

6**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***1/15/2019****BCC MEETING DATE****TO:** Michael D. Wanchick, County Administrator**DATE:** December 21, 2018**FROM:** Shannon Acevedo, Senior Supervising Planner**PHONE:** 904 209-0583**SUBJECT OR TITLE:** CPA (SS) 2018-03 Palm Lakes/Marketplace Parcel 3**AGENDA TYPE:** Ordinance, Public Hearing**BACKGROUND INFORMATION:**

This is a request to amend approximately 9.9 acres on the Future Land Use Map from Residential-B (Res-B) to Mixed Use District (MD) located along the southern side of SR 16 and on the east side of CR 2209. This item was initially heard with a companion Major Modification application on November 1, 2018 to request a future land use designation change to Community Commercial (CC). Given the applicant is contemplating a future kennel use on the property, the application was subsequently modified to request Mixed Use on the 9.9 acres and was reheard by the Planning and Zoning Agency on December 20, 2018. The Planning and Zoning Agency voted to recommend approval by a 5-0 vote for both hearings.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to enact Ordinance #___CPA(SS) 2018-03 Palm Lakes/Marketplace Parcel 3, based upon four (4) findings of fact.

DENY: Motion to deny CPA(SS) 2018-03 Palm Lakes/Marketplace Parcel 3, based upon four (4) findings of fact.

For Administration Use Only:**Legal:** PS 12/27/2018**OMB:** JDD 12/28/2018**Admin:** DML 12/28/2018



Growth Management Department

PLANNING DIVISION REPORT

Application for Small Scale Comprehensive Plan Amendment
File Number: CPA (SS) 2018-03 Palm Lakes/Marketplace
Parcel 3

To: Board of County Commissioners

From: Shannon Acevedo, Senior Supervising Planner

Date: December 20, 2018

Subject: Adoption of CPA (SS) 2018-03 Palm Lakes/Marketplace Parcel 3, a request to amend approximately 9.9 acres on the Future Land Use Map from Residential-B (Res-B) to Mixed Use District (MD).

Owner/Applicant: Sunshine Land Holdings, LLC.
10175 Fortune Pkwy, Ste. 1005
Jacksonville, FL 32256

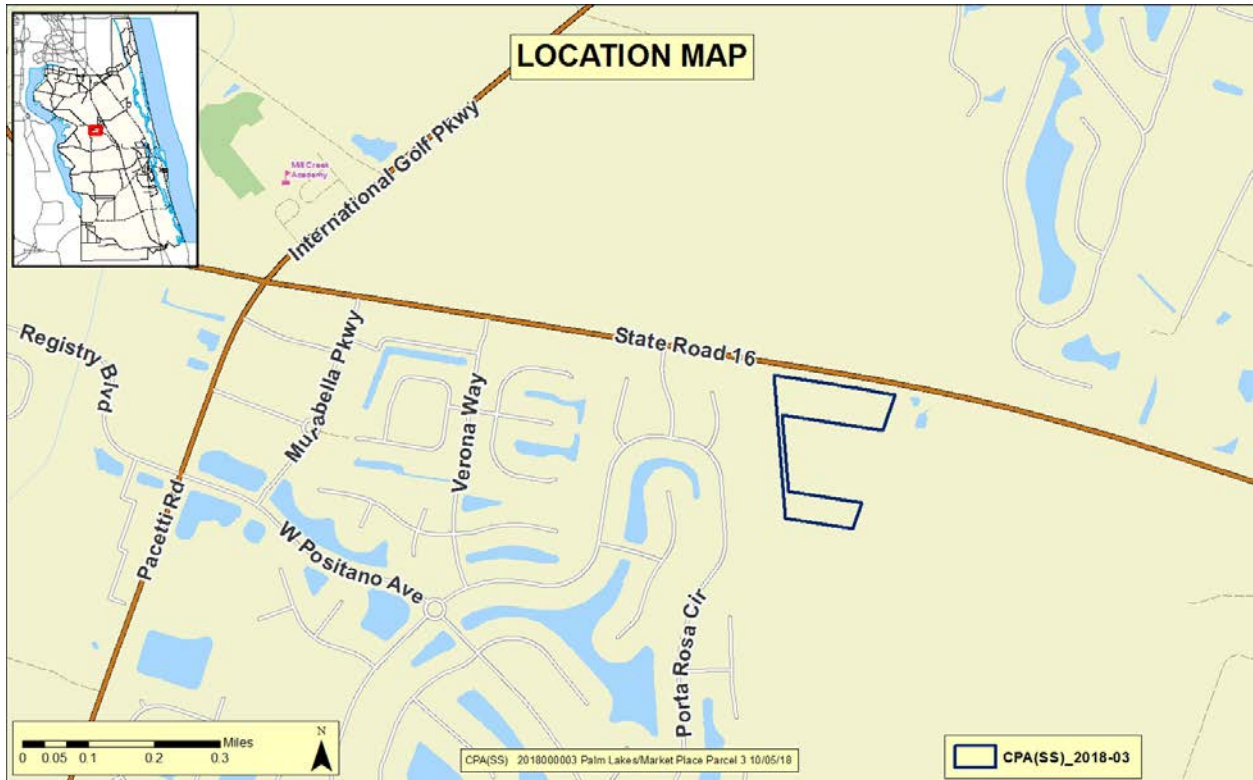
Representative: Thomas O. Ingram
Akerman, LLP

Hearing dates: Planning and Zoning Agency – November 1, 2018
Planning and Zoning Agency (reheard) – December 20, 2018
Board of County Commissioners – January 15, 2019

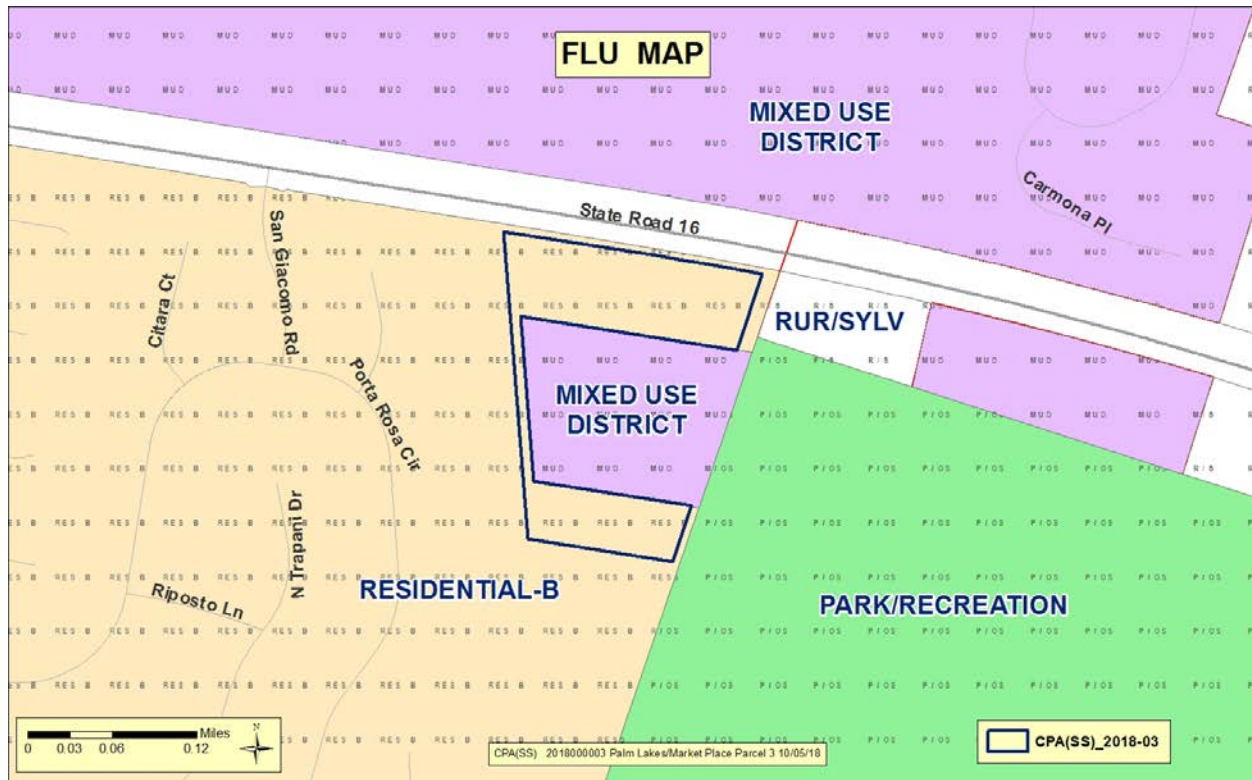
Commissioner District: District 2

MAP SERIES

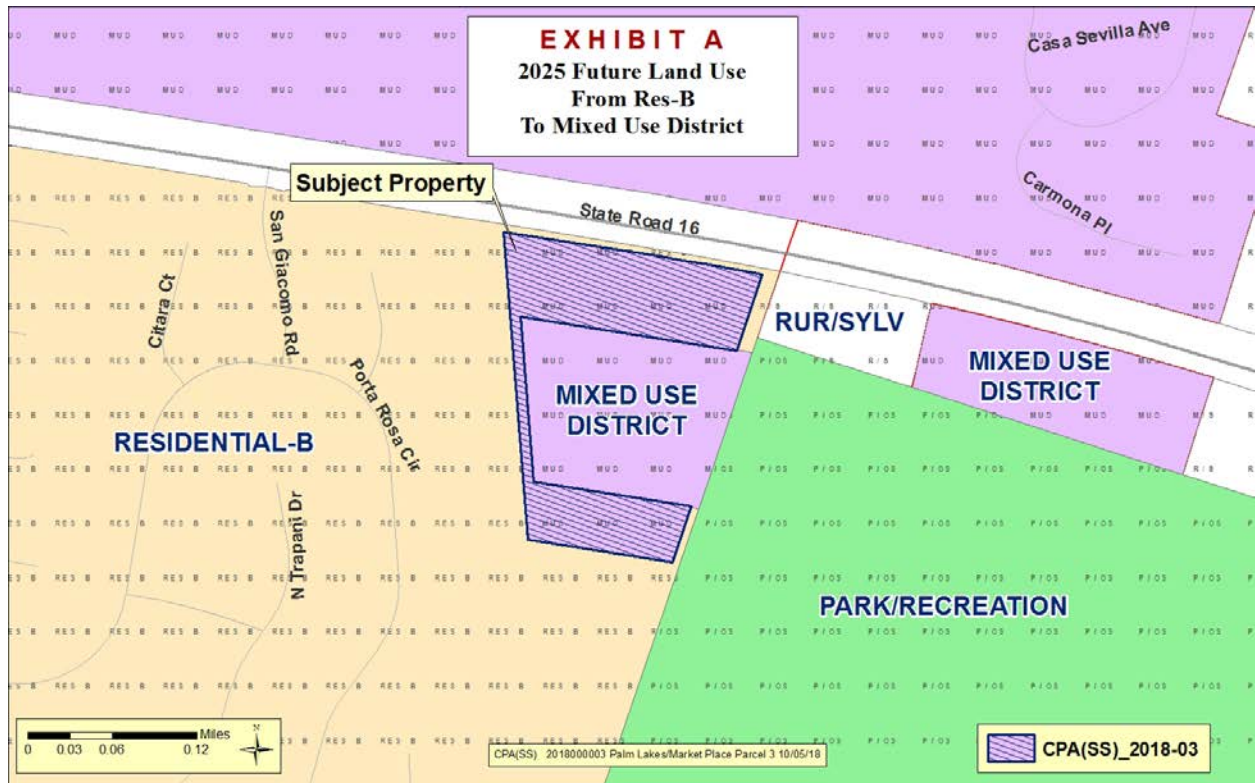
Location: The subject property is approximately 9.9 acres and is located along the southern side of SR 16, and on the east side of future CR 2209.



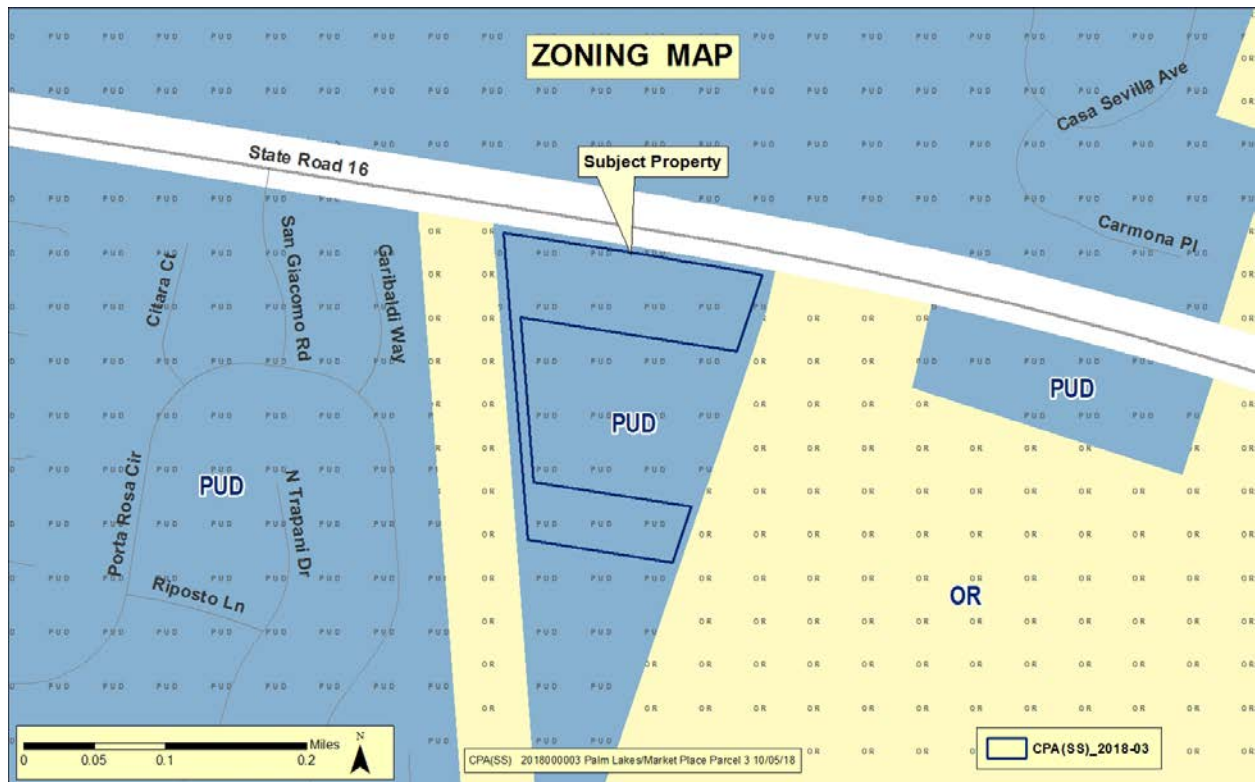
Existing Future Land Use: The subject property is currently designated Residential-B (Res-B) on the Future Land Use Map. The immediate surrounding area is Residential-B (Res-B), Mixed Use District (MD), and Park/Recreation with one small area designated Rural/Silviculture to the east. The proposed amendment extends around another portion consisting of 9.9 acres within Parcel 3 of the Palm Lakes PUD which was amended from Community Commercial (CC) to Mixed Use District (MD) in 2016. Lands north of SR 16 are also designated Mixed Use District (MD).



Proposed Future Land Use: The applicant is seeking to amend the Future Land Use Map designation from Residential-B (Res-B) to Mixed Use District (MD) for 9.9 acres of land.



Zoning District: The subject property is zoned as the Palm lakes PUD as well as properties to the south and west with future CR 2209 dividing the lands. There is a companion Major Modification application to modify this portion of the PUD in order to accommodate Commercial Uses should this amendment be approved. On the north side of SR 16 is the World Commerce Center PUD and to the east are lands zoned Open Rural.



Aerial Imagery: Of the 452 acres within the Palm Lakes PUD, the area subject to this amendment is limited to 9.9 acres of vacant land within Parcel 3. The Palm Lakes PUD is comprised mostly of residential development which is built out to the west. North of this site on the other side of SR 16 is the World Commerce Center PUD, which is slated for commercial and mixed use development. Sevilla is a single family residential component already built out to the northeast. A 61,800 square foot assisted living facility and 26,600 square foot memory care facility is planned directly north of the subject site. To the east is an approximate one (1) acre parcel fronting SR 16 owned by St. Johns County, and directly south of that parcel are 390 acres primarily under the Turnbull Regional Offsite Mitigation Area (ROMA) and roughly 19 acres not within the ROMA planned for a County park.



NOTE TO PLANNING AND ZONING AGENCY

The Planning and Zoning Agency heard this request on November 1, 2018. The applicant had requested the subject property be amended from Community Commercial versus the Mixed Use District. As discussed in that meeting, the applicant requested pet/animal kennels be allowed and staff explained those uses were not allowed in the Community Commercial Future Land Use designation. Subsequent to that meeting, the applicant and staff determined the Mixed Use designation was appropriate for the subject property as it accommodates the proposed kennel use. The Planned Unit Development (PUD) documents do not change.

APPLICATION SUMMARY

This is a request to amend the Future Land Use Map designation from Residential-B (Res-B) to Mixed Use District (MD) for 9.9 acres within Parcel 3 of the Palm Lakes PUD. This proposed change would provide for a greater variety of uses to optimize the development of the Parcel 3 as a whole which includes an additional 9.9 acres of land designated as Mixed Use District (MD), and the remaining 13.5 acres to be left as Residential-B (Res-B).

The applicant has submitted a companion Planned Unit Development (PUD) application, which provides for the allowance of Commercial Uses allowed in the Mixed Use District within the 9.9 acres proposed for amendment. The Mixed Use District (MD) land use designation would allow for additional non-residential uses as shown in Table 1. In the companion Major Modification application, Parcel 3 is still proposed to be limited to 330,000 square feet of non-residential development.

Table 1: Future Land Use Map Designation Comparison

Permitted Uses	Residential-B	Mixed Use District
Residential	X	X**
Cultural/Institutional	X	X
Outdoor Passive	X	
Neighborhood Public Service	X	X
Neighborhood Business and Commercial	X*	X
General Business and Commercial		X
Office and Professional		X
High Intensity Commercial		X
Highway Commercial		X
Light Industrial***		X
General Public Service		X
Regional Business and Commercial		X
Regional Cultural and Entertainment		X
Agricultural uses (when not incompatible)		X

* Subject to Planned Development regulations and compatibility to surrounding areas

**Multifamily Residential Units up to 13 units per acre

*** Heavy Industrial subject to Policy A.1.9.8 may be allowable in Mixed Use; however this use is not provided for in uses allowed within the companion Major Modification

Impact Review:

The applicant provides that any net impacts for the proposed amendment should be minimal. The neighboring properties already have commercial and residential uses, and the Neighborhood Commercial development is already permitted. The site is part of an existing

PUD within a Development Area boundary where public facilities and services already exist.

- Transportation: The development will be served by State Road 16 and future CR 2209. The Planned Development will include provisions for internal automobile, bicycle and pedestrian interconnectivity.
- Potable Water and Sanitary Sewer: Central water and sewer is provided by St. Johns County Utilities. There is sufficient capacity.
- Drainage and Solid Waste: All drainage and solid waste will comply with the applicable County, regional and State requirements.
- Schools, Parks and Recreation, Open Space and Mass Transit: No impact.

DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments. There are no open comments.

Planning and Zoning Division Review: The subject property is located within a node featuring a mix of uses and intensities. In reference to Policy A.1.2.5, the proposed site is within a Development Area where the market has recently grown. The Murabella shopping center area continues to be popular and additional community commercial uses could further meet the consumer demand within this area. Road and utilities infrastructure is in place and CR 2209 will provide additional connectivity. Staff finds the request to be consistent and compatible with the surrounding area.

Pursuant to Northwest Sector Policy A.2.1.9, the proposed land use amendment will promote an efficient use of land that can be designed as a centralized commercial development which will be accessible to nearby neighborhoods by pedestrian, bicycle, and vehicular interconnectivity along SR 16 and CR 2209. The proposed land use offers diversity to an area that contains a lot of residential development which supports Northwest Policy A.2.1.8.

The County is in the process of planning active park improvements on the adjacent 19 acres that sits immediately adjacent to the site to the east. The conceptual plan includes baseball and multi-purpose fields, restrooms and parking facilities. These adjacent uses should be both compatible, and synergetic.

Fire Services Review: The Insurance Services Office (ISO) would assign a rating of Class 3 for this project, in relation to the current primary fire station location at 235 Murabella Pkwy and creditable water supply. The Class 3 rating corresponds to properties within five road miles of an existing fire rescue station and within 1,000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.

NORTHWEST SECTOR COMMUNITY MEETING

A community meeting was held on June 18, 2018 at 6 PM at the Wind Mitigation Building at 3111 Agricultural Center Drive. The meeting was conducted by Beth Breeding and attended by five other individuals including a staff member and two representatives managing the development for Parcel 2B. The discussion was brief and included a general description of the proposed project covering both this amendment and the proposed major modification to the Palm Lakes PUD.

PLANNING AND ZONING AGENCY HEARINGS

The Planning and Zoning Agency first heard this item on November 1, 2018 at which time the subject property was proposed to be amended to Community Commercial (CC) versus Mixed Use District (MD) and the Agency voted 5-0 to recommend approval. Discussion was focused on

subject matter concerning the companion Major Modification about the ability to allow kennels within Community Commercial and Residential-B land use designations. The applicant felt there was some flexibility in allowing kennels within these use categories subject to conditions limiting outdoor activities to daytime hours, but staff confirmed that the Community Commercial (CC) land use designation would not provide for that specific use. That conversation led to this amended request to modify the land use from Residential-B to Mixed Use District for the 9.9-acre property on Parcel 3. The uses and all other terms of the PUD remain unchanged.

The Planning and Zoning Agency reheard this revised item on December 20, 2018 to request amending the 9.9 acres to Mixed Use District (MD) and the Agency voted 5-0 to recommend approval. The Agency inquired about proximity to residential development given the intent of the application to provide for a potential kennel use. Staff responded that the closest residential development is within the Planned Development to the west of the site. The residential subdivision to the west is separated by approximately 200 feet of right of way width to accommodate future CR 2209 in addition to a 75-foot Scenic Edge which includes a berm approximately 35 feet in height. The Agency questioned whether or not the kennel would allow for over-night boarding to which staff answered yes and whether there were any concerns brought up to the Applicant on this matter. The Applicant had not received specific concerns.

CORRESPONDENCE

As of the writing of this staff report, no correspondence has been received regarding this request.

RECOMMENDED ACTION

Staff recommends adoption of CPA (SS) 2018-03, subject to the four (4) findings of fact. This recommendation is based upon the application materials, consistency with the Comprehensive Plan and other relevant information available to staff.

ATTACHMENTS

1. Recorded Documents
2. Application and Supporting Materials
3. Northwest Sector Community Meeting Summary
4. Cited Comprehensive Plan and Land Development Code Provisions

FINDINGS OF FACT
CPA (SS) 2018-03 PALM LAKES/MARKETPLACE PARCEL 3

APPROVE	DENY
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the Land Development Code and the Comprehensive Plan.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the Land Development Code and the Comprehensive Plan.
4. The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.	4. The amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

ATTACHMENT 1
RECORDED DOCUMENTS

ORDINANCE NO. 2019 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B (RES-B), TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 9.9 ACRES LOCATED SOUTH OF STATE ROAD 16 BETWEEN SAN GIACOMO ROAD AND SOUTH FRANCIS ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Map designation from **Residential-B (Res-B) to Mixed Use (MD)**, for approximately 9.9 acres of land located south of State Road 16 between San Giacomo Road and South Francis Road, as described and shown on the attached **EXHIBITS A, B, and C.**

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____ 2019.

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

BY: _____
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT A

Legal Description for Small Scale Amendment 2018-3, Town Center (The Markets), revised July 11, 2018

A PORTION OF SUBSECTION 7 AND SUBSECTION 10, LYING WITHIN SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF MURABELLA UNIT THREE AS RECORDED IN MAP BOOK 57, PAGES 94 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78060-2522, DATED NOVEMBER 16, 1998); THENCE SOUTH $81^{\circ}10'44''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 318.79 FEET; THENCE SOUTH $04^{\circ}31'22''$ EAST, DEPARTING LAST MENTIONED RIGHT OF WAY LINE, 30.83 FEET TO THE POINT OF BEGINNING; THENCE IN AN EASTERLY DIRECTION, PARALLEL WITH AND 30 FEET SOUTHERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, THE FOLLOWING TWO COURSES; COURSE NO. 1, SOUTH $81^{\circ}10'44''$ EAST, 478.96 FEET TO A POINT OF CURVATURE; COURSE NO. 2, THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,088.80 FEET, AN ARC DISTANCE OF 501.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $80^{\circ}20'18''$ EAST, 501.26 FEET; THENCE SOUTH $18^{\circ}36'15''$ WEST, PARALLEL WITH AND 60 FEET WESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID SUBSECTION 10 AND SAID SUBSECTION 7, 299.87 FEET; THENCE NORTH $81^{\circ}10'44''$ WEST, 816.51 FEET; THENCE SOUTH $04^{\circ}31'22''$ EAST, PARALLEL WITH AND 75 FEET EASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 3044, PAGE 1943 (EXHIBIT A, PARCEL 108), 616.44 FEET; THENCE SOUTH $81^{\circ}10'44''$ EAST, 596.19 FEET; THENCE SOUTH $18^{\circ}36'15''$ WEST, PARALLEL WITH AND 35 FEET WESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID SUBSECTION 10, 221.64 FEET; THENCE NORTH $81^{\circ}10'44''$ WEST, 547.59 FEET; THENCE NORTH $04^{\circ}31'22''$ WEST, PARALLEL WITH AND 35 FEET EASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 3044, PAGE 1943 (EXHIBIT A, PARCEL 108), 1,152.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.90 ACRES, MORE OR LESS.

EXHIBIT A
2025 Future Land Use
From Res-B
To Mixed Use District

Subject Property

State Road 16

Casa Sevilla

Carmona Pl

Citara Ct

San Giacomo Rd

Porta Rosa Cir

N Trapani Dr

RESIDENTIAL-B

RUR/SYLV

MIXED USE DISTRICT

MIXED USE DISTRICT

PARK/RECREATION

Miles
0.12



CPA(SS) 2018000003 Palm Lakes/Market Place Parcel 3 10/05/18

 CPA(SS)_2

END OF RECORDED DOCUMENTS

ATTACHMENT 2

**APPLICATION AND SUPPORTING
DOCUMENTS**



Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Phone (904) 209-0675 Fax (904) 209-0676

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Long Range Planning Division prior to the established filing deadline for the public hearings before the Planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date _____

Property Owner(s) Sunshine Land Holdings, LLC Phone (904) 519-9545

Address 10175 Fortune Parkway, Suite 1005 Fax _____

City Jacksonville State FL Zip Code 32256 Email bethbrdg@gmail.com

Are there any owners not listed ☐ No ☐ Yes If yes please list on separate sheet to be included with your application

Applicant Thomas O. Ingram, Esq. Phone (904) 798-3700

Address 50 N. Laura St., Suite 3100 Fax _____

City Jacksonville State FL Zip Code 32202 Email thomas.ingram@akerman.com

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

☐ Text Amendment (Sign certification statement and attach additional pages as necessary)

Element _____ Goal, Objective or Policy # _____ Page _____

☒ Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation B Zoning PUD

Proposed Future Land Use Map Designation MU Zoning PUD

Location/Description: Property Appraiser's Parcel Identification No. 0286700012

Street Address/Location State Road 16, between San Giacomo Rd and S. Francis Rd.

Total Acreage 9.9 Overall Dimensions _____ Flood Zone X

Adjacent Future Land Use Designation North: Md South: Res-B East: P West: Res-B

Wetlands: Yes: ☐ No: ☒ Type: _____ Acres: _____

Soil Associations: Floridana fine sand, Placid fine sand

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

Existing property is maintained as pastureland.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.
2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
4. (a) The project will use: ☒ public sewer or ☐ private sewer or ☐ septic tank.
(b) The project will use: ☒ public water or ☐ private water or ☐ private well.
5. (a) Will the project build its own water plant? ☐ Yes ☒ No.
(b) Will the project build its own sewage plant? ☐ Yes ☒ No.
6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7. Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	2018-2028	commercial	16,500	
Sewage	2018-2028	commercial	16,500	
Water Utility	Name: St. Johns County Utility Dept.		Address: 1205 SR 16, St. Augustine, FL 32084	
Sewer Utility	Name: St. Johns County Utility Dept.		Address: 1205 SR 16, St. Augustine, FL 32084	

8. Describe anticipated drainage system: onsite stormwater management system**9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:**

Phase (Years)	Number of People or Use	Pounds per Day
1 (10 yrs)	110K sq. ft.	3436, at ratio of .0057 tons/yr/sf

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.44 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.44 Persons Per Unit X 0.015
	N/A

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:

- (a) Number of Dwelling Units X 2.4 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:

N/A

- (b) Number of Units X 2.5 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.

N/A

12. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
	See pending application CONMAJ 2016-07 and related submittals	

13. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the **Land Development Code** and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips).

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End
				See pending application for CONMAJ 2016-07

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

- Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
- Proof of ownership (copy of deed or purchase agreement, and title opinion).
- Legal description and tax identification number.
- General location map with subject property clearly identified.
- Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
- Comprehensive Plan Future Land Use Map with subject property clearly identified.
- Most recent aerial of site showing property boundaries.
- Copy of soils map showing property boundaries.
- Generalized site plan with uses, phases as described in Question 13.
- Water and Sewer Utility letter, if applicable (Question 16).
- One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Thomas O. Ingram

Signature(s):

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: Thomas O. Ingram

Mailing Address: Akerman LLP, 50 N. Laura St., Ste 3100, Jacksonville, FL 32202

Phone: (904) 798-3700

FAX:

E-mail: thomas.ingram@akerman.com

State of Florida County of St. Johns

Signed and sworn before me on this 20th day of November, 2018

By

Thomas O. Ingram

Identification verified:

personally known

Oath sworn: Yes ☒ No ☐

Notary Signature

Ruth F. Docuyan

My Commission expires:



**Small Scale Comprehensive Plan Amendment Application
Palm Lakes/Marketplace Parcel 3, St. Augustine, FL (9.9 Ac)**

July 5, 2018 (revised November 26, 2018)

This application seeks to amend the future land use map designation of a 9.9 acre parcel at the southeast quadrant of State Road 16 and future County Road 2209 (the "Property") from Residential-B to Mixed Use. The Property is part of a 33 acre tract which has been approved for commercial uses under PUD Ordinance 2016-49. A companion zoning application proposes to increase the area of allowed commercial uses within this 33 acre tract.

The Property is bordered by property under common ownership that is part of the future Palm Lakes/Marketplace shopping center, future County Road 2209, the Turnbull Creek park parcel to the east, and State Road 16 and World Commerce Center to the north. Other retail uses are developed in the vicinity of State Road 16 and Pacetti Road (CR 13A), including Publix, McDonald's, VyStar Credit Union and Walgreens. The Murabella and Samara Lakes residential communities, part of the Palm Lakes PUD, are to the south and west of the Property.

The landowner proposes to develop the property with commercial uses similar to those allowed on the adjacent lands which are also owned by the Applicant (the "**Project**"). Development is anticipated to occur between 2019 and 2029. Stormwater retention and treatment is expected to occur onsite using retention ponds.

There are a number of benefits to changing the Future Land Use Map ("FLUM") designation for the Property to Mixed Use, including:

1. Development of the Property with commercial uses will improve opportunities for shopping within St. Johns County for County residents, in an area desirable to both residents and prospective retailers.
2. The Property is located near many existing residential developments that are its primary market, yet is buffered from any incompatible uses.
3. It helps direct more intensive commercial development into an existing Development Area.

Compatibility with Surrounding Uses

As stated above, the Property is located adjacent to or near lands with FLUM designations of Mixed Use, Residential B, and Parks/Recreation.

The proposed change of the Property's FLUM designation to Mixed Use is consistent and compatible with the land uses of surrounding properties and the vision of the St. Johns County Comprehensive Plan. Comprehensive Plan Policy A.1.3.11 defines "compatibility" to mean a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. The Property is adjacent to or near Mixed Use, Residential B and DRI future land use areas that have been developed in single-family residential uses. Placing commercial uses near the existing population will help reduce the need to travel longer distances to meet daily and weekly shopping

needs. Therefore, the Property meets the requirements of the Comprehensive Plan, including Policies A.1.3.11 and A.2.1.9.

Consistency with the Northeast Florida Strategic Regional Policy Plan. The proposed amendment is consistent with the current Northeast Florida Strategic Regional Policy Plan. It provides economic development by providing enhanced venues for shopping and services that are easily accessible to residents of northwest St. Johns County. As noted in the Northeast Florida Strategic Regional Policy Plan, part of the Regional Transportation Goal is to create centers of population and jobs that are well-connected, limit commute times, and provide opportunities for residents to work. The proposed uses enhance the strong mix of residential and commercial uses in the nearby areas and will provide more jobs for local residents.

Part of the Economic Development Goal is to create a five year strategy for economic development planning on a regional and county level. The proposed Project will take several years to build out, and in that time Northwest St. Johns County, and particularly the SR 16 corridor, are expected to see continued commercial growth, thus the Project is poised to coincide with and enhance regional growth trends that are already anticipated to occur over the next 3-5 years.

Impacts on public facilities and services. Any impacts on public facilities and services should be minimal, as the neighboring properties already have commercial uses, and the Property is in existing Development Area boundaries where public facilities and services already exist. Placing commercial uses near the existing population will help reduce the need to travel longer distances to meet daily and weekly shopping needs.

Environmental impacts. No material environmental impacts are anticipated.

Compatibility with surrounding areas. The proposed land use is compatible with the uses approved in an existing zoning for the surrounding property and complements the surrounding residential areas. The neighboring properties already have commercial uses, and the Property is in existing Development Area boundaries where public facilities and services already exist.

"The need to modify land uses and development patterns within antiquated subdivisions."

This proposed amendment is in an infill location, approved for commercial development and with extensive mixed use development in the area. The location of the CR 2209-SR 16 intersection and nearby residential communities promote a compact, contiguous development pattern.

Consistency with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.

LAND USE ELEMENT

Goal A.1

To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage/accommodate land uses which made St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

Objective A.1.2 Control of Urban Sprawl

The County shall control urban sprawl, characterized by leapfrog, development, strip development, and low-density residential over a large area.

Policy A.1.2.1: The County shall only issue development orders or development permits consistent with the provisions of the County's Concurrency Management System, as provided in the Land Development Code.

The development of the Property will comply with the County's Concurrency Management System or its successor program.

Policy A.1.2.5: All Comprehensive Plan amendments...shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

(a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

The Property is in a Development Area.

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

The continued growth of northwest St. Johns County has resulted in the critical mass needed to support commercial uses in the Murabella and World Golf Village areas. The Murabella shopping center area continues to be popular with area residents. County Road 2209 will provide additional connectivity to this site and future development planned in the Silverleaf Development of Regional Impact.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida

Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property will be provided via State Road 16 and future County Road 2209.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The Property is at a central location for commercial development in northwest St. Johns County, as evidenced by the success of the Shoppes at Murabella shopping center to the west. County water and sewer service are currently available to the Property.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Response: This proposed amendment is in an infill location, approved for commercial development and with extensive mixed use development in the area.

- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Response: Roads, utilities and other government infrastructure are in place.

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Response: Development of the Property with commercial uses will help to provide retail uses near existing residential uses. This will reduce the need of area residents to travel longer distances to meet daily and weekly shopping needs. Additionally, the Property is within walking and biking distance to multiple residential communities.

4. *Promotes conservation of water and energy.*

Response: The largest consumption of energy per capita is the energy used to power automobiles. By placing retail uses in closer proximity to existing residential uses, this amendment can help to substantially reduce energy consumption incurred in meeting daily and weekly shopping needs.

5. *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

Response: The development of this Property assists in preservation of agricultural areas by allowing for development of a relatively small, infill site, away from larger, contiguous agricultural communities such as East Palatka and the outer Hastings area.

6. *Preserves open space and natural lands and provides for public open space and recreation needs.*

Response: The proposed amendment would not reduce public open space or natural lands.

7. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Response: The proposed amendment accomplishes this providing a convenient and well-situated commercial center for the growing residential population and local commuters by providing a variety of uses which may include grocery, retail, and restaurant uses, in an area which has predominantly been developed with single family residential uses.

8. *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.*

Response: The Property is at a growing intersection near many residential communities. It is natural location for a commercial center of this size.

Therefore, the proposed Mixed Use land use designation of the Property does not constitute urban sprawl under Section 163.3177(6)(b), Florida Statutes.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of

transportation; and appropriately addresses the infrastructure needs of the community.

The Applicant will provide roadway and sidewalk interconnectivity at the site through implementation of a companion Planned Unit Development Zoning and through implementation of the St. Johns County Land Development Code.

Policy A.1.2.6

The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

As stated above, development of the site will not require extension or expansion of utilities or roads. The location of the CR 2209-SR 16 intersection and nearby residential communities promote a compact, contiguous development pattern.

Policy A.1.2.7

The County shall encourage urban and suburban growth in Development Areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development area shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.

The Property is in an existing Development Area boundaries where public facilities and services already exist. The proposed amendment provides economic development by increasing the County's tax base because the commercial center will increase property values, create dozens of permanent jobs, and generate sales tax revenue. Construction and maintenance of the Project will create jobs.

Objective A.1.3 Surrounding Land Use

The County shall locate land uses so they are compatible and complementary.

The proposed land use is compatible with the uses approved in an existing zoning for the surrounding property and complements the surrounding residential areas.

Objective A.1.4 Historical and Archaeological Resources

The site is in an area of "Low Probability" of historical resources.

Objective A.1.6 Agricultural and Silvicultural Areas

With the exception of the park lands to the east, the area of the Property has predominately been developed with single family residential and retail uses.

Objective A.1.11 Provision of Efficient, Compact Development

The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

The proposed amendment would improve the efficiency of land use patterns in northwest St. Johns County by providing retail uses closer to existing residential uses.

Objective A.1.9 Mixed-Use Development

The County shall provide a mixture of land use within designated Mixed Use Districts to encourage large concentrated areas of commercial, office, light industrial, residential, recreation and cultural facilities at a scale which is capable of serving large segments of the County and region.

The proposed amendment would expand a relatively small, existing Mixed Use area at the intersection of future CR 2209 and SR 16, and would aid in providing commercial uses in closer proximity to residents of northwest St. Johns County.

Objective A.1.21 Economic Development

The County shall enhance the economic diversity and prosperity of its citizens through economic development opportunities, expansion and diversification of the County's Tax Base.

The proposed amendment will increase the St. Johns County tax base and expand opportunities for shopping in the Murabella area.

Goal A.2

To ensure that the Northwest Section of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and

people and provide a healthy social and cultural environment for all residents. For the purpose of this Goal, the Northwest Sector shall be defined as the area of St. Johns County bounded by Duval County, the St. Johns River, CR 208, and Interstate 95.

Development of the Property will comply with Goal A.2. The location of the Property is a natural location for a commercial development and will discourage sprawl development patterns.

Objective A.2.1.8 Northwest Sector Land Use Diversity

An overall goal of the Northwest Sector is to achieve a diverse mixture of residential, retail, office uses and civic uses with appropriate open space and recreational opportunities. The County encourages a minimum ratio of one hundred and twelve (112) square feet of retail and office space and 30 square feet of civic space per dwelling unit as a general overall goal to achieve diversity throughout the Northwest Sector.

The proposed amendment will provide an additional opportunity for development of retail and office space in the Northwest Sector.

Objective A.2.1.9 Northwest Sector General Development Pattern

- (a) Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.**

There are no neighborhoods immediately adjacent to the Property boundaries. To the extent any screening is required by the County, the Applicant will comply with screening requirements.

- (b) Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

There are no neighborhoods immediately adjacent to the Property boundaries.

- (c) Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

The Applicant will comply with requirements imposed by Comprehensive Plan and the Land Development Code.

(d) Development shall avoid the creation of urban sprawl and strip development.

Please see responses under Policy A.1.2.5 concluding that the proposed amendment does not create urban sprawl, as defined by Florida law. The Property and surrounding property designated for commercial uses is not configured so as to create strip development.

(e) Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.

The Property will provide all required development and scenic edges and other open space and/or buffers in accordance with the PUD and the comprehensive plan. The subject property is part of the larger Palm Lakes Planned Development, which includes provisions for open space and buffering.

(f) Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and pedestrian ways to assist in alleviating traffic congestion on other roadways.

The Project will use building orientation and landscaping to eliminate the appearance of strip development. The Project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via sidewalks and vehicular access along State Road 16 and CR 2209.

(g) When determined appropriate, development shall provide a mixture of housing types and prices ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.

Not applicable. The area of the proposed amendment does not incorporate residential uses.

(h) Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.

The Project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via sidewalks and vehicular access to State Road 16 and CR 2209.

(i) When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the

demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.

N/A

- (j) Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

The Property has road frontage on State Road 16, a major arterial road, and future CR 2209.

- (k) Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

The Project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via sidewalks and vehicular access to State Road 16 and CR 2209.

- (l) Development shall identify the extent, type and location of natural features and vistas in the planned development.**

The Property is flat and does not currently have any vistas or wetlands.

- (m) Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

The Property is located adjacent to or near lands with FLUM designations of DRI, Residential B and Mixed Use, and is adjacent to State Road 16 and future County Road 2209. The predominant development pattern is mixed use, as part of master planned communities.

- (n) Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

The Applicant will provide the required development and scenic edges in accordance with a PUD.

- (o) Development shall identify the developable land area within the development.**

Developable land within the Property is depicted on the Concept Plan.

- (p) When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

Public facilities are available to the area, including water, sewer, transportation, electricity, solid waste, public safety and parks. The details concerning the availability of public facilities will be addressed through the concurrency system.

- (q) Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

Development of the Property will use underground utilities unless infeasible.

- (r) Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

The vision of this Project is to provide retail goods and services to serve surrounding neighborhoods. The Northwest Sector plan contemplates that the area would be predominately residential, but with commercial support uses, schools, parks, open spaces and civic spaces that serve the area. The proposed use is consistent with the plan.

- (s) Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.**

The proposed FLUM change will be consistent and compatible with development in the surrounding area. The proposed land use designation is suitable given its access to the major road network and surrounding adjacent uses. The proposed amendment will contribute to a land use pattern that provides balanced growth in this area of the County.

- (t) When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.**

N/A

- (u) Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.**

No additional neighborhood support facilities are anticipated to be needed to address the impacts of the proposed development.

Objective A.2.1.11 Community Support Uses

- (a) **It is recognized that commercial areas, office areas, employment centers and similar non-residential uses are needed to support the livability of the Northwest Sector. Commercial areas, office areas, employment centers and similar non-residential uses developed within the Northwest Sector shall be designed to provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting. These areas shall serve as commercial retail and service areas for the residents within the Northwest Sector. Such development shall be designed with respect to compliance with the general overall design concepts established in this Policy to promote a compact unified commercial business district. Strip commercial development is prohibited.**

The Applicant will comply with the provisions of A.2.1.11 through the Planned Development review process.

- (b) **Non-residential development design shall provide for a mix of land uses including, retail, office, personal and household service establishments, institutional uses, medical uses, public/civic facilities, cultural and social facilities, parks, playgrounds, community gardens, and other similar uses. When mixed, the projects shall include at least 10% Open Space and at least two uses chosen from Commercial, Office or Industrial; the mix of uses should fall within 10% to 90% of the remaining land within the project. The Impervious Surface Ratio (ISR) and Floor Area Ratio (FAR) shall be as provided in Policy A.1.11.3.**

The Property is part of a larger Planned Development which provides a mix of uses and open space.

- (c) **Non-residential development shall be arranged in a manner that emphasizes human-scale, pedestrian-oriented design with buildings fronting the sidewalk and street, short blocks, wide sidewalks, street furniture and similar requirements.**

The applicant will address this issue through the Planned Development zoning.

- (d) **Non-residential development shall be oriented to serve the needs of the surrounding neighborhoods. Development parcels shall be accessed from collectors and internal streets not directly from an arterial roadway.**

Development of the Property will be oriented to serve the needs of surrounding neighborhoods. The Property will be accessible from State Road 16, which is a major collector, and future County Road 2209.

- (e) **Non-residential development shall be designed to accommodate future linkage with a regional transit system, if or when available with transit stops located so that they are easily accessible to commercial uses.**

The Property is easily accessible to a transit system should one be created to use this segment of State Road 16 or CR 2209.

- (f) **Non-residential development design shall provide for parking in the following manner:**

1. **On-street parking may be allowed on local streets.**
2. **On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience, including but not limited to parallel and angle and reverse angle parking.**
3. **Where feasible and appropriate, parking other than on-street parking shall be located in the rear or side of the commercial structures.**

Development of the Property will utilize off-street parking, and the applicant will work with the County concerning the site plan layout as part of the Planned Development rezoning.

- (g) **Sidewalks and bicycle paths shall be of sufficient width to accommodate multiple users and commercial uses, such as, outdoor markets and cafes.**

The applicant will address County requirements as part of the Planned Development rezoning process.

- (h) **Street trees shall be provided along pedestrian pathways, streets, sidewalks, and similar areas.**

Development on the Property will comply with this provision.

TRANSPORTATION ELEMENT

Goal B.1

The County shall provide countywide coordination and planning to achieve a balanced transportation system which consists of both public and private transportation networks and which provides for the safe and efficient movement of goods and people, including the transportation disadvantaged.

Objective B.1.1 Level of Service Standards. The County shall maintain Levels of Service standards based on data and analysis for all roadway segments within the major roadway network.

Objective B.1.1 Level of Service Standards

The County shall maintain Levels of Service standards based on data and analysis for all roadway segments within the major roadway network.

Development of the subject Property will be subject to the County's concurrency management system, which implements this Objective, or its successor program.

Objective B.1.6 Transportation and Land Use

All residential, non-residential, and planned unit developments shall provide a circulation system which: provides safe access to the major roadway network; provides for proper design of local and collector streets within such development; and otherwise supports the objectives and policies of the Land Use and Transportation Elements of the Plan.

The Applicant will utilize the existing State Road 16 and future CR 2209 to access the proposed development. The Applicant will comply with the requirements of B.1.6.

Policy B.1.6.2 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 which include the requirements for multifamily housing including affordable housing and provide convenient shopping adjacent to residential neighborhoods.

Development of the Property will provide retail opportunities in an area that is currently underserved. Therefore, the proposed development will reduce trip length, demand for vehicular travel, and urban sprawl for the surrounding residential areas.

Policy B.1.6.4 Circulation within and between Developments. The County shall, as necessary, ensure that development shall include features and provisions which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network; and still make provisions for public road, public bikeway, and pedestrian access to the adjoining properties.

The Planned Development will include provisions for internal automobile, bicycle and pedestrian interconnectivity within the Property via internal driveways, sidewalks, and walkways.

CONSERVATION

Goal E.2

The County shall conserve, utilize, preserve and protect the natural resources of the area, including air, water, wetlands, water wells, estuaries, water bodies, soils, minerals, vegetative communities, wildlife, wildlife habitat, groundwater recharge areas and other natural and environmental resources, ensuring that resources are available for existing and future generations.

No significant natural resources exist on the Property.

STATE COMPREHENSIVE PLAN

Water Quality

Ch. 187.201(7)(b)5: The Applicant has demonstrated the availability of local and regional water supplies.

Ch. 187.201(7)(b)10: The intended plan of development will help improve water quality by containing, treating and disposing of stormwater in an environmentally responsible manner. The Property is not within a high aquifer recharge area.

Ch. 187.201(7)(b)12: The Development will be served by central wastewater treatment facilities. The Development's surface water management system will be designed to comply with all applicable requirements of St. Johns County, St. Johns River Water Management District, and Florida Department of Environmental Protection.

Natural Systems and Recreational Lands

Ch. 187.201(9)(b)3: The proposed amendment will not adversely impact endangered species.

Air Quality

Ch. 187.201(10)(b)2: The Development will maintain air quality. No industrial uses are proposed nor any other use likely to involve impacts to air quality.

Land Use

Ch. 187.201(15)(b)1: The Property is ideally located to accommodate projected non-residential needs in St. Johns County. Existing infrastructure has the capacity to accommodate the proposed amendment in an environmentally acceptable manner.

Ch. 187.201(15)(b)3: The proposed amendment contributes to the accomplishment of this Policy by providing an attractive and functional mix in the overall area of living, working, shopping and recreational activities.

Ch. 187.201(15)(b)6: Development of the Property will comply with state and local policies designed to protect water quality and quantity and protect from flooding.

Transportation

Ch. 187.201(19)(b)12: The Subject Property is not located in a Coastal High Hazard Area and contributes to efficient urban development.

Economy

Ch. 187.201(21)(b)1: The Development will provide new employment opportunities and help diversify the St. Johns County economy. The proposed transportation plan provides for efficient and orderly access within the project boundaries, and between adjacent land uses, markets, service centers, and job opportunity centers. By adding a new component to the ideal location, the intended plan of development will contribute to the satisfaction of this Policy by providing new employment opportunities.



St. Johns County Board of County Commissioners

Utility Department

EXH. 10

October 26, 2018

Beth Breeding
10175 Fortune Parkway #1005
Jacksonville, FL 32256

VIA Email: bethbrdng@gmail.com

**RE: Tax Parcel 028670 0012 The Marketplace (Rev 2 Update 2)
Water & Sewer Availability**

Dear Ms. Breeding:

This letter is to affirm that the St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new commercial development to include 300 seat restaurant, 30,000 SF offices, 90,000 SF storage & RV, 188,500 SF commercial/retail, 55,000SF/3,000 seat movie theater, and 250 bed assisted living facility with a total anticipated usage of 78,800 gallons per day of water and 78,800 gallons per day sewer. The water and sewer service will be provided by the Northwest Water Treatment Plant and Northwest Wastewater Treatment Facility, respectively.

Water:

Potable water will be made available by an existing 20-inch water main along State Road 16. The Developer shall provide a connection point for looping the water main to the future CR 2209 infrastructure. Please note that the applicant should contact the fire department regarding fire flow requirements for the site and make provisions if the required flow is not available.

Sewer:

Sewer will be made available by an existing 12-inch force main along State Road 16. Developer will need to add a valve onto the existing main at this connection point.

Reuse/Conservation:

St. Johns County's Integrated Water Resources Plan recommends water conservation and reclaimed water as the most cost-effective and beneficial ways to manage a sustainable water supply in our rapidly growing County. SJCUD acknowledges that County regulations do not currently contain a mandatory requirement for the provision of reclaimed water service. However, in response to state wide goals and objectives identified by Florida Statutes and St Johns River Water Management District, SJCUD is recommending eventual utilization of reclaimed water for irrigation purposes for this project to offset irrigation demands from the potable water system. Reuse can be available by an existing 8-inch reuse main along State Road 16.

Water and sewer conveyance is not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

Note 1: This evaluation is based on the following assumptions/conditions:

- a) The project is not triggering roadway construction or substantial improvements in the CR 2209 ROW. It is noted that the property/project will have 2 or 3 access points to the future CR 2209.**
- b) Appropriately sized utility infrastructure will be installed along Murabella Blvd (as identified in the conceptual site plan dated March 9, 2016) for individual meters/service to the parcels.**

Note 2: The “Certification of Public Water and/or Sewer” or a receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.

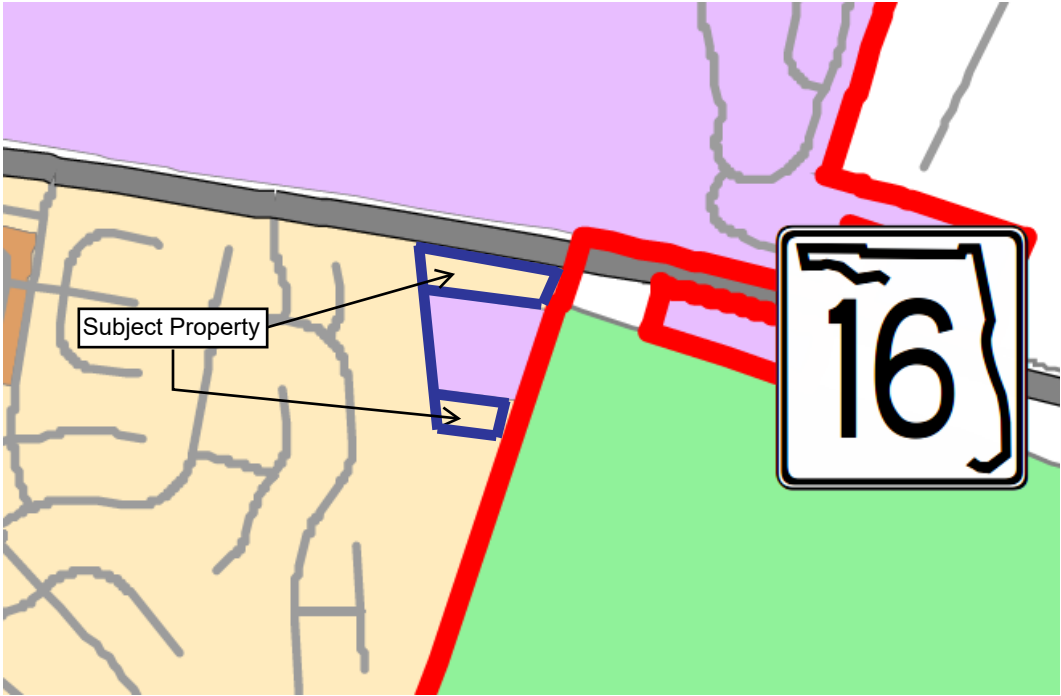
The availability of capacity will expire in ninety (90) days from the date of this letter on **January 26, 2019**; unless a Concurrency Certificate has been issued. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2013-13. Prior to submitting construction plans, please have the Engineer of Record contact the SJCUD Engineering Dept. for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. It is your Contractor’s responsibility to field verify the size and location of all utilities prior to construction.

If you should have any questions, please do not hesitate to contact me at (904) 209-2652 or tshoemaker@sjcfl.us.

Sincerely,

A handwritten signature in cursive script that reads "Teri L. Shoemaker".

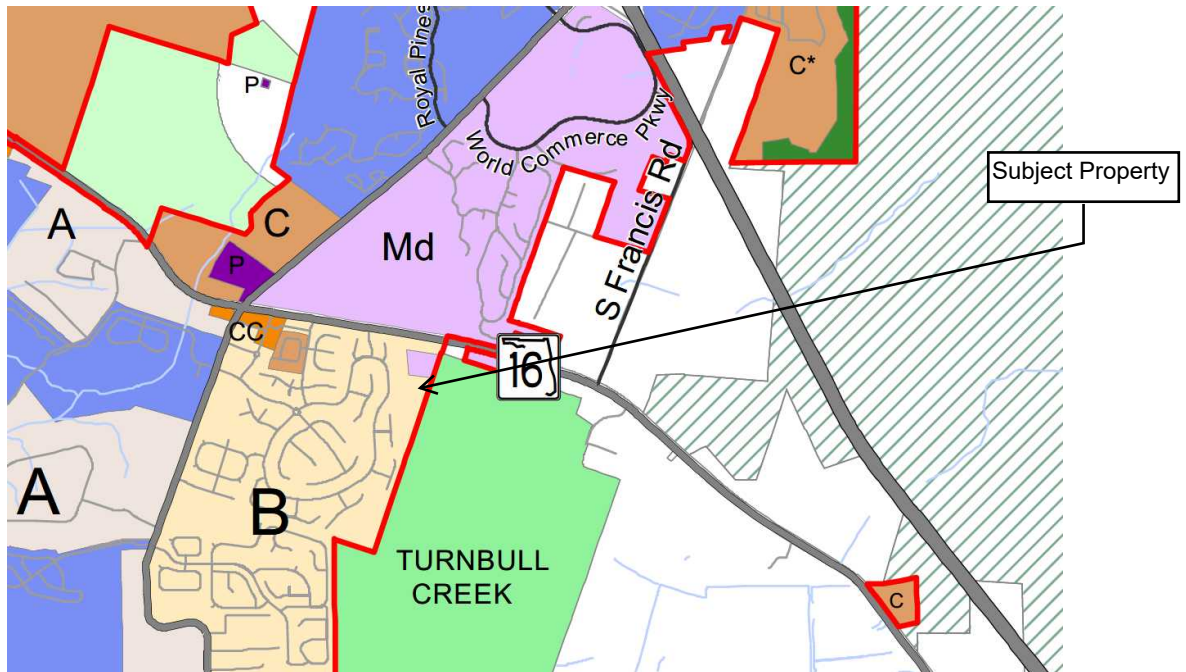
Teri Shoemaker, P.E.
St. Johns County Utility Department



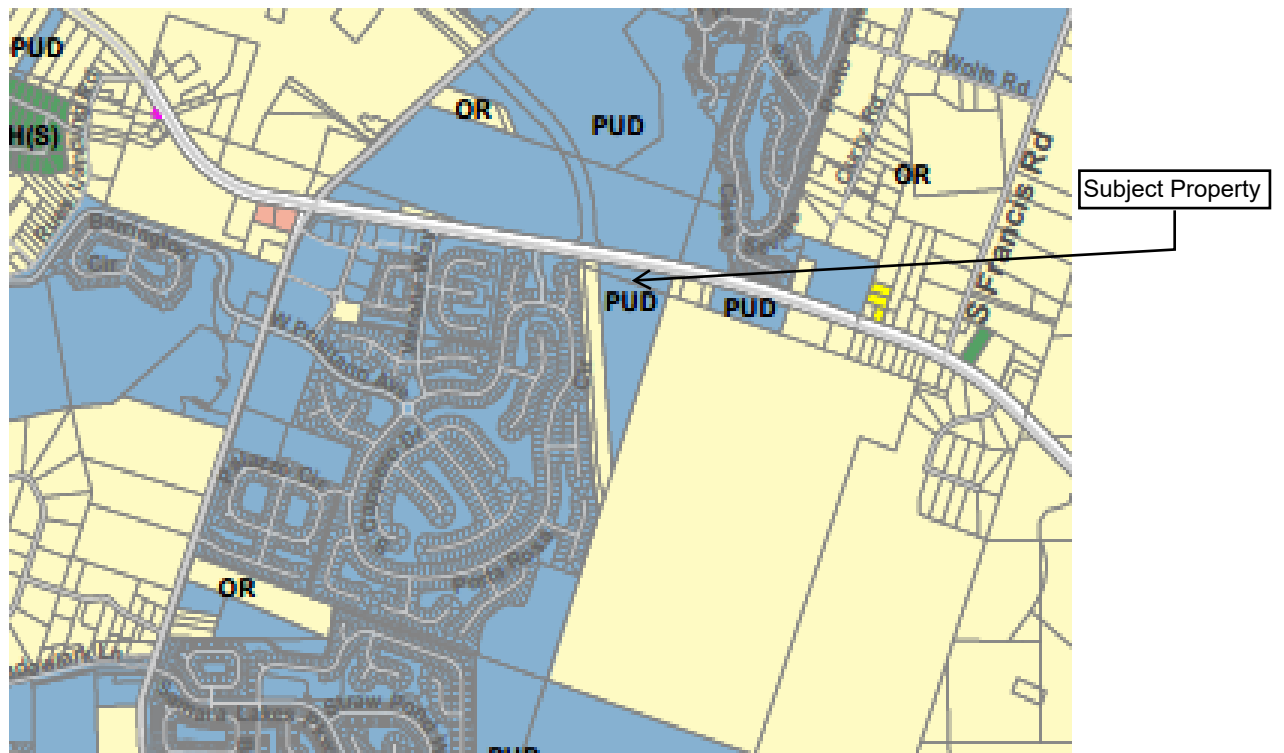
**Area of Proposed Future Land Use
Map Amendment**

Current Land Use

EXHIBIT 5

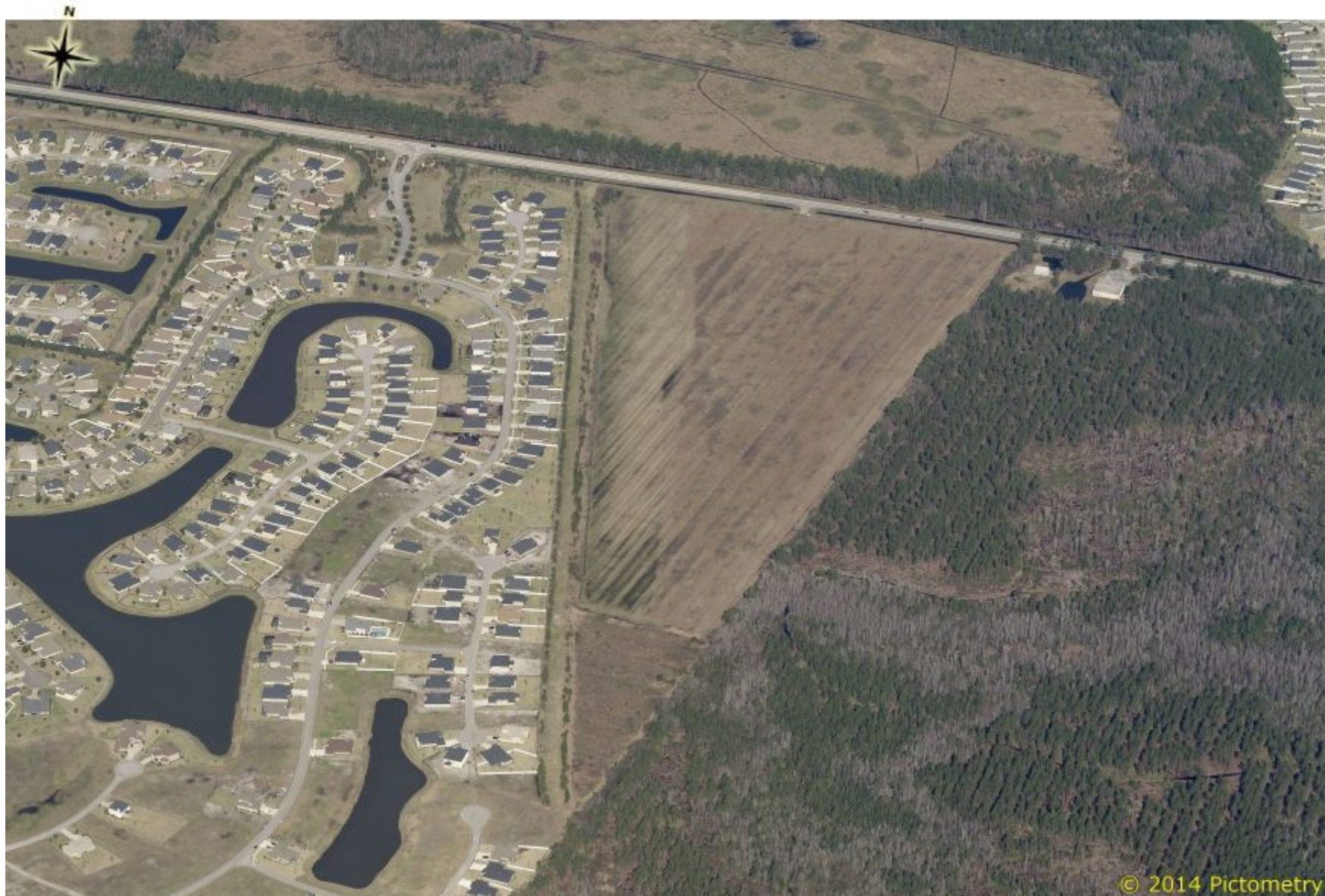


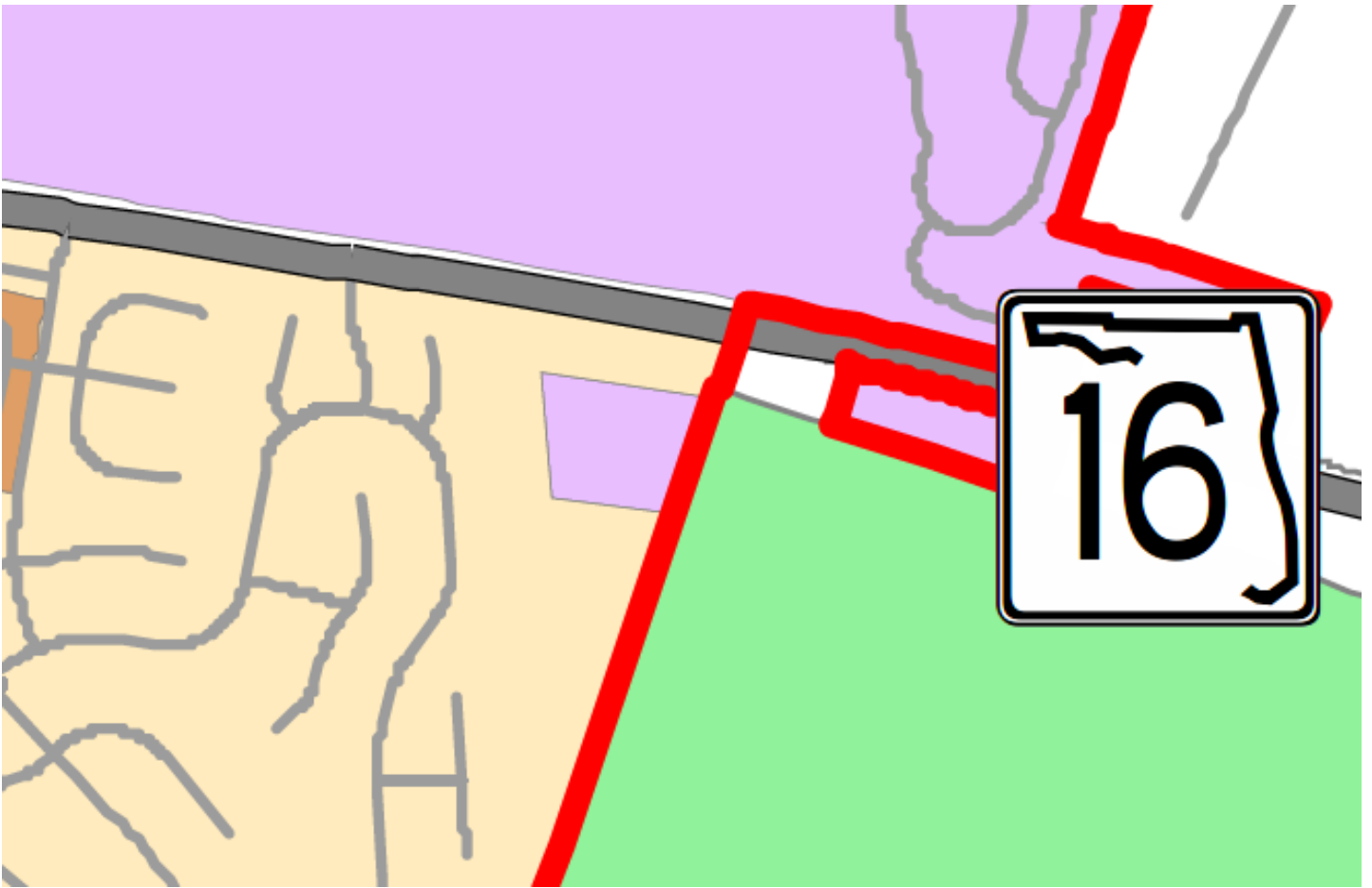
Current Zoning



Aerial Photo of Subject Property (2014)

EXHIBIT 7





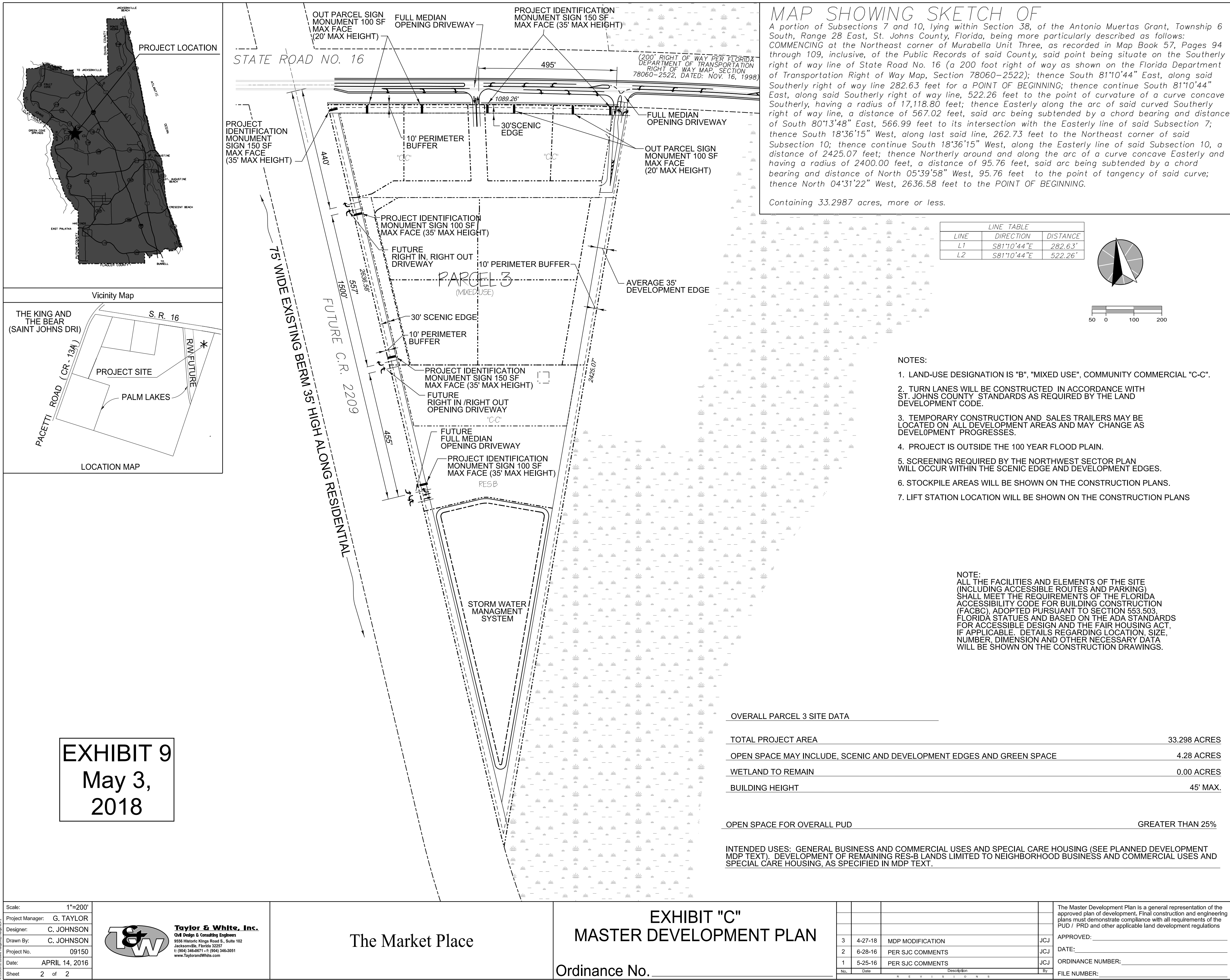
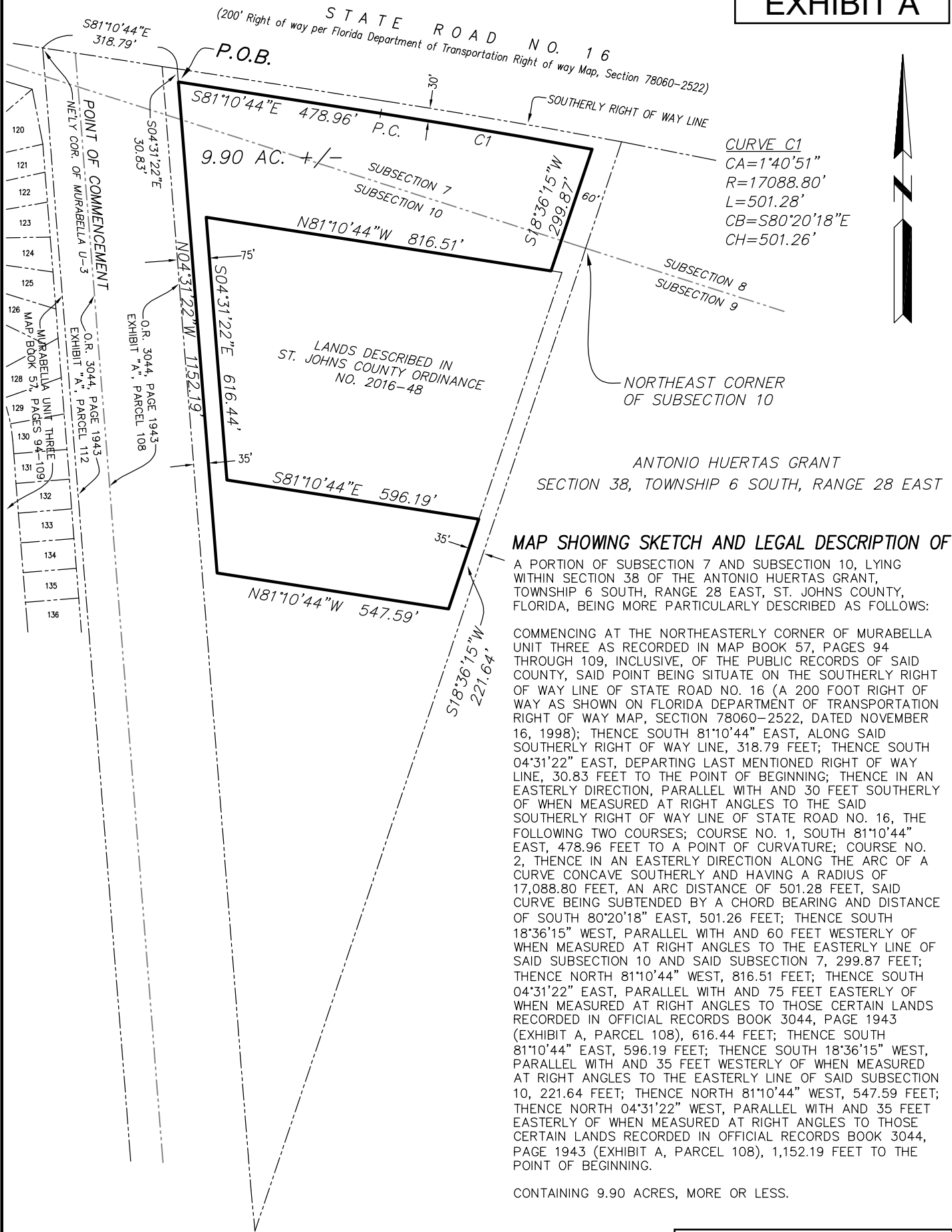


EXHIBIT A



JULY 11, 2018; REVISE LEGAL DESCRIPTION; WJM
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
x-x DENOTES FENCE
○ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
● DENOTES IRON PIPE FOUND (NOTED)

DATE 3-14-18
SCALE 1"=300'
JOB No. 2001-2124-197
F.B. -
page -
Comp. File 01-2124-196
Drawn by WJM

RICHARD A. MILLER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	OHL	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

Breeding SR 16 Parcel

Soils Map

- 62 - Floridana fine sand
- 63 - Placid fine sand

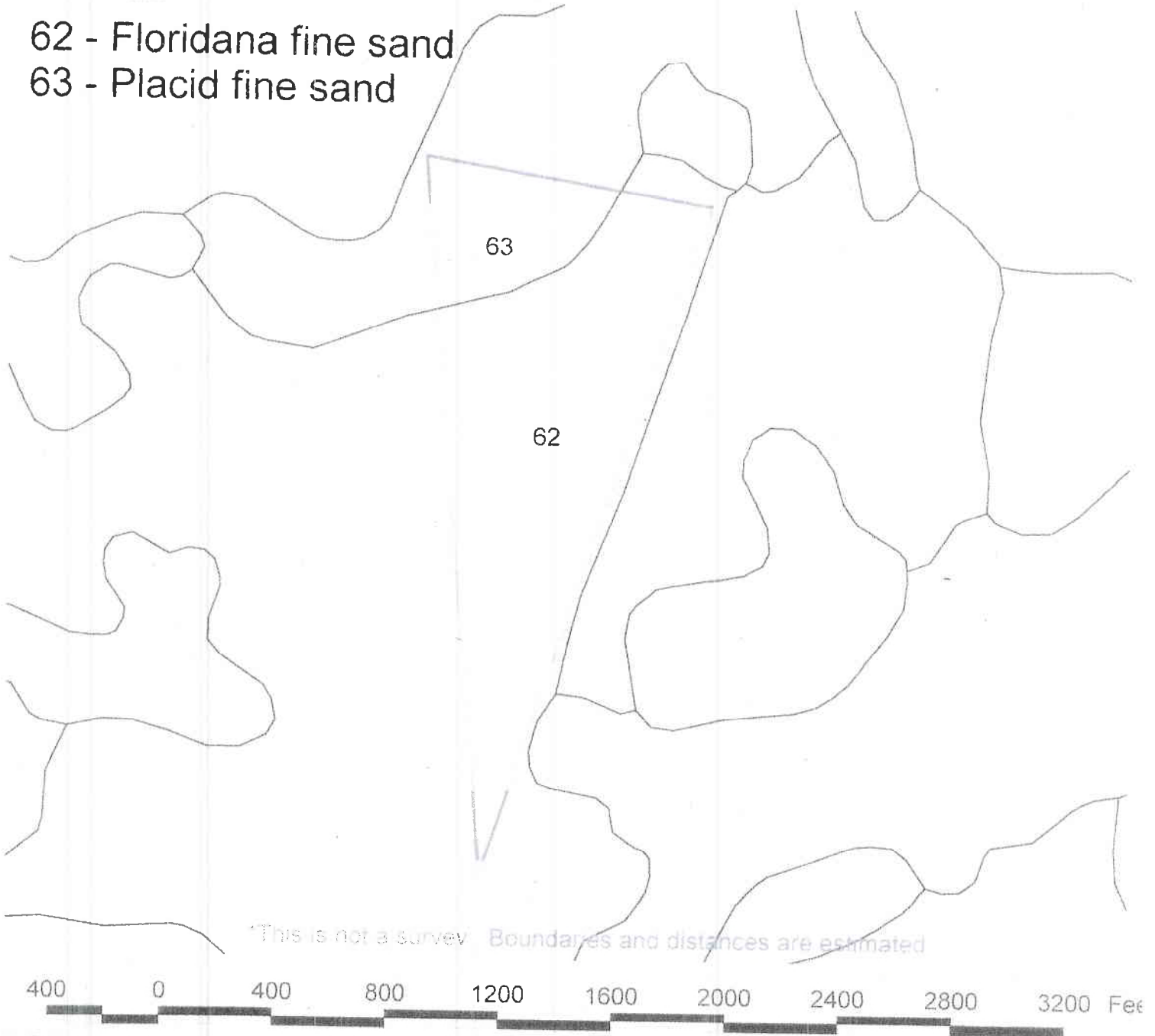


Figure 3
SR 16
St Johns County, Florida
AEA # 06-1016-00

Source: SJRWMD SSURGO
 Created by JEM



Access Ecological Associates
 27 Old Mission Avenue
 St. Augustine, FL 32084
 Phone (904) 584-1144
 Fax (904) 584-1143





St. Johns County Board of County Commissioners

Utility Department

July 26, 2018

Beth Breeding
10175 Fortune Parkway #1005
Jacksonville, FL 32256

VIA Email: bethbrdng@gmail.com

**RE: Tax Parcel 028670 0012 The Marketplace (Rev 2 Update)
Water & Sewer Availability**

Dear Ms. Breeding:

This letter is to affirm that the St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new commercial development to include 300 seat restaurant, 30,000 SF offices, 90,000 SF storage & RV, 188,500 SF commercial/retail, 55,000SF/3,000 seat movie theater, and 250 bed assisted living facility with a total anticipated usage of 78,800 gallons per day of water and 78,800 gallons per day sewer. The water and sewer service will be provided by the Northwest Water Treatment Plant and Northwest Wastewater Treatment Facility, respectively.

Water:

Potable water will be made available by an existing 20-inch water main along State Road 16. The Developer shall provide a connection point for looping the water main to the future CR 2209 infrastructure. Please note that the applicant should contact the fire department regarding fire flow requirements for the site and make provisions if the required flow is not available.

Sewer:

Sewer will be made available by an existing 12-inch force main along State Road 16. Developer will need to add a valve onto the existing main at this connection point.

Reuse/Conservation:

St. Johns County's Integrated Water Resources Plan recommends water conservation and reclaimed water as the most cost-effective and beneficial ways to manage a sustainable water supply in our rapidly growing County. SJCUD acknowledges that County regulations do not currently contain a mandatory requirement for the provision of reclaimed water service. However, in response to state wide goals and objectives identified by Florida Statutes and St Johns River Water Management District, SJCUD is recommending eventual utilization of reclaimed water for irrigation purposes for this project to offset irrigation demands from the potable water system. Reuse can be available by an existing 8-inch reuse main along State Road 16.

Water and sewer conveyance is not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

Note 1: This evaluation is based on the following assumptions/conditions:

- a) The project is not triggering roadway construction or substantial improvements in the CR 2209 ROW. It is noted that the property/project will have 2 or 3 access points to the future CR 2209.**
- b) Appropriately sized utility infrastructure will be installed along Murabella Blvd (as identified in the conceptual site plan dated March 9th) for individual meters/service to the parcels.**

Note 2: The “Certification of Public Water and/or Sewer” or a receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.

The availability of capacity will expire in ninety (90) days from the date of this letter on **October 26, 2018**; unless a Concurrency Certificate has been issued. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2013-13. Prior to submitting construction plans, please have the Engineer of Record contact the SJCUD Engineering Dept. for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. It is your Contractor’s responsibility to field verify the size and location of all utilities prior to construction.

If you should have any questions, please do not hesitate to contact me at (904) 209-2652 or tshoemaker@sjcfl.us.

Sincerely,

A handwritten signature in cursive script that reads "Teri L. Shoemaker".

Teri Shoemaker, P.E.
St. Johns County Utility Department

ATTACHMENT 3

**NORTHWEST SECTOR COMMUNITY
MEETING**



St. Johns County Growth Management Department
Planning & Zoning Section
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: 904 209-0675 Fax: 904 209-0576 E-mail:
plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: October 15, 2018

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number MAJMOD 2018-000003 for a Community Meeting held on June 18, 2018. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement

Date and Initials

☒ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	<u>10-15-18</u> <u>HB</u>
☒ Sign(s) Posted 15 days prior to scheduled meeting	<u>10-15-18</u> <u>HB</u>
☒ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	<u>10-15-18</u> <u>HB</u>
☒ Signs posted at location meeting	<u>10-15-18</u> <u>HB</u>
☐ Flyers posted within Northwest sector (optional)	

[Signature]
Applicant Signature

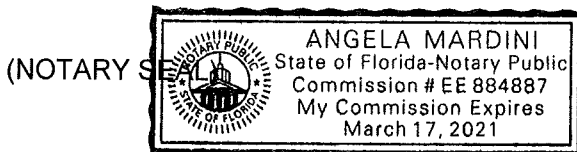
10-15-18
Date

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 15th day of October 20 18

By Helen Beth Breeding

(name of person acknowledging).



[Signature]
Notary Signature

Angela Mardini
Name of Notary - Typed, printed or stamped

Personally known x OR Produced Identification

Type of Identification Produced:

November 18, 2013



St. Johns County Growth Management Department
Planning & Zoning Section
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: 904 209-0675 Fax: 904 209-0576 E-mail:
plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: October 15, 2018

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number CPA SS 2018-000003 for a Community Meeting held on June 18, 2018. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement

Date and Initials

☒ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	10/15/18 JPB
☒ Sign(s) Posted 15 days prior to scheduled meeting	10/15/18 JPB
☒ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	10/15/18 JPB
☒ Signs posted at location meeting	10/15/18 JPB
☐ Flyers posted within Northwest sector (optional)	

Applicant Signature

Date

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 15th day of October 2018

By Helen Beth Breeding

(name of person acknowledging).

(NOTARY)



Notary Signature

Name of Notary - Typed, printed or stamped

Personally known x OR Produced Identification

Type of Identification Produced:

November 18, 2013

Community Meeting at Wind Mitigation Building
3111 Agricultural Center Drive
St. Augustine, FL 32092
The Markets
MAJMOD 2018000003
CPA (SS) 2018000003

Name

Address

Email

Shannon Acevedo

4040 Lewis Speedway

sacevedo@sjcfl.us

Karen Taylor

77 Saragossa Street, St. Augustine

taylorplanner@bellsouth.com

Jeff Spangler

1124 Stonehedge Trail Lane

jeffrey.spangler@flaglerhospital.org

DERRY N BRIDGET EGRIENE

474 Portia Rosa Circle

derrygranz@hotmail.com

ATTACHMENT 4

**COMPREHENSIVE PLAN AND LAND
DEVELOPMENT CODE PROVISIONS**

properties or the natural environment;

- b) adequate public facilities exist to serve the intended Commercial development;
- c) there is a demonstrated deficiency of other available lands designated Commercial to accommodate the proposed Commercial use, and the applicant has demonstrated that a need exists for the proposed Commercial development, based on the size, scale and population of the area being served; and
- d) the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern, characterized by continuous linear commercial frontage along the roadway.
- e) the amendment is consistent with the policies contained in Policy A.1.2.5 and the policies contained in Objective A.1.5 of this Plan.

A.1.3.11 When a Comprehensive Plan amendment, rezoning or development application is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean “the same as”. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved.

A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted

uses are compatible with conforming land uses located on adjacent properties.

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area, or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning, or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.
3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
 - a. permitted uses, structures and activities allowed within the Future Land Use designation;
 - b. building location, dimension, height and floor area ratio;
 - c. location and extent of parking, access drives, loading areas, and service areas;
 - d. hours of operation, noise levels, and lighting;
 - e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Objective A.1.2

Control of Urban Sprawl

The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.

Policies

- A.1.2.1 The County shall only issue development orders or development permits consistent with the provisions of the County Concurrency Management System, as provided in the Land Development Code.
- A.1.2.2 The County shall promote infill residential development, within the Development Areas as depicted on the Future Land Use Map, near existing facilities by offering a Variable Density Factor for residential developments that are served by central water and central sewer consistent with the Variable Density Factors established through Policy A1.11.1.
- A.1.2.3 New residential developments in the Agricultural-Intensive and Rural/Silviculture districts shall be clustered pursuant to the provisions of the Planned Rural Development land development regulations.
- A.1.2.4 New stand-alone Commercial development shall not be permitted in the Agricultural-Intensive or Rural/Silviculture districts, unless, directly related to or accessory to or supportive of agricultural activities or operations, or agribusiness opportunities allowed by specific zoning districts or as defined in Policy A.1.6.9 as further defined in the Land Development Code.
- A.1.2.5 All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
- (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
 - (b) the extent to which population growth and development trends warrant an amendment , including an analysis of vested and approved but unbuilt development;
 - (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO)

Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

- (d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
- (e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
- (f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

A.1.2.6 The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

A.1.2.7 The County shall encourage urban and suburban growth in Development Areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development area shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.

A.1.2.8 The County shall encourage infill development. Infill development is development on a vacant parcel or parcels of land within Development Areas that are surrounded by an existing built area. Compatibility of the infill development shall be considered with the development review process. Infill development shall not be considered in R/S or A-I areas.

A.1.2.9 The County shall investigate the designation of an Urban Service Area (USA) or and Transportation Concurrency Exemption Area (TCEA), as allowed by Florida Statutes, in areas where found appropriate.

(p) **Mixed Use District**

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial
- Light Industrial:
- Heavy Industrial subject to Policy A.1.9.8
- Agricultural uses when not incompatible with the surrounding area.
- Solid Waste and Correctional Facilities when not incompatible with the surrounding area and subject to Policy A.1.9.9.
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment.
- Residential up to 13 units per acre

A.1.11.2 Neighborhood and Community Commercial uses provided within Residential Land Use designations as depicted on the Future Land Use Map, and as provided in Future Land Use Element Policy A.1.11.1, may be permitted under the following conditions:

- (a) the development is approved through the Planned Development land development regulations if a rezoning of the property is required to allow Neighborhood or Community Commercial uses;
- (b) the commercial use is provided at a size and scale compatible with the surrounding residential area;
- (c) the proposed development will promote compact commercial centers or

Objective A.1.15
Comprehensive Plan Amendment and Review

The County shall have a mechanism for review and amendment of the Comprehensive Plan.

Policies

- A.1.15.1 St. Johns County shall provide for the amendment of the Comprehensive Plan in accordance with the provisions of Chapter 163, F.S. Applications to amend the Future Land Use Map may be submitted by the owner, or agent for the owner of property proposed for redesignation; by the County; by the Planning & Zoning Agency; or by the Board of County Commissioners. Applications to amend other portions of the Comprehensive Plan may be submitted by any interested party, by the County, by the Planning & Zoning Agency, or by the Board of County Commissioners. The County shall establish an appropriate fee for the review of the proposed amendments.
- A.1.15.2 Applications requesting amendment to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to the following:
- (a) consistency with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan;
 - (b) consistency with the Northeast Florida Strategic Regional Policy Plan;
 - (c) impacts on public facilities and services;
 - (d) environmental impacts; and,
 - (e) compatibility with surrounding areas.
 - (f) the need to modify land uses and development patterns within antiquated subdivisions.
- A.1.15.3 The County may amend the Comprehensive Plan according to applicable law.
- A.1.15.4 Pursuant to applicable law, the County shall evaluate the effectiveness of the Comprehensive Plan. As applicable, the County may prepare and consider adoption of amendments to the Plan as identified in the evaluation.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ACKERMAN LLC
50 NORTH LAURA STREET, SUITE 3100

JACKSONVILLE, FL 32202

ACCT: 16614
AD# 0003118711-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

SCANNED

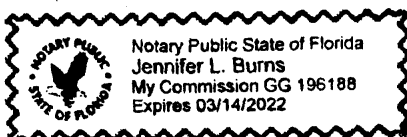
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Retail** in the matter of **CPA(SS)-2018000003** was published in said newspaper on **11/30/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this NOV 30 2018
day of _____
by Jennifer L. Burns who is personally known to me
or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)



SCANNED

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 12/20/2018 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 1/15/2019 at 9:00 a.m.**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B (RES-B), TO MIXED USE (MU) FOR APPROXIMATELY 9.9 ACRES LOCATED SOUTH OF STATE ROAD 16 BETWEEN SAN GIACOMO ROAD AND SOUTH FRANCIS ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

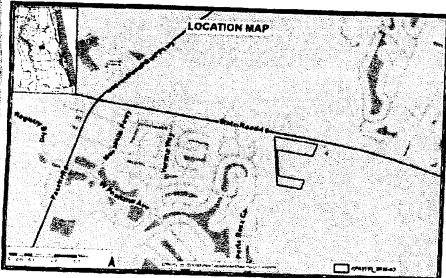
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 9.9 acres and is located at State Road 16, between San Giacomo Rd. and S. Francis Rd. St. Augustine, FL 32092, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.

The proposed change is known as File Number CPA(SS)-2018000003, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which appeal is to be based.



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 County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. 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
MIKE KOPPENHAFFER, CHAIR
File Number: CPA(SS)-2018000003, Palm Lakes/Market Place Parcel 3

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PAUL M. WALDRON, CHAIR

0003118711 November 30th, 2018

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE ELEMENT TEXT AND FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 12/20/2018 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 1/15/2019 at 9:00 a.m.**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the Future Land Use Element Text and Future Land Use Map of the St. Johns County 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed comprehensive plan amendment to the Future Land Use Element Text and Future Land Use Map of the St. Johns County 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B) WITH A TEXT AMENDMENT OF A MAXIMUM 160,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT AND A MAXIMUM 819 AGE-RESTRICTED DWELLING UNITS FOR APPROXIMATELY 784 ACRES OF LAND LOCATED BETWEEN LONGLEAF PINE PARKWAY AND GREENBRIAR ROAD/COUNTY ROAD 210 W; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

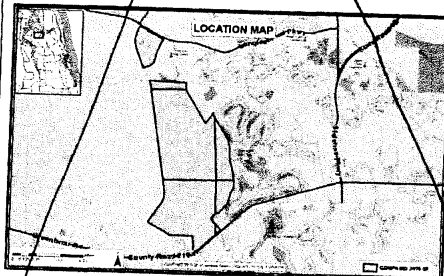
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 784 acres and is located between Longleaf Pine Parkway and Greenbriar Road/CR 210 W, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.

The proposed change is known as File Number COMPAMD-2016000002, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which appeal is to be based.



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 County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. 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
MIKE KOPPENHAFFER, CHAIR
File Number: COMPAMD-2016000002, Greenbriar Downs (aka WCI C.R. 210 Land)

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PAUL M. WALDRON, CHAIR

0003118709 November 30th, 2018