

ST. JOHNS COUNTY

RESOLUTION NO. 2019-186

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA; CONFIRMING SATISFACTION AND WAIVER 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; REPLACING ST. JOHNS COUNTY RESOLUTION NO. 2019-101; 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 Nos. 2007-127, 2007-305, 2009-87, 2009-356, 2010-163, 2012-77, 2015-307, and 2016-133;

**WHEREAS**, the Nocatee DRI Transit Special Condition 25(1), 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(1);

**WHEREAS**, upon review St. Johns County has determined no need for a park-and-ride transit facility at the specified location on Map H and the County desires for such land to instead be used for a K9s for Warriors facility;

WHEREAS, St. Johns County received concurrence on behalf of JTA (attached to this Resolution as Exhibit "B") stating that JTA is also willing to waive any right to request the park and ride lot;

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(1) of the Nocatee DRI Development Order, Res. No. 2001-30, as amended, St. Johns County, through its Board of County Commissioners, County Administrator, and Growth Management Director agrees that the condition for the park-and-ride lot as provided for in Special Condition 25(1) of the Development Order is satisfied and waived, and the Developer is 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 supersede and replace St. Johns County Resolution 2019-101.

**Section 5.** 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 4 day of June, 2019.

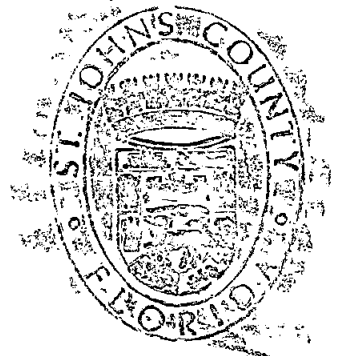
BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS  
COUNTY, FLORIDA

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

ATTEST: Hunter S. Conrad, Clerk

By: Sam Hatterman  
Deputy Clerk

RENDITION DATE 6/6/19



Composite Exhibit "A" to Resolution

(I) **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)**

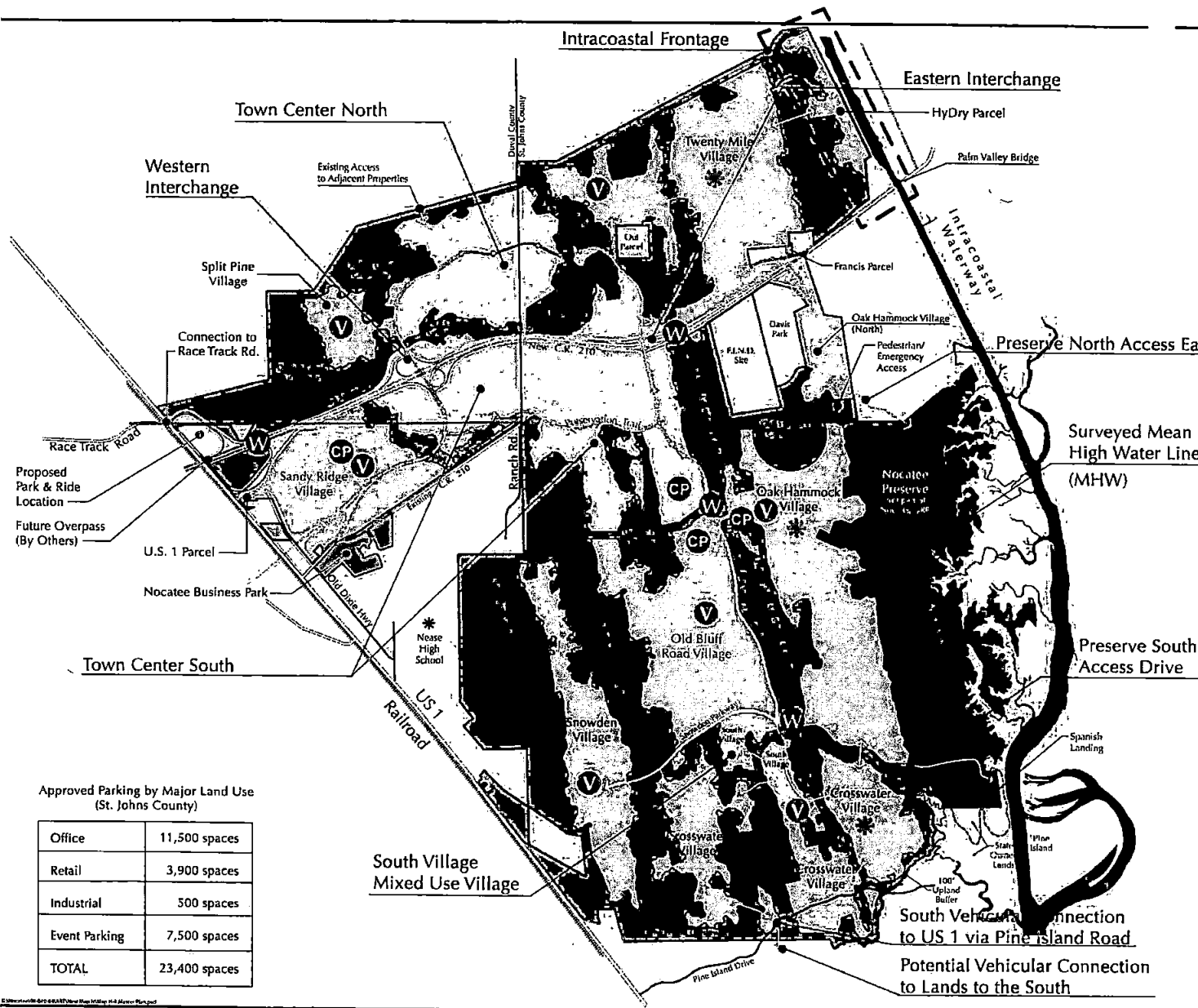
# TOWN OF NOCATEE

## 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
<b>TOTAL</b>	<b>23,400 spaces</b>

#### 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 PRECISE BOUNDARIES OF THE GREENWAY MAY BE ADJUSTED AS THE FINAL CONSERVATION ELEMENTS ARE SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER ROADWAY ELEMENTS ARE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN AND EVALUATION, PERMITTING, 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 PUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCHANGING DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT ORDER EXHIBIT 14.

Scale in Feet

North

**ETM**  
England-Thayer & Taylor, Inc.  
VISION • EXPERIENCE • RESULTS

Note: This development is intended to be conceptual and is subject to review, change and approval by various governmental agencies in order to be constructed. Technical and other standards, regulations and requirements of various governmental agencies, however, all drawings, reports and maps shall be subject to change.

St. Johns County Master Plan Map H-1 (Map H-1) Approved Parking

Exhibit B  
JTA Letter



JACKSONVILLE  
TRANSPORTATION  
AUTHORITY

Exhibit "B" to Resolution

**Board of Directors**

Kevin J. Holzendorf  
*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 "0"  
100 N. Myrtle Avenue  
Jacksonville, FL 32203

Main (904) 630-3181  
Fax (904) 630-3166  
www.jtafla.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