

ORDINANCE NO. 2026 - 21

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GOLFWAY CENTRE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1997-67, 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 October 9, 2025, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2025-11 Golfway Centre PUD**, for an amendment to the Golfway Centre Planned Unit Development, Ordinance Number 1997-67, 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 within the Golfway Centre PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2005-108, 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 Golfway Centre PUD 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 duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Golfway Centre PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Golfway Centre 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 Golfway Centre 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 Golfway Centre PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Golfway Centre 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 1997-67, 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 Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

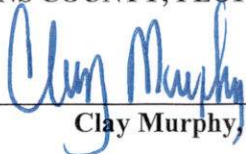
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by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

SECTION 6. That the terms of this modification to the Golfway Centre PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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 16 DAY OF June 2026.

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

BY: 
Clay Murphy, Chair

Rendition Date JUN 16 2026

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: 
Deputy Clerk

Effective Date: JUN 17 2026

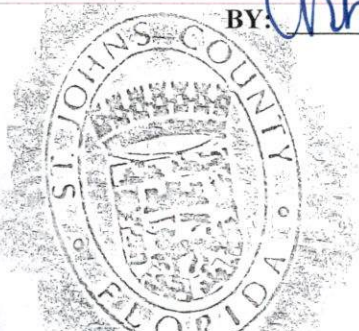


EXHIBIT A

LEGAL DESCRIPTION--

A PART OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET TO THE SOUTHWEST CORNER OF A 13.65 ACRE TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS VOLUME 819, PAGE 1538 THROUGH 1543, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 315.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 11, A DISTANCE OF 989.84 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 37 SECONDS EAST ALONG A LINE TO A POINT LYING ON A CURVE, A DISTANCE OF 790.30 FEET, SAID CURVE BEING THE NORTHERLY BOUNDARY OF AFOREMENTIONED 13.65 ACRE TRACT AND BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF A 13.65 ACRE TRACT AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 391.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 39 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 373.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60 DEGREES 28 MINUTES 02 SECONDS WEST CONTINUING ALONG SAID NORTHERLY BOUNDARY OF A 13.65 ACRE TRACT, A DISTANCE OF 415.00 FEET TO THE POINT OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY BOUNDARY OF A 13.65 ACRE TRACT AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 610.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF AS DESCRIBED AS FOLLOWS:

(THE TREE OF LIFE PARCEL)

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 535.23 FEET TO A SET HALF INCH REBAR WITH CAP NO. LB6739 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 769.72 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 246.80; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 451.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 221.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.44 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A NON-EXCLUSIVE DRAINAGE EASEMENT OVER THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 955, PAGE 368, BEING THE SAME PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 11 AND ALONG THE CENTERLINE OF NINE MILE ROAD, COUNTY ROAD S13A (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 1325.00 FEET TO THE SOUTHWEST CORNER OF A 13.65 ACRE TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS VOLUME 819, PAGE 1538 THROUGH 1543 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 102.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 212.70 FEET TO A POINT IN A CURVE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 610.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 27 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 415.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 715.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64 DEGREES 50 MINUTES 28 SECONDS EAST AND A CHORD DISTANCE OF 612.04 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 12 SECONDS WEST A DISTANCE OF 165.01 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 399.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3948.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 455.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86 DEGREES 14 MINUTES 03 SECONDS WEST AND A CHORD DISTANCE OF 454.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 84 DEGREES 13 MINUTES 16 SECONDS WEST A DISTANCE OF 259.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 475.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 76 DEGREES 28 MINUTES 12 SECONDS WEST AND A CHORD DISTANCE OF 466.89 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING THE SAME PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 151.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 163.27 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 610.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 27 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 415.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 715.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64 DEGREES 50 MINUTES 26 SECONDS EAST AND A CHORD DISTANCE OF 612.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.01 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 10 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.22 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET; THENCE NORTH 29 DEGREES 57 MINUTES 59 SECONDS EAST, A DISTANCE OF 49.22 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61 DEGREES 27 MINUTES 17 SECONDS WEST AND A CHORD DISTANCE OF 381.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 775.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 685.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 48 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 663.20 FEET TO THE POINT OF BEGINNING.

Exhibit B – Master Development Plan Text

January 21, 2026

GOLFWAY CENTRE PLANNED UNIT DEVELOPMENT

SECTION I - INTRODUCTION AND APPLICATION

This application requests a Major Modification of the Golfway Centre Planned Unit Development originally approved under St. Johns County Ordinance 1997-67, as amended under Ordinance 98-49 and Ordinance 2000-29 (collectively, the “Original Golfway Centre PUD”). The approval provided for development on a total of 27.61 acres within the Mixed Use (Md) future land use designation located at 405 Golfway West Drive and along Parkland Trail. The Original Golfway Centre PUD as approved is a mixed-use project with a total of 293,000 square feet of non-residential development with a maximum of 108,000 square feet of Commercial Retail use on 7.63 acres and up to 185,000 square feet of Commercial Office space on 13.98 acres with accessory Commercial Retail support. A portion of the Original Golfway Centre PUD has already been developed as the Tree of Life Building (a/k/a the DLP Headquarters Building), which has been appropriated and developed with 71,968 Commercial Office square footage on 4.28 acres within the PUD. There remains 113,032 square feet of entitled Commercial Office and 108,000 square feet of Commercial Retail and Commercial Retail support for a total of 221,032 non-residential square feet currently approved and available for the remaining 23.33 acres of the project (the “Remaining Development Property”). There is no increase in non-residential development square footage proposed for the PUD under this PUD Major Modification Application.

This PUD Major Modification application requests to revise the development plan for the Remaining Development Property only. The previously approved Master Development Plan Text (“MDP Text”) of the Original Golfway Centre PUD did not meet the formatting requirements of today’s Land Development Code, but is nevertheless applicable to the already-developed portion of the PUD. Accordingly, this application and revised MDP Text and Map (referred to herein as the “Modified Golfway Centre PUD”) will only apply to the undeveloped Remaining Development Property, and the applicable terms of the Original Golfway Centre PUD shall continue to apply to the 71,968 square feet of Commercial Office and the 4.28-acre portion of the PUD that has already been developed.

Specifically, this PUD Major Modification application seeks to allow the remaining already approved non-residential development of 221,032 square feet to occur on the Remaining Development Property in a single 10-year phase as either or both Commercial Office or Commercial Retail and Commercial Retail support and may be located anywhere within the Remaining Development Property without acreage or phasing limitations, and to add churches and Large Places of Assembly as allowable Uses within the PUD.

In addition, the application requests to remove the requirement to preserve the existing wetland located near the center of the Remaining Development Property. The Original Golfway Centre PUD referred to this wetland as a “2.71-acre jurisdictional wetland”, but it is in fact an isolated wetland as confirmed by both the Army Corps of Engineers (ACOE) and the St. Johns River Water Management District (SJRWMD) and it actually contains approximately 3.78 acres. This isolated wetland was previously encumbered by a conservation easement in favor of the SJRWMD. However, both agencies have determined that it is a non-ACOE jurisdictional isolated wetland and the SJRWMD has released the conservation easement pursuant to the Release of Regulatory Conservation Easement recorded at Official Records Book 5144, Page 1533 of the public records of St. Johns County, Florida. The ACOE did not exert jurisdiction over the wetland, and the SJRWMD has conceptually agreed that it can be permitted for impact if appropriate offsite mitigation is provided. Appropriate offsite mitigation has been purchased for the proposed development of the Remaining Development Property sufficient to mitigate the impacts to the subject wetland.

In accordance with Section 10.2.1.2. (a) and (b) of the Environmental Resource Permit Applicant's Handbook issued by SJRWMD, the agency will not require an applicant to implement practicable design modifications to reduce or eliminate impacts when:

- a.** The ecological value of the functions provided by the area of wetland or other surface water to be adversely affected is low, based on a site specific analysis using the factors in Section 10.2.2.3, and the proposed mitigation will provide greater long term ecological value than the area of wetland or other surface water to be adversely affected, or
- b.** The applicant proposes mitigation that implements all or part of a plan that provides regional ecological value and that provides greater long term ecological value than the area of wetland or other surface water to be adversely affected.

Impacting this degraded wetland complies with Section E.2.2.4.G of the Comprehensive Plan because it is not of a unique ecological or environmental nature nor does it have diversity of significant potential for conservation and preservation due to ownership

patterns, Development status, or other factors that would classify it as an Environmentally Sensitive Area by the Board of County Commissioners. Water depths are relatively shallow, and inundation periods have been reduced by ditching in the surrounding agricultural field, resulting in this wetland being hydrologically altered and thus having diminished natural functions.

Further, it is important to note that the location of the wetland in the center of the Remaining Development Property and the designated development areas and acreages specified in the Original Golfway Centre PUD that limit where the Commercial Office and Commercial Retail development can occur has severely restricted the project's development options. Elimination of the wetland and the development area locational, phasing, and acreage restrictions proposed under this PUD Major Modification will greatly increase marketability of the project and will better position it for successful economic development.

Modified Gateway Centre PUD

Master Development Plan Text

(applicable to Remaining Development Property only)

A. Location / Surrounding Uses:

The Remaining Development Property sought to be rezoned under this application consists of 23.33 acres, described by the Legal Description – Exhibit A (hereinafter, the “Remaining Development Property” or the “Property”) located at 405 Golfway West Drive. It is situated in St. Johns County, on the northeast corner of the Interstate 95 and International Golf Parkway intersection, adjacent to a portion of the St. Johns Interchange Parcels Planned Unit Development (PUD). The PUD is located along Parkland Trail, the access road to the St. Johns Northeast Quadrant and is rectangular in shape. The Remaining Development Property is vacant, except for the isolated wetland area near a former borrow area located near the northeast corner of the Property. As indicated, the Golfway Centre PUD is between the northeast and southeast quadrants of the Saint Johns Interchange Parcels PUD. Development on these two areas is nearly complete with ancillary retail and non-residential uses on the Southeast Quadrant site and Residential, Office or Commercial use on the Northeast Quadrant. Other properties in the general area are developed (along International Golf Parkway) to the east to the border of the Twelve Mile Swamp.

B. Ownership / Agreement:

The Remaining Development Property is owned by Golfway Centre, LLC (the "Applicant"). The Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with this amended 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 by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners.

Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, Land Development Code, and other land use and Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time, shall be applicable to this development. Modification to approved development plans by variance or special use shall be prohibited except as approved herein and where allowed by the Land Development Code. Should there be any conflict between the provisions of the Original Golfway Centre PUD and this application as they apply to the Remaining Development Property, the provisions of the application shall prevail.

SECTION II – SITE DEVELOPMENT PLAN

The real property to be considered for this Major Modification application consists of 23.33 acres located on the north side of International Golf Parkway in the Northeast quadrant of the Interstate 95 interchange. The Planned Unit Development is to be known as the Modified Golfway Centre PUD.

This Modified Gateway Centre PUD Master Development Plan Map, Exhibit C, indicates the general layout of the entire 23.33 acres of Remaining Development Property, with the construction of a total of 221,032 square feet of Commercial Retail and/or Commercial Office space with accessory Office and Commercial Retail support. So long as the maximum total square feet of 221,032 square feet of non-residential development is not exceeded, the approved non-residential development may occur as either or both Commercial Office or Commercial Retail and Commercial Retail support and may be located anywhere within the Remaining Development Property without acreage or phasing limitations.

Access to the PUD remains the same and is to be accomplished via two (2) main driveway/entrances located at the median cuts along Parkland Trail, the St. Johns Northeast Quadrant Access Road. In addition, the project will still be served with central water and sewer service supplied by St. Johns County.

The project is planned to be developed in a single 10-year phase, and all uses and structures within the PUD will be substantially related to the character of the development. If the Remaining Development Property is developed by multiple owners, the Applicant will establish architectural standards and guidelines which will be enforced by an Architectural Review Board (ARC) controlled by the Applicant.

SECTION III – SITE DEVELOPMENT CRITERIA

The following requirements and conditions shall be met for the development of the site:

A. Development Size:

The Remaining Development Property is 23.33 acres in size.

B. Wetlands:

The Remaining Development Property currently contains one forested isolated wetland totaling approximately 3.78 acres, which is to be impacted and developed. The wetland is ACOE non-jurisdictional and is not an Environmentally Sensitive Area (ESA) as defined in Article XII of the Land Development Code. The wetland is considered isolated by the SJRWMD and the U.S. ACOE. The SJRWMD has released the conservation easement over the wetland as memorialized in the Release of Regulatory Conservation Easement recorded at Official Records Book 4938, page 1264, public records of St. Johns County, Florida. The applicant has purchased sufficient mitigation credits to impact the wetland. The addition of the approximately 3.78 acres of mitigated wetland impacts results in a total development area of 23.33 acres.

C. Development Area:

A total of 23.33 acres of the site will be used for development including detention ponds, internal drives and parking, open area and buffers and buildings and includes the approximately 3.78-acre isolated wetland which will be mitigated and impacted for development

D. Residential Use:

There is no residential use associated with the site.

E. Building Criteria / Permitted Uses:

Development of the site will conform to the following criteria:

- 1. Building Area:** The overall plan indicates a total of 221,032 square feet of non-residential uses, with seventy percent (70%) Floor Area Ratio (FAR) and a seventy-five percent (75%) maximum impervious surface ratio (ISR) in compliance with Policy A.1.9.1 of the Comprehensive Plan.
- 2. Permitted Uses:** The development will be constructed in an orderly manner, and allow the following uses:
 - a. Commercial Retail:** the allowable uses, as listed below, may be developed anywhere within the PUD and are intended to serve vehicular traffic along Interstate 95 and International Golf Parkway, as well as the local business and residential communities in the area. They include any retail or service use which can be shown to meet the intent of these districts, including:
 - 1.** Automobile service stations, repair and service garage, rental of automotive vehicles, trailers and trucks, car wash, retail outlets for tires, batteries and automobile accessories (within an enclosed building).
 - 2.** Hotels and Motels with associated restaurants, lounges and other incidental uses, including the sale of alcoholic beverages for on-site consumption.
 - 3.** Retail outlets for sale of food and drugs (including convenience goods with the sale of gasoline allowing up to sixteen (16) gasoline pump stations, the sale of beer and wine for off-site consumption in conformance with all applicable State and local requirements, and allowing for car laundering facilities), wearing apparel, toys, gifts, novelty and sundries and notions, books and stationery, leather goods, luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods.

4. Retail outlets and shops, such as hobby shops, pet shops, shops for musical instruments, televisions and radios (including repairs), florist or gift shop, delicatessen, bake shop, sale home furnishings and appliances (including repair incidental to sales), office equipment, furniture, and hardware.
5. Service establishments such as barber or beauty shop, shoe repair shop, restaurants (including drive-thru restaurants) (sale of alcoholic beverages for on-site consumption), package stores (with the sale of alcoholic beverages for off-site consumption), blueprinting, job printing, newspaper, funeral home, veterinarian in soundproof building, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, dry-cleaning and laundry package plants in completely enclosed building using nonflammable liquids (such as perchloroethylene) with no odor, fumes, or steam detectable to normal senses from off the premises and similar activities.
6. Banks and financial institutions (including drive-thru facilities and ATM's), travel agencies, employment offices, and similar establishments.
7. Medical and dental office and clinics, hospitals and research laboratories not involving odors, noise, smoke or other obnoxious effects detectable to normal senses from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
8. Commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, health and fitness center, bowling alley, skating rink (in enclosed building), miniature golf course, practice or driving range and similar uses.
9. Daycare centers for children or adults, day nurseries and private children's schools.
10. Churches in accordance with the requirements of LDC 2.03.12 and Large Places of Assembly in accordance with the requirements of LDC 2.03.55.

b. Commercial Office: The allowable uses, as listed below, may be developed anywhere within the PUD, and are intended to include all types of general office space as well as other uses which would be appropriate to an office park, including commercial uses to provide for the needs of the tenants located within the park as well as other area businesses, including:

1. Professional and business offices.
2. Banks and financial institutions (including drive-thru facilities and ATM's), travel agencies, employment offices, and similar establishments.
3. Medical and dental office and clinics, hospitals and research laboratories not involving odors, noise, smoke or other obnoxious effects detectable to normal senses from outside the building nor involving electrical interference to any television or radio receivers off the premises, not involving any manufacturing activities.
4. Commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, health and fitness center, bowling alley, skating rink (in enclosed building), miniature golf course, practice or driving range and similar uses.
5. Vocational, trade, business and private instructional schools.
6. Daycare centers for children or adults, day nurseries and private children's schools.
7. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.
8. Radio or television broadcasting office, studio, transmitter, antenna and line of sight relay office, or other telecommunication devices such as satellite receivers.
9. Any type of showroom, wholesale, jobber or distributorship business (without any bulk storage or storage of flammable liquids) where all

merchandise is stored within an enclosed building and no heavy machinery or manufacturing is allowed on premises.

- 10.** Building trades contractor, including air conditioning and heating contractor or sheet metal fabricator, not requiring outdoor storage nor the use or storage of any machinery, ditching machines, tractors, bulldozers or heavy construction equipment, and personal property storage facility subject to the provisions of Part 2.03.16 of the Land Development Code.
- 11.** Retail outlets for the sale of food and drugs (including convenience goods), wearing apparel, toys, gifts, novelty and sundries and notions, books and stationery, leather goods, luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods.
- 12.** Retail outlets and shops, such as hobby shops, pet shops, shops for musical instruments, televisions and radios (including repairs), florist or gift shop, delicatessen, bake shop, sale home furnishings and appliances (including repair incidental to sales), office equipment, furniture, and hardware.
- 13.** Service establishments such as barber or beauty shop, shoe repair shop, restaurant (including drive-thru) and (sale of alcoholic beverages for on-site consumption), blueprinting, job printing, newspaper, funeral home, veterinarian in soundproof building, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, dry-cleaning and laundry package plants in completely enclosed building using nonflammable liquids (such as perchloroethylene) with no odor, fumes, or steam detectable to normal senses from off the premises and similar activities.
- 14.** Churches in accordance with the requirements of LDC 2.03.12 and Large Places of Assembly in accordance with the requirements of LDC 2.03.55.

Note Regarding Permitted Uses: With regard to alcoholic beverage sales, nothing contained herein shall limit the applicant from having (a) one (1) or more free-standing restaurant of one hundred and fifty (150) seats or more, and/or (b) Hotels

or Motels with associated restaurants and/or lounges, which allow for on-premise consumption of alcoholic beverages and/or (c) a convenience store or package store, which sells alcohol for package sales only, from being located within this Planned Unit Development (PUD), or within an adjacent Planned Unit Development (PUD). In that the Modified Golfway Centre PUD is designed to encourage a concentration of commercial development within a defined Development Area, the provisions of Part 2.03.02 shall not apply to the Modified Golfway Centre PUD.

F. Site Development Criteria:

- 1. Setbacks:** Buildings must be setback a minimum of twenty-five (25) feet from the road right-of-way, with a minimum building separation of fifteen (15) feet between buildings, as measured from the walls. Landscape areas between parking areas and drives / streets will be required to be a minimum of eight (8) feet.
- 2. Building Height:** Maximum height of structures: one hundred (100) feet for Offices, Hotels and Motels, with other structures allowed a maximum height of forty-five (45) feet. All structures exceeding thirty-five (35) feet will comply with additional fire service protection measures in accordance with the St. Johns County Fire Service requirements.
- 3. Parking:** Parking spaces, at a minimum, will be provided based upon calculations provided for within the St. Johns County Land Development Code. The applicant reserves the right to exceed the required numbers and may utilize the provisions of Article VI, Part 6.05.00 Parking and Loading, J. Off-Street/Distant Parking Standards. Parking lot and parking space layout will conform to the current applicable County standards and regulations (i.e. St. Johns County Land Development Code.) Individual parcels within the Remaining Development Property may share parking with other facilities and establishments, with shared parking agreements, and will comply with LDC Section 6.05.02. For shared parking, efficiency reductions shall be allowed, subject to County approval. These parking reductions shall be determined using the best practice methodologies and data available from nationally recognized planning organizations to include, but not be limited to, Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE).

4. Signage: Size and construction of all signs within the Remaining Development Property will conform to all St. Johns County Sign Ordinance requirements as listed:

- a. Identification Signage:** Two (2) development identification signs a maximum square footage of one hundred and fifty (150) square feet, and a maximum height of twenty-five (25) feet will be allowed, one (1) at each of the two (2) entrance/exit driveways. These signs may be located on one (1) side of the roadway or within a median, with the exact location identified at the time of submittal for a building permit, providing that the total number shall not exceed two (2). The signs will conform to the St. Johns County Sign Ordinance requirements and may provide a listing of the businesses within the Park. The sign may be allowed to be placed within the buffer/landscape area along the respective roadways to be shown on Incremental Master Development Plan Maps, shall be no less than five (5) feet from any property line, may be lighted (providing lights are not directed towards traffic) and shall not obstruct visibility.
- b. Parcel Signage:** Each development Parcel will be allowed such signage as allowable under the Land Development Code, Article VII 7.02.00 related to their respective location in relation to Parkland Trail and Interstate 95, and their frontages. These signs shall include ground and building signage.
- c. Billboards:** No billboard signs shall be allowed on the property.
- d. Directional Signage:** Various locational and directional signs shall be allowed on site to direct traffic and indicate the locations of various activities. Any such sign will be a maximum of six (6) feet in height and two (2) square feet in size.

G. Infrastructure:

- 1. Stormwater:** Stormwater will be retained on site within the retention area shown on the Development Plan. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of permitting. A detailed drainage analysis provided information to determine pond sizes for the project. Based upon the analysis, the proposed design pond size as shown on the Master Development Plan Map,

Exhibit C, will accommodate the project drainage and allow development of up to 75% impervious surface.

2. **Access:** Access to the Remaining Development Property will be provided by Parkland Trail, which has been constructed in connection with the adjoining St. Johns Northeast Quadrant DRI/PUD. The Modified Golfway Centre PUD lies north of and adjacent to Parkland Trail and will not block access to International Golf Parkway or the Saint Johns Northeast Quadrant.

Two (2) entrance/exit driveways will be allowed along Parkland Trail, which will be located to correspond to the existing median cuts as shown on the Master Development Plan Map, Exhibit C. Both entrances/exit driveways will be designed and permitted in accordance with County standards and requirements and all parcel driveways will access these two (2) driveways, in conformance with County standards. The existing interconnection between the Remaining Development Property and the portion of the PUD that has already been developed has been shown on the MDP Map.

Because Parkland Trail serves as a Local Road, it therefore does not require auxiliary turn lanes to serve this PUD. As the development of this site and surrounding sites progresses, the Applicant will provide auxiliary turn lanes as follows: Note: All required auxiliary right and left turn lanes to serve this PUD have been constructed.

3. **Signalization:** Should a traffic signal be warranted at either of the intersections of Golfway Drive with Parkland Trail, the applicant will participate, pro rata, based upon the total approved densities of commercial, industrial or residential improvements located on all properties served by the road.
4. **Sidewalks:** Sidewalks or solid pathways (a minimum of 4' in width) will be provided within the development, along the main driveway accesses and along the building fronts connecting the buildings to the parking areas and interconnecting the businesses within the park. Such sidewalks will connect to Parkland Trail.
5. **Fencing:** The applicant reserves the right to install fencing (with gates) up to six (6) feet high around all or part of the development, for security purposes.

6. **Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company or other franchised utility provider. Security lighting may be provided if needed.
7. **Solid Waste:** Solid Waste will be handled by a licensed franchised service provider in the area. All trash and solid waste will be collected at the central dumpster locations at the rear of the parcels, near the loading/unloading areas in accordance with the St. Johns County Land Development Code. All dumpsters will be placed upon an accessible concrete pad and will be screened from view by a combination wall, fence and/or vegetation.

H. Sewer / Water/ Fire Protection:

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, sewer and/or reuse lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the 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, reuse 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.

1. **Potable Water:** Potable water will be provided by St. Johns County Utility Department via connections located along International Golf Parkway and extended along the International Golf Parkway Access Road. All extensions or connections to existing facilities shall be in accordance with the requirements of the Land Development Code and any other current regulatory permit standards.
2. **Fire Protection:** Fire protection will meet the most current Florida Fire Prevention Code and the Land Development Code.
3. **Sanitary Sewer:** The development will be served by central sewer collection from the St. Johns County Utility Department via connections along the International Golf Parkway Access Road. All extensions or connections to existing facilities

shall be in accordance with the requirements of the Land Development Code and any other current regulatory permit standards.

Letter of Availability: The project will conform with the St. Johns County Utility Department Letter of Availability current as of the date of construction plan approval.

I. Topography and Soils:

The Remaining Development Property is located on the east side of Interstate 95 along the north side of International Golf Parkway. The site is basically flat, with elevations ranging from 28.0 to 30.0 feet which slope gently to the north center of the site.

The Soil Survey of St. Johns County, Florida identifies one (2) soil types for the site:

1. (62) Floridana fine sand. (0 to 2% slopes) This is a nearly level, poorly drained soil that naturally occurs in upland pine flatwoods. In an undrained condition, the seasonal high water table is within 12 inches of the ground surface. This soil has a layer of sandy loam to sandy clay loam known as an argillic horizon that generally starts around 30 inches below the ground surface. Permeability is rapid in the surface and subsurface layers and very slow in the subsoil. The potential for community development is medium, with excessive wetness being the main limitation. Water control methods are required to construct road beds and commercial buildings.
2. (34) fine sand. A very small strip of property in the southwest corner of the site is mapped as Toco fine sand. This is a nearly level, poorly drained soil that naturally occurs in upland pine flatwoods. In an undrained condition, the seasonal high water table is within 12 inches of the ground surface. This soil has a layer of dark colored, weakly cemented sand known as a spodic horizon that generally starts within 12 inches of the ground surface.

J. Site Vegetation and Habitat:

The Remaining Development Property contains one isolated forested wetland totaling approximately 3.78 acres, which is proposed to be impacted for development. It is dominated by pond cypress and swamp tupelo, with varying mixtures of slash pine, diamondleaf oak, water oak, Florida elm, popash, red maple and dahoon holly. In addition to those tree species, it supports such shrubs as wax myrtle, saltbush and buttonbush. Ground cover includes maidencane, lizards tail, blackstem chainfern,

netted chainfern, cinnamon fern and royal fern, and Chinese tallow (*Triadica sebifera*), which is a highly invasive, nuisance species.

Water depths are relatively shallow, and inundation periods have been reduced by ditching in the surrounding agricultural field, resulting in this wetland being hydrologically altered and thus having diminished natural functions.

K. Open Space / Buffers / Landscape:

- 1. Open Space:** Open Space areas will be provided within each development parcel as shown on the Master Development Plan Map. The overall site will achieve a minimum of twenty-five percent (25%) of open space including green areas, drainage facilities, common open space, parking islands, landscaped areas and buffers.
- 2. Buffers:** An averaged thirty (30') foot landscaped buffer has been provided between the south boundary of the development and Parkland Trail. This buffer may include fencing and landscaping and provides for the installation of driveways and identification signs. This buffer may be augmented with native vegetation and in the case of the natural/uncleared buffer, if it is disturbed during construction, the applicant will be responsible for restoring the buffer to its pre-construction state. A 10' perimeter buffer has been provided along the north, east and west property boundaries as shown on the MDP Map. No perimeter buffer is required between the Original Golfway Centre PUD and the Remaining Development Property because it is internal to the PUD. Except for internal uses within the PUD, incompatibility buffers shall adhere to LDC Tables 6.19 and 6.20, when appropriate,
- 3. Landscape:** Landscape plans will be submitted with the Construction Plans, and the development will conform to all land clearing and the tree credit/replacement requirements established within the Land Development Code.

L. Temporary Uses:

Temporary construction trailers shall be allowed to be placed on each of the individual parcels within the development during each phase of construction but must be removed

within 30 days of issuance of a Certificate of Occupancy by the County for the final building within the phase of construction.

M. Accessory Uses:

Accessory uses for the Modified Golfway Centre PUD may include fencing as described, as well as accessory uses described within the permitted uses that are typical for commercial development and defined within the Land Development Code.

N. Phasing:

The Modified Golfway Centre PUD is to be permitted and constructed and completed in a single phase over a period of ten (10) years commencing from the approval of construction plans by the St. Johns County Development Services Department. Completion shall be defined as such time as the infrastructure necessary to serve all buildings and uses within the phase has been constructed and approved by the County.

O. Project Impact

The Property to be considered for rezoning consists of 23.33 acres located on the north side of International Golf Parkway in the Northeast quadrant of the Interstate 95 interchange. The Property is located within a Mixed Use Centroid of the St. Johns County Comprehensive Plan, which allows the type of uses included within the application. The Property has excellent access to major roadways and transportation corridors and is located within an area which is experiencing a large amount of growth and will require services and facilities of this type. The Applicant has coordinated with the Saint Johns Interchange Parcels PUD to assure that the development standards included herein are compatible with and are complementary to the Saint Johns Interchange Parcels PUD.

The Applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that the development of the Remaining Development Property under the Modified Golfway Centre PUD will allow the County to control the quality and type of the development. As a comprehensively planned design, the project will provide improvements to offset its impacts and will enhance the area in completing the enterprise type zone (established by the Saint Johns Interchange Parcels PUD). In addition, the project will generate increased revenues without the demands that are commonly associated with residential or mixed type development and will provide additional employment opportunities for

surrounding residential communities both by attracting new employers and by providing facilities for expanding businesses already located within St. Johns County.

This Modified Golfway Centre PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project is exempt from concurrency under the Land Development Code in effect at the time of the submittal of this application. However, all of the project's trips were previously mitigated by the Applicant to satisfy concurrency that was in effect prior to today's concurrency exemption, and the PUD has received a Certificate of Concurrency which assures that available and adequate public facilities and services are available to support the PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

P. Waivers / Variances / Deviations:

No waivers, variances and deviations are requested within this application; however, the applicant reserves the right to request modifications to this PUD in accordance with the Land Development Code.

R. Ownership and Maintenance:

The Modified Golfway Centre Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will **not** be dedicated to St. Johns County. The applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

Section IV – JUSTIFICATION AND COMPLIANCE

The need and justification for approval of the Planned Unit Development has been considered in accordance with the St. Johns County Land Development Code Section and the Comprehensive Plan, whereby, it is found that:

The wetland proposed to be impacted is isolated and has been deemed to be non-ACOE jurisdictional. Both the ACOE and the SJRWMD have determined that the wetland is isolated and the SJRWMD has released its conservation easement over the wetland. It is considered a degraded low-quality wetland. It is not an Environmentally Sensitive Area (ESA) as defined by Article XII of the Land Development Code and therefore is not required to be preserved under Policy E.2.2.4 (Protection of Environmentally Sensitive Lands) and Policy E.2.2.5 (Environmentally Sensitive Lands Map), nor is it designated as Conservation or Preservation area under the applicable regulations as required by Article XII E of the LDC.

- A.** Elimination of the wetland complies with Article XII A,E,F and G because the area has not been determined an Essential Habitat to Listed Species as determined by approved methodologies of the Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service. No protected species have been observed onsite or are known to utilize the Remaining Development Property. It is not of a unique ecological or environmental nature or have diversity of significant potential for conservation and preservation due to ownership patterns, Development status, or other factors that would classify it as an Environmentally Sensitive Area by the Board of County Commissioners.
- B.** Elimination of the wetland complies with Comprehensive Plan Policy E.2.2.4 that requires the County to protect Environmentally Sensitive Lands (ESLs) because the subject wetland is not an ESL as defined under Article XII of the LDC.

Elimination of the wetland complies with Comprehensive Plan E.2.2.9(b) and (d) Elimination of the wetland complies with Policy E.2.2.9(b) and (d) because it is an isolated wetland and no upland buffer is required. It has not been determined to be an Essential Habitat to Listed Species as determined by approved methodologies of the Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service, and no listed species have been observed on the Remaining Development Property. The planning process for elimination has considered the type, value, function, size, condition and location of the wetland. It has been determined that water depths are relatively shallow, and inundation periods have been reduced by ditching in the surrounding agricultural field, resulting in this wetland being hydrologically altered and thus having diminished natural functions.

C. This PUD Major Modification application complies with Comprehensive Plan Policy E.2.2.6 requiring environmental surveys for all development. An Environmental Assessment has been submitted to the County with this Application.

D. Further, Section 10.2.1.2. (a) and (b) of the Environmental Resource Permit Applicant's Handbook issued by SJRWMD will not require an applicant to implement practicable design modifications to reduce or eliminate impacts when:

(a) The ecological value of the functions provided by the area of wetland or other surface water to be adversely affected is low, based on a site specific analysis using the factors in Section 10.2.2.3, and the proposed mitigation will provide greater long term ecological value than the area of wetland or other surface water to be adversely affected, or

(b) The applicant proposes mitigation that implements all or part of a plan that provides regional ecological value and that provides greater long term ecological value than the area of wetland or other surface water to be adversely affected.

As noted herein, the Applicant has purchased mitigation credits sufficient to mitigate the impacts to the wetland and the SJRWMD has released the conservation easement over the wetland.

E. The isolated wetland is located in the center of the Remaining Development Property and the designated areas specified in the Original Golfway Centre PUD limiting where the Commercial Office and Commercial Retail development can occur has severely restricted the project's development options.

F. The elimination of the wetland and the development area locational, phasing, and acreage restrictions proposed under this PUD Major Modification will greatly increase marketability of the project and will better position the project for successful economic development. In addition, the Applicant has purchased mitigation credits sufficient to mitigate the impacts to the wetland and the SJRWMD has released the conservation easement over the wetland.

G. Although the project is now exempt from concurrency under today's Land Development Code, all of the project's trips were previously paid for by the Applicant to satisfy concurrency that was in effect prior to today's concurrency exemption,

which assures that available and adequate public facilities and services are available to support the development of the PUD.

- H. Development of the subject project is consistent with the St. Johns County Comprehensive Plan, and therefore consistent with the Land Development Code, Section 5.03.02 (A).
- I. The subject project meets the standard criteria of the Land Development Code Section 5.03.02 as to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
- J. The project meets all requirements of applicable general zoning, subdivision and other regulations except as allowed by Subsection 5.03.02 (F).
- K. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) in effect at the time of the approval of the Original Golfway Centre PUD.
- L. This project meets all applicable specific criteria in Section 5.03.03 of the Land Development Code.

Section V - CONCLUSION

The PUD is within a Mixed Use Centroid as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan and so described within the text to:

“provide for large concentrated areas of commercial, office, manufacturing, high density residential, recreation, and cultural facilities at a scale at which is capable of serving large segments of the County and the region. Mixed Use Areas reflect established or emerging development areas along major roadway corridors.”

This project, as previously mentioned, does represent an emerging development area at the intersection of Interstate 95 and International Golf Parkway. It is within this mixed use center which provides for a variety of land uses ranging from general to intensive commercial to large scale office development. These uses provide an opportunity for both regional and

national offices combined with businesses designed and oriented to serving the traveling public. These uses are compatible with the area and the overall community, in that they concentrate more intensive uses away from the rural communities, but are accessible to the residents of the County, particularly for employment purposes.

The planning and design of the site will allow for a more creative approach to the development of a parcel of land of this size, allowing for compatibility with the surrounding approved DRI/PUD and providing for a more desirable environment than could be accomplished through a traditional zoning. The planning and design of this PUD will allow for an integrated development plan, affording better compatibility with the surrounding land uses and providing major office space and commercial services within the limits of the Mixed Use Centroid, as well as providing all necessary improvements to offset its impacts. The project will generate increased revenues without the demands that are commonly associated with residential development and will provide additional employment opportunities, as well as retail and service opportunities for the surrounding residential communities, through new and expanded County Businesses.

In addition, the project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application and in fact, will be beneficial to the area as a whole.

The requested modification is compatible with the surrounding area and meets the intent of the 2025 Comprehensive Plan.

Transportation Element Policy B.1.6.1 states, "To reduce trip lengths, reduce the demand for vehicular travel, and discourage urban sprawl, the County shall adopt and enforce land use policies, standards, and regulations that increase the County's retail and employment activities, promote high intensity mixed use developments..." The requested project proposes to include a mix of commercial and office on an infill parcel surrounded by existing development thus meeting the intent of this policy to discourage urban sprawl.

Future Land Use Policy A.1.21.3 states, "St. Johns County recognizes Business and Commerce Parks, Mixed Use Areas, and Industrial areas as economic assets to the community. The County shall place importance on large and small businesses that locate or

expand within these areas.” The proposed project includes a mix of commercial and office uses to serve the existing residential areas in the immediate vicinity. Having these non-residential uses in this location will increase the economic viability of this area and meet the intent of this policy by adding large and small businesses within the PUD.

Therefore, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area and hereby request approval.

EXHIBIT C

REVISED MDP MAP

[illegible]

PORT OF ORANGEVIEW, DIST. 1, SECTIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 8

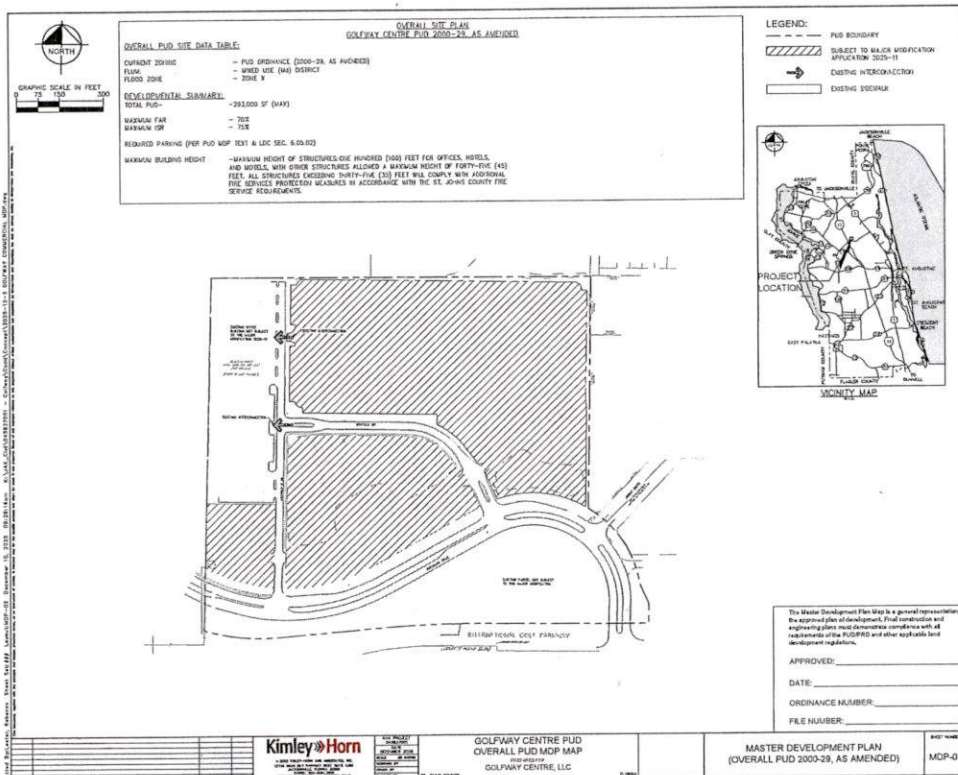
TOGETHER ALSO WITH A NON-EXCLUSIVE EASEMENT FOR
INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN
OFFICIAL RECORDS BOOK 150 PAGE 119, BEING THE SAME
PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ALL RECORDING REFERENCES IN THE LEGAL DESCRIPTION ARE TO THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

R DEVELOPMENT PLAN PUD 2000-29, AS AMENDED)	SHEET NUMBER MDP-01
--	------------------------



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 18 DAY OF June 2021
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
By: [Signature], Deputy Clerk

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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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 05/28/2026

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 05/28/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$328.40

Tax Amount: \$0.00

Payment Cost: \$328.40

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Customer No: 651486

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1

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **6/16/2026 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 for a Major Modification to the Golfway Centre PUD (Ordinance 1997-67, as amended) to revise the MDP Map and MDP Text to allow the remaining approved non-residential development to occur within the PUD with either Commercial Retail and Commercial Office uses; revise the phasing schedule to a single 10-year phase; add Church and Large Places of Assembly as allowable uses; allow details of future buildings and associated development to be shown on Incremental MDP Maps; and eliminate the requirement to preserve the isolated wetland on site.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GOLFWAY CENTRE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1997-67, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at North side of Parkland Trail and east of Golfway West Drive. 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.

BOARD OF COUNTY COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2025000011

PROJECT NAME: Golfway Centre PUD





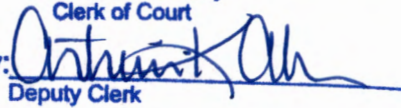
FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 17, 2026

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

FILED JUN 17 2026
St. Johns County
Clerk of Court
By: 
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. 2026-21, which was filed in this office on June 17, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp