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**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

3/4/2025

BCC MEETING DATE

TO: Joy Andrews, County Administrator **DATE:** January 23, 2025

FROM: Saleena Randolph, Senior Planner **PHONE:** 904 209-0688

SUBJECT OR TITLE: PUD 2023-25 3229 State Road 207 PUD

AGENDA TYPE: Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report

BACKGROUND INFORMATION:

Request to rezone approximately 2.07 acres of land from Residential, Single-Family (RS-2) to Planned Unit Development (PUD) to allow for Neighborhood Commercial uses, specifically located at 3229 State Road 207. The Planning and Zoning Agency held a Public Hearing on January 23, 2025 for this item, and voted 5-1 in favor of recommending approval to rezone the subject property from Residential, Single Family (RS-2) to Planned Unit Development (PUD). The dissenting vote was based on concerns about the intensity of the commercial development compared to the current use as a single-family residence.

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 2025-_____, to approve PUD 2023-25 3229 State Road 207 PUD, based on nine (9) findings of fact as listed in the staff report.
DENY: Motion to deny PUD 2023-25 3229 State Road 207 PUD, based on ten (10) findings of fact as listed in the staff report.

For Administration Use Only:
Legal: Kealey West 2/10/2025 **OMB:** ARM 2/10/2025 **Admin:** JDD 2/19/2025



Growth Management Department
Planning Division Report
Application for Planned Unit Development Rezoning
PUD 2023-25 3229 State Road 207 PUD

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Saleena Randolph, Senior Planner

Date: January 23, 2025

Subject: **PUD 2023-25 3229 State Road 207 PUD**, Request to rezone approximately 2.07 acres of land from Residential, Single-Family (RS-2) to Planned Unit Development (PUD) to allow for Neighborhood Commercial uses, specifically located at 3229 State Road 207.

Applicant: Bruce Humphrey, Esq., Birchfield & Humphrey

Hearing Dates: Planning and Zoning Agency – January 23, 2025
Board of County Commissioners- March 4, 2025

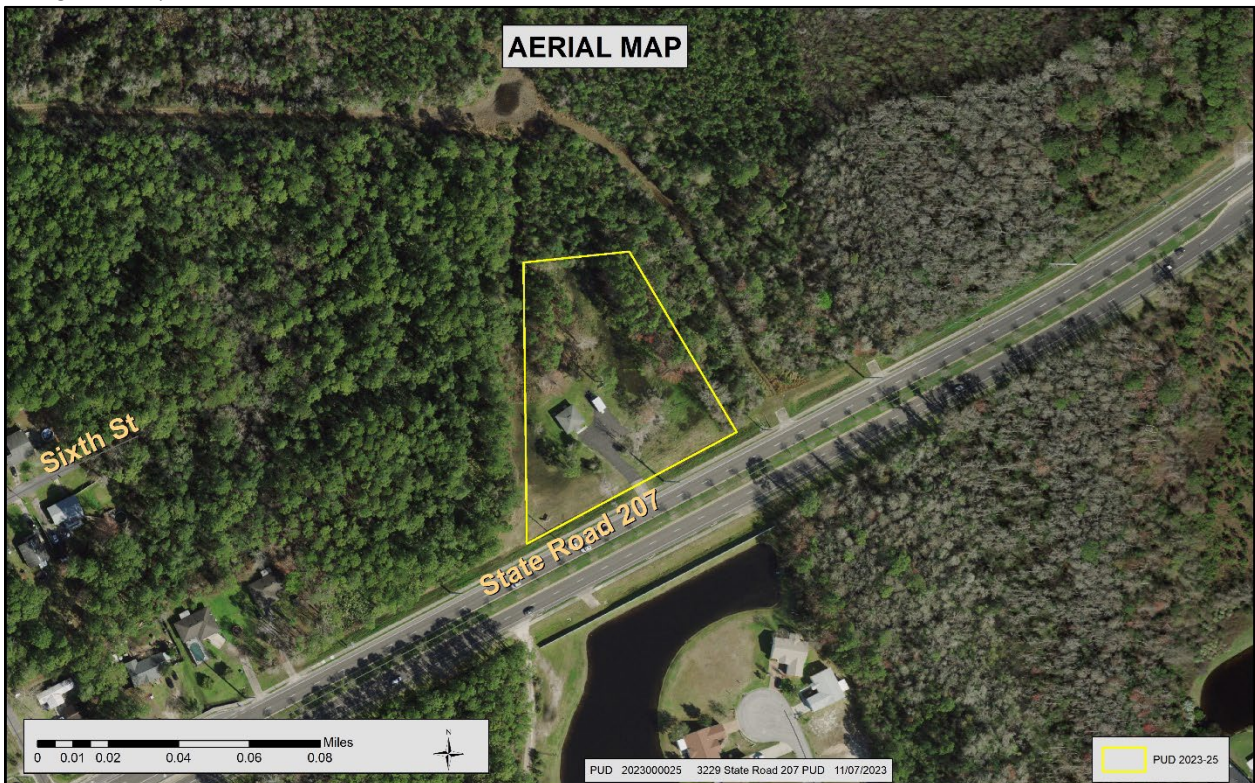
Commissioner District: District 3

MAP SERIES

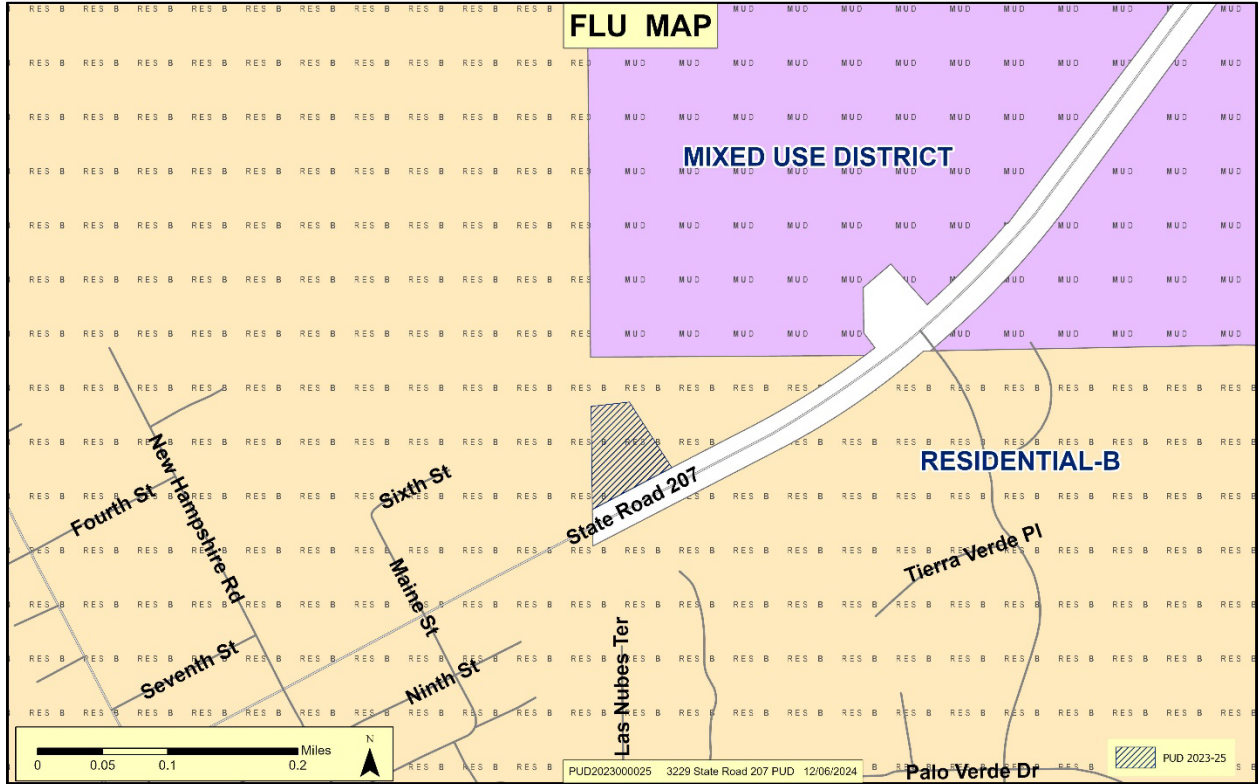
Location: The subject property is located on the northwest side of State Road 207, west of Interstate 95 and east of Vermont Heights.



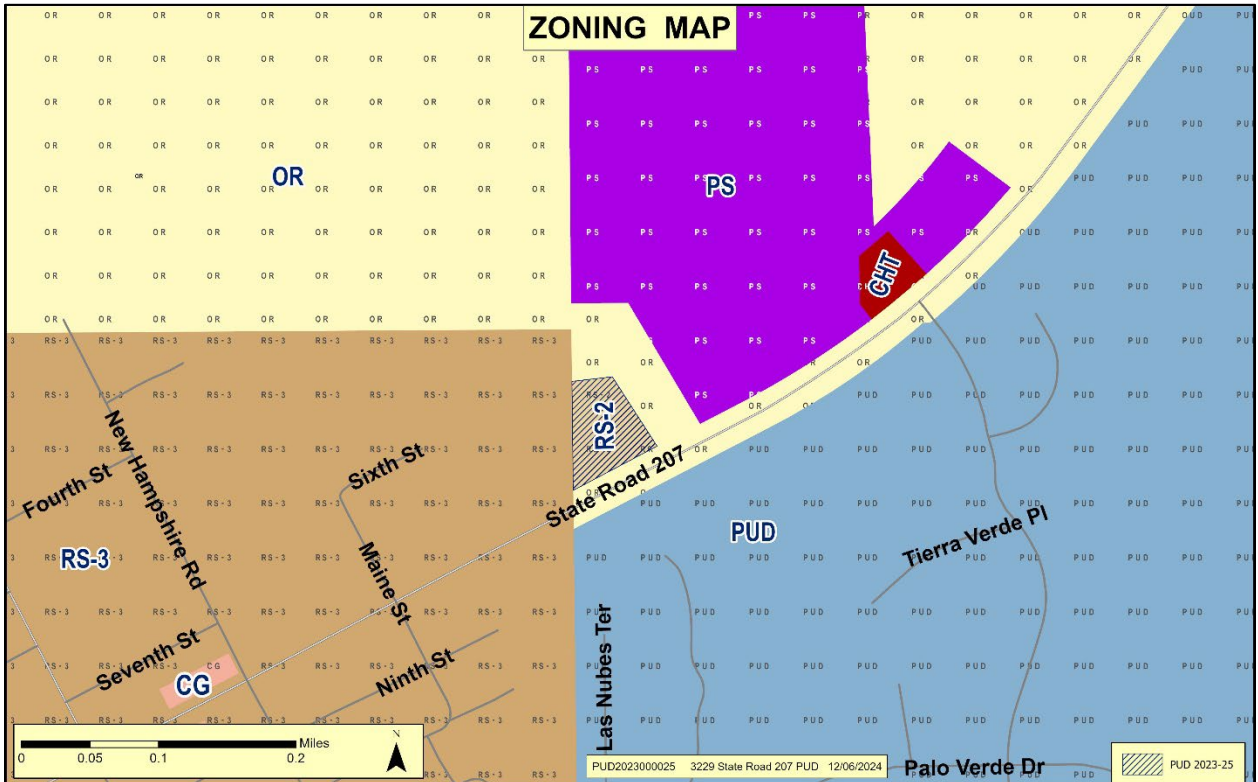
Aerial Imagery: The subject properties contain approximately 2.07 acres of land and is currently developed as a single-family residence.



Future Land Use: The subject property's Future Land Use is designated Residential-B (RES-B), surrounded by RES-B extending to both sides of State Road 207, with an area of Mixed-Use District to the northeast.



Zoning District: The subject property is currently zoned Residential, Single-Family (RS-2). The property directly adjacent to the north and east is zoned Open Rural, and Vermont Heights to the west is zoned Residential, Single Family (RS-3). A County owned parcel further east is designated Public Service.



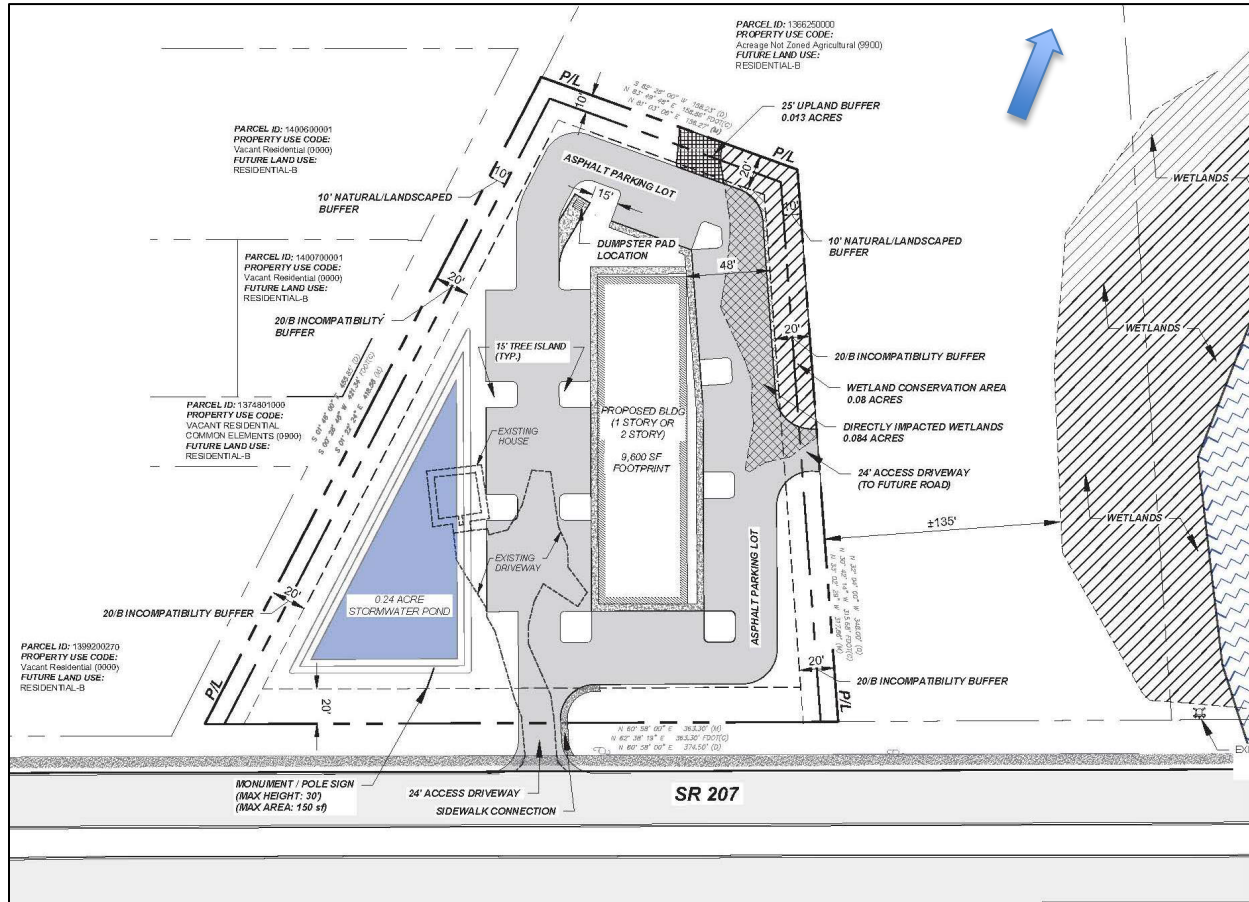
APPLICATION SUMMARY

The Applicant seeks to rezone an approximately 2.07-acre residential parcel from Residential, Single Family (RS-2) to Planned Unit Development (PUD) for Neighborhood Commercial uses to serve nearby residential development along State Road 207. The project will be called the Wauldron Planned Unit Development (PUD) and consist of up to 9,600 square feet of commercial space, which may include a restaurant use allowing alcohol consumption limited to on-premises. The existing single-family home and ancillary structures will continue in place until construction commences for redevelopment under the PUD. Redevelopment is expected to occur within two years, with a PUD phasing schedule to permit up to five years from rezoning approval and completion in five years from commencement. The Applicant waives the rights to redevelop under Chapter 2023-17 Laws of Florida (Live Local Act).

The PUD Master Development Plan Map and Text provide development standards (see Figure 1 below) pursuant to the St. Johns County Land Development Code (LDC). **(Complete MDP Map and Text provided in Attachments to Staff Report)**

Figure 1: Proposed Development Standards	
Maximum Floor Area Ratio (FAR)	50%
Maximum Impervious Surface (ISR)	70%
Maximum Commercial Development Intensity (RES-B)	In addition to the maximum ISR and FAR, Commercial uses are also limited in intensity to a maximum of 10,000 square feet of floor area per acre (PUD proposes 4,638 square feet per acre)
Minimum Open Space	25% (0.52 Acres)
Maximum Building Height	35 Feet
Minimum Distance	10 Feet Between Buildings 20 Feet for Buildings, Parking and/or Storage adjacent to ROW or Residential Uses
Lot Area	2.07 Acres
Parking	Per SJC Land Development Code (LDC) Sec. 6.05.02
Lighting	Per SJC LDC Sec. 5.03.06.H.6 and 6.09.01
Minimum Building Setbacks (Furthest Projection)	Front: 20 Feet Side: 20 Feet Rear: 20 Feet
Buffers	10-Foot PUD Perimeter Buffer 20/B Buffer as Applicable 25-Foot Undisturbed Upland Buffer (May be Averaged but not less than 10 Feet) 25-Foot Building Setback from Contiguous Wetlands (Natural and Undisturbed)
Signage	Per SJC Land Development Code (LDC) Section 7.0
Phasing	One (1) Five (5) Year Phase Commencement: within Five (5) years of PUD approval Completion: within Five (5) Years of Commencement

Proposed Master Development Plan Map (MDP):



The proposed Rezoning to PUD would allow Neighborhood Commercial Uses in accordance with the Comprehensive Plan and the Land Development Code (LDC).

The following list is representative of the types of uses permitted in the PUD, referencing LDC Section 2.02.01.D Neighborhood Business and Commercial Uses:

- a. Retail Goods Stores
- b. Financial Institutions without drive-through
- c. Personal Services such as Beauty Shops, Barbers, and Photography Studios
- d. Child or Adult Daycare
- e. Restaurants without drive-through allowing consumption of alcohol only on premises and meeting Special Use Criteria of LDC Section 2.03.02, as applicable
- f. Medical and Professional Offices
- g. Government Branch Offices
- h. Schools for Business or Trade, Performing or Fine Arts, or Martial Arts
- i. Churches
- j. Neighborhood Groceries
- k. Specialty Food Stores
- l. Service Businesses such as Blueprinting, Catering, Travel Agencies, Mail and Package Services, and Laundries

In addition to Special Use Criteria, uses requiring Supplemental Standards will meet the requirements of LDC Section 6.08.00 as applicable, including Adult Care Centers, and Childcare Centers.

WAIVERS

The Applicant designed the site to meet the County's Land Development Code, and they are not requesting any waivers.

DEPARTMENTAL REVIEW

The Planning and Zoning Division routed this application to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

Planned Unit Developments are considered rezonings. This application is subject to the general standards outlined in Board of County Commissioners of *Brevard County v. Snyder*, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all the testimony presented at the evidentiary hearing(s).

Technical Division Review:

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Fire Services Review:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

With the recently opened Fire Station 11 located in the Cypress Links Neighborhood and a creditable water supply, ISO would assign a rating of Class 3.

Transportation/Concurrency Division Review:**Traffic Impact Analysis (12/17/2024)**

The following assessment is a non-binding traffic impact analysis for 3229 State Road 207 PUD to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of a maximum 9,600 square feet of retail and/or a full-service restaurant.

Intended Plan of Development: The applicant intends to develop a maximum amount of commercial retail and or/restaurant without drive-through use of 9,600 sq. ft. The proposed development of strip retail plaza (<40k) without supermarket is estimated to generate 523 average weekday trips with 63 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.) The proposed development of high turnover restaurant is estimated to generate 1,029 average weekday trips with 87 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.).

Staff notes that the maximum impact use was used to determine the trip generation.

The directly accessed roadway segment, Link 107.2 (Vermont Blvd. to Cypress Links Blvd.), is currently operating at 44.7% of capacity based on existing 2024 P.M. peak hour traffic, and 50% of capacity based on total committed peak hour traffic.

Non-residential

The proposed non-residential development is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide for safe and efficient access to the proposed development. It is noted that the proposed PUD includes a variety of possible uses, which will be reviewed for site access needs in the construction plan review process.

Planning and Zoning Division Review:

The Applicant requests to rezone a 2.07-acre parcel approximately one mile west of Interstate 95 on the north side of State Road 207 from Residential, Single Family (RS-2) to Planned Unit Development (PUD) for Neighborhood Commercial uses. The section of State Road 207 between Interstate 95 and the subject property is a Mixed-Use area, with an Industrial Park on the north side and the Cypress Lakes Residential PUD to the south. The site is adjacent to an older small lot residential subdivision and across from a mobile home community. The 222-acre property directly adjacent to the site is currently undeveloped non-agricultural land under a single ownership and abutting the County’s new Reclaimed Water Facility to the east. The Applicant’s intent is to develop a neighborhood scale commercial site to serve the surrounding community. The PUD Text provides a limited list of permitted Neighborhood Commercial Uses, as noted on Page 6 of this Staff Report, prohibiting drive-throughs at businesses like restaurants and banks.

The subject property has a Future Land Use designation of Residential-B (RES-B), which permits the development of Neighborhood Commercial Uses. Policy A.1.11.3 of the Comprehensive Plan controls maximum impervious surface ratio (ISR), floor area ratio (FAR), and intensity of development. Commercial uses in the Residential-B (RES-B) Future Land Use designation are limited in intensity to a maximum of 10,000 square feet of floor area per acre. The PUD Text also notes that all Neighborhood Commercial Special Uses will be permissible in the PUD without a Special Use Permit, including restaurant alcohol sales in accordance with LDC Section 2.03.05. The current Application proposes a maximum of 4,638 square feet of commercial development per acre, which is well under the 10,000 square feet permitted.

While currently a residential property, the Applicant has determined that the site best serves the community developed as Neighborhood Commercial. The scale of proposed commercial development with the specific limitations proffered in the PUD Text regarding permitted uses renders this rezoning a reasonable request given the mixed-use context of the area.

Figure 2 provides a Compatibility Analysis of the proposed changes in relation to nearby properties, and **Figure 3** provides a map showing the location of each property in relation to the Subject Property.

Figure 2: Compatibility Analysis

Criteria	Subject Property	Property 1 (North)	Property 2 (East)	Property 3 (South)	Property 4 (West)
FLUM	Residential-B (RES-B)	RES-B	RES-B & MD	RES-B	RES-B
Zoning: Current/Proposed	RS-2/PUD	OR	PS	PUD	RS-3
Present / Proposed Use	Single-Family Residential/ Neighborhood Commercial PUD	Undeveloped Non-Agricultural	County Public Service: Reclaimed Water Facility	Coquina Crossing Mobile Home Park	Vermont Heights Single-Family Residential
Property Area	2.07 Acres	222 Acres	138 Acres	311 Acres	0.34 Acre Lots (Typical)

Figure 3: Compatibility Map

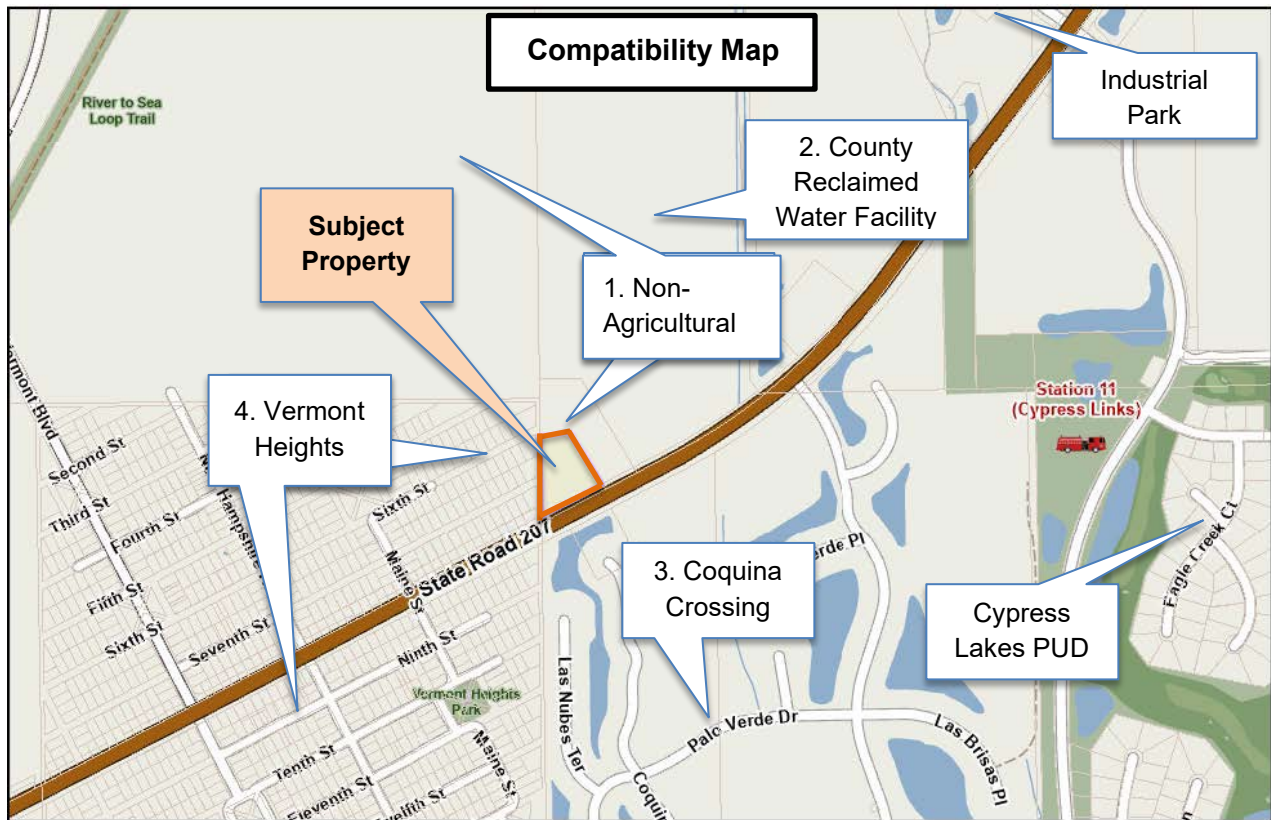


Figure 4 depicts the uses allowed within the current zoning classification of Residential, Single-Family (RS-2) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 4: Zoning Designation Allowable Use Comparison

Permitted Use Categories	PUD (Proposed)	RS-2 (Current)
Residential	X*^	X
Neighborhood Commercial	X	
Outdoor Passive		X
Neighborhood Public Service		X
Live Local Act (SB 102) (13 dwelling units/acre)	Waived	
*Accessory Use per Section 2.02.04		
^High density (13 units/acre) multi-family apartments developed pursuant to Live Local Act are entitled subject to administrative approval.		

Live Local Act:

Pursuant to section 125.01055(7) of the Florida Statutes, (the “Live Local Act”), St. Johns County must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units are rental units that are at or below 120% AMI in the proposed multifamily or mixed-use rental development for a period of at least 30 years, affordable as defined in 420.0004, Fla. Stats. According to Section E of the MDP Text, the applicant waives the right to develop under the Live Local Act.

Figure 5 depicts the development standards required within the current zoning classification of Residential, Single Family (RS-2) in comparison to the proposed standards allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 5: Zoning Designation Development Standards Comparison

Development Standard	PUD (Proposed) Commercial	RS-2 Single-Family
Minimum Lot Width:	N/A	90 feet
Minimum Lot Area:	N/A	10,000 square feet
Maximum Lot Coverage by All Buildings:	N/A	30%
Maximum Floor Area Ratio (FAR):	50%	N/A
Maximum Impervious Surface Ratio (ISR):	70%	70%
Maximum Height of Structures:	35 feet *	35 feet *
Setbacks:	Front: 20 feet* Side: 20 feet Rear: 20 feet	Front: 25 feet Side: 8 feet Rear: 10 feet
*Maximum height of structures is 35' unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13		

IMAGES



Image: View of Property from State Road 207 Eastbound

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency held a Public Hearing on January 23, 2025, for this item and voted 5-1 (Ms. Perkins, Mr. Green, Mr. Pierre, Mr. Peter, Mr. Matovina in favor; Ms. Spiegel opposed; Dr. Hilsenbeck absent) to recommend approval to rezone the subject property from Residential, Single Family (RS-2) to Planned Unit Development (PUD) for specific Neighborhood Commercial uses. The dissenting vote was based on concerns about the intensity of the commercial development compared to the current use as a single-family residence.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has not received any phone calls or correspondence regarding the proposed rezoning.

ACTION

Staff provided nine (9) findings of fact to approve and ten (10) findings of fact to deny the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

FINDINGS OF FACT
PUD 2023-25 3229 State Road 207

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-B.	3. The PUD is not consistent with the Future Land Use Designation of Residential-B by not providing a well-balanced mix of uses in the area under Policy A.1.9.5.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Section 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

<p>9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.</p>	<p>9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.</p>
	<p>10. Consistent with <i>Board of County Com'rs of Brevard County v. Snyder, 627 So. 2d 469</i>, the Board finds a legitimate public purpose in keeping the existing zoning of Residential, Single-Family (RS-2).</p>

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2025 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE-FAMILY (RS-2) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated August 16, 2023, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-25 3229 State Road 207 PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-B.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application **File Number PUD 2023-25 3229 State Road 207 PUD** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Unit Development (PUD)

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, **Exhibit “B”** and the Master Development Plan Map, **Exhibit “C”**.

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

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

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Krista Joseph, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A - LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH 1 DEGREES 48 MINUTES EAST 200.0 FEET ALONG THE WEST LINE OF SAID SECTION 16 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1 DEGREES 48 MINUTES EAST 455.85 FEET TO THE INTERSECT/ON WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 60 DEGREES 58 MINUTES EAST 374.5 FEET ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 32 DEGREES 04 MINUTES WEST 348.0 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES WEST 158.23 FEET TO THE POINT OF BEGINNING. LESS ANY PORTION LYING WITH THE RIGHT OF WAY OF STATE ROAD 207, ALL LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

EXHIBIT B
MDP Text

Purpose: The owner requests a rezoning of a residential parcel currently zone Residential-2 to Planned Unit Development (PUD). The owner believes the highest and best use of the property is Neighborhood Commercial. The owner will continue to live in the existing home until the property is sold to the end user. This site is just west of I-95 and proximate to existing and proposed commercial, residential and industrial uses. The proposed uses would provide Neighborhood Commercial services to the nearby residential development using existing infrastructure and minimizing urban sprawl. The proposed plan meets the requirements found in Comprehensive Plan Policy A.1.11.1(m) and Land Development Code Table 2.03.01, and the proposed uses are allowed under FLUM, RES-B

St. Johns County Land Development Code Section 5.03.02.G.1

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

This Master Development Plan (MDP) Text is proposed on behalf of Jim Wauldron (The “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the Project to be known as Wauldron Planned Unit Development (PUD). This development will contain a Neighborhood Commercial project located in St. Johns County. To achieve the performance standards needed to guide this development, a rezoning to PUD for approximately 2.07 acres of land included within the Project limits is necessary. The Project is located on the northerly side of State Road 207 just west of I-95. The proposed PUD is planned to consist of up to 9,600 square feet of retail and/or full-service restaurant use allowing alcohol consumption only on premise. The existing single-family home use will continue until construction commences for redevelopment under the P.U.D. The home will be demolished as shown on the MDP Map once the end user pulls a permit for construction of the commercial use.

The PUD property is located within the RES-B Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County’s adopted Comprehensive Plan. Given the Project’s location, its Future Land Use designation of RES-B, and the existing and approved adjacent developments and infrastructure, the Project is compatible with the area and does not constitute urban sprawl. Just north of the subject site the FLUM designation is Mixed Use District (MD).

It is the Applicant’s intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving as much

existing vegetated areas undisturbed as possible, and potentially using bio- retention areas and swales to reduce stormwater sheet flows. The specific Low Impact Development Principles implemented will be determined at the Applicant's discretion at the time of construction plan approval.

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

Approximately 2.07 acres based on survey prepared by On Point Land Surveyors dated 5 September 2020.

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

0.16 acres of wetlands found along the eastern boundary.

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

The total development area is approximately 1.91 acres. Approximately 0.16 acres of wetlands will be preserved and protected by a 25-foot upland buffer.

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

The existing residential structure will remain in use until such time that site development permits are issued to commence Neighborhood Commercial construction. No residential uses are anticipated for this site once redevelopment occurs. The current owner anticipates continuing to reside in the existing residential structure on an interim basis. Redevelopment is expected to occur within two years of the rezoning approval, with a phasing schedule to permit up to five years from rezoning. The Applicant waives the rights to redevelop under Chapter 2023-17 Laws of Florida (Live Local Act).

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

A maximum 9,600 square feet of Neighborhood Commercial uses shall be as follows:

Retail goods store; financial institutions without drive-through; specialty food stores; pharmacies without drive-through; personal services such as beauty shops; barbers or photography studios; child or adult daycare; restaurants without drive-through allowing consumption of alcohol only on-premise and meeting Special Use criteria of LDC Sec. 2.03.02 as applicable; medical and professional offices; government branch offices, schools for business or trade, performing or fine arts, or martial arts; churches;

neighborhood groceries; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, and laundries.

In addition to Special Use Criteria, uses requiring supplemental standards will meet the requirements of LDC Sec. 6.08.00 as applicable including adult care centers, and childcare centers.

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

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

1. *Setbacks:*

- A. Front setback – 20 feet
- B. Side setback – 20 feet
- C. Rear setback – 20 feet
- D. Building, Parking, Storage from R.O.W. and Residential - 20 feet

Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways, and retention areas are permitted within the minimum yard and building setbacks. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

2. *Minimum Lot size and Building Area:*

Not applicable.

3. *Maximum coverage of Lots by Buildings:*

All development within the PUD will have a maximum Floor Area Ratio (FAR) of 50% and a maximum Impervious Surface Ratio (ISR) of 70%, complying with the Residential-B FLUM designation within the St. Johns County 2025 Comprehensive Plan.

4. *Parking:*

Vehicular and bicycle parking will meet or exceed the requirements of the LDC at the time of application submittal for construction plans. Parking requirements will be determined by the ultimate commercial use and building size. The MDP Map depicts a maximum building square footage of 9,600 square feet. Parking spaces

will be provided as required depending on the specific use(s) in accordance with LDC Sec. 6.05.02.E.

5. *Building Height:*

The maximum building height for all retail structures within the PUD shall be thirty-five (35) feet per Table 6.01 in Article VI- Design Standards and Improvement Requirements for neighborhood commercial uses in the Land Development Code. Commercial buildings over 35 feet in height will be protected with an automatic fire sprinkler system.

6. *Accessory Structures:*

Accessory Structures shall be allowed within the PUD and will comply with the applicable requirements of the LDC. Detached Accessory Structures may be located in a required side or rear yard, but not less than the required buffer distance from any lot line. Fences may be located with the buffer.

7. *Lighting:*

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

8. *Signage:*

Signage for the project shall meet the County's LDC sign requirements in Section 7.0.

9. *Construction/Temporary Signs:*

All construction/temporary signage will be permitted within the PUD and meet the County's LDC construction/temporary sign requirements.

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

1. *Vehicular Access:*

The existing driveway will be reconfigured and widened to twenty-four (24) feet for access from SR 207 when the Neighborhood Commercial use is constructed. Site access improvements will be provided as required by FDOT and/or St. Johns County Land Development Code.

2. *Internal Access:*

The proposed PUD is intended to be a stand-alone commercial retail development with internal driveways and parking spaces.

3. *Pedestrian Access:*

Applicant will provide required sidewalk per County or FDOT standards along frontage with SR 207. Internal sidewalk will connect to existing sidewalk on SR 207 at driveway connection point to be approved by FDOT. Applicant will provide internal sidewalks from parking lot to building entrances.

4. *Interconnectivity:*

Not applicable.

5. *Recreation:*

Not applicable.

6. *Open space:*

A total of 58.48% (Minimum 25% required) of open space will be provided.

7. *Drainage:*

There is currently no drainage facility on the subject property. Drainage will be provided within stormwater drainage system. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District (SJRWMD). Per Comprehensive Plan Policies D.3.2.13 and E.2.6.8. All necessary permits will be acquired, and construction plans approved prior to the commencement of any construction. The on-site stormwater management system will be maintained by the property owner.

According to St. John's River Water Management District letter dated August 8, 2023, an environmental resource permit pursuant to Chapter 62-330.020(2), Florida Administrative Code is not required for this proposed project. A copy of the SJRWMD Letter provided with this project file.

9. *Solid Waste:*

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

solid waste receptacle will be screened from view within walls or fencing.

10. *Fire Protection:*

Fire protection will be provided in accordance with LDC Section 6.03.00 and in accordance with the latest edition of the Florida Fire Prevention Code as adopted by the State of Florida.

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

1. All utility facilities are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review and approval.

2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service.

3. Water and/or Sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement.

4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

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

The majority of the soil underlying the subject property is Smyrna-Smyrna, which is a wet, fine, sandy soil. A small portion on the east end of the subject property is St. Johns fine sand. This soil is assumed to be suitable because the improvements planned for the site are relatively minor changes from the existing conditions.

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

The site is currently developed residential land (1100: Low Density, < 2 dwelling units/acre). There are wetlands on the northeast side of the site. The FLUCCS Map is included

as an attachment to the PUD application and include the following breakdown of vegetative communities.

1. Residential (FLUCCS 110)
2. Hydric Pine Flatwoods (FLUCCS 625)
3. Ditch (FLUCCS 512)

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

No significant natural communities are known to be present on the subject property. Investigation may be required prior to finalizing design plans according to County regulations and the final proposed design's size and scope.

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

Historic review is complete, and no known historical sites exist on site. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt, and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623. (Policy A.1.4.6 Comprehensive Plan.)

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

1. A minimum of a 10-foot natural/landscaped buffer along Project property lines will be provided per LDC Section 5.03.03A.4. The intent is to maintain any existing natural vegetation and, where necessary, augment the buffer with native/natural vegetation to meet the desired screening and performance standards.

2. 20-foot buffer with a Screening Standard "B" shall be implemented per LDC Section 6.06.04.B. Adjoining uses along the western boundary consist of Vacant Residential, adjoining uses along the north and east boundary is Acreage Not Zoned Agricultural, and the use adjoining the southern boundary is state highway, SR 207. Buffer as depicted on MDP Map.

3. As required by LDC Section 5.03.03.A.3, a minimum of .104 acres (5%) of upland natural vegetation will be conserved as part of the PUD. The upland natural vegetation to be conserved within the future building areas shown on the MDP Map will be depicted on construction plan application(s) at time of submittal.

4. As required by LDC Section 4.01.06, a minimum 25-foot Undisturbed Upland Buffer (which can be averaged but shall be no less than 10-feet in any area and must achieve a greater overall upland buffer), plus a 25-foot building setback is required between developed areas and Contiguous Wetlands. This upland buffer will remain in a natural undisturbed, vegetative state.

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

- o. *Not applicable.*
- p. *The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.*

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

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

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

There is an existing detached shed which will be demolished prior to commencement of construction. All A/C units will be placed and buffered per LDC Section 2.02.04.C.3. All fencing will be pursuant to the LDC and depicted on the construction plan if applicable. Fencing may be part of the required buffers.

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

The existing home will be demolished at the commencement of construction of the PUD, Neighborhood Commercial use. The Applicant proposes development of the PUD in one (1) five-year phase. Construction will commence within five (5) years of the approval of the PUD rezoning and completed within five (5) years of commencement. Commencement shall be deemed as approval of construction plans and completion shall be deemed as County approval of applicable as-built surveys or by certification of completion by the Engineer of Record. Completion shall be within five (5) years of Commencement.

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

The projected impacts of the proposed project to St. John's County are minimal. This area is predominantly rural residential with limited commercial services. The proposed project would expand opportunities for future commercial services, keeping in line with the current residential growth the County is experiencing. The Applicant does not foresee any significant or noticeable impacts to traffic, water and sewer, or the environment.

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

The Applicant designed the site to meet the County's Land Development Code and therefore there are no waivers requested.

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

The Owner agrees to comply with all applicable commitments and conditions of the Master Development Plan. The Applicant agrees to bind all successors and assigns in title to the commitments and conditions of the Master Development Plan.

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

The PUD is entirely located within the Res-B as depicted on the County's adopted Future Land Use Map.

- a. Not applicable.

EXHIBIT C 3229 SR. 207 - MASTER DEVELOPMENT PLAN MAP

PREPARED FOR:
James Wauldron
ST. JOHNS COUNTY, FL

PROPERTY INFORMATION

SECTION 16 / TWP 8S / RANGE 29E
ADDRESS: 3229 STATE ROAD 207, ELKTON, FL 32033
PARCEL ID: 1373700000
PARCEL SIZE: 2.07 acres
PROJECT AREA: 2.07 acres
CURRENT ZONING: RS-2
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE: RES-B
FLOOD ZONE: X

TOTAL NATURAL AREA

EXISTING WETLAND ACRES0.164
PROPOSED WETLAND CONSERVATION ACRES0.08
PROPOSED UPLAND BUFFER ACRES 0.013
PROPOSED UPLAND PRESERVATION ACRES 0.41
TOTAL PROPOSED NATURAL AREAS ACRES.....TBD
(IMPACTED WETLANDS TO BE MITIGATED)

SITE DATA TABLE:

MAX. FLOOR AREA RATIO (%): 50%
MAX. IMPERVIOUS SURFACE RATIO (%) 70%
MIN. OPEN SPACE (%) 25%
MAX. BUILDING FOOTPRINT 9,600sf
MAX. BUILDING HEIGHT: 35'
BUFFER/SCREENING REQUIREMENTS 20/B
MIN. BUILDING, PARKING, ACCESSORY STRUCTURES SETBACK REQUIREMENT: 20' FROM PROPERTY LINES

PARKING REQUIREMENTS

1. **RESTAURANT, NIGHT CLUBS, BAR, OR TAVERN**
ONE SPACE FOR EACH THREE SEATS IN PUBLIC ROOMS
 2. **PROFESSIONAL AND BUSINESS OFFICES (OTHER THAN MEDICAL OR DENTAL)**
ONE SPACE FOR EACH THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA
 3. **BUSINESS, COMMERCIAL, OR PERSONAL SERVICE ESTABLISHMENT**
ONE SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA, PLUS WHERE APPLICABLE, ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF LOT OR GROUND AREA OUTSIDE BUILDINGS USED FOR ANY TYPE OF SALES OR DISPLAY
 4. **MEDICAL AND DENTAL OFFICE OR CLINIC**
ONE SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA
 5. **CLUBS, LODGES, DANCES, ART AND MUSIC STUDIOS, VOCATIONAL, TRADE & BUSINESS SCHOOL AND OTHER SIMILAR SEMI PUBLIC USES**
ONE SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
 6. **CHURCHES AND FUNERAL HOMES**
ONE SPACE FOR EACH FOUR SEATS IN SANCTUARY OR CHAPEL AREA
- HANDICAPPED SPACES TO BE CONSTRUCTED PER FLORIDA STATUTE 553.5041 & THE LATEST ADA DESIGN STANDARDS PERTAINING TO DIMENSIONING, STRIPING, ACCESS, AND SIGN SPECIFICATIONS
 - STANDARD PARKING SPACES TO BE CONSTRUCTED PER ST. JOHNS COUNTY LAND DEVELOPMENT CODE 6.05.02.H

NOTE
• ALL SIGNS TO BE IN ACCORDANCE WITH LDC SEC VII

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

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

NO.	DATE	REVISIONS

PROJECT NO. Y23-1244
DRAWN BY: EID
CHECKED BY: MJY
DATE: 10/6/24

Yuro & Associates, LLC

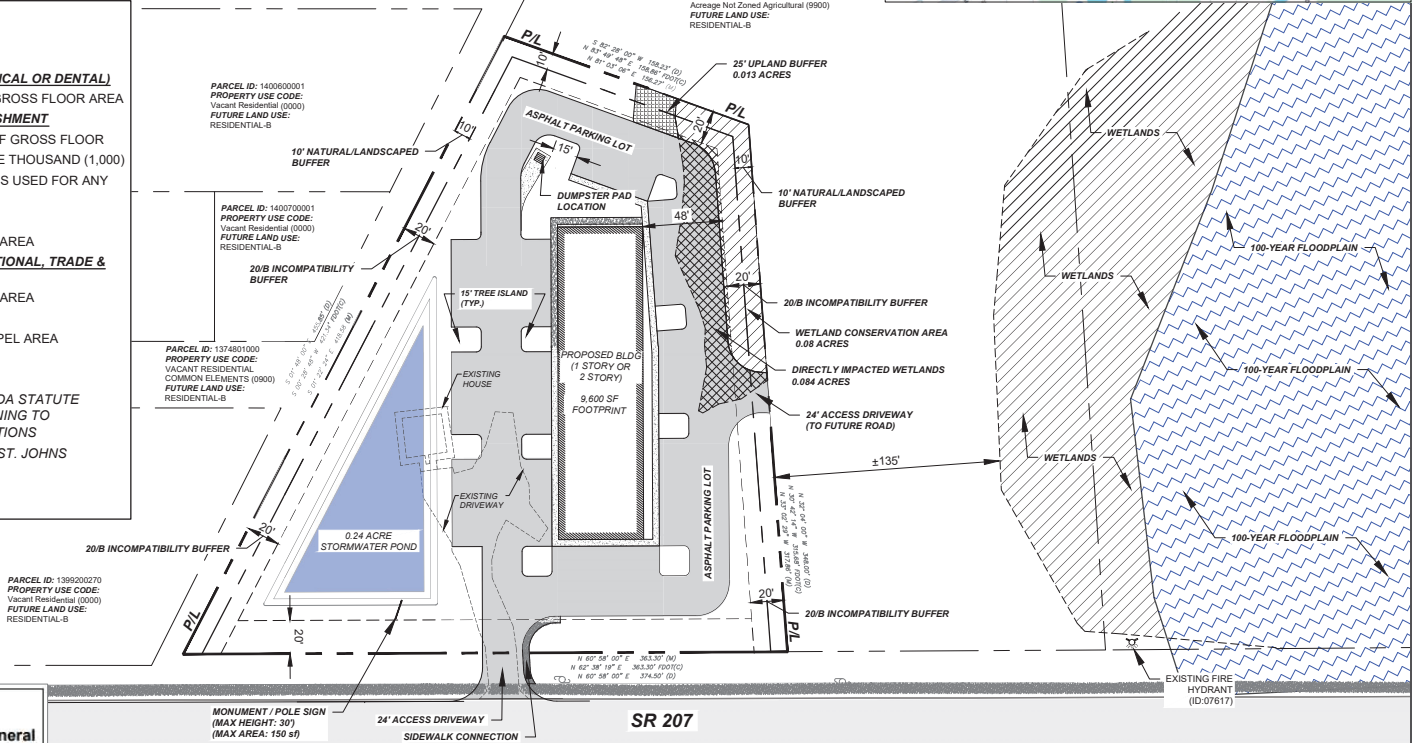
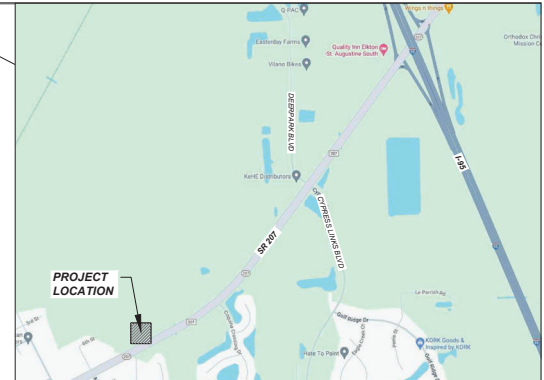
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

3229 STATE ROAD 207 - MASTER DEVELOPMENT PLAN
PREPARED FOR:
James Thomas Wauldron
EXHIBIT C - MASTER DEVELOPMENT PLAN MAP

SHEET NO.
1



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
Michael J Yuro
2024.11.06 15:01:34 -05'00'
ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for:

Date Property Tax ID No

Project Name

Property Owner(s) Phone Number

Address Fax Number

City State Zip Code e-mail

Are there any owners not listed? No Yes If yes please provide information on separate sheet.

Applicant/Representative Phone Number

Address Fax Number

City State Zip Code e-mail

Property Location

Major Access Size of Property Cleared Acres (if applicable)

Zoning Class No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider Future Land Use Designation

Present Use of Property Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

The applicant desires to rezone the property to PUD to allow Neighborhood Commercial uses. The neighborhood is growing and lacks sufficient commercial services to provide the existing and future needs of the residents. This parcel is located on the north side of SR 207 approximately one (1) mile west of Interstate 95.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By _____

Printed or typed name(s)



Environmental Assessment

For the

Wauldron SR 207 Property St. Johns County, Florida

AES #23-075

Prepared By:

Atlantic Ecological Services, LLC

Attention: Jody Sisk

201 Basque Road

St. Augustine, FL 32080

jody@atlanticeco.com

(904) 347-9133

Prepared For:

Michael J. Yuro, P.E.

Yuro & Associates, LLC

145 Hilden Road, Unit 108

Ponte Vedra, FL 32081

May 2024

Table of Contents

Page

1.0 PROJECT INTRODUCTION	1
2.0 EXISTING SITE CONDITIONS	1
2.1 Uplands	1
2.2 Wetlands	2
2.3 Surface Waters	2
2.4 Significant Natural Community Habitat	2
3.0 SOILS	2
4.0 WETLANDS AND SURFACE WATERS	2
4.1 Methods and Jurisdiction	2
4.2 Wetland Habitat Assessment	3
5.0 WILDLIFE OBSERVATIONS	3
6.0 PROTECTED SPECIES	3
6.1 Protected Wildlife Species	4
6.2 Protected Plant Species	5
7.0 SUMMARY	6
Technical Literature References	7

Appendices

Appendix I - Figures

- **Location Map**
- **Aerial Map**
- **Topographic Map**
- **Soils Map**
- **Habitat Map**
- **Wetland Map**

Appendix II - UMAM

1.0 PROJECT INTRODUCTION

The Wauldron State Road (SR) 207 property site is located in a portion of Sections 16 and 17, Township 8 South, Range 29 East in St. Johns County, Florida. The property is specifically located north of State Road 207, west of Deerpark Boulevard and east of Maine Street (See attached Location Map, Aerial Map, and Topographic Map for details). The subject property is identified as St. Johns County Parcel # is 1373700000 and is approximately 2.04 acres in size. The latitude and longitude coordinates for the approximate center of the project are 29° 48' 46.19" N, -81° 23' 34.48" W, as determined by ESRI Geographic Information Systems (GIS) parcel location.

The project engineer for this project is:

Michael J. Yuro, P.E.
Yuro & Associates, LLC
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081

Atlantic Ecological Services (AES) conducted an Environmental Assessment (EA) on the SR 207 Property (herein referred to as the subject property). The subject property was reviewed to determine habitat type's present, boundaries of habitat types, wetland delineation, presence of or the potential for protected species, wildlife utilization of the site and other environmental constraints noted during the site visits. The site review was completed on May 15, 2024. This EA report discusses the methods used to conduct the EA, the results thereof and includes several supplementary figures.

2.0 EXISTING SITE CONDITIONS

The subject property consists of an existing residential home, maintained yard and forested wetlands. Each community and land use area were categorized according to the Florida Department of Transportation (FDOT) (1991) *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The communities and land uses observed on the subject property are described in detail below. Please see the communities as described below, which are depicted on the attached Habitat Map within Appendix I.

2.1 Uplands

Residential (FLUCCS 110) – Approximately 1.84 acres of the subject property consist of a residential home and maintained yard. Vegetation consists of St. Augustine grass (*Stenotaphrum secundatum*) and bahia grass (*Paspalum notatum*) with scattered trees including Eastern red cedar (*Juniperus virginiana*), red maple (*Acer rubrum*), and slash pine (*Pinus elliottii*).

2.2 Wetlands

Hydric Pine Flatwoods (FLUCCS 625) – Approximately 0.16 acres of hydric pine flatwoods is found along the eastern boundary of the subject property. Vegetation consists of slash pine, red maple, wax myrtle (*Myrica cerifera*), Virginia chain fern (*Woodwardia virginica*), and soft rush (*Juncus effusus*).

2.2 Surface Waters

Ditch (FLUCCS 512) – A roadside ditch associated with SR 207 is located along the southern boundary of the subject property.

2.3 Significant Natural Community Habitat

AES reviewed the subject property for habitats which could potentially meet the St. Johns County Land Development Code (LDC) Section 4.01.07 as Significant Natural Community Habitat. (SNCH). The specific habitats protected under this section of the LDC includes: Beach Dune, Coastal Grasslands/ Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub.

No habitats within the subject property are considered Significant Natural Community Habitat.

3.0 SOILS

A discussion of each soil type present on the subject property is documented below. Please see the attached Soils Map within Appendix I for the location of each soil type.

Smyrna fine sand (11) – This is a poorly drained, nearly level soil in broad flatwoods. Mapped areas of this soil range from 5 to 100 acres. The seasonal high-water table is at a depth of less than 10 inches for 1 to 4 months and at 10 to 40 inches during most months.

St. Johns fine sand (13) – This is a poorly drained, nearly level soil in broad flatwoods and landscapes adjacent to drainage ways. Mapped areas of this soil range from 5 to 350 acres. The seasonal high-water table is at a depth of 0 to 15 inches for 2 to 6 months and at 15 to 30 inches during periods of lower rainfall in most years under natural conditions.

4.0 WETLANDS AND SURFACE WATERS

4.1 Methods and Jurisdiction

The wetland found on the subject property falls under the regulatory jurisdiction of the St. Johns River Water Management District (state), Florida Department of Environmental Protection (FDEP) State 404 or U.S. Army Corps of Engineers (ACOE), and St. Johns County (local). The wetland boundaries were delineated pursuant to state guidelines

(Chapter 62-340 F.A.C.). Approximately 0.16 acres of wetlands are located within the project area. Please see the attached Wetland Map located within Appendix I.

Based on preliminary desktop review, the wetland maintains an offsite hydrologic connection to Trestle Bay Swamp and would be considered a jurisdictional water of the U.S. An Approved Jurisdictional Determination with FDEP 404 or U.S. Army Corps of Engineers will be required to formally confirm jurisdiction.

4.2 Wetland Habitat Assessment

Wetland 1 – consists of the exterior portions of a larger wetland which connects to Trestle Bay Swamp offsite. The wetland abuts a maintained residential yard and is in close proximity to State Road 207. The seasonal high-water elevations are above natural ground elevations and the soils are hydric. The overall Uniform Mitigation Assessment Method (UMAM) score for Wetland 1 is a 0.57.

5.0 WILDLIFE OBSERVATIONS

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. Pedestrian transects were traversed along existing field trails and ditches, as well as along vegetational community boundaries. A list of species observed is provided in the following table:

Table 5.1 Wildlife species observed on the subject property in St. Johns County, Florida

Taxon	Common Name	Scientific Name	Protected*
Birds	Grey catbird	<i>Dumetella carolinensis</i>	No
	Northern mockingbird	<i>Mimus polyglottos</i>	No
	Pine warbler	<i>Setophaga pinus</i>	No

6.0 PROTECTED SPECIES

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (FWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. During the site visit, observations or evidence of protected species were noted in field notebooks. Additionally, the likelihood of occurrence of each protected species was noted following the habitat mapping and description, as noted above.

6.1 Protected Wildlife Species

The protected animal species with at least some likelihood of occurrence are listed in Table 6.1.1, below. The likelihood of occurrence of each species is noted in the table and those species with at least a moderate likelihood of occurrence are discussed following the table.

Table 6.1.1: Protected wildlife species with the potential to occur on the subject property, in St. Johns County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	Low	Wide variety of habitats
<i>Gopherus Polyphemus</i>	Gopher tortoise	T		Low	Sandhills, scrub, hammocks, dry prairies, flatwoods, & ruderal
<i>Mycteria americana</i>	Wood stork	T	T	Moderate	Marshes, swamps, streams and mangroves

T= Threatened;

A 100% gopher tortoise (*Gopherus polyphemus*) burrow survey was conducted on the subject property by an Authorized Gopher Tortoise Agent. No potentially occupied gopher tortoise burrows were identified, and suitable habitat is lacking onsite due to poorly drained soils.

The presence of the eastern indigo snake (*Drymarchon corais couperi*) is unlikely due to the proximity to heavily trafficked roadways, lack of high-quality upland or wetland habitats, and the absence of gopher tortoise burrows within the property.

Wetland habitats within the subject property provide suitable foraging habitat for the wood stork (*Mycteria americana*). A known wood stork rookery is documented 7.8 miles east of the subject property. All suitable habitat within a 13-mile radius of a known rookery is considered core foraging habitat. If federal mitigation is provided for any wetland impacts, it will be sufficient to offset the loss of core foraging habitat, and no additional permitting or consultation will be required.

The FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act (BGEPA). Development guidelines are required for any proposed projects with 330 feet for urban areas and 660 feet for non-urban areas. One known active bald eagle nest is located approximately 1.9 miles north of the subject property. Therefore, this project is not likely to adversely affect the southern bald eagle.

No other protected species are anticipated to utilize the subject property.

6.2 Protected Plant Species

The protected plant species with some potential to occur on the subject property are listed in Table 6.2.1, below.

Table 6.2.1: Protected plant species with the potential to occur on the subject property in St. Johns County, Florida.

Species Name	Common Name	Agency Listing		Likelihood	Habitat
		FDACS	FWS	of Occurrence	
<i>Arnoglossum diversifolium</i>	Variable lead Indian plantain	T		Low	Openings in floodplain forests over limestone with clayey, basic soils
<i>Asclepias viridula</i>	Southern milkweed	T		Low	Pine flatwoods at wetland margins
<i>Balduina atropurpurea</i>	Purple honeycomb head	E	E	Low	Wet pine flatwoods and savannas, seepage slopes, pitcherplant bogs, and wet ditches
<i>Calopogon multiflorus</i>	Many-flowered grass pink	E		Low	Pine flatwoods, esp. recently burned
<i>Calydorea coelestina</i>	Bartram's ixia	E		Low	frequently burned wet pine savanna
<i>Ctenium floridanum</i>	Florida toothache grass	E		Low	wet savannas and flatwoods
<i>Helianthus carnosus</i>	Lake-side sunflower	E		Low	Wet flatwoods, savannas, roadside ditches.
<i>Lechea cernua</i>	Nodding pineweed	T		Low	dry sandy areas, sand pine scrub, scrub, dunes and sandy ridges
<i>Litsea aestivalis</i>	Pond spice	E		Low	peaty soils in edges of baygalls, flatwoods ponds, and cypress
<i>Lythrum curtissii</i>	Curtiss' Loosestrife	E		Low	freshwater marshes, open stream margins and alluvial floodplains
<i>Matelea floridana</i>	Florida Spiny-pod	E		Low	open woodlands, sandhills and open fields
<i>Monotropsis reynoldsiae</i>	Pigmy pipes	E		Low	Upland mixed hardwood forest, mesic and xeric hammock, sand pine and oak scrub
<i>Nolina atopocarpa</i>	Florida beargrass	T		Low	grassy areas of mesic and wet flatwoods
<i>Nemastylis floridana</i>	Fall-flowering ixia; celestial lily	E		Low	Swamps, marshes and wet pine flatwoods
<i>Pycnanthemum floridanum</i>	Florida mountain mint	T		Low	roadside ditches and in sandhill communities
<i>Rudbeckia nitida</i>	St. John's Blackeyed Susan	E		Low	wet sites in flood plains, along stream banks, and in moist forests

<i>Salix floridana</i>	Florida willow	T	Low	Wet, mucky soils in bottomland forests, floodplains, hydric hammocks, swamps, edges of spring-runs, and streams
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E= Endangered; T= Threatened;

No federally protected plant species are expected to occur on the subject property.

7.0 SUMMARY

The Wauldron State Road 207 property is located St. Johns County, Florida. The subject property consists of an existing residential home, maintained yard and 0.16 acres of forested wetlands.

Wetlands within the property maintain an offsite hydrologic connection to Trestle Bay Swamp and would be considered jurisdictional waters of the U.S. Any impacts to wetlands will require permitting with the SJRWD, FDEP or ACOE, and St. Johns County.

A 100% gopher tortoise survey was completed on May 15, 2024 and no potentially occupied gopher tortoise burrows were identified.

Wetlands within the subject property are considered core foraging habitat for the wood stork. If federal mitigation is provided for any wetland impacts, it will be sufficient to offset the loss of core foraging habitat, and no additional permitting or consultation will be required.

No impacts to any other protected flora or fauna are anticipated due to development of the subject property.

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APPENDIX I
FIGURES



 Parcel

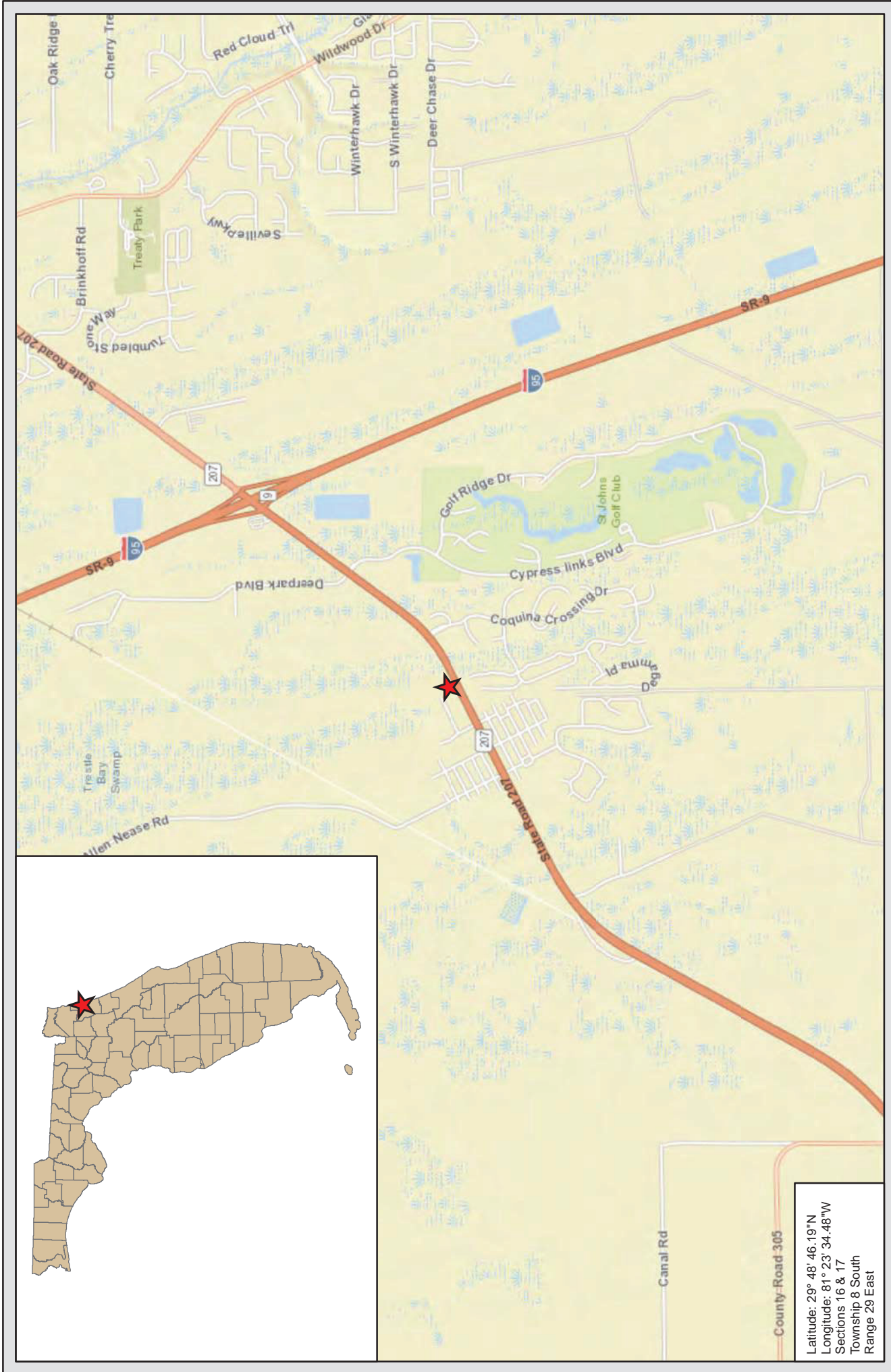
Image Source: ESRI 2023
Date: 4-4-24



Aerial Map SR 207 Property St. Johns County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



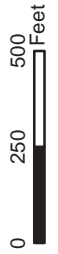
Latitude: 29° 48' 46.19"N
 Longitude: 81° 23' 34.48"W
 Sections 16 & 17
 Township 8 South
 Range 29 East

Location Map
SR 207 Property
St. Johns County, Florida



Parcel

Image Source: ESRI 2022
Date: 5-16-24



Topographic Map SR 207 Property St. Johns County, Florida








-  Parcel
- Soil**
-  11 - Smyrna-Smyrna wet fine sand
-  13 - St. Johns fine sand

Image Source: ESRI 2023
 Date: 4-4-24



Soil Map SR 207 Property St. Johns County, Florida



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-  Parcel
-  110 - Residential - 1.84 ac.
-  512 - Ditch - 0.04 ac.
-  625 - Hydric Pine Flatwoods- 0.16 ac.

Image Source: ESRI 2022
Date: 5-16-24



Habitat Map

SR 207 Property

St. Johns County, Florida



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Parcel (Yellow outline)
Wetland - 0.16 ac. (Green fill)
Surface Water - 0.04 ac. (Blue fill)

Image Source: ESRI 2022
Date: 5-16-24



Wetland Map SR 207 Property St. Johns County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

APPENDIX II

UMAM



November 15, 2024

VIA Email: idougherty@mjyuro.com

Isaac Dougherty
Yuro & Associates
145 Hilden Road, Unit 108
Ponte Vedra Beach, FL 32081

**RE: Water & Sewer Availability
3229 SR207 - Elkton - Office**

PIN(s): 137370 0000

Mr. Dougherty:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 19,200 square foot office space with a total anticipated water demand of 4,550 gallons per day (gpd) and wastewater flow of 3,640 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service can be provided by the SJCUD's CR214 Water Treatment Plant (WTP) with connection to the existing 24-inch water main along SR 207. Existing service connections may be used contingent upon the Engineer of Record (EOR) demonstrating to SJCUD that the current service connections can provide adequate capacity for the proposed development. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available.

Point of Connection - Wastewater:

The project is located in the AI Water Reclamation Facility (WRF) mainland service area. Future service can be provided by connection to the 12-inch force main along SR 207. See specific conditions section below.

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) pursuant to County Ordinance 2022-37 and will have one of the following requirements:

1. If the project will have a landscaped irrigable area less than two (2) acres at buildout, the development will qualify for an exemption for reclaimed water connections pursuant to County Ordinance 2022-37 and shall utilize an alternative water source for irrigation that is separate from the potable water distribution system.

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

2. If the project will have landscaped irrigable area larger than two (2) acres at buildout, the development shall install reclaimed water facilities for irrigation with provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, and shall be coordinated during design with SJCUD staff.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.
2. Water and sewer conveyance are 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.
3. The availability of capacity will expire 180 days from the date of this letter on **May 14, 2025**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app by clicking [here](#).
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

1. Wastewater capacity will not be available for this project until spring 2026 when a new water reclamation facility is constructed to serve this area. SJCUD cannot sign FDEP permits for projects with a connection date prior to this time; however, design of this project can be finalized and approved. If your schedule requires service earlier, please contact me to discuss potential options.

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

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

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Birchfield & Humphrey P.A.
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320 Town Plaza AVE # 120
Ponte Vedra FL 32081-5166

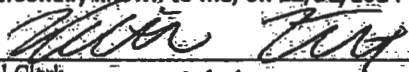
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

12/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/31/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10881220	# of Copies:
Customer No:	759646	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

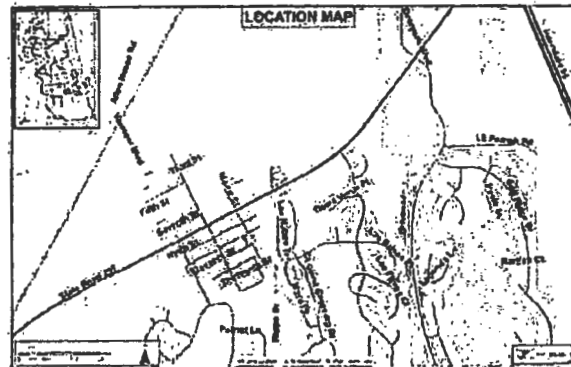
MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 1/23/2025 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 3/4/2025 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 2.04 acres of land from Residential, Single-Family (RS- 2) to Planned Unit Development (PUD) to allow for Neighborhood Commercial uses.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE-FAMILY (RS-2) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 3229 State Road 207 Sec attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR KRISTA JOSEPII, CHAIR
FILE NUMBER: PUD-2023000025
PROJECT NAME: 3229 State Road 207 PUD

Order #: 10881220
Publish date: 12/31/2024

ED-00000025