

ORDINANCE NUMBER: 2026 - 6

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 5, 2025, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2025-05 Henry Orthodontics PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-A.
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 2025-05 Henry Orthodontics PUD 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  
7 DAY OF April 2026.

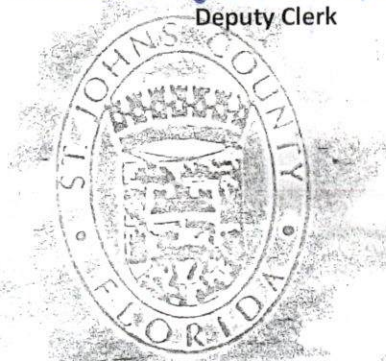
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date APR 08 2026

BY: Clay Murphy  
Clay Murphy, Chair

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

BY: Brandon J. Patty  
Deputy Clerk



EFFECTIVE DATE: APR 10 2026

**EXHIBIT A**

**LEGAL DESCRIPTION**

Legal Description

PARCEL "A"

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE SOUTH 19°34'45" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, A DISTANCE OF 174.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°04'44" EAST, 257.50 FEET; THENCE NORTH 55°39'42" EAST, 142.42 FEET; THENCE SOUTH 72°43'03" EAST, 61.64 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD No. 16 (200 FEET WIDE); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE, SOUTH 34°20'18" EAST, 135.39 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING SOUTH 55°39'42" WEST, 79.00 FEET; THENCE NORTH 34°20'18" WEST, 135.39 FEET; THENCE SOUTH 55°39'42" WEST, 256.74 FEET; THENCE NORTH 72°43'03" WEST, 201.75 FEET TO THE AFORESAID WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE ALONG SAID WEST LINE, NORTH 19°34'45" EAST, A DISTANCE OF 118.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"

A PARCEL OF LAND IN THE NORTHWEST QUARTER IF THE NORTHEAST QUARTER OF SUBSECTION 11, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE SOUTH 19°34'45" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, A DISTANCE OF 293.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°34'45" WEST, 85.22 FEET; THENCE SOUTH 69°17'40" EAST, 357.92 FEET; THENCE NORTH 55°39'42" EAST, 324.80 FEET TO THE SOUTHWEST RIGHT OF WAY OF STATE ROAD No. 16 (200 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 34°20'18" WEST, 50.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING SOUTH 55°39'42" WEST, 79.00 FEET; THENCE NORTH 34°20'18" WEST, 135.39 FEET; THENCE SOUTH 55°39'42" WEST, 256.74 FEET; THENCE NORTH 72°43'03" WEST, 201.75 FEET TO THE POINT OF BEGINNING.

**EXHIBIT “B”**  
**MASTER DEVELOPMENT PLAN TEXT**  
**HENRY ORTHODONTICS PUD**  
**St. Johns County, FL**

*Section 5.03.02 (G) (1)*

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

This Master Development Plan (MDP) Text is proposed on behalf of Henry Orthodontics (The “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the Project to be known as Henry Orthodontics Planned Unit Development (PUD). This development, and the following master development plan text, requests to rezone two parcels (028740-0020 & 028740-0070) from Open Rural (OR) to PUD. To achieve the performance standards needed to guide this development, a rezoning to PUD for approximately 2.96 acres of land included within the Project limits is necessary. The Project includes two parcels located just north of International Golf Parkway at 5843 and 5645 State Road 16, Saint Augustine, FL. The proposed PUD is planned to consist of a single project parcel.

Both parcels contain one single family dwelling that are proposed to be removed. Development on the subject property will include up to 29,600 square feet of commercial office and medical office use as allowable in the Neighborhood Commercial Land Use category per section 2.02.01.D.

The subject properties are located within the Residential-A (Res-A) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County’s adopted Comprehensive Plan. Pursuant to Policy A.1.11.1(m) of the Comprehensive Plan, projects within the Res-A Land Use designation may allow Neighborhood Commercial uses only through a Planned Unit Development (PUD) rezoning. Given the Project’s location, its adopted Future Land Use designation of Res-A, and the existing developments and infrastructure in the surrounding area, the Project is a compatible infill Project within the area (encouraged per Policy A.1.2.8 of the 2025 Comprehensive Plan) and does not constitute urban sprawl (discouraged per Objective A.1.2 of the 2025 Comprehensive Plan).

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

Approximately 2.96 acres.

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

There are approximately 0.12 acres of wetlands included within the project boundaries. According to the Environmental Assessment conducted by Oneida Environmental there are isolated wetlands on-site. The isolated wetlands do not have direct connection to a waterbody or directly connected to Waters of the State. The project will preserve +/-0.07 acres of wetlands. In addition, Oneida Environmental determined that there are no Significant Natural Community Habitat within the subject property.

**d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.**

The total site area is approximately 2.96 acres. The total developable area is +/- 2.89 acres (2.84 upland acres plus 0.05 acres of impacted wetlands).

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

The Project does not include residential development. Additionally, the applicant waives the right to development under section 125.01055(7) of the Florida Statutes (Live Local Act).

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

Both parcels contain one single family dwelling that are proposed to be removed. Development on the subject property will include up to 29,600 square feet of commercial office and medical office use as allowable in the Neighborhood Business and Commercial Land Use category per section 2.02.01.D. As generally depicted on the MDP Map, the Applicant intends to develop the Commercial-Neighborhood uses with multiple buildings. The Applicant intends to develop the buildings to total up to 29,600 square feet of commercial office and medical office uses. All Neighborhood Commercial Special Uses will be permissible within the PUD without a Special Use

Permit, except those designated as prohibited. The following uses were designated as prohibited and will be removed from the permitted uses within the PUD:

1. Two-Family Dwellings,
2. Schools (Conventional Academic),
3. Private Clubs,
4. Funeral Homes,
5. Convenience Stores without gas pumps,
6. Grocery Stores,
7. Billiards and Pool Parlors,
8. Schools for fine arts or martial arts,
9. Liquor and Wine Stores,
10. Antenna Towers,
11. Financial Institutions with drive-through facilities
12. "Vape Shops"

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

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

1. *Setbacks:* All buildings, parking and storage areas will have at least a ten (10) foot setback from all property lines inclusive of the 20 ft. development edge buffer and 30 ft. scenic edge buffer as follows:
  - A. Front setback – 20 feet
  - B. Side setback – 10 feet
  - C. Rear setback – 10 feet

Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways, and retention areas are permitted within the minimum yard and building setbacks. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

2. *Minimum Lot size and Building Area:*

Not applicable.

3. *Maximum coverage of Lots by Buildings:*

All development within the proposed PUD will have a maximum Floor Area Ratio (FAR) of 50% and a maximum Impervious Surface Ratio (ISR) of 70%, thereby complying with the Res-A land use designation within the St. Johns County 2025 Comprehensive Plan.

4. *Parking:*

Vehicular and bicycle parking will meet or exceed the requirements of the LDC at the time of application submittal for construction plans. Vehicular parking will be shared throughout the entire proposed PUD.

5. *Building Height:*

The maximum building height for all structures within the PUD shall be thirty-five (35) feet per Table 6.01 in Article VI- *Design Standards and Improvement Requirements* for Commercial Neighborhood uses in the Land Development Code.

6. *Accessory Structures:*

Accessory Structures shall be allowed within the PUD and will comply with the applicable requirements of the LDC. Detached Accessory Structures may be located in a required side or rear yard but not less than five (5) feet from any lot line.

7. *Lighting:*

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

8. *Signage:*

Signage for the Project shall be permitted as specified within the Unified Sign Plan (“USP”) provided as Attachment 1. It is the intent of the Applicant to meet the County’s LDC sign requirements. Modifications to the sign locations depicted within the USP will be allowed via Incremental MDP Application.

- h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.***

The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer, fire protection, recreation, and solid waste collection as follows:

1.  *Vehicular Access:*

Access to the development is planned via connections to State Road 16, in the general locations depicted on the MDP Map. The parcels have one existing ingress/egress along SR 16; and, therefore the existing ingress/egress will be used for the development.

The locations of the internal driveways, access connection points, and related site access improvements are depicted on the MDP Map. Site access improvements, including any turn lanes warranted by the PUD development, will be the responsibility of the Applicant and will be provided as required by the LDC. The proposed access locations along SR 16 are subject to FDOT approval and the number of driveways and/or the locations shown on the MDP Map may change accordingly. If required, changes to the exact locations of the driveways internal to the PUD or relocations of the access connection points to SR 16 shall not require modification of the PUD other than by staff approved Incremental MDPs or Small Adjustments pursuant to LDC Section 5.03.05.A provided that the relocated road(s) or access connection point(s) remains in compliance with the County's Access Management Standards (LDC Section 6.04.05).

2.  *Internal Access:*

The Applicant's intent is to provide internal vehicular circulation throughout the site as generally depicted on the MDP Map.

3. *Pedestrian Access:*

The SR 16 frontage contains an existing sidewalk. The Applicant will provide internal sidewalks to the proposed buildings that will connect to the existing sidewalk along SR 16, consistent with FDOT requirements.

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

4. *Interconnectivity:*

Pedestrian interconnectivity is planned between the proposed buildings and developed areas of the PUD through the internal sidewalks and existing sidewalks along the right-of-way. Vehicle interconnectivity will be provided through site circulation as generally depicted on the MDP, as well as the access points along State Road 16.

5. *Recreation:*

The PUD does not contain any residential use. Therefore, the active recreation requirements as stated in LDC Article 5.03.03.E.1 are not applicable. However, active recreation is provided through the sidewalk connectivity throughout the site to the sidewalk along State Road 16.

6. *Open Space:*

Upon completion, the PUD will provide at least a minimum of twenty-five (25) percent (0.74 acres) of the Project area for open space. The following provides an estimate of the Project's open space and other non-development areas:

Stormwater Pond	Approximate 0.34 acres
Upland Preservation	Minimum 0.15 acres
Wetland Preservation	Minimum 0.07 acres
<u>Open Space (plazas, common &amp; landscape areas, etc.)</u>	<u>Minimum 0.74 acres</u>
Total Open Space and Non- Development Areas:	Approximate 1.3 acres

As summarized above, areas of the property that will be included in the Open Space calculation include, but are not to be limited to, all areas of natural plant

communities or areas replanted with vegetation after construction, such as revegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns, plazas, common areas, and all other areas required to be provided as natural ground and landscaping pursuant to the LDC. This shall include common area landscaped islands.

7. *Drainage:*

A master stormwater management system to serve the PUD property will be constructed and maintained for the Project. This master stormwater management system will provide for the treatment and attenuation of stormwater on-site within the Project's retention and detention areas. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District (SJRWMD). Per Comprehensive Plan Policies D.3.2.13 and E.2.6.8, where feasible, the stormwater facilities will contain natural features including trees, understory plantings and groundcovers to promote wildlife habitats. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The on-site stormwater management systems will be maintained by the property owner. The stormwater ponds may have fountains and may be designed as site amenities. Stormwater ponds greater than one half (1/2) acre may be utilized for irrigation and/or water reuse purposes per SJRWMD rules and regulations. If the stormwater ponds are shared between the parcel owners there will be a maintenance agreement in place.

8. *Utilities:*

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

9. *Solid Waste:*

The solid waste pick-up will be handled by the licensed franchisee in the area.

10. *Fire Protection:*

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

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

The PUD property exists mostly as Mixed Hardwoods and Mesic Oak Pines. Clearing and grading will follow LDC Sections 4.01.05 and 6.06.02. Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the developer has determined that the dirt is not required for development of the Project. Fill dirt needed may be obtained from future stormwater ponds located elsewhere within the Project as long as the access and pond excavation is shown on the construction drawings. Also, if needed, fill dirt may be brought on to the Project from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD. Prior to any early clearing activity, the developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer shall mitigate for any Protected Trees to be removed by such early clearing activities as required under the LDC. During construction, the upland preservation areas will be protected in their natural state by installation of silt fencing.

It is the Applicant's intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving as much existing vegetated areas undisturbed as possible, and potentially using bio-retention areas and swales to reduce stormwater sheet flows. The specific Low Impact Development Principles implemented will be determined at the Applicant's discretion at the time of construction plan approval.

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

A dumpster will be located on site. The general location of the dumpster is depicted on the MDP Map. This location will comply with LDC Section 2.02.04.C.3 and the screening will comply with LDC Section 6.06.04.B.8.

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

**A) Potable Water**

1. For Doctor and Dentist Office space with four practitioners, twenty employees working 8-hour shifts, and an additional 23,000 square feet of office space: 1,990 gallons per day of anticipated water demand

**B) Sanitary Sewer**

1. For Doctor and Dentist Office space with four practitioners, twenty employees working 8-hour shifts, and an additional 23,000 square feet of office space: 1,604 gallons per day of anticipated wastewater flow.

- i. All utility facilities are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review and approval.
- ii. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service.
- iii. Water and/or Sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement.
- iv. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

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

The predominant soil on this site, as determined by the Environmental Assessment provided with the application, is Toco Fine Sand (34).

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

A FLUCCS Map is included as Attachment 8 to the PUD application and includes the following breakdown of vegetative communities:

- Mixed Hardwoods (1112)
- Pine – Mesic Oak (1124)
- Mixed Hardwood-Coniferous Swamps (2240)
- Ditch (4220)

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

The Applicant's environmental consultant, Oneida Environmental, conducted the required Significant Natural Communities Habitat and Listed Species Study. The study is included as Attachment 2 to the PUD application.

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

As summarized in the Environmental Assessment, Oneida Environmental, visited the subject property to identify the presence of listed species. The assessment states there were no listed wildlife species observed onsite.

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

The structures on site are not older than 50 years. The site is located in low/medium probably archaeological zone therefore a Phase 1 Cultural Resource Assessment Survey is not needed at this time. If at all during construction of the site, archaeological features are uncovered, the applicant will stop work and contact the appropriate agencies for review.

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

As permitted by LDC Section 6.06.02.H, a waiver will be applied for to reduce the Development Edge from a minimum of a thirty-five (35) foot natural/landscaped buffer to a minimum of a twenty (20) foot natural/landscape buffer Development Edge with enhanced landscaping. As the project is in the Northwest Sector, the proposed project will have a minimum 30-foot Scenic Edge along State Road 16. The proposed Scenic Edge will include enhanced landscaping that meets the requirements as detailed in Section 6.06.02.G.2 of the St. Johns County LDC. A ten (10) foot landscaped perimeter buffer will be provided, which will be included within the Scenic Edge and Development Edge, around the project perimeter. The intent is to maintain any existing natural vegetation and, where necessary, augment the buffer with native/natural vegetation to meet the desired screening and performance standards. Outside of the wetland and upland buffer, there will also be a minimum 20/B incompatibility buffer along the north and south property lines, adjacent to the single family use. This buffer will be consistent with both the Development Edge and incompatibility buffer set forth in LDC 6.06.04.A. The west property line will remain undisturbed.

The proposed off-street vehicle use area will comply with all landscaping and buffer requirements as specified in Section 6.06.03 of St. Johns County LDC.

As required by LDC Section 5.03.03.A.3, a minimum of 0.15 acres (5%) of upland natural vegetation will be conserved as a part of the PUD. The proposed upland natural vegetation area to be conserved is located within the perimeter buffers, as depicted on the MDP Map. The upland natural vegetation to be conserved within the future building areas shown on the MDP Map will be depicted on construction plan application(s) at time of submittal. Recreational activities, such as walking trails and picnic areas, may be located within the upland preservation areas.

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

Not Applicable.

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

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

Construction and sales trailers shall be allowed to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. Pursuant to LDC Section 2.02.05.B.5, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers.

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

Accessory uses will be allowed in accordance with LDC Section 2.02.04.B. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main structure may be located in any required side or rear yard but no less than five (5) feet from any lot line. There shall be no air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any buffer or underground utility or drainage easement. Street lighting shall be allowed and be constructed in accordance with the LDC.

- r. A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:***

The Applicant is proposing development of the PUD in one (1) ten-year phase. Commencement shall be deemed as approval of construction plans. Completion shall be deemed as County approval of applicable as-built of the commercial buildings or by

certification of completion by the Engineer of Record. Completion shall be within ten (10) years of Commencement.

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

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

- The Project will bring much needed neighborhood commercial uses to this area of the County, which are lacking, while avoiding locally unwanted land uses listed in item f. of this MDP text.
- The Project will create a more efficient land use pattern as a combined PUD by merging the parcels into one (1) PUD.
- Policy A.1.11.2 of the Comprehensive Plan requires neighborhood and community commercial uses in residential land use designations to provide commercial uses “at a size and scale compatible with the surrounding residential area.” The proposed project meets this policy by providing compatible small scale neighborhood commercial uses in a compact design with wetland preservation.
- The Project will not affect the orderly development of St. Johns County, as embodied by the LDC. The Project is also consistent with the intent of the 2025 St. Johns County Comprehensive Plan. The proposed PUD will be a benefit to the residents of St. Johns County in that the County will be afforded strict control over a development within a desirable and growing area.
- The nature of use and development of the abutting contiguous properties are compatible with the proposed development on the subject property.
- The Project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC.

- The conditions stipulated in the PUD and imposed by this ordinance provide for strict regulation and maintenance of this project.
- When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments, and will be compatible with the existing development of the area.
- The rezoning to PUD will allow a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the current zoning designations of the property. Moreover, the development will meet all requirements including best management practices (BMPs) for water quality and quantity measures.
- The design, character and architectural style of the proposed development will result in a unified, cohesive, and compatible plan of development.
- The proposed project utilizes smart growth principles by developing an in-fill site therefore reducing sprawl.
- The Transportation Element of the Comprehensive Plan prioritizes in-fill developments to reduce traffic impacts. The proposed project is an in-fill project.
- According to Policy A.1.13.3 of the Future Land Use Element of St Johns County's Comprehensive Plan, "Mixed Use Districts and Planned Developments shall provide criteria that supports the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources." The proposed project meets this Policy by utilizing smart growth in-fill principles and filling the void of neighborhood commercial use along this location of State Road 16.
- According to Policy B.1.6.1 of the Transportation Element of St Johns County's Comprehensive Plan, "Mix of Uses. The County shall encourage

mixed-use developments in designated development areas within the County to provide for an adequate mix of residential and non-residential uses.” As stated previously, this project meets this Policy by developing an in-fill site with neighborhood commercial, contributing to the mix of uses along State Road 16.

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

As permitted by LDC Section 6.06.02, the applicant is requesting to allow a reduction to the Development Edge from a minimum of a thirty-five (35) foot natural/landscaped buffer to a minimum of a twenty (20) foot natural/landscape buffer development edge with enhanced landscaping. The intent is to maintain any existing natural vegetation and, where necessary, augment the buffer with native/natural vegetation to meet the desired screening and performance standards pursuant to LDC Section 6.06.02.H. This waiver is justified because of the unusual angled “L” shape of the property that makes it difficult to meet the 35-foot development edge requirement and because the enhanced performance standards will preserve the intent of the development edge.

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

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

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

The PUD is entirely located within the Residential-A Future Land Use designation as depicted on the County’s adopted Future Land Use Map.

**PARCEL ID#028740-0020**

**PARCEL A**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

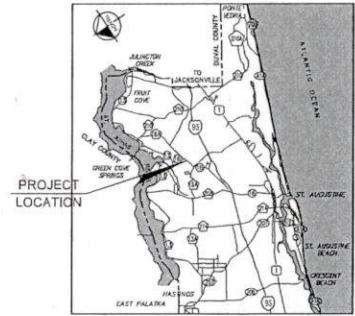
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE SOUTH 19°34'45" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, A DISTANCE OF 174.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°04'44" EAST, 257.50 FEET; THENCE NORTH 55°39'42" EAST, 142.42 FEET; THENCE SOUTH 72°43'03" EAST, 61.64 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD No. 16 (200 FEET WIDE); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE, SOUTH 34°20'18" EAST, 135.39 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING SOUTH 55°39'42" WEST, 79.00 FEET; THENCE NORTH 34°20'18" WEST, 135.39 FEET; THENCE SOUTH 55°39'42" WEST, 256.74 FEET; THENCE NORTH 72°43'03" WEST, 201.75 FEET TO THE AFORESAID WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE ALONG SAID WEST LINE, NORTH 19°34'45" EAST, A DISTANCE OF 118.65 FEET TO THE POINT OF BEGINNING.

**PARCEL ID#028740-0070**

**PARCEL B**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11; THENCE SOUTH 19°34'45" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SUBSECTION 11, A DISTANCE OF 293.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°34'45" WEST, 85.22 FEET; THENCE SOUTH 69°17'40" EAST, 357.92 FEET; THENCE NORTH 55°39'42" EAST, 324.80 FEET TO THE SOUTHWEST RIGHT OF WAY OF STATE ROAD No. 16 (200 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 34°20'18" WEST, 50.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING SOUTH 55°39'42" WEST, 79.00 FEET; THENCE NORTH 34°20'18" WEST, 135.39 FEET; THENCE SOUTH 55°39'42" WEST, 256.74 FEET; THENCE NORTH 72°43'03" WEST, 201.75 FEET TO THE POINT OF BEGINNING.



**VICINITY MAP**  
N.T.S.

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 PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

Project: HENRY ORTHODONTICS, SHEET 01 OF 01, DATE: 03/04/2020, 03:04:42pm, K:\NAN\_C\045855000 - Henry Orthodontics\045855000 - MDP Map.dwg - MDP Map.dwg  
 The contents of this drawing were prepared by the author and are not to be used for any other purpose without the express written consent of the author.

		MDP PROJECT HENRY ORTHODONTICS DATE: 03/04/2020 DRAWN BY: KAC CHECKED BY: KAC DESIGNED BY: KAC PREPARED BY: KAC	MDP MAP PREPARED FOR HENRY ORTHODONTICS	MASTER DEVELOPMENT PLAN EXHIBIT C	SHEET NUMBER MDP-01
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**ATTACHMENT 1**  
**HENRY ORTHODONTICS PUD**  
**UNIFIED SIGN PLAN**

This Unified Sign Plan (USP) has been developed to insure the public health, safety and welfare of the community. To accomplish this goal various sign types will be utilized throughout the development and within the boundaries of the Henry Orthodontics PUD. Unless otherwise stated herein, signage within the Henry Orthodontics PUD will meet the requirements of the Land Development Code (LDC) for St. Johns County in effect on the date of this USP's approval. Additionally, any signs that are allowed by the LDC shall also be allowed in the Henry Orthodontics PUD even if they are not specifically addressed in this USP. Careful consideration has been given to the type and placement of the signage to insure an appealing, unified theme throughout the development.

The following types of signs/structures may be used:

- Monument/Ground Signs
- Building (Wall) Signs
- Directional Signs
- Street and Traffic Signs
- Flags
- Project Construction Signs
- Temporary Signs
- Special Use Signs

General Parameters

A general coordinated theme will be established for the PUD's signage that will provide a logical hierarchy of signage to be used throughout the Project. Signs may be incorporated into a wall, fence, tower or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc. consistent with the overall theme of the development.

For purposes of this USP, any sign located within the boundaries of the Henry Orthodontics PUD will be considered an "on-premise sign", as this term is defined and regulated in the LDC, without regard to ownership of individual parcels so long as the sign content is relevant only to development within the PUD. However, the USP will be applicable to any properties that may be added to the Henry Orthodontics PUD in the future. The height of the signs as defined in this document will mean the total height of the sign including the Advertising Display Area (ADA) and all associated sign structure and other decorative features.

### Signage Materials & Design

Signs will be constructed of various building materials to include masonry, wood, brick or stone. Decorative accents may include glass, tile, metal, terracotta or other materials. Gingerbread trim, columns, ironwork and other decorative sign features are allowed. The sign structure may be constructed with a combination of materials and finishes.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones and columns etc. The architectural elements will enhance the overall signage presentation and help foster the unified signage theme.

Street and traffic signs shall be of the size and style of standard signage utilized throughout St. Johns County. They will be of aluminum posts, caps and frames with concrete footings. The sign faces shall be stainless steel signs with colored, reflective coatings according to state and county law.

Signs may be lighted via either interior or external illumination.

Signage materials and design will be subject to review and approval by the County Administrator or their designee as part of the Project's permitting approval process, which approval will not be unreasonably withheld. In the event that there is a dispute concerning the approval of signage materials or design, the Applicant may appeal the County Administrator's final decision to the Board of County Commissioners as specified in LDC Section 9.07.02.

### ADA Shape and Materials

The ADA is defined by the smallest geometric shape that may be used to encompass all advertising lettering. The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be mounted on inserts or panels to be attached to a sign structure or building face, may be pin mounted or channel mounted lettering, surface mounted, painted on, sandblasted onto the surface material, or engraved into a surface. A combination of materials may be utilized in conjunction with a variety of style types.

Description of Signage

The proposed signs are further detailed in the table and written description below:

<b>SIGNAGE STANDARDS</b>				
<b>Sign Type</b>	<b>General Location</b>	<b>Max. Quantity</b>	<b>Max. ADA per Side (s.f.)</b>	<b>Max. Height (feet)</b>
A. Ground/Monument Signs- SR 16 Entrance	Allowed along the Project's SR 16 Entrances	2 (street frontage over 100 to 200 feet)	150	15
B. Building (Wall) Signs	Located on building fascia, canopies, walls, or marquees	N/A	1.5 square feet per linear footage of Building Frontage. Maximum 150 square feet per Sign	15
C. Directional Sign	As needed to direct patrons	N/A	3	3
D. Street and Traffic Sign	Project-wide	N/A	N/A	N/A
E. Flags	Project-wide	N/A	N/A	N/A
F. Project Construction Sign	Project-wide	N/A	N/A	N/A
G. Temporary Sign	Project-wide	N/A	N/A	N/A
H. Special Event Sign	Project-wide	N/A	N/A	N/A

**A. Ground/Monument Signs**

For purposes of application of the LDC, Ground/Monument Signs will be considered "on-premise signs" as regulated by LDC Section 7.02.00. Two (2) Ground/Monument Signs will be allowed along the Project's State Road 16 Entrance, which is generally depicted on the USP Map. The sign locations may vary along the entrance and is generally depicted on the USP Map.

**B. Building (Wall) Signs**

Building Signs will be allowed per LDC Section 7.02.04.C. Building Signs may located on the Fascia, Marquee, Canopy, Building, Wall, and similar locations. The number of Buildings Signs is unlimited however the ADA is limited to 1.5 square feet per linear footage of Building Frontage, with a maximum of 150 square feet per Sign.

C. Directional Signs

Directional signs shall be allowed to provide patrons with directional information regarding locations of buildings within the PUD. Directional signs will comply with LDC Section 7.02.06.B.

D. Street and Traffic Signs

Street and traffic signs will be installed to comply with all laws, codes and ordinances with regard to size and location. The style will be consistent with standard road signs utilized throughout the county.

E. Flags

Permanent flags for the project will follow LDC Section 7.02.06.A.

F. Project Construction Signs

Project construction signs will be considered temporary signs and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

G. Temporary Signs

Temporary signs will be allowed and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

H. Special Event Signs

Special event signs will be allowed and installed in accordance with LDC Sections 7.05.00.



# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Mark Shelton  
Kimley-Horn  
12740 Gran Bay Parkway W  
FLOOR 3 / ROOM 2350

Jacksonville FL 32258

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 02/09/2026

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 02/09/2026

Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	12065452	# of Copies:
Customer No:	765221	1
PO #:	PUD-2025000005/Henry Orthodontics PUD	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance*

**MARIAH VERHAGEN**  
Notary Public  
State of Wisconsin

# NOTICE OF A PROPOSED REZONING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 3/5/2026 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 4/7/2026 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 2.96 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 29,600 square feet of Neighborhood Business and Commercial 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 5643 & 5645 State Road 16 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.

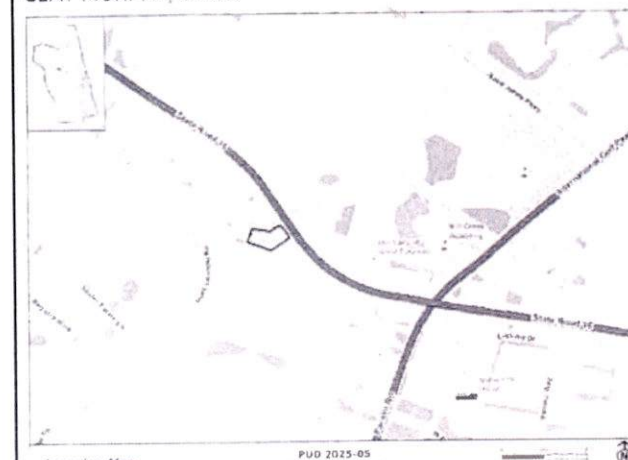
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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-2025000005  
PROJECT NAME: Henry Orthodontics PUD

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



Location Map

PUD 2025-05  
Henry Orthodontics PUD

43445298

2/9/2026




**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 13, 2026

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

**FILED** APR 10 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. 2026-6, which was filed in this office on April 10, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp