

ST. JOHNS COUNTY

RESOLUTION NO. 2019- 101

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING THE EARLY RELEASE OF THE PARK AND RIDE LOT ADJACENT TO US 1 PURSUANT TO SPECIAL CONDITION 25(L) OF THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, RESOLUTION NO. 2001-30, AS AMENDED, AS SHOWN ON MAP H OF THE NOCATEE DRI; MUTUALLY AGREEING WITH THE DEVELOPER AND THE JACKSONVILLE TRANSPORTATION AUTHORITY (JTA) TO ACCELERATE THE DETERMINATION PRIOR TO PHASE V OF THE DEVELOPMENT ORDER THAT THE PARK-AND-RIDE LOT IS NOT NEEDED; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on February 23, 2001, the Board of County Commissioners of St. Johns County approved the Nocatee Development of Regional Impact (DRI) Development Order under Resolution 2001-30, as further amended by Resolution no.s 2007-127, 2007-305, 2009-87, 2009-356, 2010-163, 2012-77, 2015-307, and 2016-133;

WHEREAS, St. Johns County, JTA, and the Developer of the Nocatee DRI (the PARC Group and Davis Family) have been working in cooperation for a regional transit solution between Duval and St. Johns Counties;

WHEREAS, the Nocatee DRI Transit Special Condition 25(l), as amended, requires the Developer to convey land for one park-and-ride lot (Nocatee Park and Ride Location) as depicted on the Nocatee Site Plan, Map H, (attached to this Resolution as Composite Exhibit "A") within ninety (90) days of written request from the County Administrator and Growth Management Director and JTA (the "Transit Entities"), which written request shall designate the entity to receive such conveyance;

WHEREAS, Section 5.5.15 of the Nocatee Planned Unit Development (PUD), Ordinance 2016-24, reflects the proposed park-and-ride lot on the zoning documents;

WHEREAS, if the Transit Entities do not provide written notice to the Developer prior to Phase V of the DRI, the Developer shall provide a written Conveyance Notice to the Transit Entities for the Transit Entities' acceptance of the park-and-ride lot (the Acceptance Notice) within 180 days of the Conveyance Notice;

WHEREAS, the Developer shall be released of any condition to provide land for the park-and-ride lot if the Transit Entities do not provide the Acceptance Notice or otherwise make the request as provided for in Special Condition 25(l);

WHEREAS, Mr. Paul Harden, on behalf of the Developer, has requested that the Transit entities accelerate the determination that there is no need for park-and-ride lot depicted on Map H adjacent to US 1, and that the Developer be released from the obligation in Special Condition 25(l), (attached to this Resolution as Exhibit "B");

WHEREAS, upon review St. Johns County has determined no immediate need for a park-and-ride transit facility at the specified location on Map H and no future need for a park-and-ride transit facility at the specified location;

WHEREAS, other locations for a future park-and-ride transit facility or other transit facilities may be more suitably located within the Town Center and other Village Districts;

WHEREAS, St. Johns County received concurrence on behalf of JTA, dated March 12 2019, (attached to this Resolution as Exhibit "C") stating that JTA is willing to waive any right to request the Park and Ride lot, with the understanding that all aforementioned parties are supportive of and will work in reasonable cooperation with JTA to identify a new Park and Ride location;

WHEREAS, the Nocatee Planned Unit Development, Ordinance 2016-24, Section 5.5.15 allows for other transit opportunities and transit reservation within the Town Center and Village Centers and provides for additional transit opportunities and accommodations other than the park-and-ride lot adjacent to US 1;

WHEREAS, the Transit Entities and the Developer mutually desire to accelerate the determination, prior to Phase V of the DRI, that the park-and-ride lot adjacent to US 1 is not needed, to accelerate the timeframes in Special Condition 25(l) associated with the acceptance and conveyance of the park-and-ride lot, and to affirmatively waive the right of the Transit Entities to request the park-and-ride lot at the US 1 location depicted on the Nocatee Site Plan, with the understanding to work in reasonable cooperation with all parties involved to identify a new park-and-ride location if the need should arise.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. Pursuant to Special Condition 25(l) of the Nocatee DRI Development Order, Res. No. 2001-30, as amended:

- a. The St. Johns County through its Board of County Commissioners, County Administrator, and Growth Management Director waives the rights to provide the written notice prior to Phase V of the Development Order, to provide the Acceptance Notice prior to 180 days of the Conveyance notice, or to otherwise make the request for the park-and-ride lot as provided for in Special Condition 25(l) of the Development Order.
- b. St. Johns County mutually agrees with JTA and Developer to accelerate to the effective date of this Resolution the timeframes in Special Condition 25(l) associated with the determination by the Transit Entities that the conveyance of the park-and-ride lot, including the Conveyance Notice and the Acceptance Notice, is not needed.
- c. St. Johns County will be supportive of and will work in reasonable cooperation with JTA and the Developer of the Nocatee DRI to identify a new Park and Ride location.
- d. Pursuant to Special Condition 25(l), and based on the above determinations and recitals the Developer shall be released of any condition to provide land for the park-and-ride lot at the location adjacent to US 1 as depicted on the Nocatee Site Plan.

Section 3. To the extent that there are typographical or administrative errors, or both, that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. This Resolution shall have effect upon adoption by the Board of County Commissioners and filing with the Clerk.

PASSED AND ADOPTED by the Board of County Commissioners this 2nd day of April, 2019.

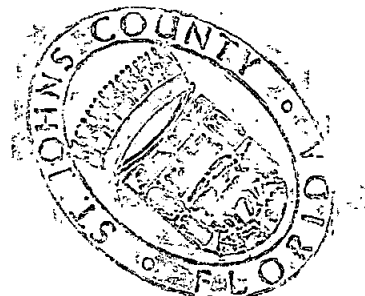
BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 4/4/19



Composite Exhibit "A" to Resolution

upon request of the County, the Developer shall allow for such Pine Island Connection to further connect to lands of others at the southerly boundary of Nocatee, provided that any direct connection at the southerly Nocatee boundary shall be limited to a road with a design capacity consistent with that of the Nocatee connection from Crosswater Village and to development uses which are consistent with the residential character of Crosswater Village.

(k) **Master Circulation Plan.** The project Master Circulation Plan shall be substantially as shown on Exhibit 18. However, the alignment of internal roads may be adjusted by the Developer without modifying this Development Order. Bicycle, pedestrian, and golf cart paths will be included in the Multi-Use Pathways, as noted on the plan (associated with New County Road 210, the Crosswater Parkway, and the Snowden Parkway). The Master Circulation Plan illustrates the proposed greenway trails, which will include a combination of walking, bicycling, equestrian, and golf cart trails. There shall be bicycling, walking, and/or golf cart connections between all villages and between all residential centers and major employment and shopping areas.

(l) **Transit.** Transit passenger shelters and transit loading bays shall be constructed where necessary to facilitate any future operations of on-site and off-site transit service. Transit bays and areas for shelters shall be required to be constructed once transit service is provided for Nocatee. Siting of any transit facilities shall be approved by the Jacksonville Transportation Authority ("JTA") or any other provider of fixed-route service for the Nocatee development. The Developer shall convey land for one park-and-ride lot on-site as shown on the Nocatee site plan within ninety (90) days of written request from the County Administrator and Growth Management Director and JTA (the "Transit Entities"), which written

request shall designate the entity to receive such conveyance. Provided, however, if such written request has not been delivered by the Transit Entities to the Developer prior to commencement of Phase V, the Developer shall provide the Transit Entities written notice by certified mail of its intention to make conveyance of the park-and-ride lot (the "Conveyance Notice"). The Transit Entities shall have one-hundred and eighty (180) days from the Conveyance Notice to provide written notice of the acceptance of the park-and-ride lot conveyance and direct the Developer as to which entity shall receive the conveyance (the "Acceptance Notice"). The Developer shall be released of any condition to provide land for the park-and-ride lot if the Transit Entities do not provide the Acceptance Notice or otherwise make the request as provided for herein. Furthermore, the Developer shall provide tenants and residents of Nocatee with information concerning the Metropolitan Commuter Assistance Program (MCAP) administered by the North Florida TPO. Future transit (when available) and current ridesharing information shall be prominently displayed in all public gathering areas, in employment centers, and in commercial center areas. **(Modified by Res. 2012-77, approved March 6, 2012)**

(m) **Transportation Management Association** The Developer and major employers within Nocatee shall participate in a Transportation Management Association established by the County, City or other public transportation planning entity or if no such public Transportation Management Association has been created, the Developer shall establish a Transportation Management Association comprised of major employers within Nocatee prior to the commencement of Phase IV of the DRI (the "Nocatee TMA"). If established, the Nocatee TMA shall be actively involved in discussions with review agencies to facilitate transit improvements and transportation demand management strategies such as transit subsidies

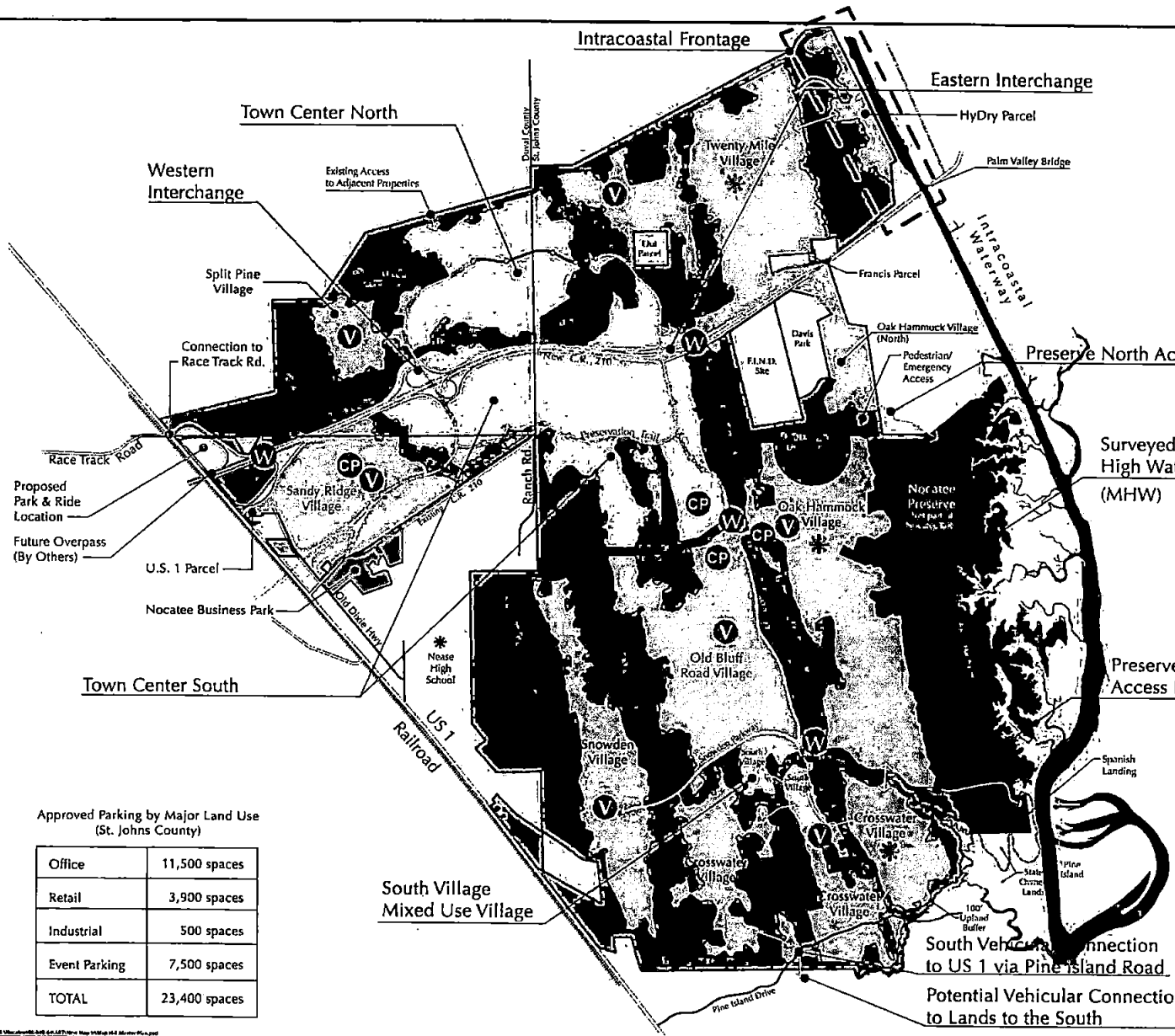
TOWN OF NOCATEE

St. Johns County MASTER PLAN

Map H-1

May 2015

Composite EXHIBIT "A" to Resolution



Approved Parking by Major Land Use (St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
TOTAL	23,400 spaces

LEGEND

- GOLF COURSES PERMITTED (3 VILLAGES)
- GREENWAYS
- NOCATEE PRESERVE (NOT PART OF NOCATEE DRI)
- VILLAGE DEVELOPMENTS
- TOWN CENTER
- VILLAGE CENTER
- MAJOR WILDLIFE UNDERPASSES
- COMMUNITY PARK

NOTES:

1. THE PRESENT BOUNDARIES OF THE GREENWAY MAY BE ADJUSTED AS THE TIME CONSERVATION EASEMENTS ARE CONVEYED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMID).
2. COLONY ROAD 210 ALIGNMENT AND OTHER ROADWAY ALIGNMENT ARE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN AND EVALUATION, TERRACING, AND SITE PLAN REFINEMENT. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AND WILL BE IDENTIFIED ON THE PLUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERSECTIONAL DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT ORDER EXHIBIT 14.



ETM
England-Thibault & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Note: This land plan and/or zoning is conceptual and is subject to review, change and approval by various governmental agencies in part and approval by local and state officials. This plan is prepared based on limited information in hand and as such figures are approximate and are subject to change.

Exhibit "B" to Resolution

PAUL M. HARDEN

ATTORNEY AT LAW

SUITE 901

501 RIVERSIDE AVENUE

JACKSONVILLE, FLORIDA 32202

(904) 396-5731

FAX (904) 399-5461

E-mail: paul_harden@bellsouth.net

March 8, 2019

Cleveland Ferguson
Senior Vice President of Operations
Jacksonville Transportation Authority
100 N. Myrtle Avenue
Post Office Box "O"
Jacksonville, FL 32203
cferguson@jtafla.com

Suzanne S. Konchan, ACIP
Growth Management Director
St. Johns County Growth Management Dept.
404 Lewis Speedway
St. Augustine, FL 32084
skonchan@sjcfl.us

Re:

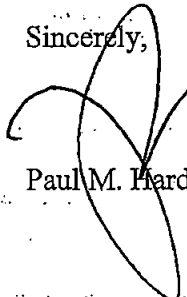
Dear Cleveland and Suzanne:

I am writing on behalf of Nocatee, in comport with Suzanne's email of February 22, 2019 (copy attached) to ask that St. Johns County and JTA accelerate their determination of no need for the Park and Ride site described in the transit section of the Nocatee Development Order.

Let me apologize for putting this additional work on your plate, but you appear to be the designated points of entry for the JTA and St. Johns County.

Thank you for your effort in this matter. Please let me know what, if anything, you need from me.

Sincerely,



Paul M. Harden

PMH/jc
attachment

Roger O'Steen
Greg Barbour
Joey Kelly



JACKSONVILLE
TRANSPORTATION
AUTHORITY

Exhibit "C" to Resolution

Board of Directors

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Chairman

Ari Jolly
Vice-Chair

Denise Wallace
Secretary

Jeanne Miller
Treasurer

Isaiah Rumlin
Immediate Past Chair

Greg Evans
Board Member

Scott L. McCaleb
Board Member

Chief Executive Officer

Nathaniel P. Ford Sr.

Administration
121 W. Forsyth Street,
Suite 200
Jacksonville, FL 32202

Operations
P.O. Drawer "D"
100 N. Myrtle Avenue
Jacksonville, FL 32203

Main (904) 630-3181
Fax (904) 630-3166
www.jtafta.com

March 12, 2019

Mr. Michael Wanchick
St. Johns County Administrator
500 San Sebastian View
St. Augustine, Florida 32084

RE: Nocatee Park and Ride Location

Dear Mr. Wanchick:

Jacksonville Transportation Authority (JTA) and St. Johns County have been working in cooperation to provide a regional transit solution between Duval and St. Johns counties. As provided in Section 5.5.15 of Ordinance 2016-24, a Park and Ride facility was proposed adjacent to US1 within Sandy Ridge Village North (Property).

Mr. Paul Harden, on behalf of the PARC Group and the Davis family, has requested concurrence from JTA that there is not an imminent need for the Property and a release that will allow the K9s for Warriors organization to develop a new facility at this location.

JTA is willing to waive any right to request the Park and Ride site, with the understanding that all aforementioned parties are supportive of and will work in reasonable cooperation with JTA to identify a new Park and Ride location.

JTA looks forward to continued cooperation with St. Johns County, the PARC Group and K9s for Warriors, to facilitate this new project and working toward a regional transit solution.

Sincerely,

Nathaniel P. Ford Sr.
Chief Executive Officer

Enclosure: St. Johns County Master Plan Map H-1