

s. Project Impact:

- The requested re-zone to a PUD is necessary to accommodate the "Amazon Effect," demanding light manufacturing, warehouse, distribution, office, showroom-retail and permit other flexible uses in the same location. Some of these uses may require outside storage. This development will also serve to satisfy the increasing demand for such flexible use as we are seeing in the post-COVID/direct to consumer/live-work environment, allowing effectiveness and efficiency across operating companies. The overall character of this development provides for maximum flexibility of use allowing current and future occupants the ability to adapt to disruptive forces which continually shape and re-shape commercial real estate needs.
- Current zoning of Open Rural is inconsistent with the Mixed-Use land use and will only allow rural type uses which limits the current market desire for a flexible product. In order to meet the demand to allow for a wide range of uses, the requested re-zone combines uses by right and exception from Commercial Warehouse, Industrial Warehousing, and Special Uses as well as Retail and Office uses to allow for a broader range of commercial activity into one park. The success of the similar projects recently developed in Jacksonville and St Johns County, FL have been praised and admired by stakeholders and idle passers-by alike. The growing trend and need for such a flexible product addresses a need to keep pace with business trends and consumer demands.

t. Waivers:

- Waivers
 1. A waiver request from LDC Section 2.03.02, in accordance with Section 2.03.02.A. of the LDC to allow for the sales of alcoholic beverages (beer and wine) for a licensed Applicant and holder, who is engaged in conducting a bona fide restaurant establishment, which has tables capable of seating no less than thirty (30) persons simultaneously for the purpose of serving meals, but who is otherwise prohibited from the sale of beer and wine due to the location of such business with regard to a church or school. The justification for the requested waiver is the

following: There are a number of prospective tenants, including a small specialty-type restaurants, which would have under 150 seats and would want to serve beer and wine, and a full service restaurant with 150 seats, but not meeting the 2,500 square foot requirement, so desires to include this option in accordance with the requirements established within the LDC as follows:

- a. The licensed Applicant and holder will be engaged at the subject location in conducting a bona fide restaurant establishment, has tables capable of seating not less than thirty (30) persons simultaneously, for the purpose of serving meals.
 - b. All sales of beer and wine will be made to persons patronizing the establishment for the main purpose of ordering and consuming food.
 - c. The establishment will have permanent kitchen facilities located within the premises in which meals regularly are prepared for service to patrons of the establishment so as to qualify as a bona fide restaurant hereunder.
 - d. And there shall be no attempt to circumvent the intent of this Section by an artifice or scheme, such as the serving of stock meals. Stock meals as herein above used are defined to include and refer to the service of cold plates, snacks, previously prepared sandwiches and any other type of meal which is capable of being served to more than one customer. The applicant feels that the request, in accordance with the conditions established by the LDC, meets the requirements for a "Variance" in that:
 - a. There are practical difficulties in carrying out the strict letter of the regulation. While no such conflicting use exists at this time it is possible that such uses could enter the area and create a limitation with regard to the separation of a church or school. It is also likely that various tenants of the commercial development will change over time and reintroduction of or relocation of such uses within the subject property should not be restricted from operating. Since the measurement is customarily taken from the property line to a property line, there is no ability to relocate the site to avoid any future discrepancy in the distance.
 - b. The waiver request is not based upon a desire to reduce the cost of developing the site, but is based on being able to offer a full range of businesses and services, which are severely lacking in the area.
 - c. The proposed waiver will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public, as it only involves the sale of beer and wine for smaller restaurants, which is already an allowed use.
 - d. The proposed waiver will have no effect on and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
 - e. The effect of the proposed waiver is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.
2. A waiver is being requested from LDC Sec 5.03.03.A.1: which reads, "Minimum of twenty-five percent (25%) open space (including recreation, buffers, common areas,

Environmentally Sensitive Areas, and other conservation/preservation areas providing for Significant Natural Communities Habitat or Essential Habitat)”.

This waiver is requested to promote efficient land use by allowing the stormwater pond to satisfy the project’s 25% open space requirement. This requirement is unique to the PUD and is not imposed under standard commercial zoning. The proposed wet pond will be thoughtfully enhanced with features such as specialty lighting and serenity fountains, transforming it into a visually appealing focal point and meaningful community amenity. A seating area will be incorporated just outside the fenced pond, creating a safe and accessible space for passive use. In addition, the project limits impervious surface coverage to 65%, significantly improving overall stormwater performance. These combined elements elevate the pond beyond a purely functional system, integrating it into the development as both an effective stormwater solution and an inviting, high-quality open space. This approach aligns with the underlying intent of the open space requirement by enhancing usability, aesthetics, and overall quality of life within the development.

3. A waiver is being requested from LDC Sec 5.03.03.B.2 which reads, “Commercial Twenty (20) foot setback for Buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential Uses”.

The waiver is being requested to reduce the 20’ setback for parking ONLY down to 10’ along US 1 on the westerly boundary. At that reduced setback for parking there is 30’ of grassed right of way from the US 1 pavement to the property boundary so the parking would actually be 40’ from the roadway.

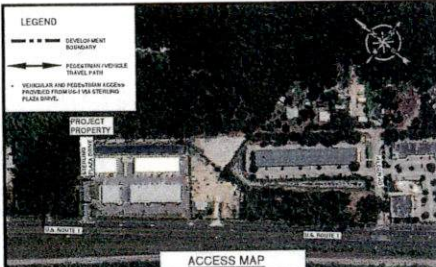
4. A waiver is being requested from LDC Section 5.03.02.G.2 to allow for the submission of a “bubble plan” version of the MDP map to approximate the locations of the buildings, roads, stormwater ponds and general locations of standard elements given that the exact layout of the development has not been determined. The specific locations of these elements will be determined and included in the civil and architectural submissions required for building permits, which will ensure that the code requirement is met.

u. Ownership/Agreement:

- Compliance Statement: Development of this project and request for PUD zoning uses is in compliance with the uses allowed under the Mixed Use Land Use requirements.

v. Future Land Use designation:

- Not applicable

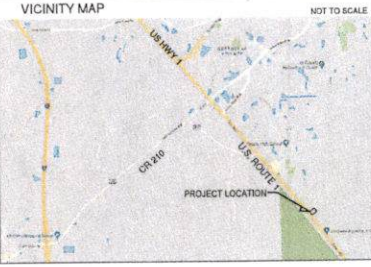


LEGAL DESCRIPTION

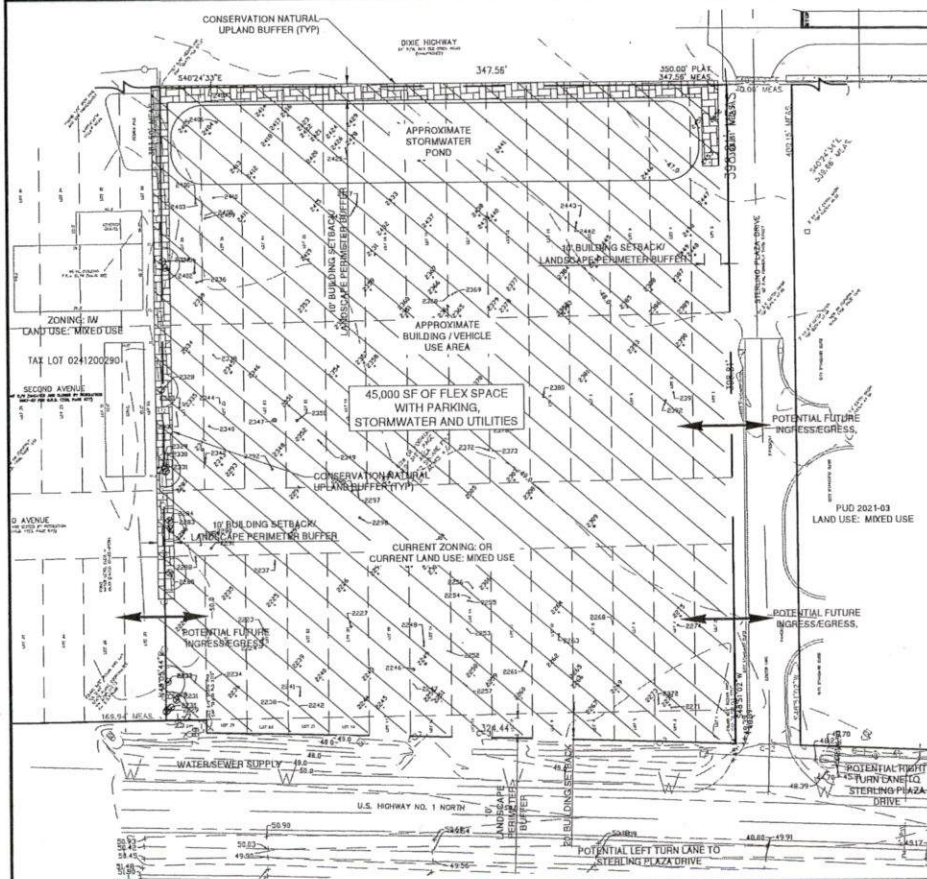
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The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the FUD/PPD and other applicable land development regulations.

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



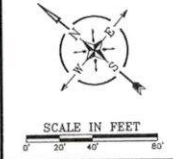
GBA
 Goodson Bergen
 and Associates
 CONSULTING ENGINEERS
 Engineering License Number: CA32987
 11555 CENTRAL PARKWAY, SUITE 103
 JACKSONVILLE, FLORIDA 32224
 Phone: (904) 519-7770
 Fax: (904) 519-7774



- NOTES**
- SITE LIGHTING SHALL BE IN COMPLIANCE WITH LDC, PART 6.08.00.
 - ALL SIGNAGE WILL COMPLY WITH ARTICLE VII OF THE LDC.
 - ANY SOLID WASTE STORAGE SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER LDC SECTION 6.06.04.8.2.
 - ANY MECHANICAL EQUIPMENT SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER LDC SECTION 6.06.04.8.2.
 - ANY OPEN STORAGE AREA AND FENCING SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER LDC SECTION 6.06.04.8.2.
 - FIRE PROTECTION WILL MEET LDC SECTION 6.02 AND THE MOST CURRENT EDITION OF FLORIDA FIRE PROTECTION CODE AS ADOPTED BY THE STATE OF FLORIDA.
 - THE DEVELOPMENT WILL COMPLY WITH SCREENING AND BUFFERING REQUIREMENTS AS DEFINED IN LDC ARTICLE 6.06.04, 4.01.06 AND COMPREHENSIVE PLAN POLICY D1.1.2.
 - ALL IMPROVEMENTS SHALL MEET FINAL APPROVED PUD STANDARDS.
 - SIDEWALKS SHALL BE PROVIDED PURSUANT TO LDC SECTIONS 5.01.02.0.1.H, 5.03.02.0.2.G AND 6.02.
 - USES WILL BE CONSISTENT WITH THOSE PERMITTED IN MO LAND USE.
 - A MINIMUM OF 5% OF THE VEHICULAR USE AREA WILL BE DEDICATED TO LANDSCAPE AREAS, AS REQUIRED BY SECTION 6.06.03.0.1.A. THE EXACT CALCULATION AND LAYOUT WILL BE DETERMINED DURING FINAL SITE PLAN APPROVAL.

DATA SUMMARY

PARCEL NUMBER: 0249600000
 CURRENT ZONING: OR (OPEN RURAL)
 PROPOSED ZONING: PUD (2025-00)
 FUTURE LAND USE: MIXED USE
 WATERSEWER PROVIDER: SJCD (PUBLIC)
 ELECTRIC PROVIDER: FPL
 FEMA FLOOD ZONE: X PER FEMA MAP PANEL 12109C0180J, DATED 12/7/18
 WETLANDS: NO WETLANDS IN PROPERTY
 TOTAL LOT/DEVELOPMENT AREA: 138,459.95 SF (3.11 ACRES)
 OPEN SPACE / RECREATION AREA: 25% MINIMUM
 MINIMUM LOT DIMENSIONS: 349.5' WIDTH, 383.50' DEPTH
 MAXIMUM BUILDING HEIGHT: 25'
 ACCESSORY STRUCTURES: HVAC UNITS CAN BE CONSTRUCTED WITHIN THE REAR AND SIDE SETBACKS (NON-ROOFED DUMPSTER ENCLOSURE ONLY)
 REQUIRED BUILDING BOUNDARY SETBACKS: FRONT - 20', SIDE - 10', REAR - 10'
 FAR (FLOOR AREA RATIO): 70% MAX.
 ISR (IMPERVIOUS SURFACE RATIO): 65% MAX.
 UPLAND NATURAL VEGETATION CONSERVATION:
 REQUIRED: 9% (137,152.32 S.F., X 0.05 = 6,857.62 S.F. REQUIRED)
 PROVIDED: 6,900.00 S.F. (5.03%)



SPENCER PLAZA
 U.S. ROUTE 1 NORTH
 ST. JOHNS COUNTY,
 FLORIDA


DATE: DECEMBER 09, 2025
 PROJECT NO.: 250081
 DESIGNED BY: JEFFREY F. BERSEN, PE
 DRAWN BY: SDW
 SCALE: 1"=40'

No.	Date	Revision

MASTER DEVELOPMENT PLAN (EXHIBIT "C")
 PUD NUMBER 2025-XX
 SPENCER PLAZA

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 15 DAY OF May 2022

ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners
 By: Arthur J. ... Deputy Clerk



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sina Venus
Sina Venus
Property Theater
8833 Perimeter Park BLVD
Jacksonville FL 32216-1109

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 02/26/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/26/2026



Legal Clerk



Notary, State of WI, County of Brown

9229

My commission expires

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Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 3/19/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 4/21/2026 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 3.11 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 45,000 square feet of non-residential uses.

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 10090 US Highway 1 N. 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.

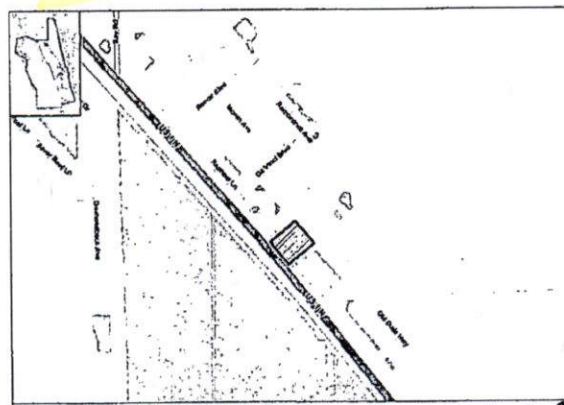
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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
RICHARD HILSENBECK, CHAIR
FILE NUMBER: PUD-2025000004
PROJECT NAME: Spencer Plaza

BOARD OF COUNTY
COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA
CLAY MURPHY, CHAIR





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2026

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

FILED APR 24 2026
St. Johns County
Clerk of Court
By: *Arthur K. Allen*
Deputy Clerk

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. 2026-10, which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp