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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

5/19/2026

BCC MEETING DATE

TO: Joy Andrews, County Administrator **DATE:** April 23, 2026

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

SUBJECT OR TITLE: PUD 2024-02 10150 Cartwheel Bay PUD

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

BACKGROUND INFORMATION:

Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 11,500 square feet Automobile Repair Facility with a maximum of ten (10) active service bays and accessory Outdoor Storage located at 10150 Cartwheel Bay Avenue. The Planning and Zoning Agency (PZA) heard this request at a public hearing on April 16, 2026. Discussion focused on the proposed changes to limit the site uses and improve the driveway and parking. The applicant stated no major bodywork or collision repair activities would occur onsite. Public comments raised concerns about off-site parking, traffic, fencing, long-term parked vehicles, environmental impacts, test-driving in nearby neighborhoods, and staffing. A suggestion was made to extend the driveway to keep all vehicles on-site. The owner provided testimony that abandoned vehicles have been removed, about 20 cars are serviced daily, and signage will be limited to 15 feet. The Agency recommended approval with a vote of 6-0. Support was made by members Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson with member Perkins being absent. More information can be found within the staff report and packet.

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 2026-_____, approving PUD 2024-02 10150 Cartwheel Bay PUD, based upon nine (9) findings of fact as listed in the staff report.
DENY: Motion deny PUD 2024-02 10150 Cartwheel Bay PUD, based upon ten (10) findings of fact as listed in the staff report.

For Administration Use Only:
Legal: Kealey West 5/4/2026 **OMB:** ARM 5/4/2026 **Admin:** Brad Bradley 5/5/2026



Growth Management Department
Planning Division Report
Application for Planned Unit Development Rezoning
PUD 2024-02 10150 Cartwheel Bay PUD

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Saleena Randolph, Senior Planner

Date: April 24, 2026

Subject: **PUD 2024-02 10150 Cartwheel Bay PUD**, request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 11,500 square feet Automobile Repair Facility with a maximum of ten (10) active service bays and accessory Outdoor Storage located at 10150 Cartwheel Bay Avenue.

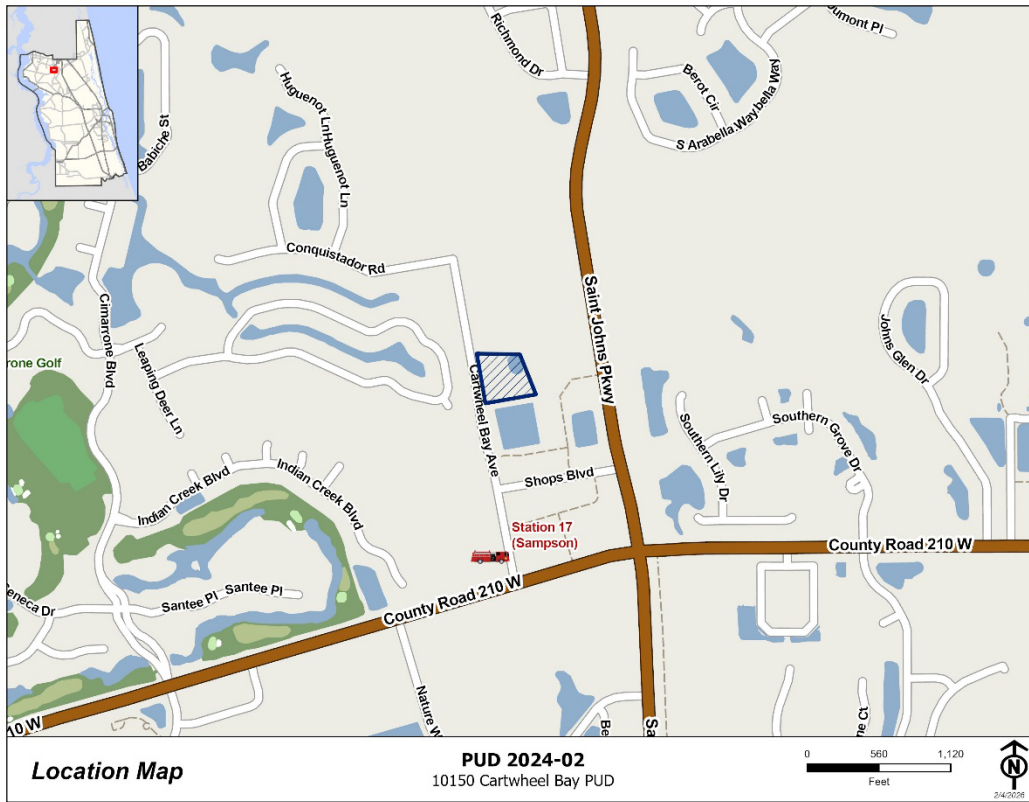
Applicant: Matthew H. Lahti, Gulfstream Design Group, LLC

Hearing Dates: Planning and Zoning Agency – April 2, 2026 – (continued 7-0)
Planning and Zoning Agency – April 16, 2026
Board of County Commissioners- May 19, 2026

Commissioner District: District 1

MAP SERIES

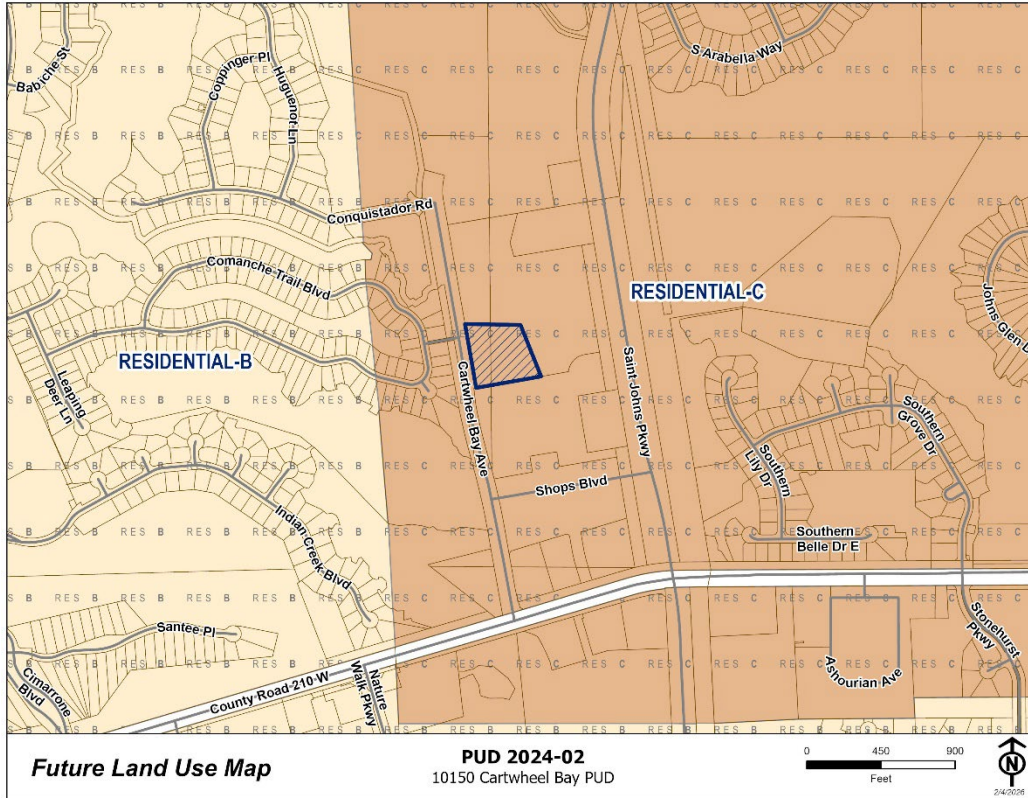
Location: The subject property is located on the east side of Cartwheel Bay Avenue and approximately 0.46 miles northwest of the Saint Johns Parkway and County Road 210 West intersection.



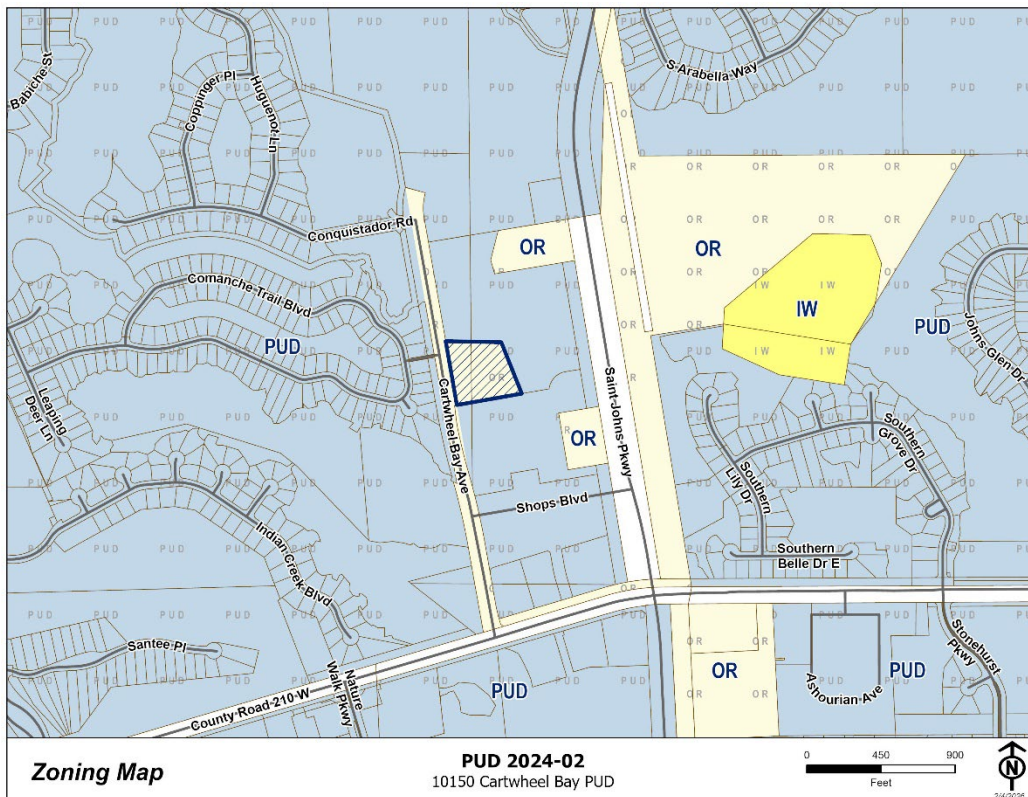
Aerial Imagery: The subject property contains approximately 3.08 acres of land and is currently developed with existing structures which contain an auto repair facility with accessory structures and outdoor storage.



Future Land Use: The subject property has a Future Land Use Map (FLUM) designation of Residential-C (RES-C). All adjacent sites have a RES-C FLUM designation with a RES-B designation further west.



Zoning District: The subject property is currently zoned Open Rural (OR); all adjacent sites are zoned as part of Planned Unit Developments (PUDs).



Flood Zone Map: The subject property is within Flood Zone A.



APPLICATION SUMMARY

The Applicant seeks to rezone an approximately 3.08-acre parcel from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 11,500 square foot Automobile Repair Facility with a maximum of ten (10) active service bays and areas of Outdoor Storage; prohibited uses are Body Shop, Restoration and Major Vehicle Repairs. As outlined in the Master Development Plan (MDP) Text and Map, the applicant does not propose any upgrades to the site with respect to pedestrian access, bicycle access, stormwater management, or utilities. The project will provide landscaping as well as upgrades to the commercial driveway and limited upgrades to onsite parking. The submitted MDP Text and Map incorporates the required perimeter buffer, along with reduced scenic edge and development edge provisions. The applicant asserts that rezoning the property to PUD will bring the existing auto service and repair facility into compliance. The application suggests that the project will foster economic growth in the immediate area while minimizing impacts on surrounding residential neighborhoods and ensuring that they continue to receive necessary facilities and services both now and in the future. Access to the development is planned through the existing single connection to Cartwheel Bay Avenue with access improvements to meet the commercial driveway standards.

Figure 1 provides the development standards proposed within the MDP Text and MDP Map, which are both included in **Attachment 1 Recorded Documents**.

Figure 1: Proposed Development Standards	
Development Type	Commercial
Maximum Square Footage	11,500 sq ft
Total Land Area	3.08 acres
Wetlands	Total: 0 acres
Total Developable Acres	3.08 acres
Maximum Floor Area Ratio (FAR)	50%
Maximum Impervious Surface Ratio (ISR)	70%
Minimum Open Space	25% (0.77 acres)
Minimum Upland Preservation	5% (0.15 acres)
Maximum Building Height	35 Feet
Minimum Building/Parking/Storage Setbacks	Front: 20 feet Side: 20 feet Rear: 20 feet
Buffers	10-foot PUD Perimeter Buffer 30-foot Scenic Edge to the West 35-foot Development Edges to the North, East, and South (see waivers for reduced portions of Development Edge)
Parking	10 paved spaces (see waivers for reduced amount of paving)
Lighting	Per SJC LDC Sec. 5.03.06.H.6 and 6.09.00
Signage	Per SJC LDC Article VII with a limit of sign height to 15 feet
Phasing	One single one (1) year Phase: <ul style="list-style-type: none"> • Commencement within 6 months • Completion within 6 months of commencement

Waivers:

The Applicant is requesting the following waivers to the Land Development Code (LDC) and has provided their justification, as follows:

1. Request waiver from LDC Section 2.03.51.A and 2.03.52.A Amount of Service Bays. The applicant is requesting to allow an increase to the amount of service bays from three (3) bays to ten (10) bays.

Provided Justification: The applicant notes that the service bays are currently located within existing buildings on a property exceeding three (3) acres. According to the applicant, adjacent properties to the north and east consist of wetlands, while a stormwater pond is located to the south. The nearest residential use lies to the west, across Cartwheel Bay Avenue, and is separated by a 125-foot right-of-way. Additionally, the service bays are set back approximately 90 feet from the front property line for the western building and 180 feet for the eastern buildings.

Staff Review: The LDC permits a waiver of the bay allowance per LDC 2.03.51.F. Although ten (10) bays may appear excessive, they will be located within the existing buildings. The applicant has limited on-site uses to prohibit body shops, restoration activities, and major vehicle repairs. The site already appears to contain the ten (10) bays, and reducing the number would require closing off existing doors. It is unclear whether such a reduction could be effectively enforced.

2. Request waiver from LDC Section 6.05.02.E Required Parking Spaces. The applicant is requesting to allow a reduction to the improved parking spaces from the required minimum of a twenty-three (23) to allow only ten (10) spaces.

Provided Justification: According to the applicant, ten (10) paved parking spaces will be sufficient to serve customers of the auto repair business, where vehicles are typically dropped off for service. The applicant further notes that the business offers a customer shuttle, as well as vehicle pick-up and drop-off services, which reduces on-site parking demand.

Staff Review: It appears that the paved parking areas are intended for customer use, including one (1) space designated as ADA-compliant. The auto repair business has historically operated with gravel parking for customers since occupying the site. While staff would prefer that all on-site parking—for both customers and employees—be paved, the property does provide ample parking capacity around the buildings, as well as within the areas identified as “Outdoor Storage Area” on the MDP Map.

3. Request waiver from LDC Section 6.06.02.H Development Edge. The applicant is requesting to allow a reduction to a portion of the southern Development Edge from the required minimum of a thirty-five (35) foot natural/landscaped buffer to accommodate an existing structure and existing drain field.

Provided Justification: No justification was provided except for a notation that the structure and drain field are existing within the Edge boundary. As provided by the applicant, if supplemental landscaping is necessary, the required trees shall be clustered in other areas of the southern Development Edge.

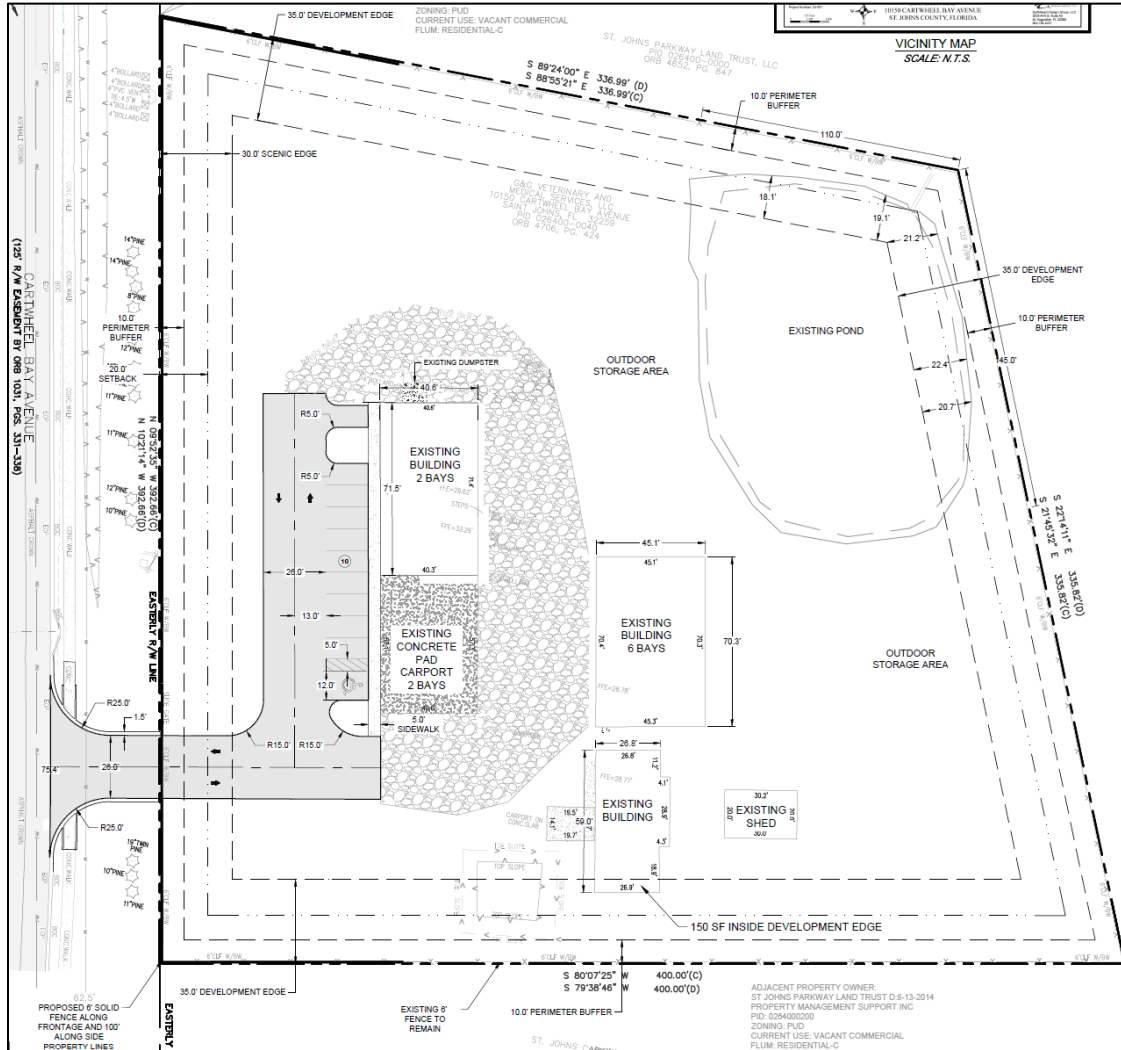
Staff Review: Staff would agree that the existing structure, drain field, and retention pond are existing features of the property. Areas where the Development Edge does not meet the required 35-foot, modifications are permitted through LDC Sec. 6.06.02.H.1. The impact of a reduced Development Edge is minimal, given that the adjacent site to the south is a retention pond and undeveloped wetlands to the northeast which should not cause any negative effect if the requested waiver is granted.

4. Request waiver from LDC Section 6.06.02.I.1 Stormwater Pond within a Development Edge. The applicant is requesting to allow a reduction to a portion of the northern and eastern Development Edge from the required landscaping along the entire perimeter of the pond banks to accommodate the existing stormwater pond.

Provided Justification: The applicant points out that the stormwater pond is existing within the Edge boundary and modifications to the existing pond are not expected. As provided by the applicant, the property is over 3-acres, surrounded by wetlands to the north and east, and landscaping on the banks of the pond will not be visible from development on abutting properties.

Staff Review: The rationale for the applicant’s decision not to provide the required plantings along the pond perimeter is unclear. The impact of the reduced plantings is expected to be minimal, as the area borders undeveloped wetlands to the northeast. Based on staff research, prior to the new ownership, the western pond banks contained pine trees. After being purchased by Blue Star Animal Hospital (aka G & G Veterinary), this area was cleared without the proper staff review or permitting.

Proposed Master Development Plan (MDP) Map (provided in part):



SITE DATA TABLE		
GROSS PROPERTY AREA:	134,165 SF	3.08 AC
EXISTING WETLANDS:	0.00 SF	0.00 AC
DEVELOPMENT AREA:	134,165 SF	3.08 AC
MIN. OPEN SPACE: (25%)	33,541 SF	0.77 AC
MIN. UPLAND PRESERVATION: (5%)	6,708 SF	0.15 AC
PROPERTY ID NO:	026400 0040	
911 ADDRESS:	10150 CARTWHEEL BAY AVE	
EXISTING ZONING:	OR	
PROPOSED ZONING:	PUD	
EXISTING FLUM:	RESIDENTIAL-C	
FLOOD ZONE:	A	
FEMA FIRM PANEL NUMBER:	12109 C0160J	
	MAXIMUM:	
IMPERVIOUS SURFACE AREA:	70.00%	
FLOOR AREA RATIO:	50.00%	
BUILDING HEIGHT:	35'	
	MINIMUM:	
BUILDING SETBACK:	20'	
PARKING SETBACK:	20'	
STORAGE AREA ADJACENT TO RIGHT-OF-WAY AND RESIDENTIAL USES:	20'	

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. Planned Unit Developments are considered rezonings, and therefore the 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).

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.

Based on this project submitted, parcel 026400-0040, as well as the current primary fire station location at 10001 Cartwheel Bay and creditable_water supply, ISO would assign a rating of Class 3.

Environmental Division Review:

Compliance with PRIDE 220722, opened in August 2022 will be determined pending this rezoning request. The PRIDE case referenced 'clearing of land with heavy machinery and auto repair work.'

A double fee for after-the-fact clearing was assessed as per the St. Johns County Fee Schedule within a Non-DRC Site Plan application (NDR CSTPL 22-100). In the application, the applicant was required to pay the referenced fee, to plant and maintain 80 inches per acre as per LDC 4.01.05.F.(4), and to provide an incompatibility buffer (Type B) on three sides of the property. The fee was paid in August 2022. Neither the required replanting nor the installation of the required incompatibility buffer was completed. In May 2023, the applicant requested compliance proceedings be put on hold to allow for compliance after the fact via a rezoning to a Planned Unit Development.

The current application for PUD 2024-02 has no open environmental comments. If the application is approved, the PRIDE case will be closed. If the application is not approved the applicant is advised to contact relevant County Departments including Code Enforcement and Environmental Division to address any issues of non-compliance that remain.

Technical Division Review:

The MDP map shows new pavement for driveway connection, parking and access aisle. No waivers are currently requested from the Stormwater Management section of the Land Development Code; therefore, the proposed site improvements will require compliance with all applicable parts of this section. During the April 16, 2026 Planning and Zoning Agency hearing, the applicant confirmed that they intend to meet all applicable site design requirements not specifically exempt via waiver. This will be reviewed for during the commercial construction plan submittal.

Historic Preservation Planning Review:

Archaeological review is complete. 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).

Transportation/Concurrency Division Review:

The following assessment is a non-binding traffic impact analysis for the 10150 Cartwheel Bay PUD to assess potential impact based solely upon the applicant's intent to bring an auto service/repair business into compliance.

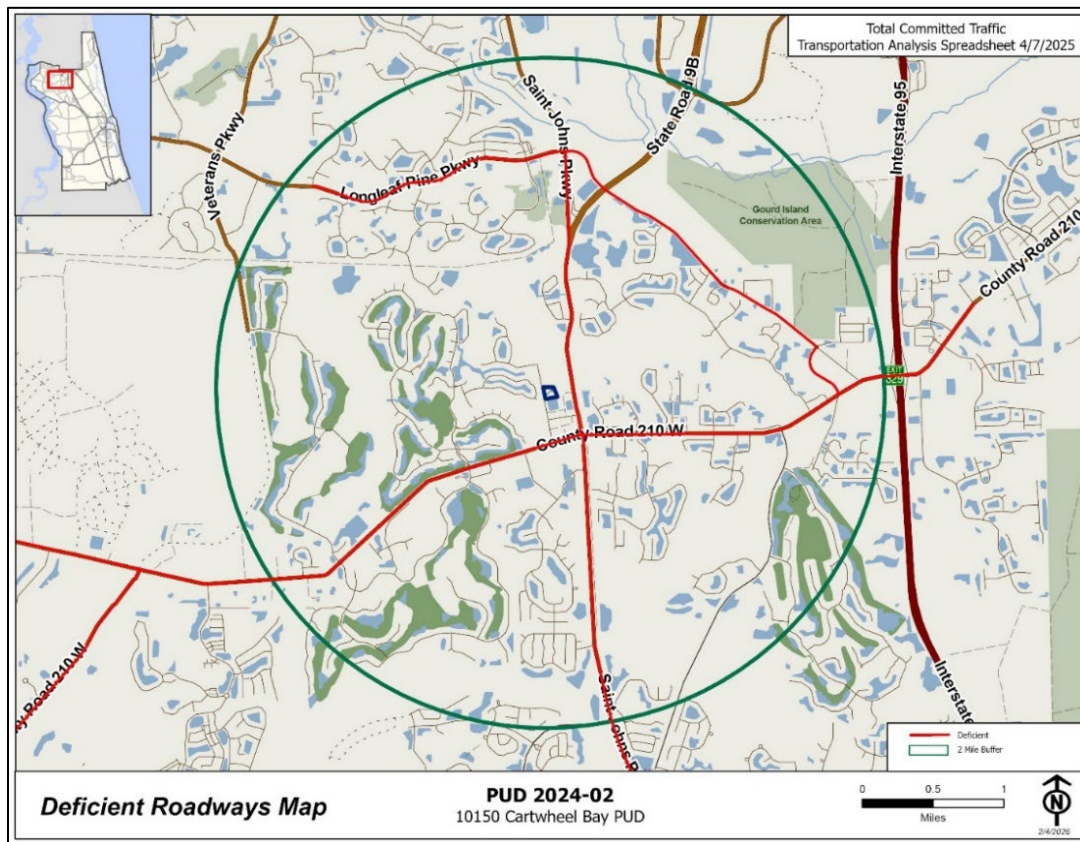
Intended Plan of Development: The applicant intends to operate an existing auto service/repair business limited to 11,500 square feet. The proposed development of automobile care center is estimated to generate 390 average weekday trips with 56 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.).

The directly accessed roadway segment, Link 34.2 (CR 210 from Cimarrone Blvd. to CR 210), is currently operating at 91.8% of capacity based on existing 2025 P.M. peak hour traffic, and 131.1% 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.

Deficient Roadways Map: The following map displays deficient roadway segments within a 4-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Planning and Zoning Division Review:

The applicant requests to rezone a 3.08-acre site located approximately 0.46 miles northwest of the Saint Johns Parkway and County Road 210 West intersection from Open Rural (OR) to Planned Unit Development (PUD) for use as an Auto Service/Repair business with a maximum of ten (10) active service bays plus an accessory use of Outdoor Storage.

The subject property has a Future Land Use designation of Residential-C (RES-C), which permits the development of Neighborhood Commercial and Community Commercial Uses pursuant to Planned Development regulations when appropriate on a size and scale compatible with the surrounding residential area per Comprehensive Plan Policy A.1.11.1(m). As provided within Comprehensive Plan Policy A.1.11.1(e), Community Commercial shall mean commercial and office uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature. The permitted uses of Automobile Oil Change Facilities, Tire Service Centers, and Outdoor Storage include those found in the Community Commercial designation under General Business and Commercial Uses per LDC Section 2.02.01.E.

General Business and Commercial Uses

Code Reference LDC 2.02.01.E.1: Land Use activities in the General Business and Commercial Uses category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers.

LDC Table 2.03.01 allows General Business Uses of Auto Oil Change Facilities, Tire Service Centers, and Outdoor Storage as a Special Use in a lower intensity zoning (i.e. CG); these uses are allowed by right in the higher intensity zonings (i.e. CHT, CI, CHI, CW). The site is required to meet the Special Use criteria for these proposed uses. According to the proposed PUD Text, the auto repair facility will not contain the more intense uses such as Body Shop, Restoration and/or Major Vehicle Repairs; these are not allowed in Community Commercial or General Business. The typical General Business use of brake/tire/minor auto repairs and oil changes are allowed within the Community Commercial FLUM category. According to the MDP Text, body shops, restoration, and/or major vehicle repairs are a prohibited use.

According to LDC Sec. 2.03.51 (**Auto Oil Change Facilities**) and LDC Sec. 2.03.52 (**Tire Service Centers**), the uses are subject to a maximum intensity of three (3) bays unless a waiver is granted by the Planning and Zoning Agency, and the total number of vehicles serviced at any one time should be limited to six (6). These sections of the code also require that the bays be screened from view with fencing or vegetation so bays are not visible from any residential use. The LDC also states screening should be provided with a solid wooden, pvc, or similar material fence. Waivers can be requested per LDC 2.03.51.F and LDC 2.03.52.F, and the applicant has provided the requested waivers from this section of the code. The amount of bays is listed at ten (10) and the proposed fencing will be of solid material.

According to LDC Sec. 2.03.54 (**Outdoor Storage**), the use is allowed within the Community Commercial designation. Screening shall be in accordance with Part 6.06.04.B.7.b of this Code, and the storage area shall be accessory in nature to the Principal use of the property. The use requires screening from view of any street and residential land with very strict conditions and limitations. The site will be utilizing outdoor storage and the location of the outdoor storage is labeled on the MDP Map; the applicant agrees to meet the screening requirements of the code.

As discussed above regarding the number of onsite bays and outside storage, staff provides the following aerial photos:



The property is located within the Northwest Sector and is subject to Scenic and Development Edge requirements. The project proposes a 30-foot Scenic Edge along Cartwheel Bay Avenue. Pursuant to LDC Sec. 6.06.02.G.2, a reduction from the standard 75-foot edge to 30 feet is permitted where the lot depth is less than 500 feet; the subject parcel, at approximately 337–400 feet in depth, qualifies for this reduction with enhanced performance standards. The enhanced buffer should include: native evergreen canopy trees planted every twenty (20) to thirty (30) foot on center; native non-canopy trees planted every ten (10) to twenty (20) foot on center; shrubs of native species and planted between every five (5) to fifteen (15) foot on center and appropriately staggered; and native groundcover planted every three (3) to five (5) foot on center. The primary purpose of the Scenic Edge is to screen development and creates a natural edge between development and the roadway through the preservation of existing trees and vegetation and/or the use of a variety of native canopy trees, understory trees, bushes, shrubs and ground cover. In areas lacking native vegetation, supplemental plantings will be required to meet Scenic Edge standards. The removal of the front vegetative buffer in 2022 necessitates reestablishment of compliant landscaping. Given that the existing front fence appears to be located on the property line, all new plantings should be installed within the interior of the fence line.

The project proposes a 35-foot Development Edge as outlined in LDC Sec. 6.06.02.H with requested waivers for an existing structure (south), drain field (south), and retention pond (northeast) which will encroach the 35-foot Development Edge. According to LDC Sec. 6.06.02.H.1, *“Deviations to the 35-foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property.”* Staff would agree that the existing structure, drain field, and retention pond would be an extraordinary condition of the property. Areas where the Development Edge does not meet the required 35-feet, modification to the edge is allowed through LDC Sec. 6.06.02.H.1.e, *“Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 30 feet.”* The impact of a reduced Development Edge is minimal based on the fact that the adjacent site to the south is a retention pond and undeveloped wetlands to the northeast which should not cause any negatively effect if the requested waiver is granted.

The applicant does not propose additional incompatibility buffering or screening along the front (western) property line adjacent to the roadway. Although such buffering is not required along roadways, it would provide enhanced separation from nearby residential uses to the west. Staff previously requested this buffering, and it was included in earlier submittals but has since been removed. Furthermore, the required screening for the auto repair bays and outdoor storage areas is not adequately addressed by the existing fencing. The MDP Text indicates that the applicant will provide the necessary buffering to properly screen these areas in accordance with LDC Sections 2.03.51.F, 2.03.52.F, and 6.06.04.B.7. Landscaping plans will be reviewed during commercial construction plan review of the onsite improvements.

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject site is surrounded by wetlands to the north and east, a retention pond to the south, and residential to the west.

Figure 2: Compatibility Analysis

Criteria	Subject Property	North, East and South	Northwest (across Cartwheel Bay Ave)	West and Southwest (across Cartwheel Bay Ave)
FLUM	Residential-C (RES-C)	RES-C	RES-C and RES-B	RES-C and RES-B
Current / Proposed Zoning	<u>Current:</u> Open Rural (OR) <u>Proposed:</u> Planned Unit Development (PUD)	The Shoppes at St. Johns Parkway PUD (Ord 2016-39)	The Preserve at St. Johns (part of the Woodlands PUD Ord 87-48, amended by Ord 2015-41)	Cimarrone Golf & Country Club (part of the Woodlands PUD Ord 87-48)
Current / Proposed Use	<u>Current:</u> Non-Residential <u>Proposed:</u> Auto Service/Repair with 10 active bays plus, Outdoor Storage	Commercial Shopping Center; limited General Business and Commercial Uses	Single Family Residential	Single Family Residential
Property Area	3.08 acres	35.6 acres	77.92 acres (of the total 577.93 acres in the PUD)	500.01 acres (of the total 577.93 acres in the PUD)
Density / Intensity	<u>Proposed:</u> 11,500 sqft = 3,734 sqft per acre	172,000 sqft on 26.3 developable acres = 6,540 sqft per acre	86 single family units = 1.10 units per acre	682 single family units = 1.36 units per gross acre
Status	Pending Rezoning	37.4% Built Out (6,439 sqft built)	100% Built Out (768 units built)	

Figure 3: Compatibility Map



Figure 4 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD). The applicant has provided within the MDP Text that it is not the intent of this rezoning to utilize the Live Local Act (see Live Local Act paragraph below).

Figure 4: Zoning Designation Allowable Use Comparison

Permitted Use Categories	PUD (Proposed)	OR (Current)
Residential	*	X
Agricultural		X
Cultural/Institutional		X
Neighborhood Business and Commercial		
General Business and Commercial	X**	
Mining & Extraction		X ***
Office and Professional		
Outdoor/Passive		X
Neighborhood Public Service		X
Solid Waste & Correctional Facilities		X ***
* High density (13 units/acre) multi-family apartments developed pursuant to Live Local Act are entitled subject to administrative approval (Waived per MDP Text). ** See List of Uses within the MDP Text for limitations *** Prohibited in the Residential FLUM designation		

Live Local Act:

The request is for a rezoning from Open Rural (OR) to a commercial Planned Unit Development (PUD); if approved, the property could be utilized for development under the Live Local Act. Pursuant to section 125.01055(7) Florida Statutes, 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 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. Stat. 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 Open Rural (OR) 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)	OR – Single Family or Mobile Home	OR – All other uses
Minimum Lot Width:	N/A	100 feet	100 feet
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	N/A	N/A
Maximum Impervious Surface Ratio (ISR):	70%	70%	75%
Maximum Height of Structures:	35 feet	35 feet	None *
Setbacks:	Front: 20 feet Side: 20 feet Rear: 20 feet	Front: 25 feet Side: 10 feet Rear: 10 feet	Front: 25 feet Side: 10 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			

BACKGROUND:

According to staff research, the site was owned and utilized by the St. Johns County Anastasia Mosquito Control District from 1991 until 2018. In April 2018, Blue Star Animal Hospital, Inc. (manager: Venkat Gutta) purchased the property from the district. In April 2019, the property was subsequently transferred to G&G Veterinary and Medical Services LLC (manager: Venkat Gutta).

On August 4, 2022, a PRIDE complaint was submitted alleging on-site land clearing with heavy machinery and the operation of an auto repair activity. On August 17, 2022, Code Enforcement issued a warning to the property owner regarding these activities.

In February 2023, the County was notified that the owner was in the process of applying for a Planned Unit Development (PUD) rezoning. In June 2023, the owner's attorney submitted a letter requesting that the County place any code enforcement proceedings on hold until the rezoning process was completed. As no rezoning application had been submitted, nor any other good faith measures, by February 2024, Code Enforcement issued a Final Warning Notice to the owner. The PUD rezoning application was finally received in May 2024.

It appears the site is currently being leased to an auto repair company (Auto Medics USA, Inc) and they are using the site for auto repair and outside storage of vehicles. Neither use is allowed by right in the Open Rural Zoning and Residential Land Use designation.

As of April 2, 2026, and prior to the first PZA hearing, the project request was to rezone to allow for a maximum 22,500 square feet of Neighborhood Business, Community Commercial, and limited Agricultural uses. The site was to be developed within two (2) Phases. Phase one (1) would allow up to 11,500 square feet of development, consisting of the existing onsite buildings plus additions to operate an auto service/repair business with a maximum of three (3) active bays and a veterinary office/animal hospital with outdoor boarding. Phase two (2) would remove all existing buildings and allow up to 22,500 square feet of development in the following use categories: Neighborhood Business, General Business, Office/Professional, Neighborhood Public Service, Cultural/Institutional, and limited Agricultural.

At the PZA hearing on April 2, 2026, the project request was changed to limit the site to allow for a maximum 11,500 square feet Automobile Repair Facility with a maximum of three (3) active service bays. The applicant provided several revisions of the MDP Text and Map on the floor at the hearing without staff providing a review. The project removed all other uses to include removing the Veterinary Office/Animal Hospital use.

After Staff was able to review the plans provided at the April 2 PZA hearing, staff found that all buildings onsite would then be part of the Automobile Repair Facility and most of the buildings contained roll up doors for possible areas of service bays. Staff had concerns about the driveway width/connection; unpaved parking; amount of service bays; possible onsite use of more intense uses such as Body Shop, Restoration, and/or Major Vehicle Repairs (which would require a Comprehensive Plan Amendment); fencing; outdoor storage; parking; solid waste; and phasing.

On April 16, 2026, and prior to the PZA hearing, staff received an updated MDP Text and Map. Staff did not have time to review the documents prior to the PZA hearing that same afternoon.

At the PZA hearing on April 16, 2026, the project request was changed to limit the site to allow for a maximum 11,500 square feet Automobile Repair Facility with a maximum of ten (10) active service bays and accessory Outdoor Storage. After Staff was able to review the plans provided the morning of April 16, 2026, it appears most of the concerns raised by staff were addressed within the updated MDP Text and Map.

NORTHWEST SECTOR COMMUNITY MEETING (2/17/2026)

The applicant conducted the required Northwest Sector Community Meeting at the Timberlin Creek Elementary School Cafeteria on Tuesday, February 17, 2026, from 6:00 pm – 7:00 pm. County staff was in attendance and the meeting was properly noticed. The project was presented to approximately 12 attendees. Discussions focused on traffic, test driving within the neighborhood by the existing auto repair business, unauthorized auto repair activity by a tenant, the unmarked two-lane road, the proposed pet boarding use with potential noise impacts, ongoing noncompliance and calls for the facility to be closed, lack of buffering, vehicles left on the sidewalk, storage of boats and RVs, and the possibility of pursuing a Special Use Permit for the Veterinary Office instead of rezoning. Concerns were also raised that the applicant should not be rewarded for prior noncompliance. The Community Meeting packet, provided by the applicant, is included in **Attachment 3 Northwest Sector Community Meeting Documents**.

PLANNING AND ZONING AGENCY HEARING (4/02/2026)

The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 2, 2026. At the hearing, the applicant submitted a revised Master Development Plan (MDP), including both text and map components, which had not been previously reviewed by staff.

Discussion focused on the pending acquisition of the property by Auto Medics and the corresponding revision of the project to limit the proposed use to an auto repair business. Additional deliberation addressed whether the Agency could render a decision given the extent of the revisions and the lack of prior staff analysis. Landscaping elements, the proposed access gate, and the PRIDE case were also discussed.

Public comment was received, with a majority of neighboring residents expressing concern that the originally proposed uses were excessive and noting surprise at the late-stage changes. Several speakers emphasized the importance of ensuring the business operates in compliance with applicable regulations. Mention was made to hold the final decision until the sale of the property was finalized. Customers provided support of the auto repair business. The owner of Auto Medics provided testimony regarding his community engagement and wish to be a quality business for his neighbors, customers, and 15 employees.

Following an initial motion for an approval recommendation that did not carry, a subsequent motion was made and unanimously approved (7-0) to continue the item to a date certain of April 16. The motion to continue was supported by members Perkins, Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson.

PLANNING AND ZONING AGENCY HEARING (4/16/2026)

The Planning and Zoning Agency (PZA) heard this request at a public hearing on April 16, 2026. At the hearing, the applicant submitted a revised Master Development Plan (MDP), including both Text and Map components. These materials had been provided to staff earlier that same morning and had not been reviewed.

Discussion centered on the revisions to the MDP Text and Map, particularly those intending to limit the proposed uses, but also providing an upgrade to the site's driveway and parking. The applicant outlined several waiver requests, including allowance for ten (10) service bays, reduced paved parking, and a reduced Development Edge. The applicant emphasized that the business would prohibit any major bodywork and collision repair activities.

Further deliberation focused on whether the ten (10) service bays and would require a Comprehensive Plan Amendment. It was noted that the LDC allows for such waivers, and the applicant reiterated the commitment to restrict the more intense auto repair uses. Additional discussion addressed landscaping elements, the proposed access gate, and the associated PRIDE case.

Public comment raised several concerns, including after-hours vehicle parking outside the property—specifically within the emergency exit across the street and in the right-of-way beyond the site gate—ongoing roadway construction in the area and potential traffic impacts to Cartwheel Bay, and the condition of the

existing fencing. Speakers also commented on the number of on-site vehicles, including some reportedly unmoved for extended periods, as well as potential environmental concerns related to soil and pond contamination and fumes from open-air service bays. Additional questions were raised regarding the status of the property sale, vehicle test-driving within nearby neighborhoods, and staffing concerns. Suggestions included extending the driveway to accommodate on-site vehicle stacking in lieu of using the right-of-way.

The owner of Auto Medics provided testimony addressing several of these concerns, noting the recent removal of abandoned vehicles, an average service volume of approximately 20 vehicles per day, and agreement to limit signage to a maximum height of 15 feet.

The Agency recommended approval with a vote of 6-0. Support was made by members Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson with member Perkins being absent.

CORRESPONDENCE/PHONE CALLS

Staff has received correspondence which can be found in **Attachment 4 Correspondence**. Some of the correspondence was provided prior to the changes to the plan of development when the Veterinary Hospital with outside boarding was proposed.

ACTION

Staff provides 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. Supporting Documents
3. NW Sector Community Meeting Documents
4. Correspondence

FINDINGS OF FACT
PUD 2024-02 10150 Cartwheel Bay PUD

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-C.	3. The PUD is not consistent with the Future Land Use Designation of Residential-C.
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 Sections 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 Commissioners of Brevard County v. Snyder</i>, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.</p>

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2026 - _____

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated April 14, 2026, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2024-02 10150 Cartwheel Bay 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-C.
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 2024-02 10150 Cartwheel Bay 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 scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS
_____ DAY OF _____ 2026.

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

BY: _____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

Exhibit A

①

LEGAL DESCRIPTION – ORB 4706, PAGE 424, EXHIBIT A

PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19 (AS PER OFFICIAL RECORDS BOOK 781, PAGE 752); RUN THENCE NORTH 90°00'00" EAST, A DISTANCE OF 622.04 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 1481.34 FEET; THENCE NORTH 79°38'46" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'00" EAST, A DISTANCE OF 366.99 FEET; THENCE SOUTH 22°14'11" EAST, A DISTANCE OF 335.82 FEET; THENCE SOUTH 79°38'46" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 392.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

PARCEL "B" (EASEMENT PARCEL):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19 (AS PER OFFICIAL RECORDS BOOK 781, PAGE 752); RUN THENCE NORTH 90°00'00" EAST, A DISTANCE OF 622.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 1481.34 FEET; THENCE NORTH 79°38'46" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 1769.11 FEET TO THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 210; THENCE SOUTH 73°02'50" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 80.53 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 297.03 FEET TO THE POINT OF BEGINNING.



**EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT**

**CARTWHEEL BAY PUD
4/27/2026**

A. PURPOSE AND INTENT

The Cartwheel Bay Planned Unit Development (PUD) is \pm 3.08 acres and located north of the Shoppes at Saint Johns Parkway development. The property is bordered by conservation areas associated with the Shoppes at Saint Johns Parkway PUD to the North and East. To the South lies a \pm 2-acre stormwater pond that serves the Shoppes at St. Johns Parkway shopping center. To the West, the property is bound by Cartwheel Bay Avenue, beyond which is the Preserve at Saint Johns residential neighborhood.

The parcel has an Open Rural (OR) zoning designation and a Future Land Use classification of Residential-C (RES-C) per the St. Johns County (SJC) 2025 Comprehensive Plan. The proposed development will permit the operation of a general auto repair, oil change and light tire service business with ten (10) service bays and accessory outdoor storage. There are existing commercial and residential developments in the immediate area, and the subject property is largely constrained by existing development(s) and preserved natural features.

In accordance with Section 6.06.00 of the St. Johns County Land Development Code, the Applicant shall provide landscape buffers and screening designed to mitigate any potential land use incompatibilities and ensure a harmonious relationship with adjacent properties. These buffering and screening measures are intended to preserve the visual character of the surrounding area, reduce potential noise or glare impacts, and provide an appropriate physical separation between differing land uses, as required by the County's standards.

The continued commercial use of the subject property is a logical and compatible extension of the existing development pattern along this corridor. The use is consistent with the prior operation on the site and is in keeping with surrounding commercial and conservation areas, including nearby retail centers and supporting infrastructure. Moreover, the property's site access, and orientation-along with the natural and constructed buffers-provide substantial separation from residential uses located to the west of Cartwheel Bay Avenue.

B. PROJECT SIZE

The Property is \pm 3.08 acres.

C. WETLANDS

There are no wetlands on the Property.

D. DEVELOPMENT AREA



The Development Area is ± 3.08 acres of uplands.

E. RESIDENTIAL DEVELOPMENT

There are no residential uses within the PUD.

The Applicant waives their right to redevelop the Property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments.

F. NON-RESIDENTIAL DEVELOPMENT

Consistent with the RES-C FLUM designation, the PUD shall permit Neighborhood and Community Commercial Uses and be limited to the existing 11,500 square foot structures of non-residential development.

Permitted General Business and Commercial Uses:

General Automobile Service/Repair Facility with ten (10) service bays. See Section T for waiver regarding the maximum number of service bays.

- a. Auto Oil Change Facilities, subject to LDC Sec. 2.03.51
- b. Tire Service Center, subject to LDC Sec. 2.03.52
- c. Outdoor Storage (Accessory), subject to LDC Sec. 2.03.54

Prohibited Uses:

- a. Body Shop, Restoration and Major Vehicle Repairs

G. SITE DEVELOPMENT CRITERIA

Max ISR: 70%

Max FAR: 50%

Minimum Setbacks: 20' for buildings, parking and/or storage areas adjacent to rights-of-way and residential uses.

100' setback for Automobile Oil Change and Tire Services Center buildings adjacent to any residential use, residential zoning or residential portion of a Planned Development, consistent with LDC Sec. 2.03.51 and 2.03.52.

Maximum Building Height: 35'

Parking: The public parking and vehicular use areas shall be improved consistent with LDC Sec. 6.05.02.H.1. This consists of ten (10) spaces, including one (1) ADA space for customers located in front of the buildings, which is less than the 23 spaces required by LDC Table 6.17 in Sec. 6.5.02.E. See waiver request in Section T.



Signage: All signage shall conform to the standards outlined in LDC Article VII and be limited to a maximum height of fifteen (15) feet.

Lighting: All lighting shall conform to LDC Sections 6.09.00 and 5.03.06.H.6.

H. INFRASTRUCTURE

Vehicular Access/Interconnectivity: Access to the property is currently provided via a single driveway on Cartwheel Bay Avenue which will be improved to meet Commercial Driveway standards per LDC Sec. 6.04.05.

Since the property is bordered by conservation areas associated with the Shoppes at Saint Johns Parkway PUD to the North and East and a ± 2-acre stormwater pond that serves the Shoppes at St. Johns Parkway shopping center to the South, interconnectivity to adjacent parcels shall not be provided.

Pedestrian Access: Since no development/redevelopment is proposed, new pedestrian access shall not be provided.

Bicycle Access: Bicycle parking shall be provided within the development where feasible, consistent with LDC Sec. 6.06.02.M.

Open Space: The development shall provide a minimum of twenty-five percent (25%) of the site or at least 0.77 acres (33,541 square feet) of open space per LDC 5.03.03.A.I. Open space shall be located within the perimeter buffers and Scenic/Development Edges.

Drainage: Stormwater will be managed onsite within the existing stormwater pond onsite and meet the requirements of the LDC..

Utilities: All electrical, telephone and cable lines shall be installed underground on the site. Since development is within the existing structures, connection to JEA infrastructure shall not be required.

Solid Waste: Solid waste shall be collected and handled by the licensed franchisee in the area. A solid waste storage area shall be provided in accordance with requirements of LDC 6.06.04.B.8.

Fire Protection: Fire Protection shall be provided in accordance with LDC Section 6.03.00 and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

I. WATER/SEWER/REUSE

The site is located within JEA's Service Area for central water and sanitary sewer disposal. Since development is within the existing structures, connection to JEA infrastructure shall not be required. The property is currently served by private well and septic which will remain.

J. SOILS



Per the USDA Soil Map, the property contains two (2) soil types: Ona Fine Sand (12) and Zolfo Fine Sand (08).

K. SITE VEGETATION

The site contains two (2) FLUCFCS (Florida Land Use, Cover and Forms Classification System) community type: Commercial Services (140) and Borrow Area/Pond (742).

L. SIGNIFICANT NATURAL COMMUNITIES HABITAT AND LISTED SPECIES

No endangered, threatened, or species of special concern (SSC) or their habitats were observed by biologists during a November 2024 site review. Additionally, there were no Significant Natural Communities present on the property based on field review and analysis of vegetative communities as described above. The development of this project will have no effect on any listed species or Significant Natural Communities.

M. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The property retains a low probability of historic or archaeological features based on a history of disturbance to the site. No cultural assessment is currently required; however, in the event that archaeological and historic 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 per Policy A.1.4.6, Comprehensive Plan.

N. BUFFERS AND SCREENING

Perimeter Buffer: A ten (10) foot natural perimeter buffer shall be provided around the project perimeter pursuant to LDC Section 5.03.03.A.4 for PUD developments.

Scenic Edge: Since the lot depth of the parcel is less than 500 feet, a natural thirty (30) foot buffer shall be provided along Cartwheel Bay Avenue. Where little or no native vegetation exists, buffers shall be supplemented with alternative measures to ensure the character of the development edge is in place.

Development Edge: A natural thirty-five (35) foot buffer shall be provided along the other property lines. Where little or no native vegetation exists, buffers shall be supplemented with alternative measures to ensure the character of the development edge is in place. Section T includes two (2) waivers to the Development Edge requirements based on existing site conditions and infrastructure that will remain being located within 35' of the property lines.

Outdoor Storage (Accessory Use): Screening of the outdoor storage area shall be provided pursuant to LDC Sec. 6.06.04.B.7.b. A six (6) foot solid wooden, pvc or similar materials fence or evergreen shrubs with 75% opacity shall be installed along the western property line (Cartwheel Bay Avenue) and extend interior to the site a minimum of one hundred (100) feet from the Street property line or the entire depth of the open storage area, which is less.



Service Bays: Screening of the bays shall be provided by a six (6) foot solid wooden, pvc or similar materials fence pursuant to LDC Sec. 2.03.51.C and 2.03.52.C. Bays shall be screened from view with fencing or vegetation or located so they are not visible from any Residential Use, Residential zoning or Residential portion of a Planned Development. Storage of Vehicles awaiting parts shall be within a Building or located in the Outdoor Storage areas depicted on the MDP Map and screened from Cartwheel Bay Avenue by a solid fence and/or existing structures.

O. SPECIAL DISTRICTS

The project is located within the Northwest Sector Community Planning Area as defined by Article III of the LDC.

P. TEMPORARY USES

Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. There may be a temporary construction trailer located on the property, until construction is complete. The temporary construction trailer shall be removed no later than thirty (30) days after construction is completed and As-Builts are approved.

Q. ACCESSORY USES

Standard accessory uses will be allowed per Section 2.02.04.C of the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure.

In addition, Outdoor Storage shall be permitted as accessory in nature to the Principal use of the property, pursuant to LDC Sec. 2.03.54.D. No accessory uses will be allowable within any of the proposed buffers.

R. PROJECT PHASING

The PUD shall be developed in one (1) phase. The PUD shall commence within six (6) months of PUD approval. Commencement shall be defined as approval of Construction Plans. Completion shall occur within six (6) months of Commencement. Completion shall be defined as the approval of As-Builts.

S. PROJECTED IMPACTS

The PUD will bring the current auto service/repair use into compliance and provide compatible and convenient commercial development for surrounding residents. The Property is surrounded by the Shoppes at Saint Johns Parkway PUD including conservation land to the north and east, a 2-acre stormwater pond for the large shopping center to the south, and Cartwheel Bay Avenue to the west.



This rezoning shall keep the general character and limited intensity of the existing property, and plan for future growth compatible with nearby commercial uses. It will promote economic development within the immediate surrounding area while not impacting the residential neighborhoods, and providing them with needed facilities and services now and in the future.

The OR zoning designation allows few commercial uses in this now highly developed area. The adjacent and surrounding land uses have become increasingly intensive. This PUD will allow a similar transition for this property over a longer time period. The development is served by existing transportation facilities and will not trigger investments to public facilities due to the location and size of the parcel. The traffic intensity already experienced and accounted for going to the Preserve at Saint Johns neighborhood entrance on Cartwheel Bay Avenue will be more than adequate to serve the proposed non-residential uses.

The development's buffers and abutting preserved wetlands mitigate any potential incompatibility with the adjacent and surrounding properties. Therefore, the rezoning will not cause adverse impacts or conflicts with surrounding properties, infrastructure, and natural environment.

Beneficial features of the Development include:

- Creating a reserve of commercial and business sites within this area of the County.
- Creating a more balanced livability ratio between business and residential areas, potentially reducing and shortening vehicular use/trips.
- Filling the demand for convenient commercial businesses for the local residences and creating jobs for members of the local community.
- Meeting the design standards for Northwest Sector while creating a commercial use area to complement the existing residential area.
- In accordance with Comprehensive Plan Objective A.1.2.5, the proposed development is located within the County's Development Area and furthers a compact, contiguous development pattern.

This property will support the need for livability in the area by providing commercial opportunities near growing residential areas. This development will be of service to the residents in the area while still considering the unique rural character of the Northwest Sector.

T. WAIVERS: The Applicant request the following waiver(s):

- LDC Sec. 2.03.51.A and 2.03.52.A: Relief from the limitation of a maximum of three (3) bays to permit a total of ten (10) bays within the three (3) existing buildings and one (1) carport on the Property. The property is over 3-acres in size and surrounded by Conservation Wetlands to the north and east and a stormwater pond for a commercial shopping center to the south. The nearest residential use is on the other side of Cartwheel Bay Avenue, a 125' right-of-way, and the service bays are setback 90 or 180' from the front property line.



- LDC Sec. 6.05.02.E: Request to provide less off-street parking than required by LDC Table 6.17 for business, commercial uses. LDC requires one space per five hundred square feet of gross Floor Area which would require 23 spaces. The improved parking area consists of ten (10) spaces, including one (1) ADA space, for customers which is sufficient for an auto repair business where cars are dropped off, the business provides shuttle services for customers and pick-up/drop-off options.
- LDC Sec. 6.06.02.H: Relief for a portion of the southern Development Edge to allow the existing structure and drainfield to remain in its current location. If supplemental landscaping is necessary, the required trees shall be clustered in other areas of the southern Development Edge to allow the same number of trees to be planted.
- LDC Sec. 6.06.02.I.1: Relief from the requirement to vegetate along the entire perimeter of the banks of the existing stormwater pond located with the northern and eastern Development Edges since modifications to the existing pond are not proposed, the property is over 3-acres in size and surrounded by Conservation Wetlands to the north and east and a stormwater pond for a commercial shopping center to the south. Given the screening standards and large areas of preserved wetlands, landscaping on the banks of the existing stormwater pond will not be visible from development on abutting properties.

U. OWNERSHIP AGREEMENT

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. All successors and assigns in title shall be bound to the commitments and conditions of the PUD.

V. FUTURE LAND USE DESIGNATION

The Property has a Future Land Use Map (FLUM) designation of Residential-C (RES-C) on the St. Johns County *2025 Comprehensive Plan*. The proposed PUD is consistent with the RES-C Land Use Designation which contemplates the integration of small-scale commercial uses that serve nearby residential neighborhoods and are designed in a manner that preserves the character and scale of the surrounding community. According to the Comprehensive Plan, appropriate neighborhood-serving commercial uses including auto-related services. The proposed use, which includes a modestly scaled auto service facility, aligns with this intent by offering a needed community service within a contained, low-impact footprint.

The proposed PUD rezoning is:

- Consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, particularly as it relates to compatibility, economic development, and functional land use transitions within sector planning areas;

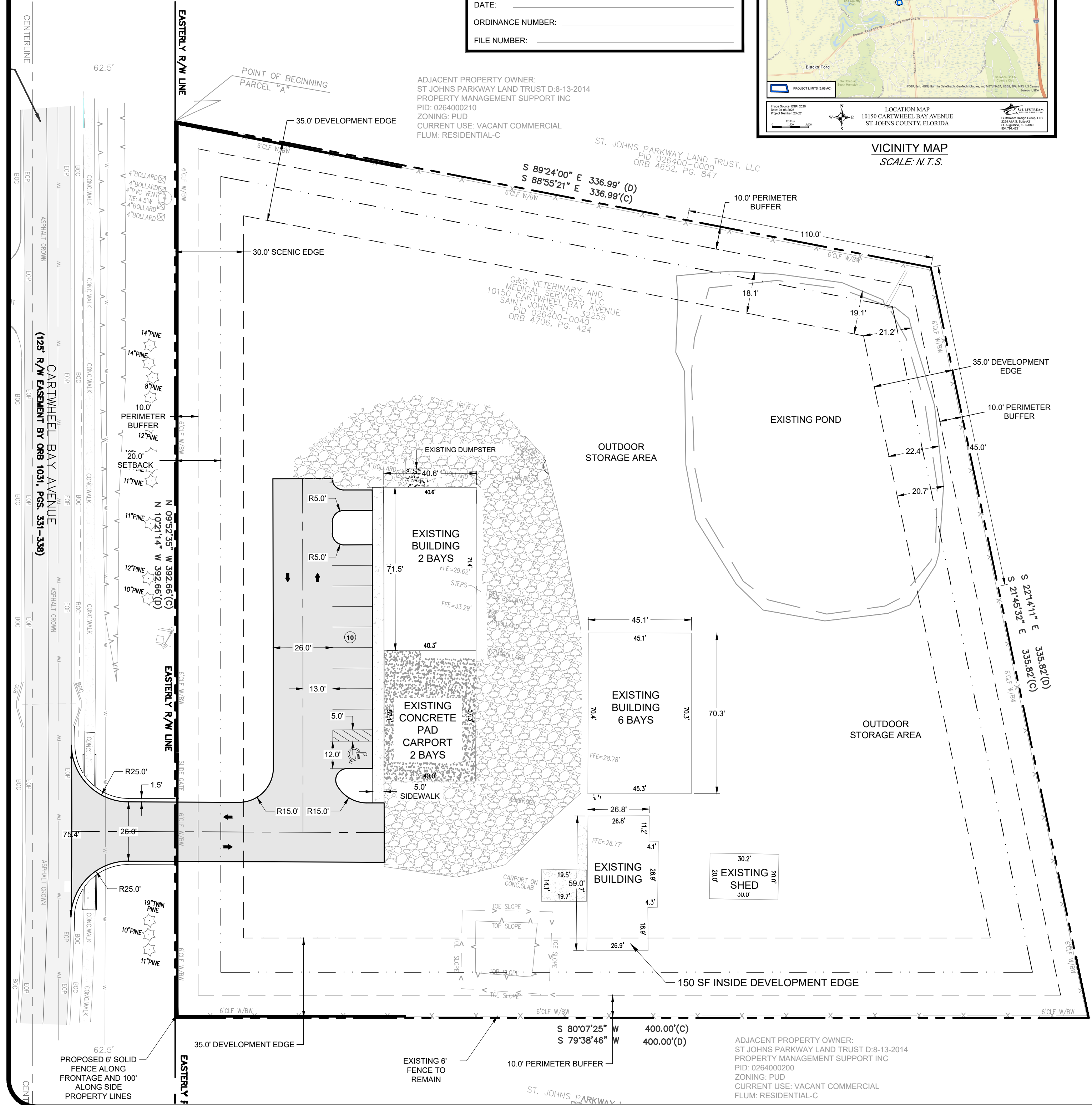
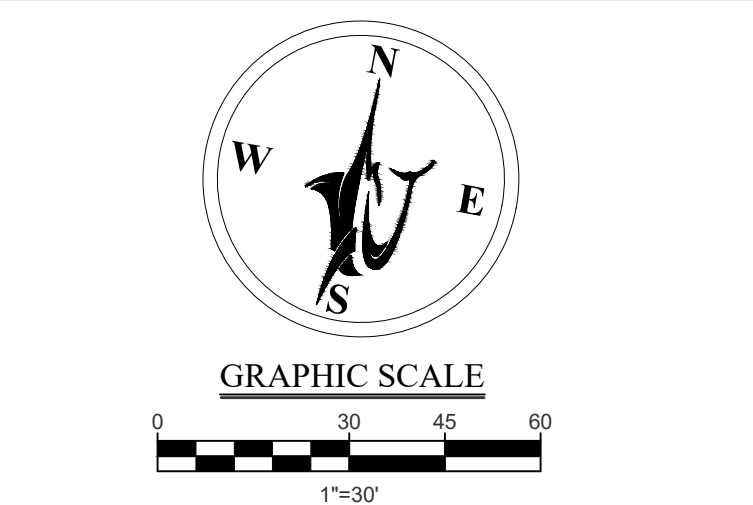
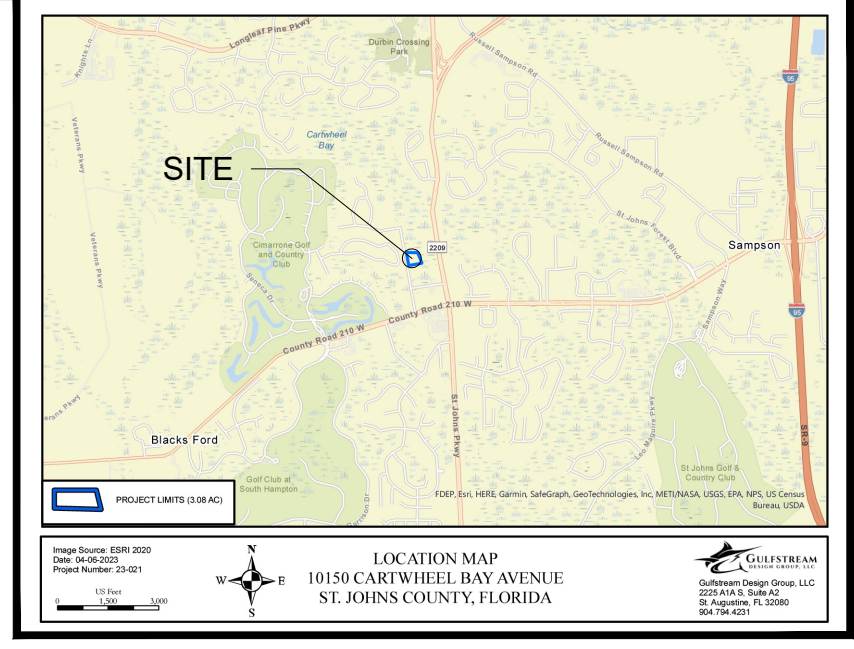


- Specifically Objective A.2.1.11 regarding the Northwest Sector, which recognizes the need for strategically located commercial uses to support residential growth and enhance community viability; and
- Compliant with the procedural requirements and intent of the St. Johns County Land Development Code, including provisions related to buffering, access, screening, and orderly growth management.

The development is low intensity, neighborhood-scale, and will maintain much of the existing site layout and infrastructure. This approach minimizes site disturbance and retains compatibility with the established and planned development character of the surrounding area. This rezoning represents a responsible and forward-thinking planning solution that recognizes the existing use of land, enhances regulatory compliance, and positions the site to serve the evolving needs of the local community now and in the future.

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: _____



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R/W LINE
 - - - PROPOSED BUILDING SETBACK
 - - - PROPOSED LANDSCAPE BUFFER
 - [Pattern] EXISTING GRAVEL DRIVE
 - [Pattern] EXISTING ASPHALT PAVEMENT
 - [Pattern] EXISTING CONCRETE PAD
 - [Pattern] EXISTING CONCRETE SIDEWALK
 - [Pattern] IMPROVED CONCRETE SIDEWALK
 - [Pattern] IMPROVED ASPHALT PAVEMENT

- NOTES:**
- ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.06.04.B.9.
 - DUMPSTERS AND SOLID WASTE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.8 OF THE LDC.
 - OUTDOOR STORAGE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.7 OF THE LDC.
 - SITE DEVELOPMENT SHALL BE CONSISTENT WITH SUPPLEMENTAL STANDARDS OF SECTIONS 2.03.51 (AUTO OIL CHANGE FACILITIES), 2.03.52 (TIRE SERVICE CENTER) AND 2.03.54 (OUTDOOR STORAGE) OF THE LDC. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
 - ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 - ALL SIGNS WILL MEET THE REQUIREMENTS OF LDC SECTION 7.02.04 AND BE LIMITED TO A MAXIMUM HEIGHT OF FIFTEEN (15) FEET.
 - PROJECT LIGHTING WILL MEET THE REQUIREMENTS OF LDC SECTION 5.03.06.H.6 AND 6.09.00.
 - PROPERTY IS LOCATED WITHIN THE NORTHWEST SECTOR COMMUNITY PLANNING AREA AS DEFINED BY ARTICLE III OF THE LDC.

SITE DATA TABLE		
GROSS PROPERTY AREA:	134,165 SF	3.08 AC
EXISTING WETLANDS:	0.00 SF	0.00 AC
DEVELOPMENT AREA:	134,165 SF	3.08 AC
MIN. OPEN SPACE: (25%)	33,541 SF	0.77 AC
MIN. UPLAND PRESERVATION: (5%)	6,708 SF	0.15 AC

PROPERTY ID NO:	026400 0040
911 ADDRESS:	10150 CARTWHEEL BAY AVE
EXISTING ZONING:	OR
PROPOSED ZONING:	PUD
EXISTING FLUM:	RESIDENTIAL-C
FLOOD ZONE:	A
FEMA FIRM PANEL NUMBER:	12109 C0160J

	MAXIMUM:
IMPERVIOUS SURFACE AREA:	70.00%
FLOOR AREA RATIO:	50.00%
BUILDING HEIGHT:	35'
	MINIMUM:
BUILDING SETBACK:	20'
PARKING SETBACK:	20'
STORAGE AREA ADJACENT TO RIGHT-OF-WAY AND RESIDENTIAL USES:	20'

* BUILDING AREA BASED ON MAINTAINING EXISTING STRUCTURES
 *** REQUIREMENT MET WITH AREAS IN PERIMETER BUFFER AND SCENIC/DEVELOPMENT EDGES

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	03-26-26	JSD	REVISED FOR SUBMITTAL TO SJC
2	04-15-26	JSD	REVISED FOR SUBMITTAL TO SJC
3			
4			
5			
6			
7			

EXHIBIT C
 FOR
CARTWHEEL BAY PUD
 MASTER DEVELOPMENT PLAN
 ST. JOHNS COUNTY, FLORIDA

GULFSTREAM
 DESIGN GROUP, LLC

2225 A1A S, SUITE A2
 ST. AUGUSTINE, FLORIDA 32080
 904.794.4231
 matt@gulfstreamdesign.com
 © GULFSTREAM DESIGN GROUP, LLC 2025

PROJECT NO:	23-021
ISSUE DATE:	10-23-2024
DRAFTED BY:	JGD
DESIGNED BY:	ZBH
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS

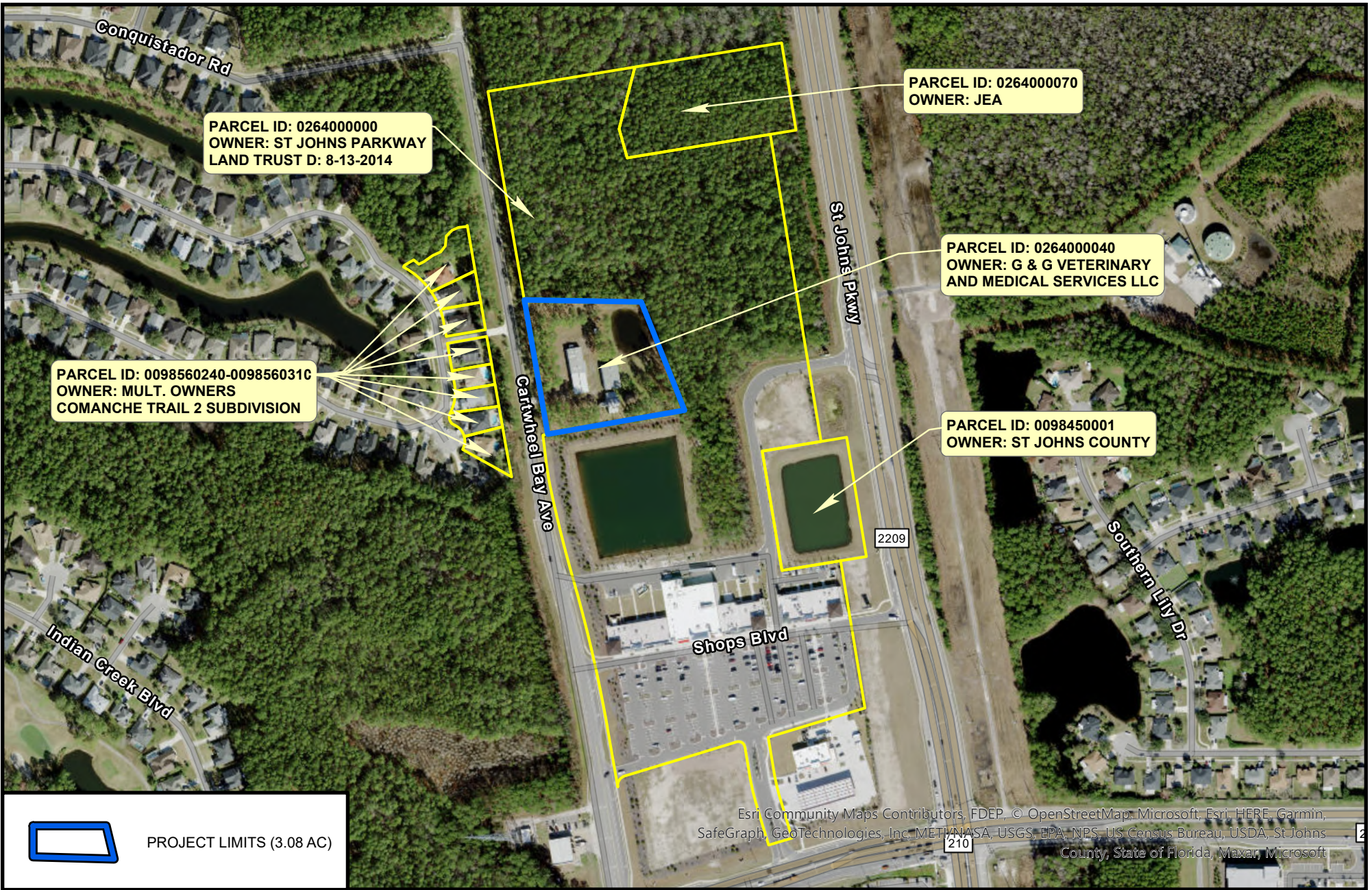
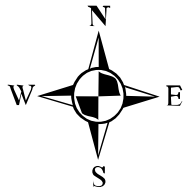


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Date: 04-06-2023
Project Number: 23-021

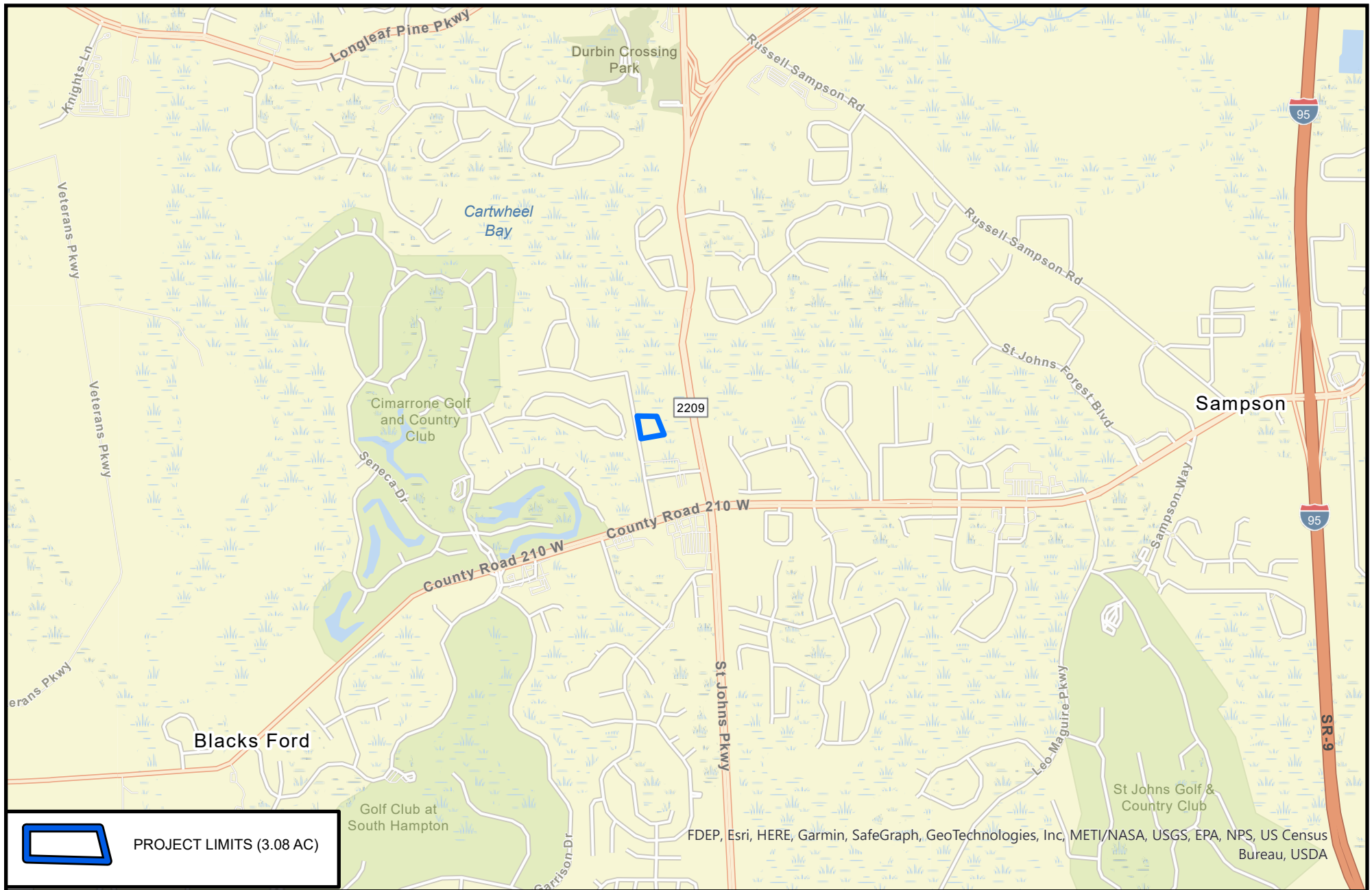


AERIAL MAP

10150 CARTWHEEL BAY AVENUE ST. AUGUSTINE FL, 32084

GULFSTREAM
DESIGN GROUP, LLC

Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231



 PROJECT LIMITS (3.08 AC)

FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Image Source: ESRI 2020
 Date: 04-06-2023
 Project Number: 23-021



LOCATION MAP

10150 CARTWHEEL BAY AVENUE ST. JOHNS COUNTY, FLORIDA



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 St. Augustine, FL 32080
 904.794.4231

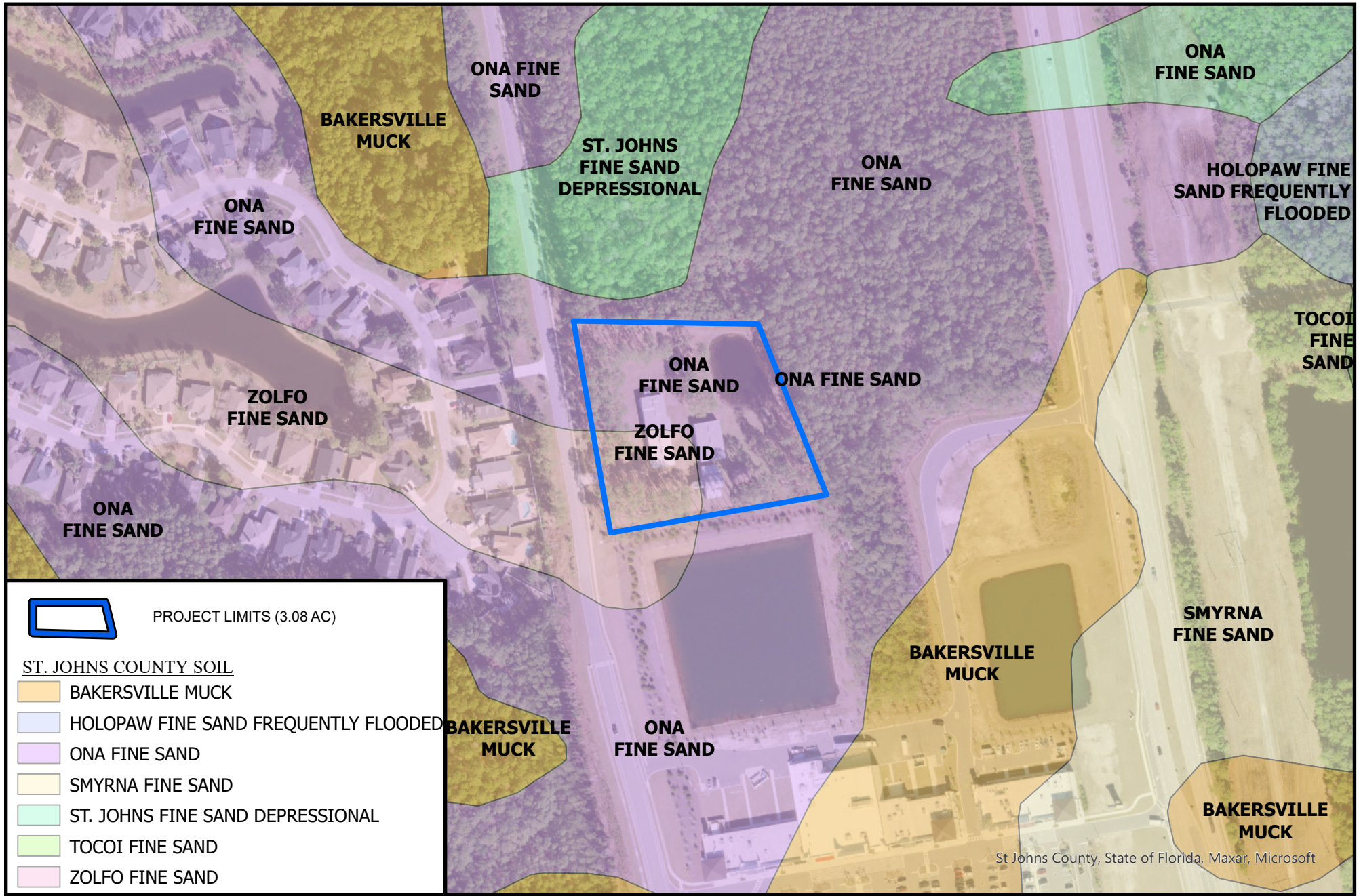
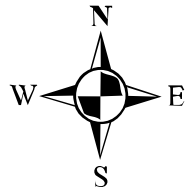


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 Project Number: 23-021

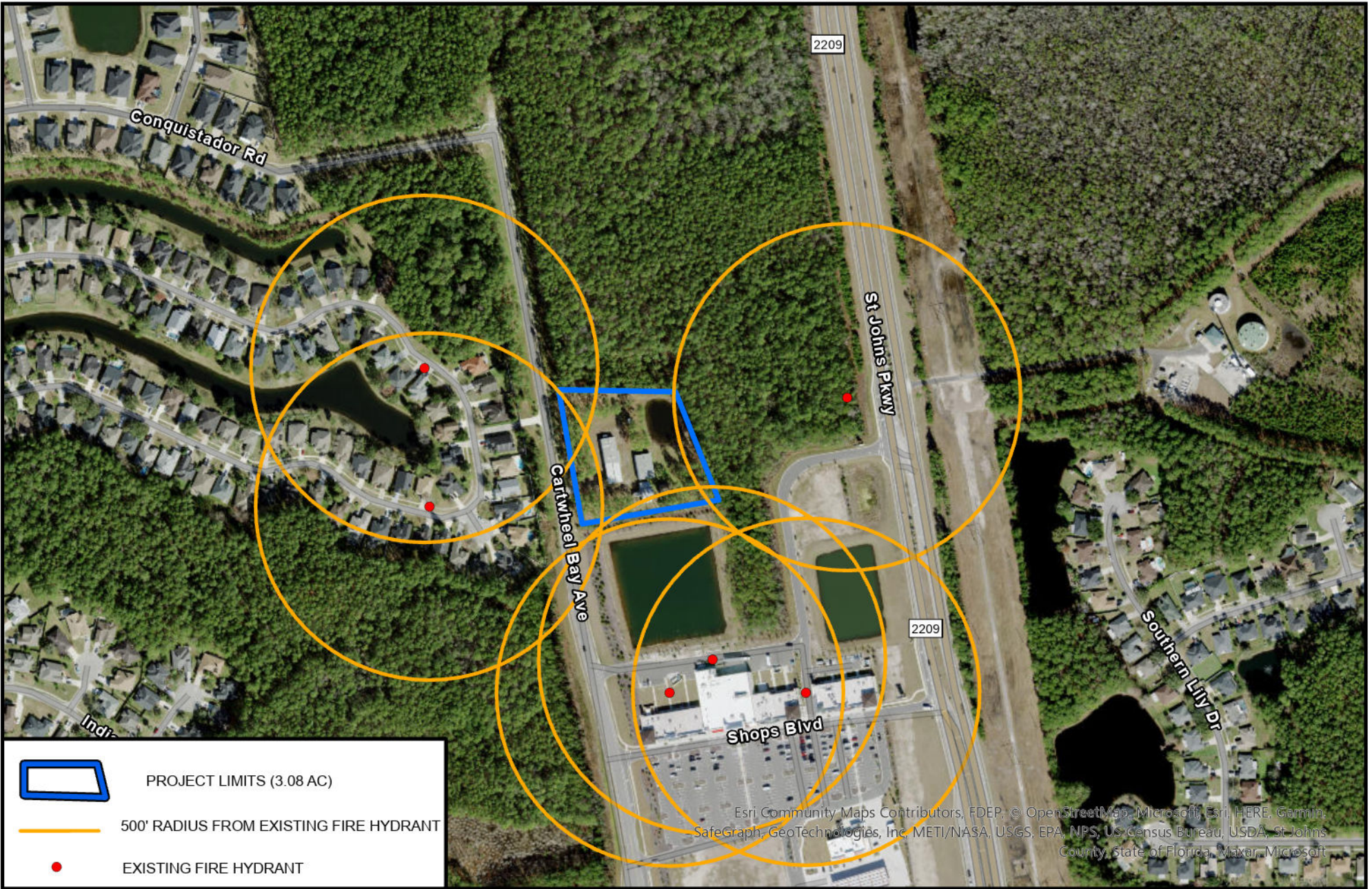


SOILS MAP

10150 CARTWHEEL BAY AVENUE ST. JOHNS COUNTY, FLORIDA

GULFSTREAM
 DESIGN GROUP, LLC

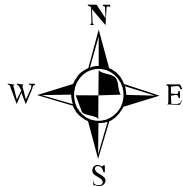
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 904.794.4231





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Image Source: ESRI 2020
 Date: 04-06-2023
 Project Number: 23-021



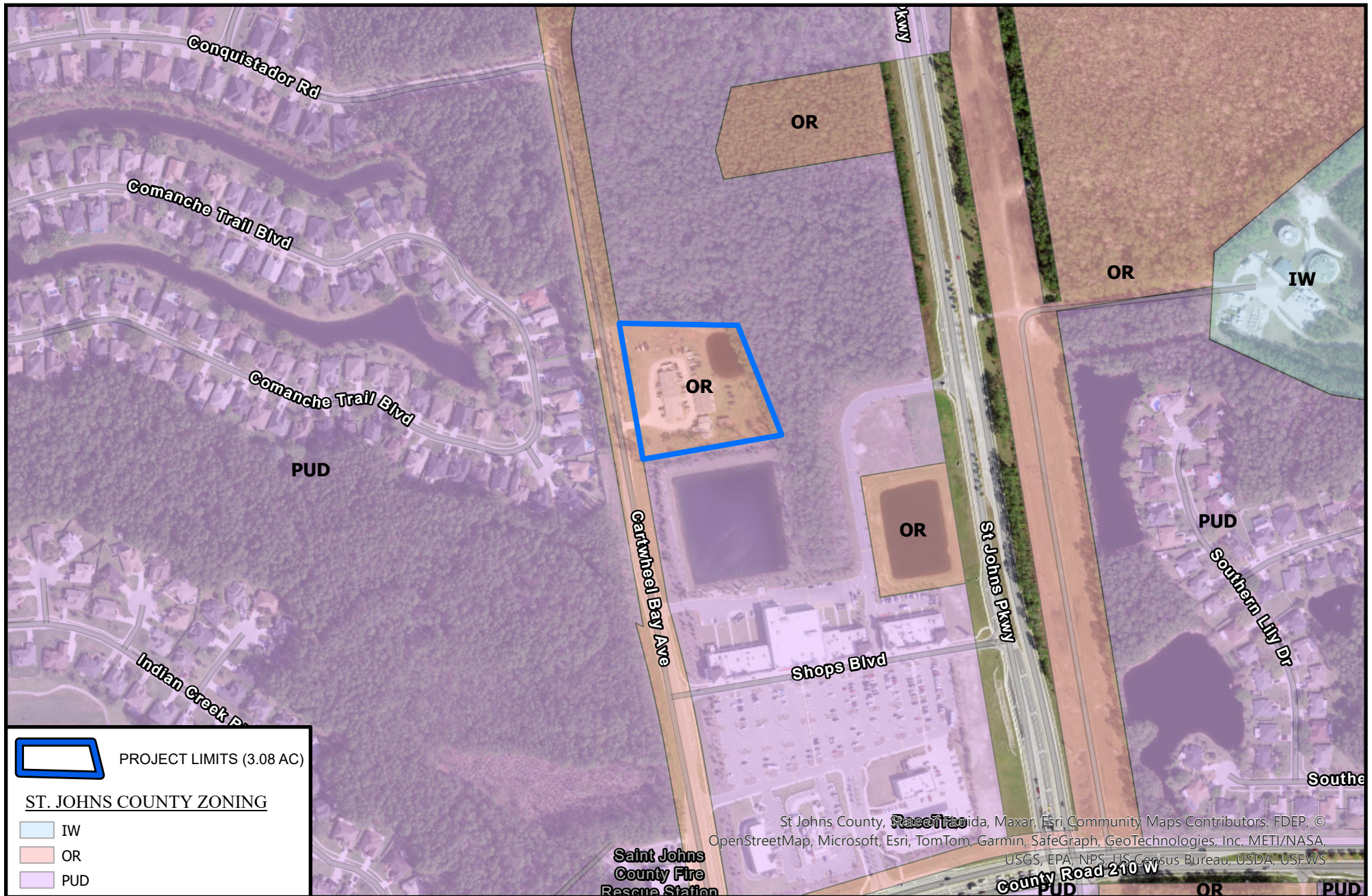
EXISTING FUTURE LAND USE MAP


10150 CARTWHEEL BAY AVENUE

ST. JOHNS COUNTY, FLORIDA




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 PROJECT LIMITS (3.08 AC)

ST. JOHNS COUNTY ZONING

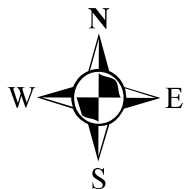
-  IW
-  OR
-  PUD

St Johns County, Florida, Maxar, Esri, Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, U.S. Census Bureau, USDA, USFWS

Saint Johns County Fire Rescue Station

County Road 210 W

Image Source: ESRI 2020
Date: 04-09-2024
Project Number: 23-021



EXISTING ZONING MAP

10150 CARTWHEEL BAY AVENUE

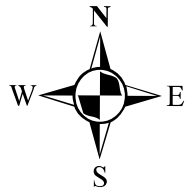
ST. JOHNS COUNTY, FLORIDA



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904.794.4231



Image Source: ESRI 2020
Date: 04-06-2023
Project Number: 23-021
FIRM PANEL: 12109C0160J
Effective: 12/07/2018
Datum: NAVD 88



FLOOD MAP

10150 CARTWHEEL BAY AVENUE ST. JOHNS COUNTY, FLORIDA

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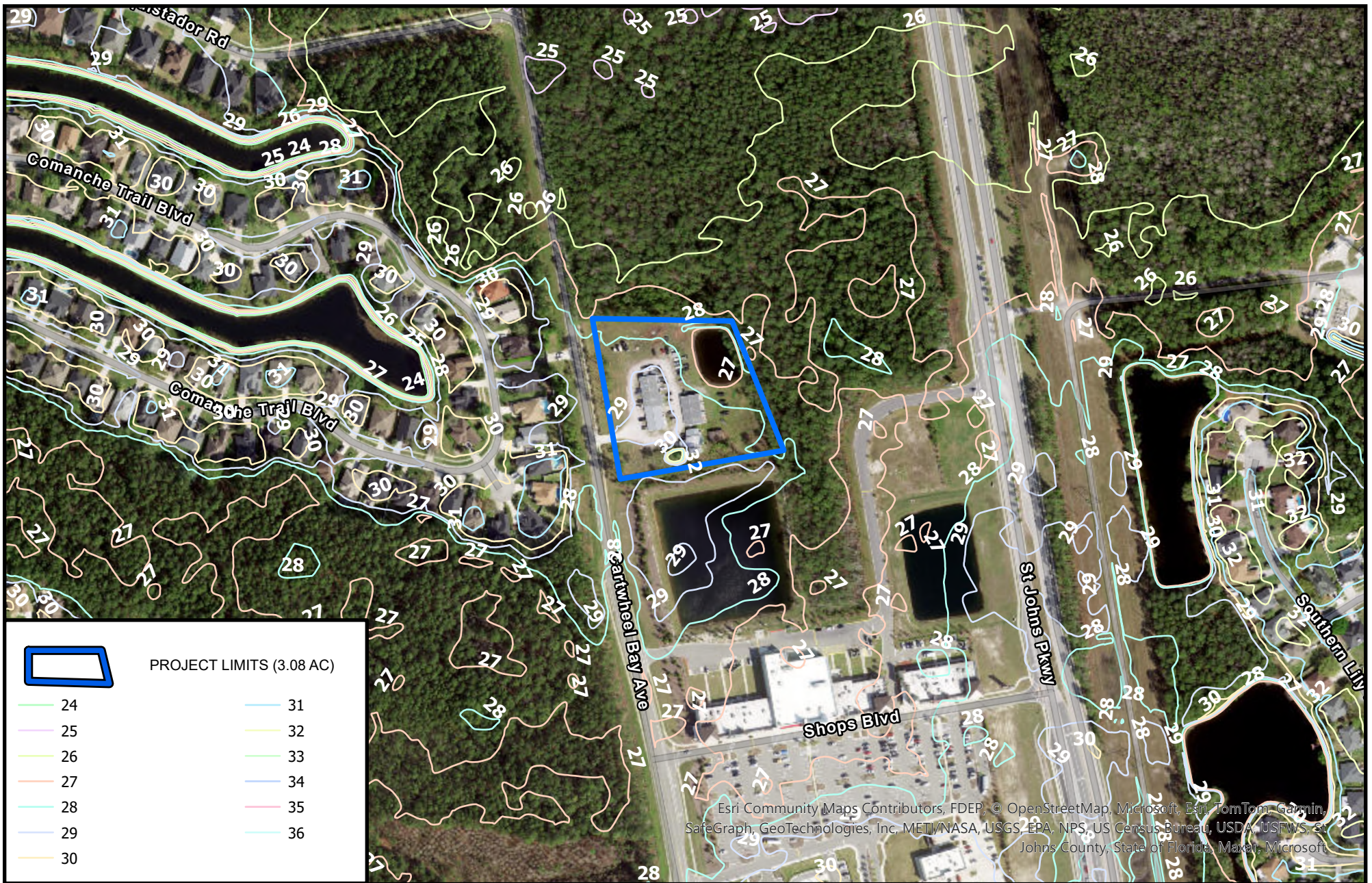
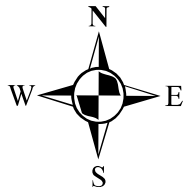


Image Source: ESRI 2020
 Date: 04-10-2024
 Project Number: 23-021



TOPO/LIDAR MAP

10150 CARTWHEEL BAY AVENUE ST. JOHNS COUNTY, FLORIDA

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 St. Augustine, FL 32080
 904.794.4231



PROJECT LIMITS (3.08 AC)



EXISTING 8" RECLAIMED WATER MAIN



EXISTING 12" WATER MAIN



RECLAIMED WATER MAIN CONNECTION POINT



WATER MAIN CONNECTION POINT

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Image Source: ESRI 2020
 Date: 04-11-2024
 Project Number: 23-021



US Feet
 0 65 130

UTILITY POINT OF CONNECTION MAP

10150 CARTWHEEL BAY AVE

ST. JOHNS COUNTY, FLORIDA



Gulfstream Design Group, LLC
 2225 A1A S, Suite A2
 St. Augustine, FL 32080
 904.794.4231



42 Masters Drive, St. Augustine, FL 32084
(904)540-1786
www.carterenv.com

November 21, 2024

BY EMAIL:

venkatrgutta@gmail.com

Venkat Gutta

SUBJECT: Cartwheel Bay Avenue

Protected Species Assessment

10150 Cartwheel Bay Avenue, St. Johns, FL 32259

St. Johns County Parcel ID: 0264000040

Dear Venkat,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. In November 2024, Carter Environmental Services (CES) conducted limited field surveys of the proposed project area (\pm 3.00 acres) to assess the presence of, or potential utilization by, any threatened/endangered species or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC); we also examined the site for the potential presence of any wetlands. Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included, but are not limited to, a literature review of the soil units mapped on-site, FWS Threatened and Endangered Species List, Florida Natural Areas Inventory (FNAI) biodiversity matrix query results, and 2024 aerial photographs of the property.

Additionally, CES evaluated the property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland/Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub. CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types observed onsite.

The results of the assessment are listed below.

PROTECTED ANIMAL SPECIES

The following threatened, endangered, and species of special concern were reviewed by CES in relation to the subject property (Figure 1). CES evaluated the likelihood of each species utilizing the property and confirmed the absence or presence of the species during the limited field survey, as applicable.



❖ **Bald Eagle** (*Haliaeetus leucocephalus*)

Using the FWC Bald Eagle Nest Locator Database (2023), CES located no nests within 1,500-feet of the subject property. CES also reviewed the Audubon EagleWatch Program database which listed bald eagle nest SJ901 located approximately \pm 3.18-miles to the south of the subject property. No other bald eagle nests were located within a five-mile radius of the subject property. While the bald eagle is not listed as threatened, endangered or an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Additionally, certain activities proposed to take place within 1,500-feet of a bald eagle nest are regulated by the St. Johns County Land Development Code, Section 4.01.10. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

❖ **Eastern Black Rail** (*Laterallus jamaicensis*)

The eastern black rail is a small, secretive bird that inhabits fresh and saltwater marshes with dense vegetative cover. This species is listed as federally threatened by the FWS. The subject property does not contain any marsh habitat and therefore is not suitable for the eastern black rail. The proposed project will have no effect on the eastern black rail.

❖ **Whooping Crane** (*Grus americana*)

The whooping crane is the tallest bird in North America and currently only exists in the wild in three locations. The first population is located in Aransas-Wood Buffalo National Park, which nests in the park and surrounding areas in Canada, as well as in Texas during the Winter. A second small population of whooping cranes that are captive-raised are present in central Florida but are non-migratory. The third population is a small, introduced population that migrates between Wisconsin and Florida. This population is listed as an experimental population, non-essential and the likelihood that this population utilizes the subject property is extremely low due to the migratory pattern of the population and low-quality foraging habitat. The development of this project will have no effect on the whooping crane.

❖ **Listed Wading Birds**

Using the FWC Wading Bird Rookery Locator, CES identified the nearest known active rookery to be located approximately \pm 12.01-miles northeast of the subject property. Wading bird species listed as present within the rookery include the double crested cormorant (*Phalacrocorax auratus*), anhinga (*Anhinga anhinga*), and black crowned night heron (*Nycticorax nycticorax*). The nearest wood stork (*Mycteria americana*) rookery is located approximately \pm 11.91-miles to the northeast at the Dee Dot Ranch and the subject property is located within a Wood Stork Core Foraging Area. The subject property contains one pond. Vegetation is scattered along the edges of the pond feature. No wading birds were observed

during the CES site inspection. There are no concerns with the proposed project impacting wading birds due to lack of quality foraging habitat on the subject property.

❖ **Gopher Tortoise** (*Gopherus polyphemus*)

The gopher tortoise is listed as threatened in the state because much of its native habitat has been lost to agriculture, forestry, mining, and urban/residential development. Prior to the site visit, CES determined there was moderate potential for gopher tortoise habitat on the subject property due to a portion of onsite soils having a sufficient depth to water table to support tortoise burrowing. During the CES site inspection, no gopher tortoises nor their burrows were observed on the subject property. Therefore, the proposed development will not have any effect on the gopher tortoise.

❖ **Sea Turtles**

The green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricate*), and leatherback sea turtle (*Dermochelys coriacea*) are marine-dwelling species. There is no suitable habitat for sea turtles located within the project area. The proposed project will have no effect on any of these sea turtle species.

❖ **Other Listed Reptiles**

CES assessed the site for potential utilization by the Florida pine snake (*Pituophis melanoleucus*) and eastern indigo snake (*Drymarchon couperi*). Both of these snakes need large expanses (sometimes hundreds of acres) of contiguous habitat and require refugia to thermoregulate for survival. The landscape within this portion of St. Johns County is fragmented by single-family residential homes, commercial buildings, and roads. Based on the size of the site and the lack of gopher tortoise burrows, the landscape within the subject property is insufficient to support either of these snakes. Therefore, there are no concerns regarding eastern indigo or Florida pine snakes at this site.

❖ **Tricolored Bat** (*Perimyotis subflavus*)

The tricolored bat is one of the smallest bat species in North America. When roosting, tricolored bats primarily utilize live and dead leaf clusters (i.e., pine needles) or recently dead deciduous hardwood trees. When hibernating, this species will utilize caves, mines, roadside culverts, and occasionally tree cavities. The tricolored bat is facing extinction due to a fungal disease called White Nose Syndrome (WNS). The tricolored bat is proposed to be listed as endangered under the Endangered Species Act, however, this species is not listed at this time. Therefore, there are no concerns regarding the tricolored bat.

❖ **Monarch Butterfly** (*Danaus plexippus*)

The monarch butterfly is a candidate species and is not yet listed or proposed for listing. Consultation with U.S. Fish and Wildlife Service under section 7 of the Endangered Species



Act is not required for candidate species, like the monarch. There are no concerns regarding the monarch butterfly at this site.

❖ **Black Creek Crayfish** (*Procambarus pictus*)

The Black Creek crayfish is listed as state threatened and is protected by Florida's Endangered and Threatened Species Rule. This species is currently found in Clay, Duval, Putnam, and St. Johns County and inhabits small, sandy-bottomed, tannic-colored streams with high water quality. Most streams that the Black Creek crayfish inhabit are part of the Black Creek drainage, however, these crayfish have been observed in several other streams and branches in northeast Florida. The subject property consists of an automotive repair shop and one pond feature; therefore, there is no suitable habitat for the Black Creek crayfish within the subject property. There are no concerns regarding the Black Creek crayfish at this site.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species. The FNAI biodiversity Matrix Query results indicate that there is a documented occurrence of Bartram's ixia (*Calydorea caelestina*) the Biodiversity Matrix (43033) which the subject property lies within. According to the Florida Native Plant Society (FNPS), Bartram's ixia is a short-lived perennial species that blooms during spring. No protected plant species were observed during the CES site inspection. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

COMMUNITY TYPES

The following communities were observed onsite and are non-significant communities as defined by St. Johns County, Florida.

Uplands

Commercial Services (FLUCFCS 140): This upland community consists of an automobile repair shop and its associated parking area and lawn. The canopy and subcanopy are open. Vegetation within the lawn groundcover is dominated by bahiagrass (*Paspalum notatum*) and also includes scattered broomsedge (*Andropogon virginicus*) and dog fennel (*Eupatorium capilifolium*).

Surface Waters

Borrow Area/Pond (FLUCFCS 742): This community consists of an open water pond feature. Numerous bald cypress (*Taxodium distichum*) plantings line the perimeter of the pond.





CONCLUSION

In conclusion, no endangered, threatened, or species of special concern (SSC) or their habitats were observed by CES biologists during the November 2024 site review. Additionally, there were no Significant Natural Communities present on the property based on our field review and analysis of vegetative communities as described above. The development of this project will have no effect on any listed species or Significant Natural Communities.

I trust that this information is helpful. Please contact Ryan Carter or myself with any questions or requests for additional information.

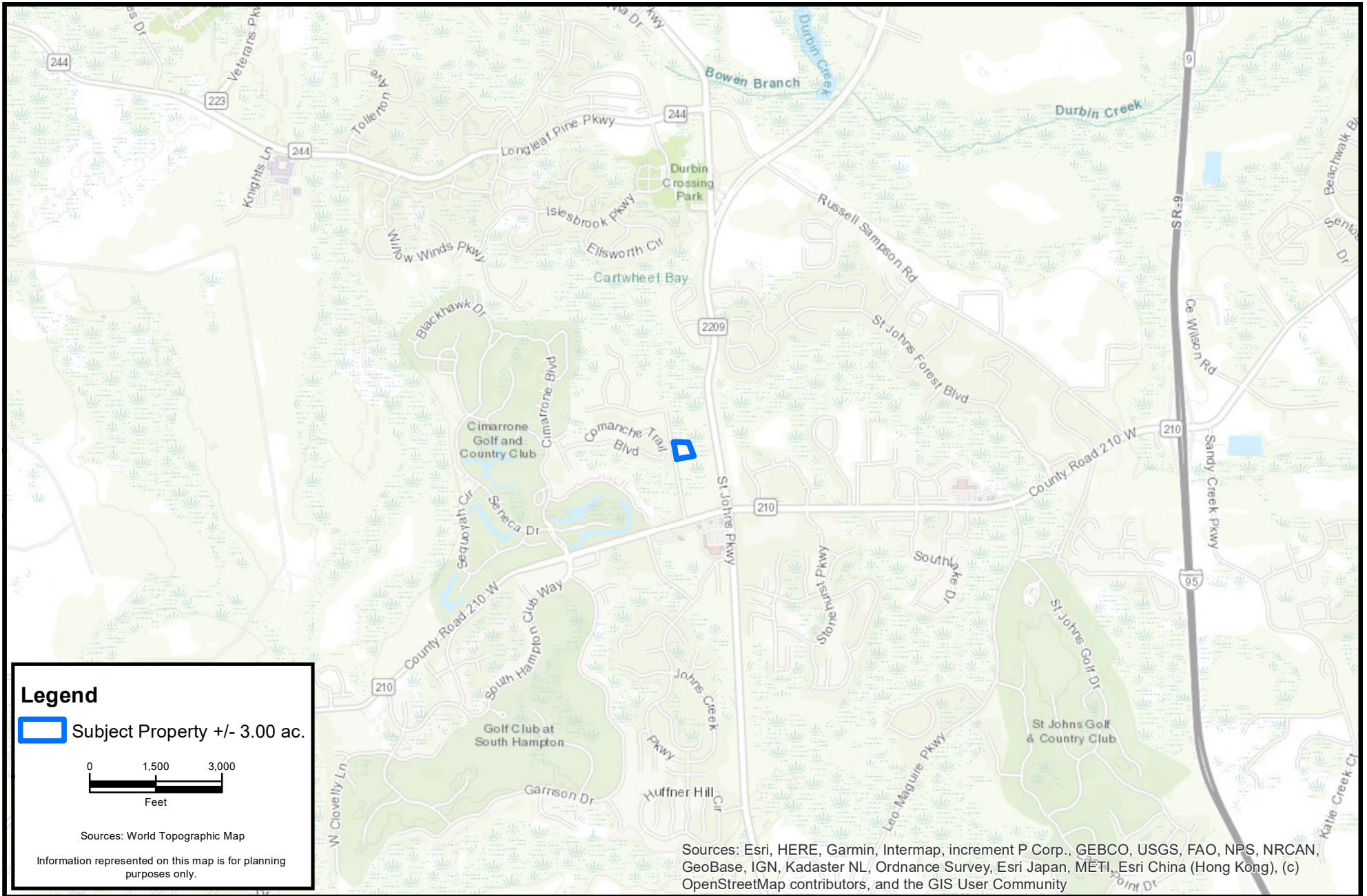
Sincerely,

Carter Environmental Services

A handwritten signature in black ink that reads "Caitlin Baker".

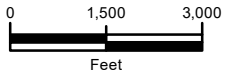
Caitlin Baker
Project Scientist
caitlin@carterenv.com
(904) 540-1786

Enclosures: Location Map – Figure 1
Soils/NWI Map – Figure 2
FLUCFCS Map – Figure 3
FWC Bald Eagle Nest Locator Map – Figure 4
Audubon EagleWatch Map
FNAI Biodiversity Matrix
USFWS Threatened and Endangered Species List



Legend

 Subject Property +/- 3.00 ac.



Sources: World Topographic Map

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

10150 Cartwheel Bay Avenue

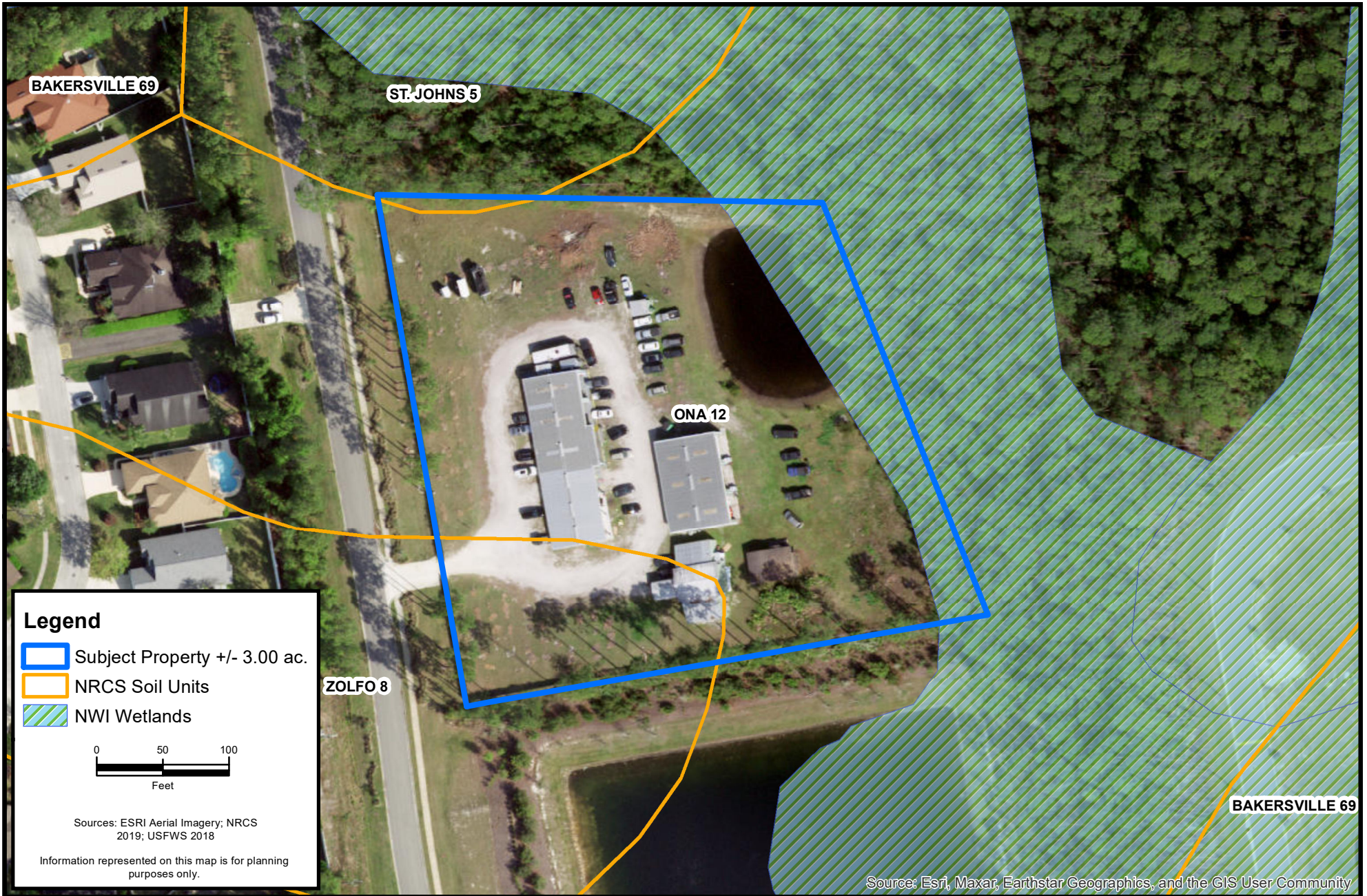


Project: 5.24462

St. Johns County, FL

Date: Nov 07 2024

Figure: 1




CARTER ENVIRONMENTAL SERVICES, INC.

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St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Soils and National Wetlands Inventory Map
10150 Cartwheel Bay Avenue

Project:	5.24462	St. Johns County, FL	Date: Nov 07 2024
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Figure:  2



CARTER ENVIRONMENTAL SERVICES, INC.



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904-540-1786

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FLUCFCS Map

10150 Cartwheel Bay Avenue

Project: 5.24462

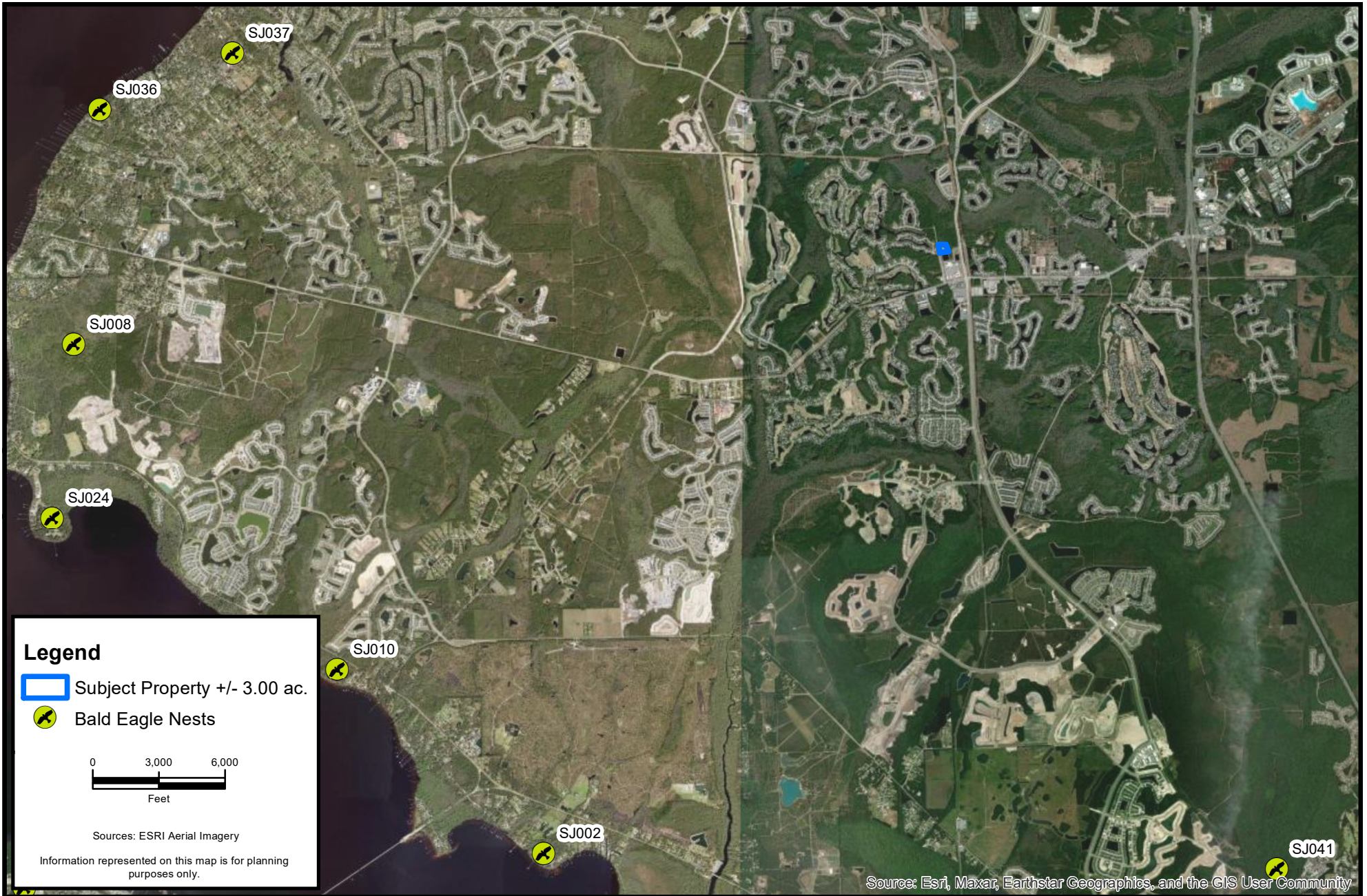
St. Johns County, FL

Date: Nov 21 2024

Figure:


3

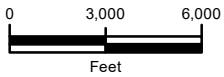




Legend

 Subject Property +/- 3.00 ac.

 Bald Eagle Nests



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

FWC Bald Eagle Nest Locator
10150 Cartwheel Bay Avenue

Project: 5.24462

St. Johns County, FL

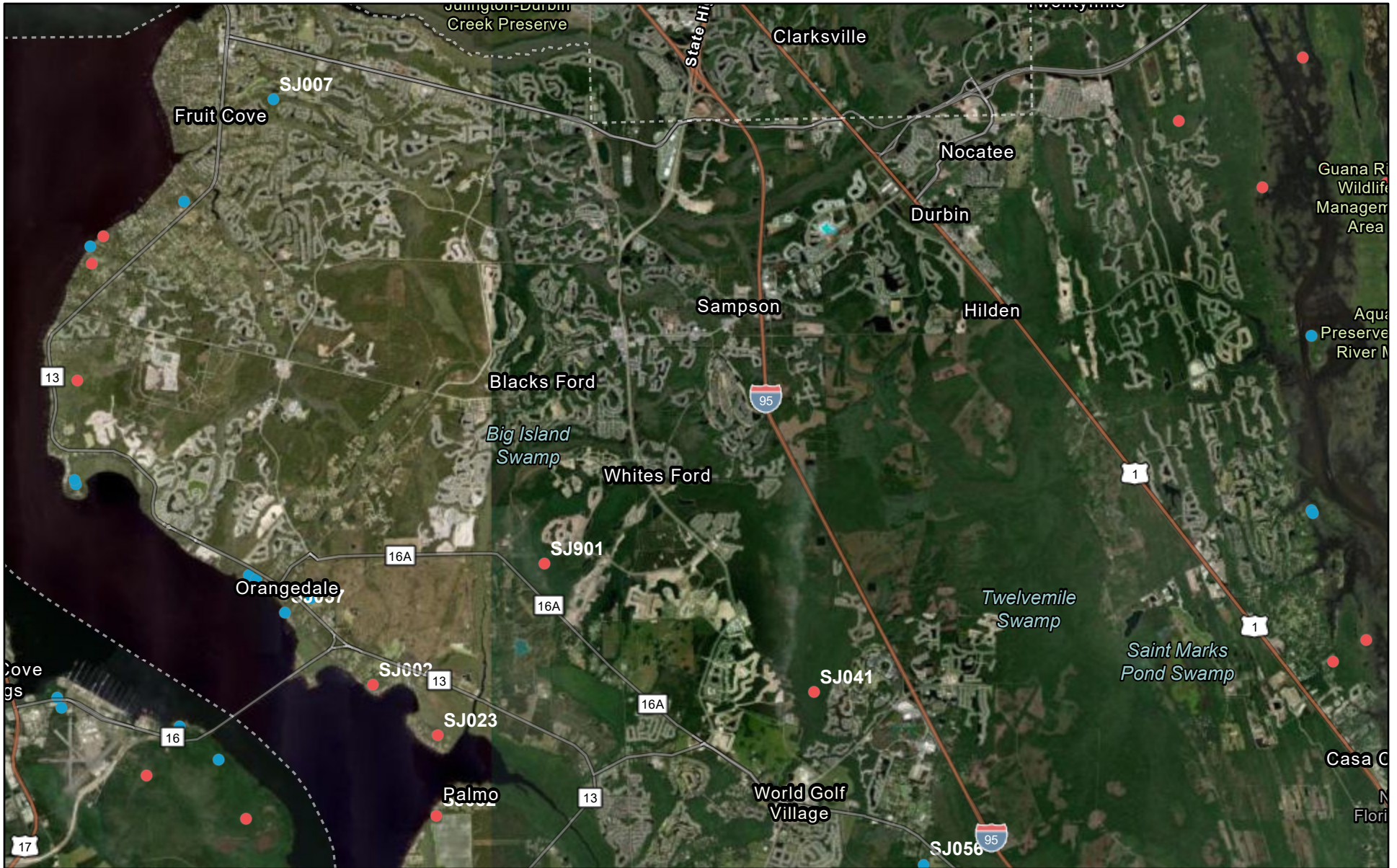
Date: Nov 07 2024

Figure:

4



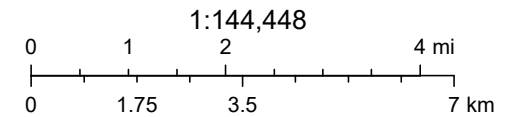
Cartwheel Bay Avenue - EagleWatch Map



11/7/2024, 1:11:20 PM

Bald Eagle Nest Locations

- Audubon
- unmonitored



St Johns County, State of Florida, Earthstar Geographics, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ArcGIS Web AppBuilder

St Johns County, State of Florida, Earthstar Geographics | FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS |



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 11/7/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 43033

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 43033

0 Documented Elements Found

1 Documented-Historic Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 43033**21 Potential** Elements for Matrix Unit 43033

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asclepias viridula</i> southern milkweed	G2	S2	N	T
<i>Balduina atropurpurea</i> purple honeycomb-head	G2	S1	N	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Clemmys guttata</i> Spotted Turtle	G5	S2S3	N	N
<i>Ctenium floridanum</i> Florida toothache grass	G2	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Verbesina heterophylla</i> variable-leaf crownbeard	G2	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To:

11/07/2024 17:35:46 UTC

Project Code: 2025-0016488

Project Name: Cartwheel Bay Avenue

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office

777 37th St

Suite D-101

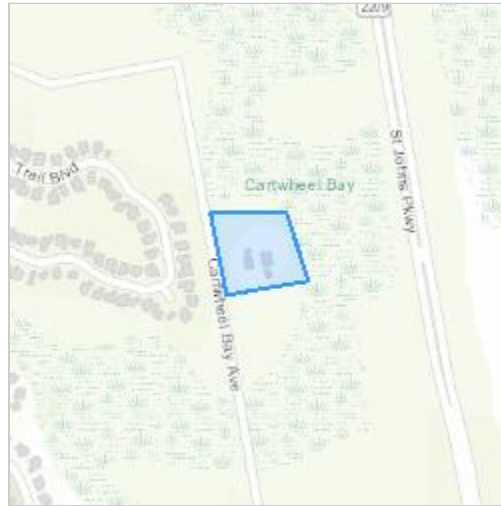
Vero Beach, FL 32960-3559

(352) 448-9151

PROJECT SUMMARY

Project Code: 2025-0016488
Project Name: Cartwheel Bay Avenue
Project Type: Commercial Development
Project Description: Proposed development in St. Johns County, FL.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@30.06349265,-81.5338630917538,14z>



Counties: St. Johns County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/ANBJGFJB6JFMXHEHJZXFTBRF7U/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRUSTACEANS

NAME	STATUS
Black Creek Crayfish <i>Procambarus pictus</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/6252	Proposed Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the **PROBABILITY OF PRESENCE SUMMARY** below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

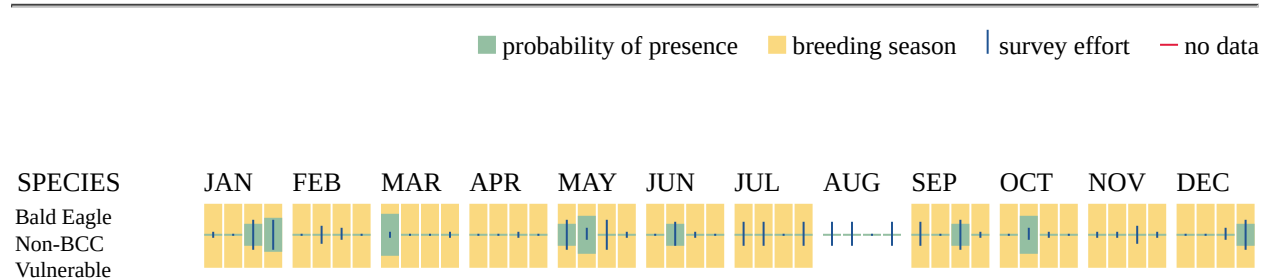
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Peucaea aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Sep 1 to Jul 31
<p>Chimney Swift <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Great Blue Heron <i>Ardea herodias occidentalis</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/10590</p>	Breeds Jan 1 to Dec 31
<p>Lesser Yellowlegs <i>Tringa flavipes</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Painted Bunting <i>Passerina ciris</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/9511</p>	Breeds Apr 25 to Aug 15
<p>Prairie Warbler <i>Setophaga discolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9513</p>	Breeds May 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9398</p>	Breeds May 10 to Sep 10
<p>Ruddy Turnstone <i>Arenaria interpres morinella</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/10633</p>	Breeds elsewhere
<p>Swallow-tailed Kite <i>Elanoides forficatus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>Worthington's Marsh Wren <i>Cistothorus palustris griseus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/9560</p>	Breeds Apr 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

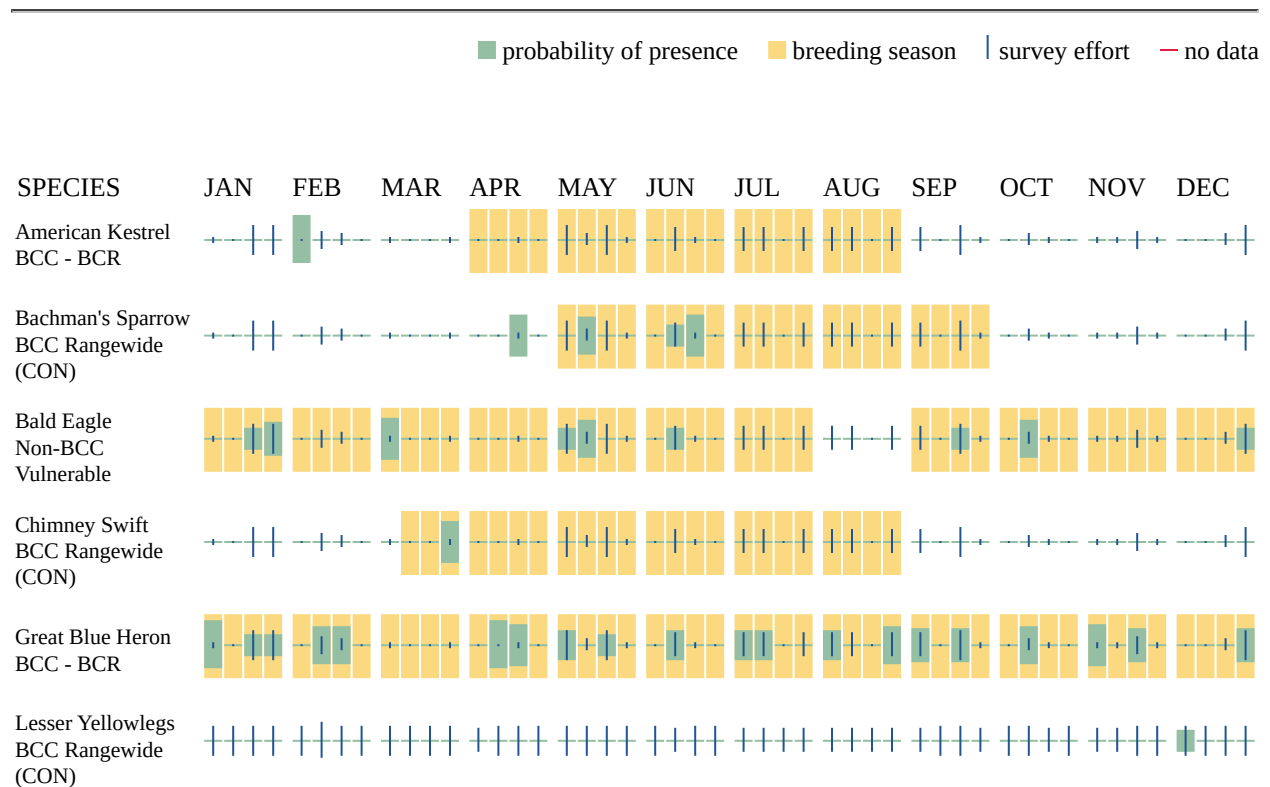
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

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Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUBHx

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1/4C

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Caitlin Baker
Address: 42 Masters Drive
City: St. Augustine
State: FL
Zip: 32084
Email: caitlin@carterenv.com
Phone: 9045401786



42 Masters Drive, St. Augustine, FL 32084
(904)540-1786
www.carterenv.com

November 22, 2024

Via Email:
venkatrgutta@gmail.com
Venkat Gutta

SUBJECT: Wetland Delineation Assessment
10150 Cartwheel Bay Avenue
St. Johns, FL 32259
St. Johns County Parcel ID: 0264000040

Dear Venkat:

Thank you for contacting Carter Environmental Services, Inc. (CES). We appreciate the opportunity to be of service to you. The purpose of this wetland delineation was to determine the extent, configuration, and acreage of all onsite jurisdictional wetlands. CES conducted this wetland delineation pursuant to the current methodologies of the U.S. Army Corps of Engineers [(ACOE) 1987 Corps of Engineers Wetland Delineation Manual], Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District [(SJRWMD) Florida Unified Wetland Delineation Methodology, Chapter 62-340, F.A.C.].

This report was prepared for the sole use of our client, Venkat Gutta, and their affiliated parties. Other entities may not rely on the results of this report without prior approval from CES.

Wetlands are defined by the state and federal government as *“those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation that is typically adapted for life in saturated soil conditions.”* Criteria that make up jurisdictional wetlands include hydrophytic vegetation (wetland plants), hydric soils, and evidence of hydrology. The ACOE requires all three criteria while the state agencies (SJRWMD and DEP) require only two of the three criteria to be present for wetland classification.

This wetland delineation has not been reviewed or approved by any environmental agencies and the findings of this report are subject to change if reviewed by the FDEP, SJRWMD or ACOE. Additionally, any wetland points taken during this assessment have sub-meter accuracy due to the limitations of our global positioning system (GPS) units. A survey of this wetland delineation is not included as part of our scope of work and may be required for permitting purposes. Please contact a licensed surveyor to survey this wetland delineation, if necessary.



Generally, most local land development codes require an upland buffer landward of the state jurisdictional wetland line with additional building setbacks. Please check with the respective city and/or county to determine what setbacks may apply for the subject property.

This wetland delineation included a review of the relevant maps and images for the area which included: the USGS topographic quadrangle (Figure 1), the National Wetlands Inventory (NWI) map, the *Soil Survey of St. Johns County, Florida*, LiDAR imagery, Google Earth imagery, 1984 NHAP Color Infrared Photography, and other aerial photographs of the project vicinity. This was followed by an on-site pedestrian review of the property.


The subject property consists of St. County parcel ID: 0264000040 which is located at 10150 Cartwheel Bay Avenue and totals approximately ± 3.00 acres in size. The site reconnaissance occurred in November 2024 and revealed that the site contained one borrow area/pond feature (± 0.29 acres) in the northeast portion of the site. The pond contained very little vegetation with widely scattered bald cypress (*Taxodium distichum*) around the perimeter of the feature.

The remaining ± 2.71 acres of the subject property consist of an automobile repair shop with its associated lawn and parking areas. Groundcover vegetation within the lawn is dominated by bahiagrass (*Paspalum notatum*) and also includes scattered broomsedge (*Andropogon virginicus*) and dog fennel (*Eupatorium capilifolium*).

CES hopes that the information provided in this report will be of assistance during your due diligence period, planning or building phases, permitting process or other requirements. Please contact CES if you have any questions regarding our findings or need additional information regarding wetland permitting.

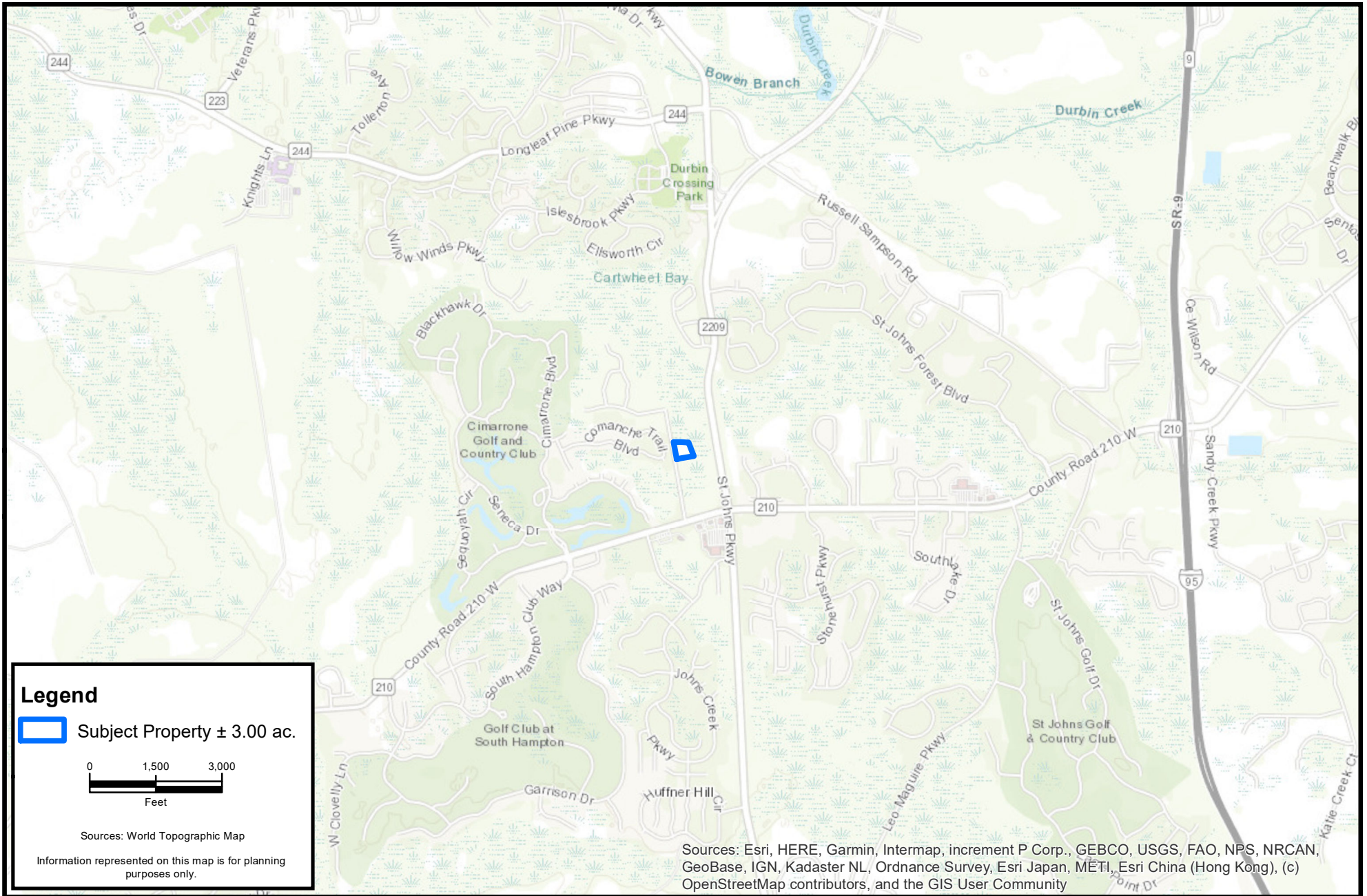
Sincerely,

Carter Environmental Services

A handwritten signature in black ink that reads "Caitlin Baker".

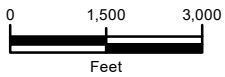
Caitlin Baker
Project Scientist
(904) 540-1786

Enclosures: Location Map – Figure 1
Wetland Delineation Assessment Map – Figure 2



Legend

 Subject Property ± 3.00 ac.



Sources: World Topographic Map

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

10150 Cartwheel Bay Avenue



Project: 5.24462



St. Johns County, FL

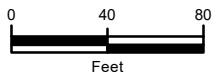
Date: Nov 07 2024

Figure: 1



Legend

-  Subject Property ± 3.00 ac.
-  Approximate Pond ± 0.29 ac.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment Map
10150 Cartwheel Bay Avenue



Project: 5.24462

St. Johns County, FL

Date: Nov 22 2024

Figure: 2

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 0264000040
Location Address 10150 CARTWHEEL BAY AVE
 SAINT JOHNS 32259-0000
Neighborhood Auto Service (Class B) Countywide (COM) (647.62)
Tax Description* 1-4 PT OF SW1/4 LYING N OF SR 210 OR4532/407 & 4706/424
**The Description above is not to be used on legal documents.*
Property Use Code Sales & Service (Automotive) (Owner Occupied) (2705)
Subdivision N/A
Sec/Twp/Rng 18-5-28
District County (District 300)
Millage Rate 12.6935
Acreage 3.080
Homestead N

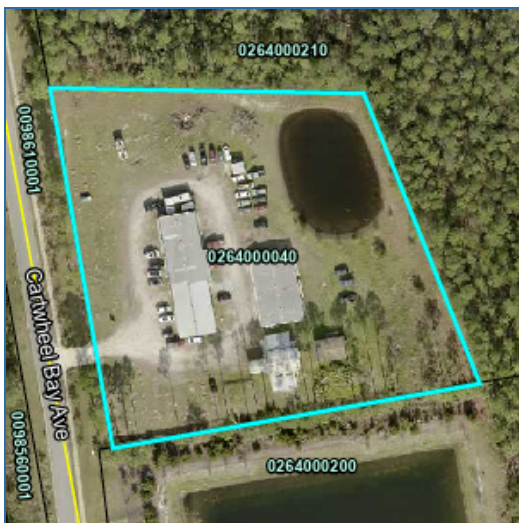
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name G & G Veterinary And Medical Services LLC 100%
Mailing Address 5309 RISING SUN CT
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2024
Building Value	\$130,804
Extra Features Value	\$22,016
Total Land Value	\$670,824
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$823,644
Total Deferred	\$198,654
Assessed Value	\$624,990
Total Exemptions	\$0
Taxable Value	\$624,990

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$180,154	\$18,645	\$536,659	\$0	\$0	\$735,458	\$568,173	\$167,285	\$568,173
2022	\$135,282	\$5,578	\$375,661	\$0	\$0	\$516,521	\$516,521	\$0	\$516,521
2021	\$138,987	\$6,154	\$375,661	\$0	\$0	\$520,802	\$520,802	\$0	\$520,802
2020	\$142,694	\$6,729	\$375,661	\$0	\$0	\$525,084	\$525,084	\$0	\$525,084
2019	\$112,787	\$3,618	\$375,661	\$0	\$0	\$492,066	\$492,066	\$0	\$492,066
2018	\$82,953	\$3,683	\$100,100	\$0	\$0	\$186,736	\$186,736	\$186,736	\$0
2017	\$85,079	\$3,774	\$100,100	\$0	\$0	\$188,953	\$188,953	\$188,953	\$0
2016	\$82,597	\$3,839	\$100,100	\$0	\$0	\$186,536	\$186,536	\$186,536	\$0
2015	\$84,871	\$3,904	\$100,100	\$0	\$0	\$188,875	\$188,875	\$188,875	\$0
2014	\$81,803	\$3,969	\$100,100	\$0	\$0	\$185,872	\$185,872	\$185,872	\$0
2013	\$83,729	\$4,034	\$100,100	\$0	\$0	\$187,863	\$187,863	\$187,863	\$0

Building Information

Building	1
Building Value	\$85,422
Year Built	1992
Actual Area	5972
Conditioned Area	576
Use	Repair Service Shops (Non-Automotive)
Style	04
Exterior Wall	Aluminum Vinyl, Concrete Block

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Concrete Finish
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED GARAGE	2880
UNFINISHED CANOPY	2280
LOADING PLATFORM	236
AVERAGE FINISHED OFFICE	576
Total SqFt	5972

Building	2
Building Value	\$15,438
Year Built	1995
Actual Area	1713
Conditioned Area	0
Use	Repair Service Shops (Non-Automotive)
Style	04
Exterior Wall	Modular Metal

Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED GARAGE	1713
Total SqFt	1713

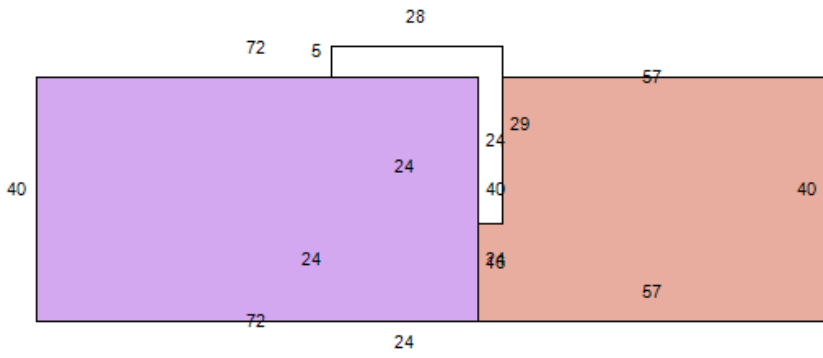
Building	3
Building Value	\$29,944
Year Built	2000
Actual Area	3150
Conditioned Area	0
Use	Garage
Style	04
Exterior Wall	Modular Metal

Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	0
Baths	

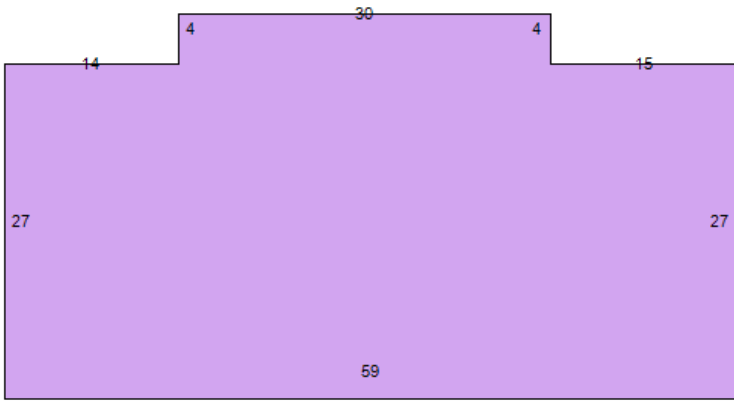
Description	Square Footage
UNFINISHED GARAGE	3150
Total SqFt	3150

Sketch Information

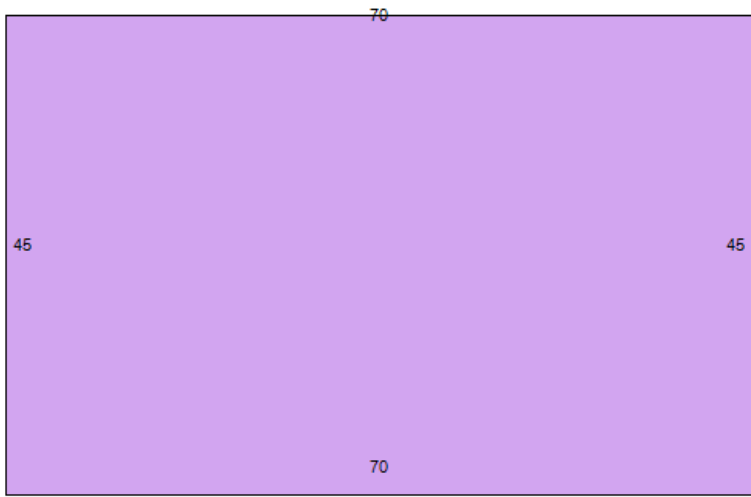
Room Type
AFN
UNFINISHED GARAGE
CANOPY
CLP



Room Type
UNFINISHED GARAGE



Room Type
UNFINISHED GARAGE



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		18816
Steel Door (COM)		1280
Steel Door (COM)		640
Steel Door (COM)		1280

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	134164.8	SF	\$670,824

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/9/2019	4/1/2019	\$100.00	WARRANTY DEED	4706	424	U	V	BLUE STAR ANIMAL HOSPITAL INC	G & G VETERINARY AND MEDICAL SERVICES LLC
4/16/2018	4/12/2018	\$650,000.00	WARRANTY DEED	4532	407	U	I	ST JOHNS CO ANASTASIA MOSQUITO	BLUE STAR ANIMAL HOSPITAL INC
	9/10/1991	\$42,000.00	WARRANTY DEED	909	983	U	V	RAYLAND COMPANY INC	ST JOHNS CO ANASTASIA MOSQUITO

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/22/2024, 2:32:54 AM

Contact Us

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 Schneider
GEOSPATIAL

ATTACHMENT 3
Northwest Sector
Community Meeting
Documents



NW Sector Community Participation Meeting Summary PUD 2024-02: Cartwheel Bay PUD

On Tuesday, February 17, 2026, at 6:00 PM, Matt Lahti, P.E., and Christina Evans, AICP, of Gulfstream Design Group LLC hosted a Community Meeting in the Timberlin Creek Elementary School Cafeteria, located at 555 Pine Tree Lane, St. Augustine, FL 32092 with members of the public. There were 9 residents (7 from Huguenot Lane), 1 St Johns County staff member and the 2 property owners in attendance.

On behalf of the property owners, Gulfstream Design Group LLC has filed application PUD 2024-02, a request to rezone ± 3.08 acres located at 10150 Cartwheel Bay Avenue, Saint Johns FL, 32259 from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses. Gulfstream Design Group LLC's presentation detailed the following topics and discussions with the public covered the following topics:

- the property location, characteristics, and surrounding area and development;
- the property's existing and proposed land use, zoning and entitlements;
- pending code violation for tree clearing and auto repair work;
- potential commercial uses and development phasing;
- supplemental code regulations for auto repair and outdoor dog boarding;
- site plans of Phase 1 - existing development and infrastructure and Phase 2 – future redevelopment of property and infrastructure;
- existing roadway constraints and traffic/potential trip generation;
- legal advertising requirements for Community Meetings; and
- the Planning and Zoning Agency and Board of County Commission public hearing dates on April 2 and May 19, respectively.

The Community Meeting concluded around 7:00 PM.

SUPPLEMENTAL MATERIALS:

- Community Noticing Affidavit for PUD 2024-02
- Adjacent Property Owner List from St. Johns County GIS Department
- Adjacent Property Owner Mailing Notice
- Affidavit of Publication
- Sign Posted on Property
- Sign Posted at Community Meeting
- Three (3) Sign in Sheets
- Community Meeting Presentation



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: 2/20/2026

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 PUD 2024-02 for a Community Meeting held on 2/17/2026. 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

<input checked="" type="checkbox"/> Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	<u>2/20/2026</u>
<input checked="" type="checkbox"/> Sign(s) Posted 15 days prior to scheduled meeting	<u>2/20/2026</u>
<input checked="" type="checkbox"/> Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	<u>2/20/2026</u>
<input checked="" type="checkbox"/> Signs posted at location meeting	<u>2/20/2026</u>
<input type="checkbox"/> Flyers posted within Northwest sector (optional)	

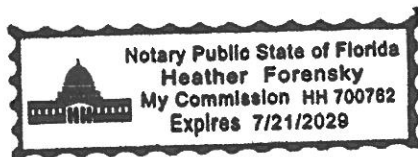
CC

Applicant Signature

2/20/2026
Date

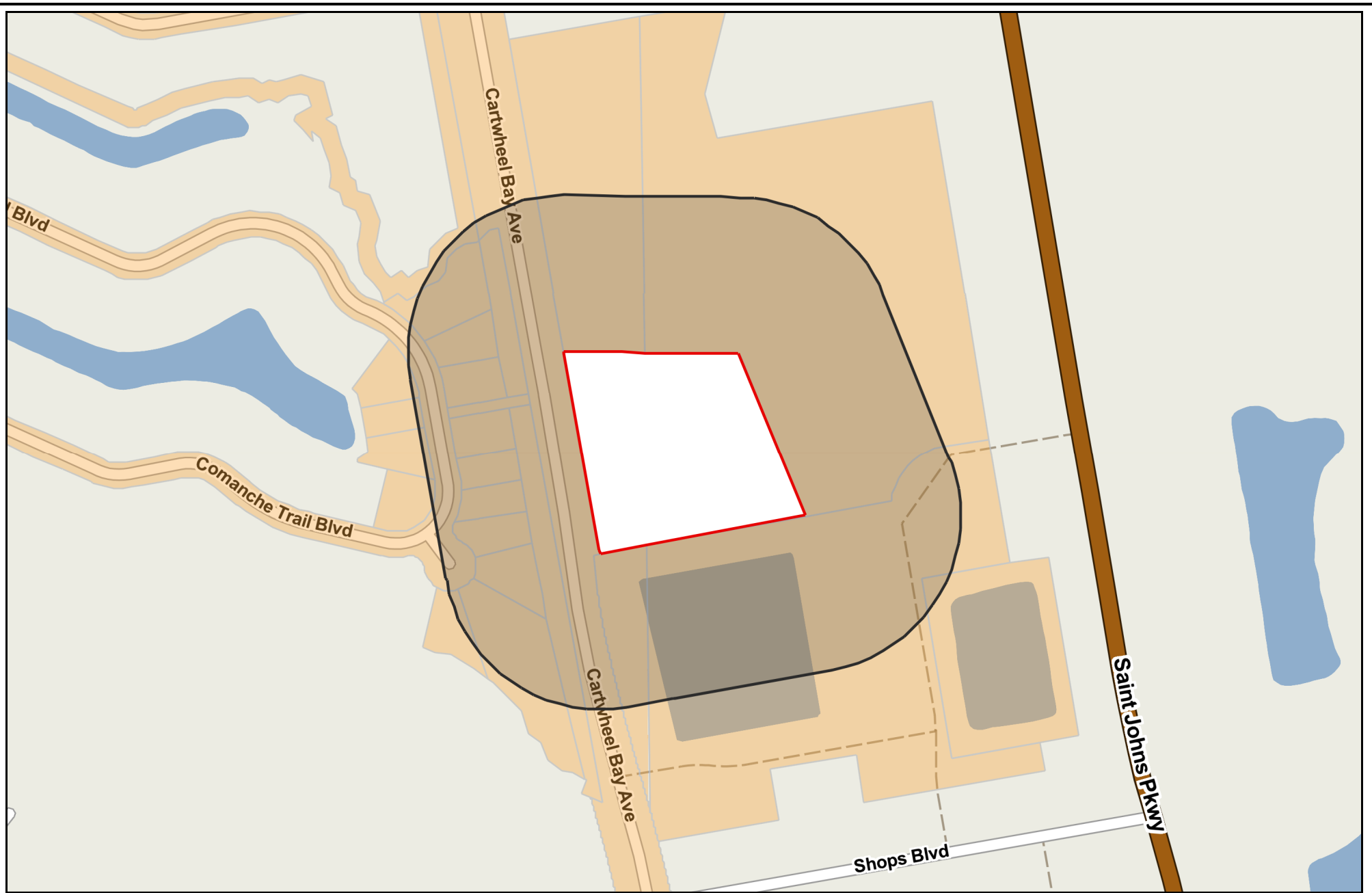
STATE OF FLORIDA
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of February, 2026, by Christina Evans as _____ for _____.



Heather Forensky
 Notary Public, State of Florida
 Name: Heather Forensky
 My Commission Expires: 7/21/2029
 My Commission Number is: HH700762

Personally Known _____ OR Produced Identification
 Type of Identification Produced Character witness



**Parcels within 300 ft of
PUD2024000002**

- Buffer
- Selected Parcels



AMH 2015-1 BORROWER LLC
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

BREEDON SARA E
4473 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259-3221

CIMARRONE PROPERTY OWNERS ASSC
200 BUSINESS PARK CIR STE 101
SAINT AUGUSTINE FL 32095-8887

ESKUCHE JASON R,KIMBERLY A
4600 WHITE DOVE CT
SAINT JOHNS FL 32259

FRANZINO CHERYL L,PETER L
4603 WHITE DOVE CT
SAINT JOHNS FL 32259

GILDER HEATHER L,NATHAN
4464 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259-3220

HENDERSON GLYNDA F ET AL
1828 AUTUMNBROOK LN
JACKSONVILLE FL 32259

JOHNSTON BARBARA
4469 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259

KLEIN ROBERT S,PATRICIA A
4457 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259

MACKARY CHRISTIN,MICHAEL B
4461 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259

MANKIN EMMETT W IV,RITA MSP RIBEIRO
2414 CIMARRONE BLVD
SAINT JOHNS FL 32259

MCCOURT EDWARD D,ANDREA M
4448 COMANCHE TRAIL BLVD
SAINT JOHNS FL 32259-3220

MCLEMORE MATT,VAL
2880 PFISTER HWY
ADRIAN MI 49221

PATRICK RICHARD L
4608 WHITE DOVE CT
SAINT JOHNS FL 32259-3225

PRESERVE AT ST JOHNS HOMEOWNERS
ASSOCIATION INC
360 CORPORATE WAY #100
ORANGE PARK FL 32073

REDWINE DAVID F,ROSE MARIE
4604 WHITE DOVE CT
SAINT JOHNS FL 32259

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32084

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32284

ST JOHNS PARKWAY LAND TRUST D: 8-13-
2014
1 SLEIMAN PKWY STE 270
Jacksonville FL 32216

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0098560260	AMH 2015-1 BORROWER LLC	ATTN PROPERTY TAX DEPT	23975 PARK SORRENTO STE 300	CALABASAS CA 91302	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 26 OR3998/213
0098560240	BREEDON SARA E	4473 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259-3221	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 24 OR4910/1785
0098560001	CIMARRONE PROPERTY OWNERS ASSC	200 BUSINESS PARK CIR STE 101		SAINT AUGUSTINE FL 32095-8887	41/75-80 COMANCHE TRAIL TWO AT CIMARRONE GOLF & COUNTRY CLUB ROADS TRACTS A B C D E F G & H ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON ELEMENTS PURSUANT TO F.S. 193.0235 OR2161/1338(Q/C)
0098560300	ESKUCHE JASON R,KIMBERLY A	4600 WHITE DOVE CT		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 30 OR3364/1454
0098560330	FRANZINO CHERYL L,PETER L	4603 WHITE DOVE CT		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 33 OR3418/636
0098560630	GILDER HEATHER L,NATHAN	4464 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259-3220	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 63 OR4036/986
0098560290	HENDERSON GLYNDA F ET AL	1828 AUTUMNBROOK LN		JACKSONVILLE FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 29 OR5705/714
0098560250	JOHNSTON BARBARA	4469 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 25 OR4317/1795
0098560280	KLEIN ROBERT S,PATRICIA A	4457 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 28 OR2005/205 & 6064/650(Q/C)
0098560270	MACKARY CHRISTIN,MICHAEL B	4461 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 27 OR4244/1198
0098560640	MANKIN EMMETT W IV,RITA MSP RIBEIRO	2414 CIMARRONE BLVD		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 64 OR4137/369
0098560610	MCCOURT EDWARD D,ANDREA M	4448 COMANCHE TRAIL BLVD		SAINT JOHNS FL 32259-3220	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 61 OR4670/239
0098560620	MCLEMORE MATT,VAL	2880 PFISTER HWY		ADRIAN MI 49221	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 62 OR5363/914
0098560320	PATRICK RICHARD L	4608 WHITE DOVE CT		SAINT JOHNS FL 32259-3225	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 32 OR2634/1041
0098610002	PRESERVE AT ST JOHNS HOMEOWNERS ASSOCIATION INC	360 CORPORATE WAY #100		ORANGE PARK FL 32073	84/39-54 PRESERVE AT ST JOHNS TR A THRU H & TR J THRU O DEDICATED HOA PER PLAT & ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON ELEMENTS PER F.S.193.0235
0098560310	REDWINE DAVID F,ROSE MARIE	4604 WHITE DOVE CT		SAINT JOHNS FL 32259	41/75-80 COMANCHE TRAIL 2 AT CIMARRONE GOLF & COUNTRY CLUB LOT 31 OR1797/1340 & 5915/64
0098450001	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 32084	61/11-17 COUNTY ROAD 2209 NORTH SEGMENT TRACT A
0098610001	ST JOHNS COUNTY	500 SAN SEABASTIAN VW		SAINT AUGUSTINE FL 32284	84/39-54 PRESERVE AT ST JOHNS ROW DEDICATED TO ST JOHNS COUNTY PER PLAT
0264000200	ST JOHNS PARKWAY LAND TRUST D: 8-13-2014	1 SLEIMAN PKWY STE 270		Jacksonville FL 32216	1-20 PT OF SEC 18 T5S R28E AKA PHASE 2 OVERALL TRACT OR5858/283



January 23, 2026

Dear Neighboring Property Owner:

This letter is to advise you of an upcoming NW Sector Community Participation Meeting regarding the proposed Cartwheel Bay PUD.

Tuesday, February 17, 2026 from 6 PM to 7 PM
Timberlin Creek Elementary School Cafeteria
555 Pine Tree Lane, St. Augustine, FL 32092

The property owner has filed application PUD 2024-02, a request to rezone \pm 3.08 acres located at 10150 Cartwheel Bay Avenue, Saint Johns FL, 32259 from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses.



We will be available to discuss the proposed development in more detail and answer any questions you may have at the community meeting. Should you have questions, please do not hesitate to contact us.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding should contact Christina Evans, AICP, Gulfstream Design Group LLC at (904) 794-4231. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.

Best Regards,

Gulfstream Design Group LLC
Christina Evans, AICP

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Lindsay Dasher
Gulfstream Design Group LLC
2225 A1a S # A 2
St Augustine FL 32080-6374

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 Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 02/01/2026
SAG staugustine.com 02/01/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/01/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$72.72	
Tax Amount:	\$0.00	
Payment Cost:	\$72.72	
Order No:	12039323	# of Copies:
Customer No:	1020303	0
PO #:	LSAR0449254	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF NW SECTOR COMMUNITY MEETING FOR APPLICATION PUD
2024-02

Tuesday, February 17, 2026 at 6:00 p.m.
Timberlin Creek Elementary School Cafeteria
555 Pine Tree Lane, St. Augustine, FL 32092

NOTICE OF NW SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING: Application PUD 2024-02, a request to rezone \pm 3.08 acres of land located at 10150 Cartwheel Bay Avenue, Saint Johns FL, 32259 from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses.

NOTICE IS HEREBY GIVEN THAT a NW Sector community meeting will be held to discuss the proposed application in detail on Tuesday, February 17, 2026 from 6PM to 7PM in the school cafeteria. The public is welcome to attend and participate.

FOR MORE INFORMATION CONTACT: Christina Evans, AICP, Gulfstream Design Group LLC at 904-794-4231 or christina@gulfstreamdesign.com.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING- IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Christina Evans, 904-794-4231. For hearing impaired individuals, call Florida Relay Service (1-800-955-8770), no later than five (5) days prior to the date of the community meeting.

February 1 2026
LSAR0449254

NW SECTOR COMMUNITY PARTICIPATION MEETING

Application PUD 2024-02 Cartwheel Bay PUD

Request to rezone ± 3.08 acres of land located at 10150 Cartwheel Bay Ave, from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses.

MEETING INFO

Tuesday, February 17

6 PM to 7 PM

Timberlin Creek Elementary School
Cafeteria

555 Pine Tree Lane

St. Augustine, FL 32092



GULFSTREAM
DESIGN GROUP, LLC
904-794-4231

christina@gulfstreamdesign.com


Northwest Sector
Community Planning Meeting
Cartwheel Bay PUD

Employees Must
Enter Through
Front Office Doors
ONLY

Parents
beyond
Point

FIRE
EXTINGUISHER
INSIDE

FIRE ALARM PULL
STATION INSIDE

NOTICE

No dogs or smoking allowed
except in designated areas.





NW Sector Community Meeting
Cartwheel Bay PUD
Tuesday, February 17, 2026

Name	Address
Angela Berry	84 Huguenot Ln
Danita Wright	122 Huguenot Ln
Maria Torres	212 Huguenot Ln
Robert Torres	26 Huguenot Ln
Venkat GUTTA	5309 Rising sun ct
Srilatha Kancharakuntla	5309 Rising sun ct
Marie Traina	113 Huguenot Ln.



**NW Sector Community Meeting
Cartwheel Bay PUD**

Tuesday, February 17, 2026

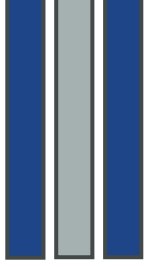
Name	Address
Laura Altan	114 Huguenot
Will Madore	38 Rosch, 11 Ct.
Russ Moore	125 Conquistador Road



Cartwheel Bay PUD

PUD 2024-02
NW Sector Community Meeting

February 17, 2026



DESIGN
TEAM

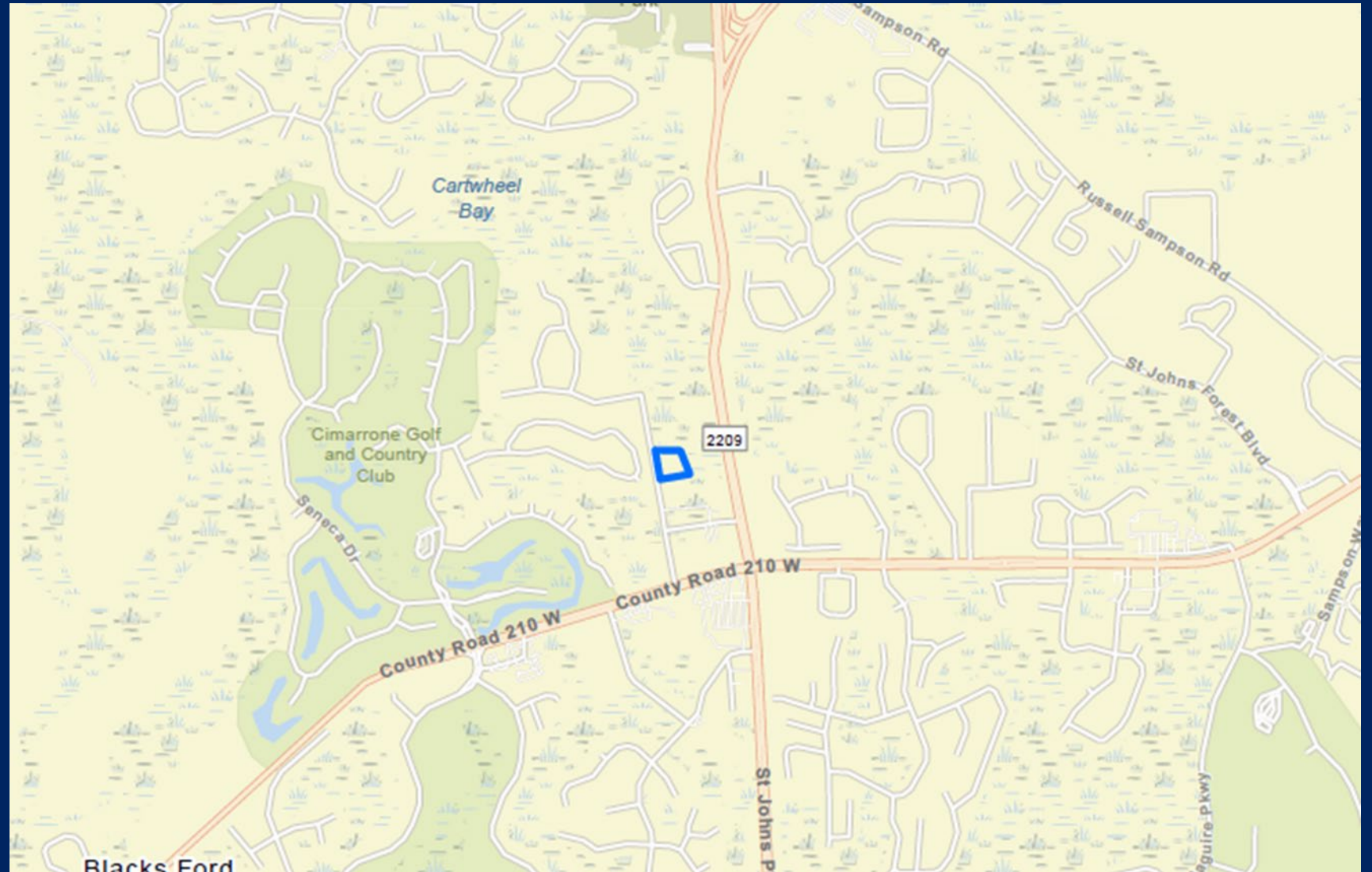
Gulfstream Design Group, LLC

Matt Lahti, P.E.

Christina Evans, AICP

SITE LOCATION

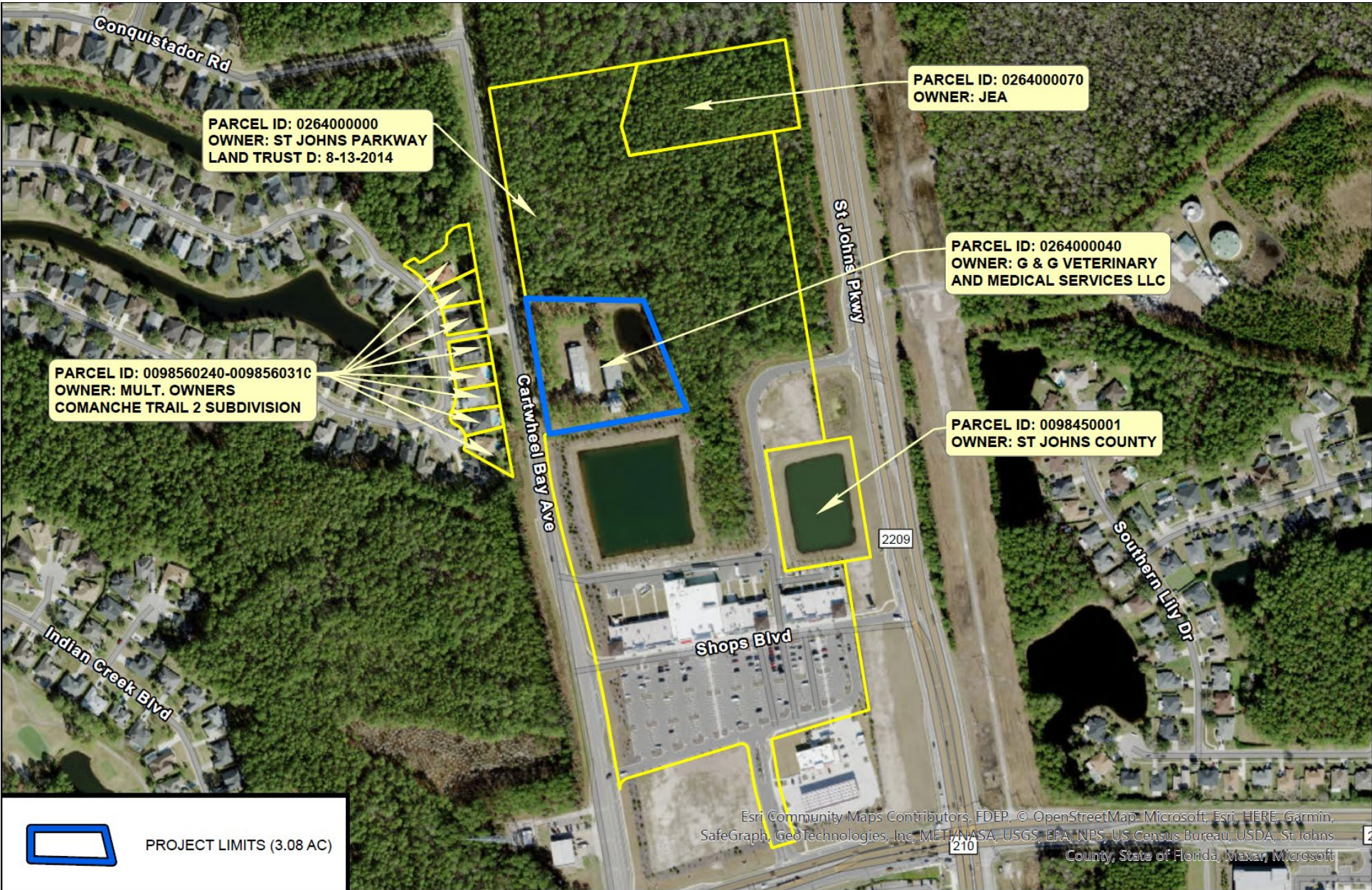
- 10150 Cartwheel Bay Avenue
- 3.08 acres
- Parcel ID: 026400-0040



SITE LOCATION

- 10150 Cartwheel Bay Avenue
- 3.08 acres
- Parcel ID: 026400-0040





PROJECT LIMITS (3.08 AC)

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, St Johns County, State of Florida, Maxar, Microsoft

LAND USE & CURRENT ZONING

RESIDENTIAL-C (RES-C)



OPEN RURAL (OR)



LAND USE & PROPOSED ZONING

RESIDENTIAL-C (RES-C)



PLANNED UNIT DEVELOPMENT (PUD)

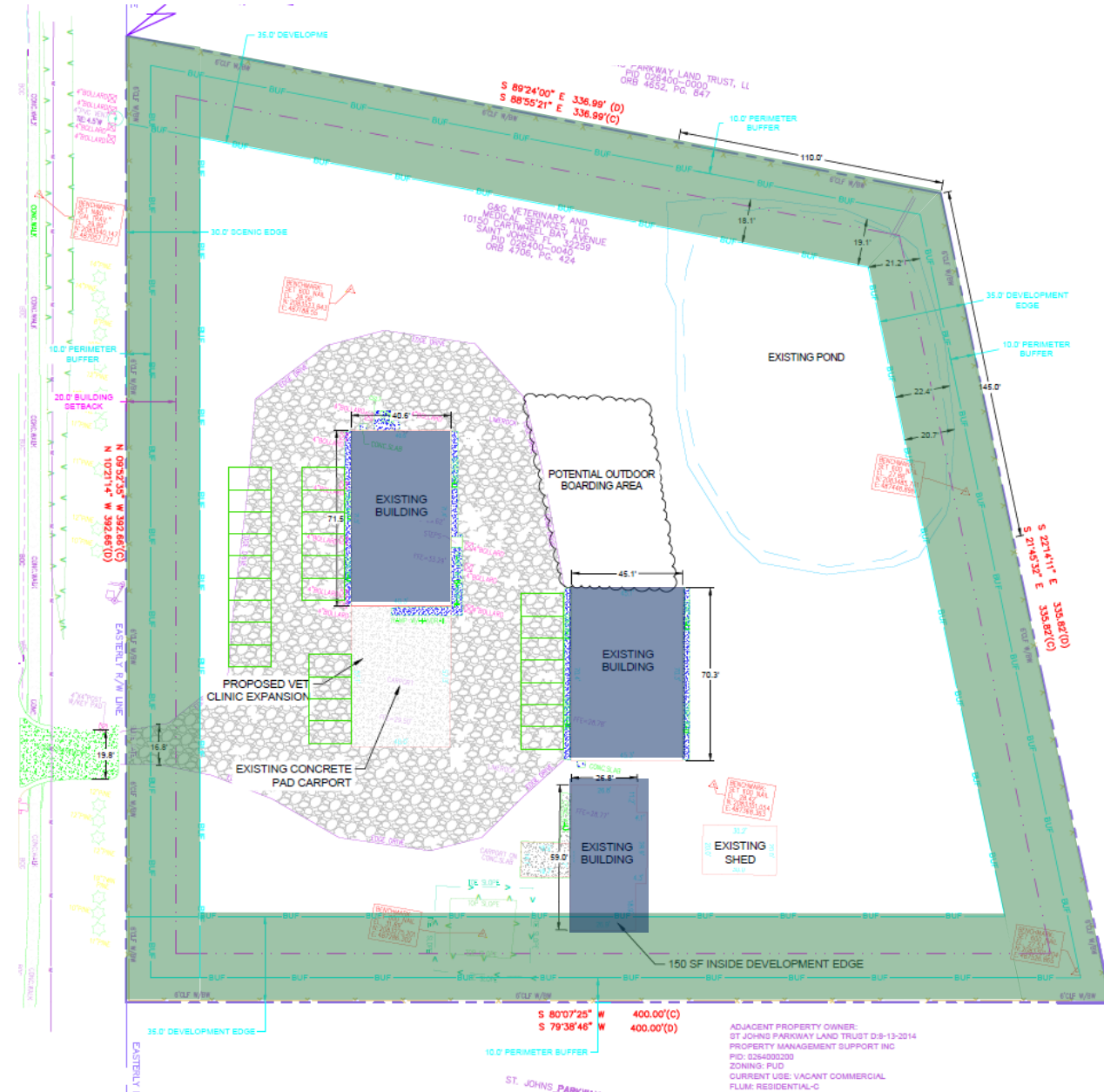


MDP MAP PHASE 1

Auto service/repair with
3 active service bays

A vet office/animal
hospital with outdoor
boarding

Within existing buildings
and small additions up to
11,500 square feet

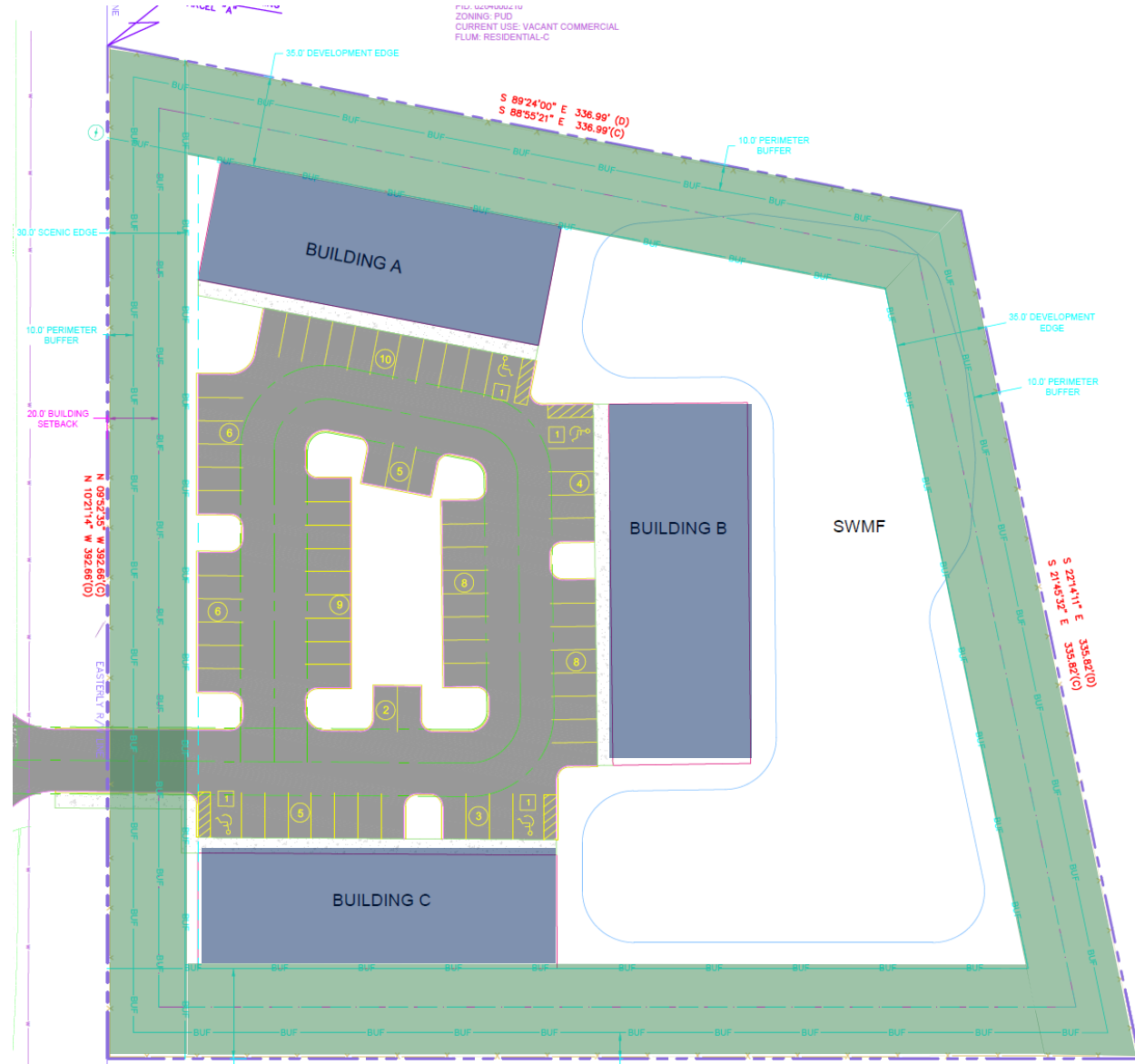


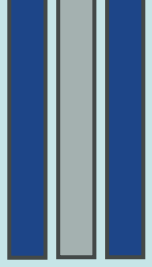
MDP MAP PHASE 2

Redevelop site with
22,500 square feet of
commercial
development

Upgrade ancillary
infrastructure

Connection to central
water and sewer





Neighborhood & General Business and Commercial Uses

- Retail, coffee shops, bakeries, ice cream parlors
- Hair salons, barber shops, nail salons, and other similar day spa type uses
- Automobile Repair Facility (less than 3 active bays)
- Outdoor Storage
- Full-service restaurant and fast food (no drive-thru)
- Fitness centers, yoga studios
- Local pharmacies, banks and financial services
- Pet supply stores



Office and Professional Services Uses

- 
- Law offices
 - Real estate, insurance, or accounting firms
 - Engineering and architectural firms
 - Medical offices and dental clinics
 - Medical Urgent Care
 - Counseling or therapy services
 - Business consulting firms
 - Small co-working spaces



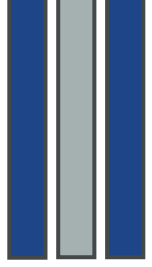
Cultural / Institutional Uses

- Art galleries
- Small museums
- Historic interpretive centers
- Cultural heritage centers
- Churches, temples, or religious meeting halls
- Civic organizations (Rotary, VFW, etc.)
- Continuing education or tutoring centers
- Senior or youth community centers



Agriculture and Agricultural Support Service and Facility Uses

- Veterinary Offices, Animal Hospitals (with outdoor boarding),
- Kennels and other Animal Boarding Facilities
- Animal Care Facility



PUBLIC
HEARINGS

Planning & Zoning Agency
Thursday, April 2nd

Board of County Commissioners
Tuesday, May 19th



QUESTIONS?

christina@gulfstreamdesign.com



Cartwheel Bay PUD

**PUD 2024-02
NW Sector Community Meeting**

February 17, 2026

ATTACHMENT 4
CORRESPONDENCE

From: Vantreshia Houston <vantreshia.houston@gmail.com>

Sent: Tuesday, February 17, 2026 10:39 PM

To: PZA2 <pza2@sjcfl.us>; P ZA1 <pza1@sjcfl.us>; PZA5 <pza5@sjcfl.us>; PZA6 <pza6@sjcfl.us>; PZA3 <pza3@sjcfl.us>; PZA4 <pza4@sjcfl.us>; PZA7 <pza7@sjcfl.us>

Cc: cameron1houston@gmail.com <cameron1houston@gmail.com>

Subject: Formal Objection to PUD 2024000002 – 10150 Cartwheel Bay PUD Rezoning

Dear Chair and Members of the St. Johns County Planning and Zoning Agency,

I am writing to formally object to PUD Rezoning Application 2024000002 (10150 Cartwheel Bay PUD), which proposes to rezone approximately 3.08 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to allow up to 22,500 square feet of commercial uses, under parent application CPA(SS)-2024000004.

This request represents a substantial escalation in land use intensity and raises significant concerns regarding transportation impacts, bicyclist and child safety, buffering adequacy, compatibility with surrounding residential development, and long-term precedent.

Under Chapter 163, Part II, Florida Statutes, and specifically §§163.3194 and 163.3202, development approvals and rezoning actions must be consistent with the adopted Comprehensive Plan. The St. Johns County Comprehensive Plan Land Use Element requires evaluation of compatibility with surrounding land uses, impacts on public facilities, and adequacy of transportation infrastructure.

A commercial development of up to 22,500 square feet may generate considerable daily vehicle trips depending on tenant type. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, general retail uses commonly generate between 37–44 trips per 1,000 square feet per day. At full buildout, this could equate to approximately 832–990 additional daily vehicle trips. Even lower-intensity commercial uses would still generate several hundred trips per day.

Cartwheel Bay functions as a residential-serving roadway and was not designed as a commercial corridor. Introducing this level of traffic would increase turning movements, elevate crash exposure risk, and potentially change the operational character of the roadway. Approval without a detailed Traffic Impact Analysis demonstrating roadway capacity and mitigation measures would be inconsistent with Comprehensive Plan transportation policies.

Additionally, this area is a residential community where children and neighbors regularly ride bicycles, play outdoors, and engage in recreational activity along neighborhood streets. Increased commercial traffic would heighten vehicle-bicycle interaction points and elevate risk for children and residents utilizing these streets for everyday activities.

The proposed rezoning also raises concerns about buffering and compatibility. PUD zoning allows flexibility, but without clearly binding conditions, it may permit reduced setbacks, insufficient landscape buffers, height allowances incompatible with nearby homes, parking lot proximity to property lines, and lighting spillover. Commercial uses adjacent to residential areas typically warrant enhanced landscape buffers, opaque screening, strict lighting standards, and enforceable operational limitations to protect neighborhood character.

Once rezoned to PUD commercial, future tenant changes may occur without additional rezoning,

potentially intensifying impacts over time. This creates long-term uncertainty regarding noise, delivery activity, hours of operation, and overall compatibility.

Rezoning this parcel from OR to commercial PUD also establishes a precedent for incremental commercial encroachment into predominantly residential areas. The Comprehensive Plan exists to prevent piecemeal land use shifts that erode established community expectations and stability.

For these reasons, I respectfully request that the Agency:

- Deny PUD 2024000002 as inconsistent with the Comprehensive Plan; or
- Require a substantial reduction in allowable commercial square footage;
- Mandate enhanced buffering and setback protections;
- Require a comprehensive Traffic Impact Analysis; and
- Impose enforceable conditions related to lighting, operational hours, and service activity.

Preserving the integrity of established residential neighborhoods is essential to public safety, property stability, and quality of life. I respectfully ask that the Agency apply the statutory and Comprehensive Plan standards rigorously in evaluating this application.

Thank you for your time and thoughtful consideration.

Respectfully,

Vantreshia Houston
313 Conquistador Rd, St Johns, FL 32259
St. Johns County, Florida
904-728-6164
vantreshia.houston@gmail.com

Saleena Randolph

From: Amelia Toal <kristenamelia90@gmail.com>
Sent: Thursday, February 19, 2026 12:24 AM
To: Saleena Randolph
Subject: Fwd: Formal Opposition to Rezoning – 10150 Cartwheel Bay

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Saleena,

Laura mentioned that you may be presenting objection letters regarding rezoning concerns. Please see mine below.

Thank you for your assistance.

Amelia

----- Forwarded message -----

From: **Amelia Toal** <kristenamelia90@gmail.com>
Date: Thu, Feb 19, 2026, 12:18 AM
Subject: Formal Opposition to Rezoning – 10150 Cartwheel Bay
To: <pza2@sjcfl.us>, <pza1@sjcfl.us>, <pza5@sjcfl.us>, <pza4@sjcfl.us>, <pza3@sjcfl.us>, <pza6@sjcfl.us>, <pza7@sjcfl.us>

Dear Chair and Members of the Planning and Zoning Agency,

I am writing to formally oppose the proposed rezoning of 10150 Cartwheel Bay from Open Rural to Planned Unit Development for commercial use.

This parcel is currently designated Residential-C on the St. Johns County Future Land Use Map, which supports low-density residential development. Rezoning it for commercial purposes would be inconsistent with the Residential-C designation and the intended residential character of this area.

Cartwheel Bay functions as a small residential street into our community and was not designed to serve commercial traffic. Introducing retail or service uses at this location would substantially increase vehicle trips, delivery activity, and turning movements in an area currently used by residents for walking and bicycling. This represents a material shift in land use intensity that is incompatible with the surrounding neighborhood.

Because this is a single parcel on a residential street surrounded by homes, approving commercial rezoning here would also constitute spot zoning, allowing one property to be treated differently from all nearby parcels without providing a clear public benefit.

Approval of this request may also set an undesirable precedent in which properties are used in a manner inconsistent with current zoning and later seek rezoning based on that use, rather than on compatibility with adopted land use designations and surrounding residential character.

Converting natural or low-intensity land to commercial buildings and parking areas also raises serious environmental concerns. The parcel provides habitat for various wildlife which may include endangered species. Before any rezoning decision, a full environmental and wildlife assessment should be required to evaluate potential impacts. Without such review, approval could result in irreversible habitat loss and conflicts with state and federal wildlife protections.

The proposed rezoning would also increase impervious surfaces, which may alter drainage patterns, increase runoff, and create standing water that could affect nearby homes. In Florida, careful stormwater and wetland consideration is critical to avoid negative impacts on neighbors and the surrounding ecosystem.

Finally, rezoning a single parcel for commercial development within an established residential area creates precedent for incremental commercial encroachment, which undermines long-standing development patterns and neighborhood expectations.

Because the applicant bears the burden of demonstrating consistency with the Residential-C Future Land Use designation, including compatibility, transportation, and environmental protections, and because this proposal introduces significant intensity, safety, and ecological concerns, I respectfully request that this rezoning application be denied.

Thank you for your consideration.

Respectfully,

Glenn and Amelia Toal

Saleena Randolph

From: ABerry <aberry1508@aol.com>
Sent: Friday, February 20, 2026 10:38 AM
To: P ZA1
Cc: Saleena Randolph
Subject: Fw: PUD2024-02 10150 Cartwheel Bay PUD

Follow Up Flag: Follow up
Flag Status: Flagged

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Friday, February 20, 2026, 10:35 AM, ABerry <aberry1508@aol.com> wrote:

To the SJC PLANNING and ZONING AGENCY,

Please be advised that we object to the proposed rezoning of the property at 10150 Cartwheel Bay Rd (operating as Auto Medics and not to code) from open rural to a planned development for commercial use.

The proposed rezoning is unacceptable for many reasons, but mainly for increased traffic, increased noise, possible crime and safety concerns, and a decrease in property value to the homes in Preserve at St Johns.

We are urging you to consider the negative impact this proposal will have on the residents of Preserve at St Johns and not approve this change in zoning.

Thank you for your time and attention to this matter,

Andre and Angela Berry
84 Huguenot Lane
Saint Johns, FL 32259
904-481-9611

[Sent from the all new AOL app for iOS](#)

Saleena Randolph

From: Danita Wright <dwrightfl@yahoo.com>
Sent: Tuesday, February 24, 2026 4:56 PM
To: Saleena Randolph
Subject: Rezoning application 2024000002 - 10150 Cartwheel Bay Blvd, St. Johns
Attachments: Rezoning Application 2024000002.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Randolph,

Please see below our concerns and objections to the proposed rezoning application 2024000002 for property located at 10150 Cartwheel Bay Blvd., St. Johns, FL 32259. I have also attached this in a Word Document file for your use if needed, Please provide this information and/or document to the chair and other members of the SJC Planning and Zoning Agency by the March 14th deadline so that they are considered for the April 2nd PZA meeting.

Re: Rezoning Application 2024000002 regarding the property located at 10150 Cartwheel Bay Blvd. in Saint Johns, FL

Dear St. Johns County Planning and Zoning Agency Chair and Members:

We have become aware of the property owners' proposal to rezone the noted property from Open Rural to Planned Unit Development in order to provide for an eventual build out of three separate buildings totaling approximately 22,500 square feet to be leased to commercial businesses. In addition, the proposal would provide for the operation of a Veterinary Office with addition of an Outdoor Animal Boarding facility. This proposed PUD to be used for commercial and business purposes would be accessible only by travel over Cartwheel Bay Blvd. We understand that the owners have been leasing the property to a business, Auto Medics, for several years, which has not been in accordance with the current Open Rural zoning designation and this circumstance has prompted their application to rezone the property to a PUD to allow for further commercial use build out. We ask, that if the rezoning application is approved, the appropriate consideration is given to the current use of Cartwheel Bay Blvd.

We are homeowners in the Preserve at St. Johns Community and have been since November 2017. Our community is small, consisting of only 86 homes and we have been served effectively by the Cartwheel Bay Blvd. being the only mode of ingress and egress for our community via automobile, walking/running and biking. Cartwheel Bay Blvd. is a narrow two-lane road with narrow sidewalks, and we are highly concerned that the proposed commercial

build out would negatively impact the safety and effectiveness of the only way that we have to access our homes and community. We ask that you ensure that all appropriate consideration is given to our need to maintain a safe and effective access to our community and our homes. Please ensure that professional reviews are conducted, which, take into account, not only the increase in traffic from consumers and employees, but also the volume of delivery truck traffic such a commercial center will require. Due to the narrow nature of the Cartwheel Bay Blvd. roadway, we have large concerns about how safety would be ensured during the time of construction of the planned commercial buildings and parking lots.

We object to the operation of an Outdoor Animal Boarding facility at this location. It appears to us in reading the SJC Comprehensive Plan and the zoning description for Neighborhood Business and Commercial Uses, allowance is made for the operation of Veterinary Office and Animal Hospital **without** Outdoor Boarding facilities. Operation of a Veterinary Office and Animal Hospital **with** Outdoor Boarding facilities appears to be allowed for use only under the Rural Commercial Uses description and is to be supportive of and intended to serve rural communities. One can clearly understand that a rural located veterinary office and animal hospital would serve various types of animals which would require outdoor facilities. The area surrounding the location such proposed use is so evidently not located in a rural community. We request that you do not approve or recommend approval to the BCC for the operation of an Outdoor Animal Boarding facility at this location.

If this rezoning is to be approved and a commercial buildout undertaken, we request that the PZA and BCC keep in mind our main concerns for maintaining a safe and effective way to access our community and prevent any encroachment on the value of our homes. While everyone in the Preserve of St. Johns neighborhood has made an investment of money, we have also put in much time, effort and emotional capital in making this area our home and do not wish to see its character destroyed by the continuing commercial growth.

Thank you for your review of our concerns and objection and we look forward to the upcoming April 2nd PZA meeting.

Danita Wright and Pat Francis
122 Huguenot Ln, St. Johns, FL. 32259
Preserve of St. Johns Community
Dated 02/24/2026

Thank you.

Danita Wright and Pat Francis
122 Huguenot Ln.
Saint Johns, FL. 32259
Phone: 904-891-0730
Email: dwrightfl@yahoo.com

Attention : Saint Johns planning and zoning,

I am writing to express our concerns over the rezoning request of parcel PUD202400002-10150, 2024000004.

My husband and I are asking for Saint Johns planning and zoning to deny the request for PUD 2024000002-10150 to move forward with their request to rezone this parcel of land from rural to commercial use.

If this property is granted the rezone, it could potentially open the door for additional parcels located on Cartwheel Bay Ave. being rezoned for future commercial development which would cause an even greater negative impact on our community and the surrounding environment.

Cartwheel Bay Ave is the only entrance and exit to our small quaint neighborhood of 86 homes.

Currently there are several species of animals that call the wooded areas on Cartwheel Bay Ave home, Deer, eagles, hawks, bunnies, turkey and several other animals.

Cartwheel Bay Ave is currently a small residential road, that just barely fits 2 cars passing in opposite direction.

If Saint Johns planning and zoning approves land owners request to rezone to commercial use for 2200 sq.ft commercial space his plans are to build an outdoor dog boarding area, anyone that has dogs knows that dogs suffer separation anxiety so we will be directly impacted from the nuisance barking all hours of the day and night. Plus the current wildlife that live in the wooded areas of cartwheel bay Ave.

The property owner is currently leasing parcel address 10150 Cartwheel Bay Ave to Auto Medics and has been for the past few years.

Auto Medics has not been operating on this parcel of land in accordance with current open rural zones.

Property owner has submitted rezoning application PUD2024000002-10150 to attempt to rezone the parcel for commercial development with an established residential area.

Property owner has not used this property for which it was intended showing complete disregard for property values to homeowners in our neighborhood of 86 homes and following the rules of rural land use.

The Auto Medics business currently operating outside of current land use rules infringes in our small neighborhood doing test drives through our neighborhood with no regard to kids playing outside, riding bikes, people walking, and pet owners walking their dogs.

The current strip mall of businesses located at 120 shops blvd. Has many businesses with more being added.

The Sleiman llc group is about to begin construction on phase 2 of this strip mall which is in the same vicinity of 10150 Cartwheel Bay Ave.

The intersection located on Cartwheel Bay Ave and C.R. 210 is already extremely congested (for a small residential road) with traffic leaving businesses at 120 shops blvd., it is currently the only route for people leaving the shops to go east on C.R. 210.

To alleviate traffic congestion on 95 south 9B was expanded to connect at (2209) Saint John's parkway. With the added traffic from that, it has caused traffic issues at 2209 and C.R.210 daily. Adding more businesses to an already highly congested area does not make sense.

Plus, with 2209 - Saint John's parkway extending all the way through Silverleaf out to International Golf Parkway & State Road 16 and eventually farther and the completion of First Coast Expressway in the next very fast approaching years.

This request to rezone this parcel located at 10150 Cartwheel bay to commercial needs to be denied.(PUD2024000002-10150)

We are concerned that allowing rural zoned areas to be rezoned to commercial will create encroachment of businesses into residential neighborhoods.

We are concerned this will create additional traffic issues to an already heavily congested traffic area especially with the fire department being located at the corner.

We ask that you please take all our concerns and the issues it will cause our community into consideration before approving PUD2024000002-10150 to be rezoned from rural to commercial use.

Thank you,

Mr. & Mrs. Traina

Huguenot lane

PSJ community

Saleena Randolph

From: adjstevie@aol.com
Sent: Thursday, March 19, 2026 3:06 PM
To: Saleena Randolph
Subject: Opposition PUD 2024-02 Cartwheel Bay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear St. Johns County Planning and Zoning Agency Chair and Members:

We have become aware of the property owners' proposal to rezone the noted property from Open Rural to Planned Unit Development in order to provide for an eventual build out of three separate buildings totaling approximately 22,500 square feet to be leased to commercial businesses. In addition, the proposal would provide for the operation of a Veterinary Office with addition of an Outdoor Animal Boarding facility. This proposed PUD to be used for commercial and business purposes would be accessible only by travel over Cartwheel Bay Blvd. We understand that the owners have been leasing the property to a business, Auto Medics, for several years, which has not been in accordance with the current Open Rural zoning designation and this circumstance has prompted their application to rezone the property to a PUD to allow for further commercial use build out. We ask, that if the rezoning application is approved, the appropriate consideration is given to the current use of Cartwheel Bay Blvd.

We are homeowners in the Preserve at St. Johns Community and have been since November 2017. Our community is small, consisting of only 86 homes and we have been served effectively by the Cartwheel Bay Blvd. being the only mode of ingress and egress for our community via automobile, walking/running and biking. Cartwheel Bay Blvd. is a narrow two-lane road with narrow sidewalks, and we are highly concerned that the proposed commercial build out would negatively impact the safety and effectiveness of the only way that we have to access our homes and community. We ask that you ensure that all appropriate consideration is given to our need to maintain a safe and effective access to our community and our homes. Please ensure that professional reviews are conducted, which, take into account, not only the increase in traffic from consumers and employees, but also the volume of delivery truck traffic such a commercial center will require. Due to the narrow nature of the Cartwheel Bay Blvd. roadway, we have large concerns about how safety would be ensured during the time of construction of the planned commercial buildings and parking lots.

We object to the operation of an Outdoor Animal Boarding facility at this location. It appears to us in reading the SJC Comprehensive Plan and the zoning description for Neighborhood Business and Commercial Uses, allowance is made for the operation of Veterinary Office and Animal Hospital without Outdoor Boarding facilities. Operation of a Veterinary Office and Animal Hospital with Outdoor Boarding facilities appears to be allowed for use only under the Rural Commercial Uses description and is to be supportive of and intended to serve rural communities. One can clearly understand that a rural located veterinary office and animal hospital would serve various types of animals which would require outdoor facilities. The area surrounding the location such proposed use is so evidently not located in a rural community. We request that you do not approve or recommend approval to the BCC for the operation of an Outdoor Animal Boarding facility at this location.

If this rezoning is to be approved and a commercial buildout undertaken, we request that the PZA an BCC keep in mind our main concerns for maintaining a safe and effective way to access our community and prevent any encroachment on the value of our homes. While everyone in the Preserve of St. Johns

neighborhood has made an investment of money, we have also put in much time, effort and emotional capital in making this area our home and do not wish to see its character destroyed by the continuing commercial growth.

Thank you for your review of our concerns, and objection and we look forward to the upcoming April 2nd PZA meeting.

Stevelyn Minor
248 Huguenot Ln, St. Johns, FL. 32259
Preserve of St. Johns Community

[Maria Torres](#)



Log in or sign up to view

See posts, photos and more on Facebook.

Well said.

-

Saleena Randolph

From: David Kim <davidkim1220@gmail.com>
Sent: Monday, March 30, 2026 10:56 AM
To: Saleena Randolph
Subject: Support for Zoning Change – Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Saleena Randolph,

I am writing to express my strong support for the proposed zoning change for Auto Medics.

As a local resident, I've seen firsthand how important it is to have reliable, trustworthy auto services close to home. Auto Medics has been a dependable resource for our community, providing honest service and helping families like mine keep our vehicles safe and running smoothly.

Having a business like this nearby makes a real difference in our day-to-day lives. It saves time, adds convenience, and gives us peace of mind knowing we have a local place we can trust. Supporting Auto Medics is not just about one business—it's about supporting the needs of the community as a whole.

I believe approving this zoning change would benefit residents and reflect the practical needs of our growing area. I respectfully encourage you to approve the request at the upcoming hearing.

Thank you for your time and consideration.

Sincerely,

David Kim

Saleena Randolph

From: Shiloh Phillips <haleysplace@fccstjohns.com>
Sent: Monday, March 30, 2026 3:24 PM
To: Saleena Randolph
Cc: Jennifer Gutt; PZA2; P ZA1; pza5@scjfl.us; PZA4; pza3@scjfl.us; PZA6; pza7@scjfl.us
Subject: PUD 2024-02 Cartwheel Bay PUD
Attachments: Document_260330_150757.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please see the attached letter in regards to the proposed PUD 2024-02 Cartwheel Bay PUD project.

Thank you,

--

Shiloh Phillips
Preschool Director
Haley's Place Preschool & Daycare

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm writing as a nearby resident and loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

As someone who lives in the area, I think it's important to support the growth of local businesses in St. Johns County. This project reflects a small business choosing to grow here, and provide services that residents and locals need and that support the local economy.

With the influx of residential growth in St. Johns County is growing, commercial projects like this make sense and help meet the demand for goods and services in locations that are convenient for residents. I appreciate seeing local business owners continue to invest in the community.

I support this application and appreciate your time and consideration.

Sincerely,

NAME

Haley's Place Preschool & Daycare

ADDRESS

3450 County Rd. 210 W.

St. Johns, FL 32259

Saleena Randolph

From: Christina Swartz <swartzcf@gmail.com>
Sent: Monday, March 30, 2026 4:21 PM
To: Commissioner Christian Whitehurst; Commissioner Sarah Arnold; Commissioner Clay Murphy; Commissioner Krista Joseph; Commissioner Ann Taylor; Saleena Randolph; Jennifer Gutt; BCC Commissioners
Subject: Support for Zoning Change – Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

I write to express my support for the proposed zoning change for Auto Medics from Rural Agricultural to Commercial. This change would allow for the continued operation of the auto repair business located at 10150 Cartwheel Bay Ave, Saint Johns, FL 32259.

As a next-door neighbor, I can attest that the owner, Virgilio Peralta, is an exceptionally hard working and positive member of our community. Maintaining his business at this location provides a significant benefit to St. Johns County by offering convenient, reliable service and supporting local job creation. Furthermore, Auto Medics has demonstrated its commitment to community outreach through efforts such as their annual Toys for Tots drive.

The property is well-suited for commercial use given its accessibility from CR 210 and its proximity to established businesses like RaceTrac, Publix, Sprouts Farmers Market, and ACE Hardware. I believe this zoning change will enhance the local economy without negatively impacting the community's character or the environment.

I respectfully urge the Board to approve this requested change. Thank you for your consideration and for your service to our community.

Sincerely,

Christina Swartz

Saleena Randolph

From: David Swartz <swartz11@gmail.com>
Sent: Monday, March 30, 2026 6:00 PM
To: Saleena Randolph
Cc: Jennifer Gutt
Subject: Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing in support of Auto Medics regarding the zoning change to commercial in order for them to keep operating at their current location. I am a resident of Saint Johns county and a customer of the business. Not only have I experienced very good customer service in regards to my automobile but I have also seen the charitable work that the company does in the community. Specifically, I participated in the toys for tots program they ran during the winter. This area would lose a community friendly and trustworthy auto shop if this business were required to relocate or even worse, close down.

David Swartz
Sent from my iPhone

Saleena Randolph

From: Tony Cepeda <tonycepeda1959@gmail.com>
Sent: Tuesday, March 31, 2026 7:43 AM
To: Saleena Randolph; Jennifer Gutt
Subject: Automedics rezoning application

Follow Up Flag: Follow up
Flag Status: Completed

My name is Ramon Cepeda a resident of St John's county. This letter is addressed to the St John's County Staff & Board Members, and it is in support of Automedics, a family run auto shop located at 10150 Cartwheel Bay Ave St, St John's Fl 32259.

In order to continue operating and being a great service to our community, the St John's County Board Of Commissioners must approve a rezoning application (PUD 2024-02) for the auto repair facility. Grateful for your consideration !

Saleena Randolph

From: Dusty Phillips <dphilli_4@yahoo.com>
Sent: Tuesday, March 31, 2026 12:44 PM
To: Saleena Randolph; Jennifer Gutt; P ZA1; PZA2; PZA4
Subject: Support for Auto Medics
Attachments: Document_260330_150738.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dusty Phillips
Lead Pastor
Faith Community Church
// fccstjohns.com //

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm writing as a loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project. It's encouraging to see locally owned businesses grow and invest in our community.

This project will be a benefit to St. Johns County.

As residential growth continues in St. Johns County, it is clear that the availability of goods and services needs to grow with it. Projects like this help fill those gaps in a practical way by providing needed services while also contributing to the local economy. It's the kind of development that aligns with how the community is evolving.

I also appreciate that this is being driven by a small business. Supporting local ownership matters, it keeps investment rooted here and helps maintain the character of the area as it changes.

I understand that growth needs to be considered carefully, but this project seems like a reasonable step that supports the growing community.

Thank you for your time and consideration. I respectfully support approval of this application.

Sincerely,

NAME Faith Community Church
ADDRESS 3450 CR 210 W
St. Johns, FL 32059

Saleena Randolph

From: Gina Schlicksup <schlicksup@gmail.com>
Sent: Tuesday, March 31, 2026 1:18 PM
To: Saleena Randolph; Jennifer Gutt
Subject: Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I are St. Johns residents and we fully support approving the rezoning application for Auto Medics. They have been an integral part of our community for many years and run an honest business. Their service is phenomenal and their presence in the community is much needed.

If you have any questions, please feel free to contact me.

Gina Schlicksup
567 Cloisterbane Dr, St Johns, FL 32259

Saleena Randolph

From: Rachel Harbert <rcharbert@gmail.com>
Sent: Tuesday, March 31, 2026 1:26 PM
To: Saleena Randolph; Jennifer Gutt
Subject: Support for Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Saleena and Jen,

My name is Rachel Harbert and I am a neighbor, friend, and customer of Virgilio and Rosalina's business, Auto Medics.

They are amazing people who run an honest, hardworking, customer oriented family business. Their two sons, Ricardo and Joel are employed there as well.

I hope you will grant them the permit to keep on doing what they do best, fixing cars and taking excellent care of their customers!

Thank you for your time and consideration.

Have a wonderful day!

All the Best,
Rachel Harbert
1668 Fenton Ave.
St. Johns, FL 32259

#763-442-0300

Saleena Randolph

From: Lea Newman <leanewman24@gmail.com>
Sent: Tuesday, March 31, 2026 2:00 PM
To: Saleena Randolph
Subject: Auto Medics

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

I am writing to express my strong support for Auto Medics, a valued, family-owned business in our community.

Auto Medics is more than just an auto repair shop; they are a hardworking, honest, and dedicated family who have built trust through their integrity, quality service, and commitment to their customers. In a time when large chains often replace local businesses, it is places like Auto Medics that preserve the character and heart of our community.

Their presence at 10150 Cartwheel Bay Avenue has provided reliable service to countless residents while contributing positively to the local economy. They are the kind of small business we should be uplifting and protecting.

I respectfully urge the St. Johns County Board of County Commissioners to approve the rezoning application (PUD 2024-02) so that Auto Medics can continue operating and serving our community. Supporting this business means supporting local families, local jobs, and the spirit of small business ownership.

Please consider the impact that losing a trusted, family-run shop would have on the local residents who rely on them daily. Auto Medics deserves the opportunity to continue their work and remain a part of our neighborhood.

Thank you for your time and consideration.

Sincerely,
Lea Newman

Saleena Randolph

From: Bob Darden <bobdarden54@gmail.com>
Sent: Wednesday, April 1, 2026 10:12 AM
To: Saleena Randolph; Jennifer Gutt
Subject: Support for PUD 2024-02 – Auto Medics Rezoning Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the St. Johns County Board of County Commissioners

I am writing to express my support for the proposed rezoning application PUD 2024-02 for the property located at 10150 Cartwheel Bay Avenue, currently operating as Auto Medics.

Auto Medics provides a valuable and convenient service to the local community. Having a trusted, nearby auto repair facility reduces the need for residents to travel long distances for routine maintenance and repairs, which is both practical and beneficial for our area.

From my perspective, the business has operated in a manner that is consistent with the surrounding community. Supporting small, locally operated businesses like this contributes to the economic health and vitality of St. Johns County.

I respectfully encourage the Board to approve this rezoning request so that Auto Medics may continue to serve the community. If necessary, reasonable conditions can be applied, but I believe the continued operation of this business is a positive asset to the area.

Thank you for your time and thoughtful consideration.

Sincerely,

Bob Darden

517 Saddlestone Drive

Saint Johns, FL 32259

Sent from my iPhone

Saleena Randolph

From: Garrett Brinson <garrett1494@icloud.com>
Sent: Wednesday, April 1, 2026 10:40 AM
To: Saleena Randolph; Jennifer Gutt
Subject: Support for PUD 24-02 cartwheel bay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear whom it may concern

I am writing to express my support for the PUD 2024-02 Cartwheel Bay Project.

This business plays a meaningful role in the community, not only as a local establishment but as a place built and operated by genuinely kind and caring individuals. Their dedication to creating a welcoming environment and contributing positively to the area has not gone unnoticed, and their presence has become an important part of the community fabric.

As our local communities continue to grow, so does the demand for businesses that can meet the evolving needs of residents. Supporting the expansion and development of this project aligns with that growth and helps ensure that the community has access to services that reflect its increasing size and diversity.

Approving and supporting this project would not only benefit the business owners but also strengthen the community as a whole by fostering continued economic development and local engagement.

Thank you for your time and consideration.

Sincerely,
Garrett Brinson

Saleena Randolph

From: Rosalina Peralta <rosalina81peralta@yahoo.com>
Sent: Wednesday, April 1, 2026 11:19 AM
To: Saleena Randolph
Cc: Jennifer Gutt
Subject: Support for Rezoning Request – 10150 Cartwheel Bay Ave, Auto Medics Of Saint Johns

Follow Up Flag: Follow up
Flag Status: Flagged

St. Johns County Staff, and Board Members,

I hope this message finds you well.

I am writing to express my support for the rezoning request related to the auto repair facility, Auto Medics of Saint Johns, located at 10150 Cartwheel Bay Ave., Saint Johns, FL 32259.

This business has been a positive presence in the community, providing reliable automotive services and contributing to the local economy. Approving this rezoning would allow the business to continue operating and serving residents in a way that supports the needs of our growing area.

I respectfully ask that you consider approving the rezoning request and supporting this local business.

Thank you for your time and consideration.

Sincerely,
Rosalina Peralta
550 Florida Club Blvd., Apt 207
St. Augustine, FL 32259
954-809-5000

Saleena Randolph

From: Aldry Castillo <aldry.castillo@icloud.com>
Sent: Wednesday, April 1, 2026 1:35 PM
To: Saleena Randolph
Subject: Supporting Auto medics

Follow Up Flag: Follow up
Flag Status: Flagged

Local businesses like this are essential to the well-being of our community, and many families rely on them. I kindly ask that you support Auto Medics so they can continue serving residents as they have done for me, my family, friends and my neighbors in St. John's County.

Saleena Randolph

From: Leidin Otero <leidinotero@gmail.com>
Sent: Wednesday, April 1, 2026 7:51 PM
Subject: SUPPORT FOR PUD 24-02 Cartwheel Bay PUD March 25, 2026

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

I am writing as a loyal customer of Automedics to express my support for the proposed PUD 2024-02 Cartwheel Bay PUD project. It is encouraging to see locally owned businesses grow and invest in our community.

This project will be a benefit to St. Johns County. As residential growth continues, it is clear that the availability of goods and services must grow alongside it. Developments like this help meet those needs in a practical and responsible way, while also contributing positively to the local economy.

I especially appreciate that this effort is being led by a small, locally owned business. Supporting local ownership helps keep investment within our community and preserves the character of the area as it continues to evolve.

I understand that growth must always be approached thoughtfully, and from what I can see, this project represents a reasonable and beneficial step forward for our growing community.

Supporting local businesses like Automedics strengthens our community and ensures that residents continue to have access to dependable, high-quality services. I respectfully encourage you to consider their value and allow them to continue operating and expanding in their current location.

Thank you for your time and consideration. I respectfully support the approval of this application.

Sincerely,

Leidin Otero

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,


I am writing as a resident of St. Johns County who cares about growth and development in our community. I strongly support the proposed **PUD 2024-02 Cartwheel Bay PUD** project, which represents a small business choosing to invest in our County.

As someone who lives here, I value seeing locals build businesses that serve the community and contribute to the local economy. Projects like this help meet the growing need for services while creating local jobs and keeping investment close to home.

As our County continues to grow, I believe it is important to support entrepreneurs who are committed to building their livelihoods here. I see this project as a positive step that reflects responsible growth and community pride.

I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,



NAME Antonink Viacheslav
ADDRESS 137 Brybar DR., St. Augustine

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

With how much the area has been growing, there's a clear need for more services to support that growth. This project seems like a practical way to help meet that demand.

I also think it's worth supporting local businesses that are choosing to expand here. That kind of investment helps keep things rooted in the community rather than relying entirely on outside development.

I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,



NAME

Antoniuk Stanislaw

ADDRESS

137 BRYBAR DR., St. Augustine, FL

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

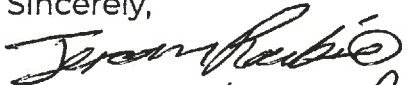
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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,


NAME Jaison Rubio
ADDRESS 206 Murrillo Ave
St. Augustine Fl. 32084

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

With how much the area has been growing, there's a clear need for more services to support that growth. This project seems like a practical way to help meet that demand.

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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,



NAME Morgan Campbell

ADDRESS 700 Mirville Ave

St. Augustine, FL 32084

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

NAME
ADDRESS


Noah Carrillo
432 Pine Bluff Dr
St Augustine 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

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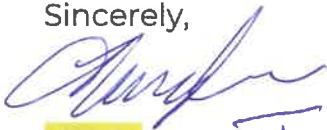
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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,



NAME

Thomas Jackson

ADDRESS

917 Chippewa St.

St Augustine Fla 32086

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

NAME

ADDRESS

Anton Mercedes
Anton Mercedes
412 Sentosa Drive
Saint Johns.

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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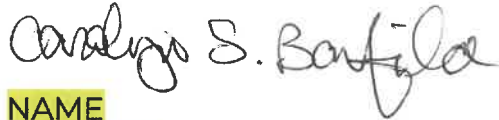
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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,



NAME

ADDRESS

Carolyn S. Barfield
219 Scrub Jay Dr.
St. Aug, FL
32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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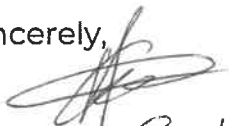
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Thank you for your time and consideration.

Sincerely,



NAME

Serhii Antonuk

ADDRESS

43 Laurel Gate Lane ~~1111~~
St Augustine FL 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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Thank you for your time and consideration.

Sincerely, 

NAME Matthew Everson
ADDRESS 23 Seton Ct Silver Leaf
St Augustine 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

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Thank you for your time and consideration.

Sincerely,



NAME
ADDRESS

Jason Betske

36 Moorcraft Way

St. Johns 32092 FL

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

Karla Cahua

NAME *Karla Cahua*

ADDRESS

130 N Cypress Saint Johns FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

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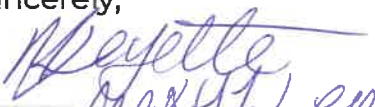
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Thank you for your time and consideration.

Sincerely,


NAME *MOKHI Leyette* SAINT JOHNS-
ADDRESS *152 AFTON LANE 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

To Whom It May Concern,

I am writing as a resident of St. Johns County who cares about growth and development in our community. I strongly support the proposed **PUD 2024-02 Cartwheel Bay PUD** project, which represents a small business choosing to invest in our County.

As someone who lives here, I value seeing locals build businesses that serve the community and contribute to the local economy. Projects like this help meet the growing need for services while creating local jobs and keeping investment close to home.

As our County continues to grow, I believe it is important to support entrepreneurs who are committed to building their livelihoods here. I see this project as a positive step that reflects responsible growth and community pride.

I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,



NAME

Maria Lopez

ADDRESS

857 Chanterelle Way
St Johns, FL 32059

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

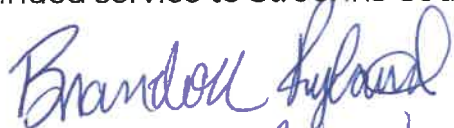
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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,



NAME

Brandon Ryland

ADDRESS

115 Sentosa Dr.

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,



NAME

Jessica Melancon

ADDRESS

1020 St Julien Ct
St Johns, FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,

Brian D. Lee

NAME

ADDRESS

Brian D. Lee

*405 N. STEEL BRIDGE ROAD
SAINT JOHNS, FL 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,

NAME

ADDRESS

Ricardo Peralta
Dad Prof

550 Florida Club Blvd #207
Saint Augustine, FL 32084

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,

NAME Joel Peratta
ADDRESS 170 Teigan Trl. Apt. 3103 Saint Johns FL 32259



SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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I respectfully encourage approval of this application and thank you for your continued service to St. Johns County.

Sincerely,

NAME CHARLES WINTER



ADDRESS 1809 DUTHIE PARK CT
32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

With how much the area has been growing, there's a clear need for more services to support that growth. This project seems like a practical way to help meet that demand.

I also think it's worth supporting local businesses that are choosing to expand here. That kind of investment helps keep things rooted in the community rather than relying entirely on outside development.

I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

Angie Castillo

NAME *Angie Castillo*

ADDRESS *125 Grand Cypress*

St. Johns fl. 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm writing as a loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project. It's encouraging to see locally owned businesses grow and invest in our community.

This project will be a benefit to St. Johns County.

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I also appreciate that this is being driven by a small business. Supporting local ownership matters, it keeps investment rooted here and helps maintain the character of the area as it changes.

I understand that growth needs to be considered carefully, but this project seems like a reasonable step that supports the growing community.

Thank you for your time and consideration. I respectfully support approval of this application.

Sincerely,



NAME *Andri Castillo*

ADDRESS *125 Grand Cypress Dr.
Saint Johns FL 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

With how much the area has been growing, there's a clear need for more services to support that growth. This project seems like a practical way to help meet that demand.

I also think it's worth supporting local businesses that are choosing to expand here. That kind of investment helps keep things rooted in the community rather than relying entirely on outside development.

I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,



NAME Angelina Castillo

ADDRESS 125 Grand Cypress Dr. Apt # 268
Saint Johns Fl. 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm writing as a nearby resident and loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

As someone who lives in the area, I think it's important to support the growth of local businesses in St. Johns County. This project reflects a small business choosing to grow here, and provide services that residents and locals need and that support the local economy.

With the influx of residential growth in St. Johns County is growing, commercial projects like this make sense and help meet the demand for goods and services in locations that are convenient for residents. I appreciate seeing local business owners continue to invest in the community.

I support this application and appreciate your time and consideration.

Sincerely, *Emma Wilcox*

NAME **EMMA WILCOX**
ADDRESS **56 Silver Fern Dr.
Saint Augustine FL 32086**

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I support this application and appreciate your time and consideration.

Sincerely,



NAME

Amanda Wilcox

ADDRESS

711 Servia Dr
St. Johns 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,



NAME *michael melancon*

ADDRESS *1020 ST. JULIAN CT
ST. JOHNS, FL 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,

Caroline Celis

NAME



ADDRESS

1133 Ashford way
St John FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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I support this application and appreciate your time and consideration.

Sincerely, Patricia Bono

NAME *Patricia Bono*

ADDRESS *840 Charterelle Ave.
St. Johns, FL 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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Sincerely,


NAME Oksia Antonuk
ADDRESS 43 Laurel Gate Lane
St. Augustine 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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Sincerely,

NAME Lila Kessler
ADDRESS 170 Teigan Trl. Apt. 3103 Saint Johns FL 32259



SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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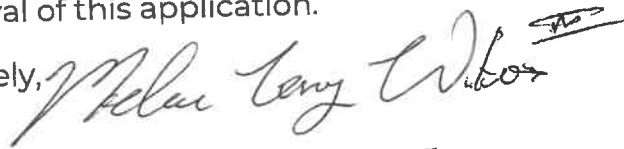
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Thank you for your time and consideration. I respectfully support approval of this application.

Sincerely,



NAME

Melvin Wilcox III

ADDRESS

56 Silver Fern DR
SAINT AUGUSTINE, FL 32086

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Sincerely, 

NAME TAYLOR ASHWORTH
ADDRESS 1061 MINDELLO AVE, ST. AUGUSTINE, FL 32086

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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Sincerely,



NAME

ADDRESS

804 Marjories way
St. Aug, FL 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,



NAME

MINGQUAN YIN

ADDRESS

1009 SE Julien Ct. St Johns FL 32259

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Sincerely,



NAME

Deigh Taylor

ADDRESS

*205 Aspire Dr. #5403
St. Augustine FL 32092*

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NAME

Greely Rosario

ADDRESS

201 Edge Court
Saint Johns FL 32259

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Sincerely,

NAME


Carlos Villalba

ADDRESS

833 Chanterelle Way
Saint Johns Fl. 32259



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Sincerely,

NAME

Jackie Mcknight

ADDRESS

385 Scrub Jay Drive St Aug
FL 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

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Sincerely,


NAME Samyk Lesia
ADDRESS 137 BRYBAR DR. , St. Augustine, FL

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

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Sincerely,

Kayla Maxwell

NAME

Kayla Maxwell

ADDRESS

*213 Larkin Pl Unit 102
St. Johns, FL 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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NAME

ADDRESS

TENSE LEE
405 N. Steel Bridge Rd.
St. Johns, FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

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Sincerely,



NAME *Francine Campanella*

ADDRESS *152 Afton Lane S. 32259*

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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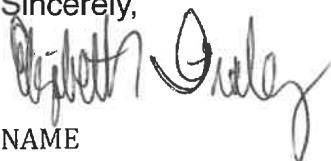
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Sincerely,



NAME

Elizabeth Fraley

ADDRESS

908 Gallier Place

Saint Johns, FL 32259

Saleena Randolph

From: marie Traina <corvettedrvrs@hotmail.com>
Sent: Saturday, April 4, 2026 7:58 PM
To: Saleena Randolph; marie Traina
Subject: Following up on the rezone request for property on Cartwheel Bay ave

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Saleena & Saint John's Planning & Zoning Board,

This letter is in response to the new information that we learned at the Planning & Zoning meeting on April 2, 2026.

While the original property owner has stated his intent to sell the property located on Cartwheel Bay Ave we as home owners still have some concerns.

After this new development that was a total surprise listed below are our concerns:

- 1) selling of the property to Automedic be finalized before the Planning & Zoning board approve the request to rezone the property to commercial, we prefer not to have anymore last minute surprises
- 2) Current owner may be thinking if he isn't directly involved up front getting the property rezoned it would be the path of least resistance. By announcing his intent to sell the property to Automedic but not having a date is of concern to us, and then change his mind if property get the approval to rezone to commercial
- 3) issues concerning the environment and soil . information presented at the hearing that Automedic is working on vehicle's in an open air environment , what are the plans to rectify it and the soil if it has any contamination
- 4)Plans for building #2 & #3 currently on the property
- 5) We have a concern Automedics currently does test drives thru our neighborhood , speeding . There are several children in the neighborhood
- 6) Will any additional businesses be allowed to operate on the property ? They have had a granite business , boat storage , broken down car storage and Automedic business operating all at the same time on this piece of property
- 7) We have an HOA in our community that has rules and architectural review board to maintain curb appeal of our homes and yards and community to protect everyone's investments
- 8) All businesses and strip malls on C.R.210 , Silverleaf/2209, Durbin Crossing - Longleaf , Nocatee and Ponte Vedra have uniformity guidelines to maintain the integrity of the communities that are around them. The fact that this property is not located on a main road of way should not exclude them
- 8)complete the items the board mentioned at the meeting , the fence and gate being moved back 50 ft, the plastic on the chain link fence replaced with something that does not fall off , landscaping being updated and trees planted ,working on vehicles the open air bay issue being resolved ,
- 9) Automedic is a franchise does Automedic corporation know this location has been operating on property not zoned for commercial use and using open air bays EPA concern

We shop at most of the businesses at the Shoppes and do our banking , grocery shopping and buy gas at the RaceTrac that doesn't mean we won't them located on cartwheel Bay Ave

Our concern is the rezoning to commercial from rural , adding additional traffic issues on Cartwheel Bay Ave
In concluding:

Everyone has to follow the rules or you have people doing whatever they want with no regard for others or laws put in place to protect

I also need the contact information for Clint Lynch regarding the hybrid expansion of 210 & 2209 St John's parkway.

I know the one map I found showed and had written out that access to the Sprouts shopping center off 2209 would go away. People would have to exit & enter that parking lot off C.R. 210 between the Racetrac gas station and Whataburger and the traffic light located at Cartwheel Bay Ave. . This will increase traffic flow on Cartwheel Bay Ave and impact homeowners in the Preserves. Drivers do not yield the right of way for traffic coming off Cartwheel Bay Ave. Now. Turning onto 210 East. Drivers traveling East and West on C.R. 210 run the light at this intersection continuously causing accidents because they fell to stop at the red light. The traffic light currently does not trigger for a while there, adding more traffic will not fix the problem , it will just add to the problem.

This is also a issue of concern in allowing the property rezone request to commercial zoning on cartwheel Bay Ave.

Thank you for your time,
Mr & Mrs Vincent Traina

Saleena Randolph

From: marie Traina <corvettedrvrs@hotmail.com>
Sent: Wednesday, April 8, 2026 6:55 PM
To: PZA2; P ZA1; PZA5; PZA4; PZA6; PZA7; PZA3; marie Traina; Saleena Randolph
Subject: PUD2024-02 10150 Cartwheel Bay Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon members of the St Johns County Planning & Zoning board,

This email is in response to the new information that was introduced at the April 2,2026 Planning & Zoning board meeting.

Preserve Of Saint John's community, we still have concerns over 10150 Cartwheel Bay Ave . property being rezoned from rural to commercial zoning.

1)We are concerned the current property owner's intentions are to deceive everyone involved into thinking he is selling 10150 Cartwheel Bay Ave..

And then backing out of the sell, if owner of Automedic succeeds in getting the property rezoned from Rural to commercial. And then precede with his plan for outdoor night/weekend dog boarding facility

2) If property 10150 is approved for rezoning from rural to commercial zoning, will it allow other businesses to operate on the property?

would they be required to get approval for other businesses.

In the past a granite place and boat/ vehicle type storage were operating on the property with Automedic

We don't want more last minute surprises.

3) Their are a few EPA concerns:

1. Working on vehicles in an open air environment

B) soil & ponds tested for contamination

C) Does Automedic meet OSHA standards

4) Along the fence line at the far right rear behind buildings #2 &3 and the far left of business entrance there are several vehicles that have been sitting for months

5)Automedic mechanics do test drives through our neighborhood speeding - we have young children playing , seniors and pet owners walking

6)We have an HOA in our community that have bylaws and architectural review board to protect home values

7)Currently all new businesses in Saint John's maintain building codes to maintain the integrity of Saint Johns area

1. The Shoppes (Sprouts, Whataburger, Racetrac , all businesses located in the parking lot)all have the same outwardly appearance
2. Durbin Crossing- Longleaf pine parkway businesses
3. Durbin Pavillion
4. 2209 / Saint John's parkway from Racetrack road south to IGP including Silverleaf community
5. Nocatee
6. Ponte Vedra
7. Poppy's restaurant and storage facility

The fact Automedic does not sit on a main traffic corridor should not exempt the business

8) Automedic has been operating on this property for years in violation , they should not be rewarded for breaking the laws .

That is a fact that he could have checked before opening the business at 10150 Cartwheel Bay Ave.

Automedic is a franchise ,Cooperation probably has no idea they have been operating in a rural zoned area , using open air bays (EPA concern) to work on vehicles

All of the item's mentioned by board members at the April 2,2026 meeting

1. Fence & gate moved back 50 ft
2. Tarp on chain link fence replaced with something that doesn't come off
3. Landscaping updated and trees planted
4. Issue of vehicles being worked on in open air bay addressed and resolved- removing white lattice being used to conceal that fact
5. What are buildings #2 & #3 currently being used , are there plans for the use for these buildings in the future ? Are they going to be demolished
6. Automedic customers not dropping off their vehicles parking on grassy area, blocking sidewalk or blocking the emergency 1st responder gate to Cimmarrone community

Thank you,

Mr. & Mrs Vincent Traina

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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I also think it's worth supporting local businesses that are choosing to expand here. That kind of investment helps keep things rooted in the community rather than relying entirely on outside development.

I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

NAME

ADDRESS

Amy Meszmer
1077 Meadow View Lane
St Augustine FL 32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

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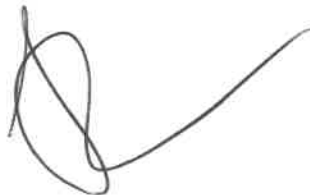
Sincerely,

Stephany Calw

NAME

ADDRESS

410 WEXFORD way Apt 511
St Augustine FL 32095



SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,



NAME DAVID SERDYNSKI

ADDRESS 1572 AUSTIN LN
ST AUGUSTINE FL
32092

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

To Whom It May Concern,

I'm writing as a nearby resident and loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.

As someone who lives in the area, I think it's important to support the growth of local businesses in St. Johns County. This project reflects a small business choosing to grow here, and provide services that residents and locals need and that support the local economy.

With the influx of residential growth in St. Johns County is growing, commercial projects like this make sense and help meet the demand for goods and services in locations that are convenient for residents. I appreciate seeing local business owners continue to invest in the community.

I support this application and appreciate your time and consideration.

Sincerely,



NAME

DAVID SWARTZ

ADDRESS

909 Gallier Place
Saint Johns, FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,



NAME

Nahum E. Roa

ADDRESS

1133 Ashfield Way, St Johns FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

3/25/2026

To Whom It May Concern,

I'm a resident of St. Johns County and wanted to share my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project.


With how much the area has been growing, there's a clear need for more services to support that growth. This project seems like a practical way to help meet that demand.

I also think it's worth supporting local businesses that are choosing to expand here. That kind of investment helps keep things rooted in the community rather than relying entirely on outside development.

I understand that not every project is the right fit, but this one seems reasonable given where the County is today and where it's heading.

Thank you for your time and consideration.

Sincerely,

NAME Antonio Sanchez 
ADDRESS 432 Pine Bluff Dr
St Augustine 32092

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March 25, 2026

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Sincerely,



NAME

Joshua Roa

ADDRESS

1133 Ashfield Way St Johns FL 32259

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

To Whom It May Concern,

I'm writing as a loyal customer of Automedics to express my support for the proposed **PUD 2024-02 Cartwheel Bay PUD** project. It's encouraging to see locally owned businesses grow and invest in our community.

This project will be a benefit to St. Johns County.

As residential growth continues in St. Johns County, it is clear that the availability of goods and services needs to grow with it. Projects like this help fill those gaps in a practical way by providing needed services while also contributing to the local economy. It's the kind of development that aligns with how the community is evolving.

I also appreciate that this is being driven by a small business. Supporting local ownership matters, it keeps investment rooted here and helps maintain the character of the area as it changes.

I understand that growth needs to be considered carefully, but this project seems like a reasonable step that supports the growing community.

Thank you for your time and consideration. I respectfully support approval of this application.

Sincerely,

NAME *BERNARDO CELIS*

Bernardo Celis

ADDRESS



Mr Bernardo Celis
235 Tadcaster Ct
Saint Johns, FL 32259-7256

SUPPORT FOR PUD 24-02 Cartwheel Bay PUD

March 25, 2026

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Sincerely,

Luiz Myriam Celis

NAME

Luiz Myriam Celis

ADDRESS



Mr Bernardo Celis
235 Tadcaster Ct
Saint Johns, FL 32259-7256

Saleena Randolph

From: marie Traina <corvettedrvrs@hotmail.com>
Sent: Monday, April 13, 2026 4:29 PM
To: Saleena Randolph; marie Traina
Subject: Pud 2024-02 10150 Cartwheel bay

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Saleena & members of the Saint John's Planning & Zoning board,

I recently attended the in-person public meeting in Shearwater addressing the CR 210 at CR 2209 (St. Johns' Parkway intersection).

FDOT District two and St. John's County held the meeting to inform residents on CR210 of the proposed improvements to address the excessive amount of traffic at the intersection of CR210 & CR 2209.

The ideas that were presented by FDOT will cause multiple lane closures, lane shifts . The road work will take a few years.

Creating heavier traffic backup from CR210 & CR2209 intersection.

This will impact the intersection of Cartwheel Bay Ave and CR210.

Even more drivers than who currently cut the block to avoid the CR210 & CR2209 intersection will increase.

Allowing the property of 10150 Cartwheel Bay Ave. to rezone from rural to commercial property will add additional traffic problems to our small road.

With the existing FDOT traffic strain that already exists in this small area, I ask that the board take a closer look at how this will negatively impact our community and traffic on Cartwheel Bay Ave.

Cartwheel Bay Ave is the only road into and out of our community.

Thank you for your attention of our concerns

Marie Traina

corvettedrvrs@hotmail.com

Saleena Randolph

From: Marie Traina <corvettedrvrs@icloud.com>
Sent: Saturday, April 18, 2026 11:01 AM
To: Saleena Randolph
Subject: Pud2024-02 10150 Cartwheel Bay ave

Follow Up Flag: Follow up
Flag Status: Flagged

This car was dropped off by a tow truck 4/17/2026. And left with tags removed in front of Automedic business

The day after the planning & zoning meeting



Saleena Randolph

From: Marie Traina <corvettedrvrs@icloud.com>
Sent: Thursday, April 23, 2026 4:49 PM
To: Saleena Randolph; Marie Traina
Subject: Another vehicle was dropped off Sunday

Follow Up Flag: Follow up
Flag Status: Flagged



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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Lindsay Dasher
Gulfstream Design Group LLC
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St Augustine FL 32080-6374

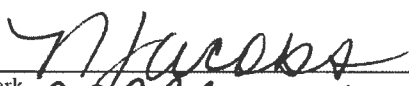

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 03/12/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/12/2026


Legal Clerk 

Notary, State of WI, County of Brown 8.25.26

My commission expires

Publication Cost: \$328.40
Tax Amount: \$0.00
Payment Cost: \$328.40
Order No: 12155714 # of Copies:
Customer No: 1020303 1
PO #: PUD-2024000002/10150 Cartwheel Bay
PUD

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 4/2/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 5/19/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses.

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

The subject property is located at 10150 Cartwheel Bay Avenue See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: PUD-2024000002
PROJECT NAME: 10150 Cartwheel Bay PUD

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



Location Map

PUD 2024-02
ST. JOHNS COUNTY, FLORIDA