8	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 6, 2026**

FROM: **Justin Kelly, MPA, CNU-A, Principal Planner** **PHONE:** **904 209-0728**

SUBJECT OR TITLE: **CPA(SS) 2025-07 Bartram Grove**

AGENDA TYPE: **Business Item, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 42.3 acres of land, located at 5404 Race Track Road, from Intensive Commercial to Mixed Use District with a Site-Specific Text Amendment Policy limiting the property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination do not generate more than 400 new, external p.m. peak hour trips. The current Site-Specific Text Amendment Policy (Ordinance 2017-14) limits the subject property to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that in combination do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family". This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0.

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 the adoption of CPA(SS) 2025-07 Bartram Grove based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to deny CPA(SS) 2025-07 Bartram Grove based upon four (4) findings of fact as provided in the Staff Report.

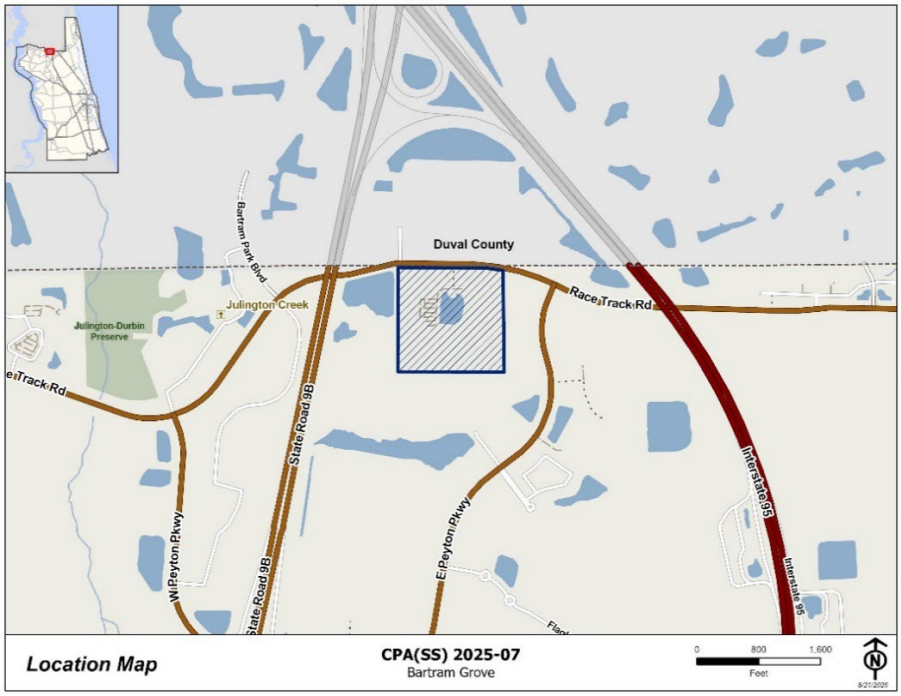
For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: Brad Bradley 10/19/2026**

Growth Management Department
Planning Division Report
Application for Small-Scale Comprehensive Plan Amendment
CPA(SS) 2025-07 Bartram Grove

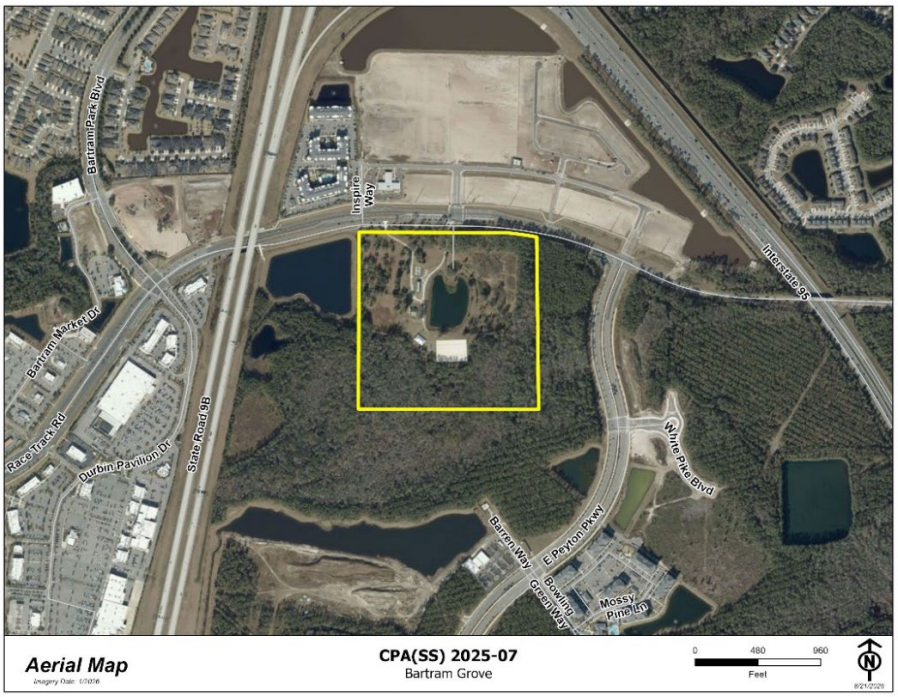
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Justin Kelly, MPA, CNU-A, Principal Planner
Date:	October 13, 2026
Subject:	**CPA(SS) 2025-07 Bartram Grove,** a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 42.3 acres of land, located at 5404 Race Track Road, from Intensive Commercial to Mixed Use District with a Site-Specific Text Amendment Policy limiting the property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination do not generate more than 400 new, external p.m. peak hour trips. The current Site-Specific Text Amendment Policy (Ordinance 2017-14) limits the subject property to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that in combination do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family". This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. A motion to recommend approval was offered by Mr. Matovina and seconded by Ms. Perkins. That motion passed unanimously, 7-0.
Applicant:	Casey Dendor, AICP | England-Thims & Miller, Inc.
Owner:	Saint Johns Development Partners, LLC
Hearing dates:	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners – November 3, 2026
Commissioner District:	District 5

MAP SERIES

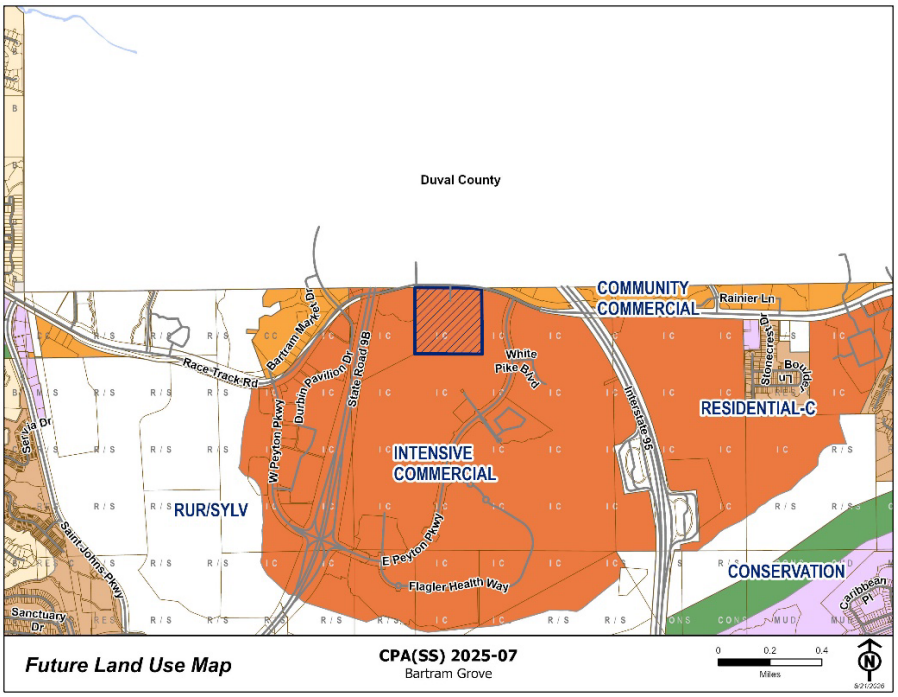
Location Map: The subject property is located on the south side of Race Track Road in between State Road 9B and E. Peyton Parkway, west of Interstate 95.



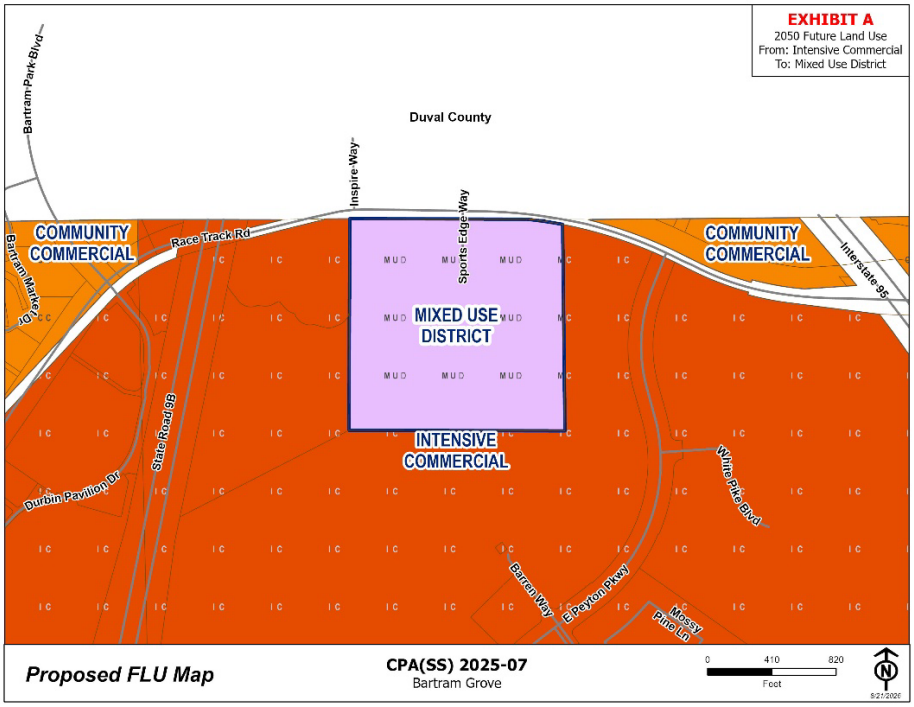
Aerial Imagery: The subject property is approximately 42.3 acres in size. The site is currently developed as an outdoor commercial recreation facility. The Durbin Park and Bartram Park commercial nodes are located to the west at the intersection of Bartram Park Boulevard and Race Track Road. Lands to the south are undeveloped mixed use areas of the Durbin Park PUD. Lands to the north are currently being developed as multifamily apartments that are located within the limits of the City of Jacksonville.



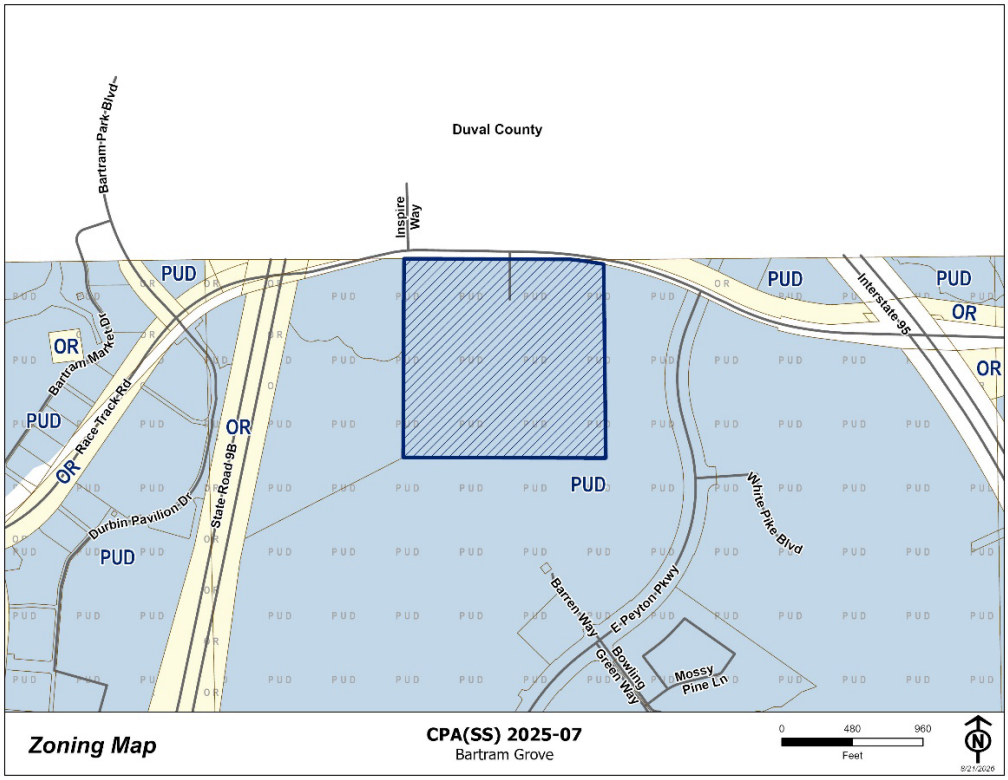
Existing Future Land Use: The subject property is currently designated Intensive Commercial on the Future Land Use Map (FLUM) and has a recorded site-specific text amendment (ORD. 2017-14) limiting intensity to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses, that in combination do not generate more than 700 new, external p.m. peak hour trips.



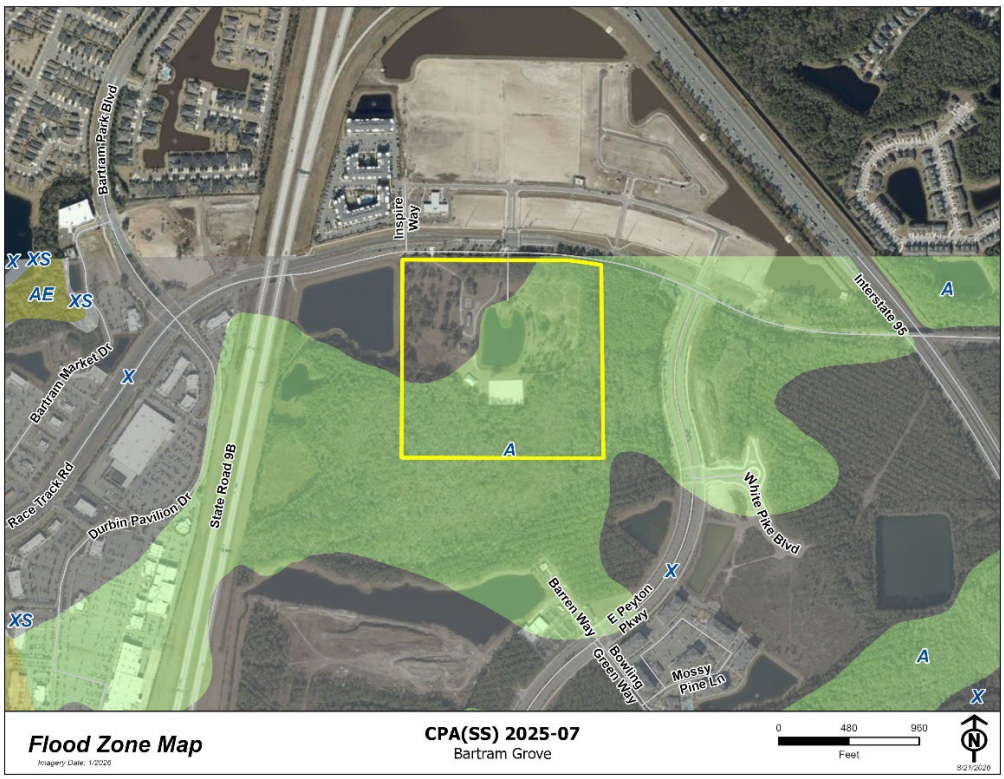
Proposed Future Land Use: The applicant is requesting to change the FLUM designation to Mixed Use District and replace the current site-specific text amendment to allow a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, along with a maximum 50,000 square feet of retail/commercial and office uses.



Zoning District: The subject property is currently zoned as a part of the Project Family PUD per Ordinance 2017-15. The site is surrounded by portions of the Durbin Park and Durbin Park Phase 1A PUDs.



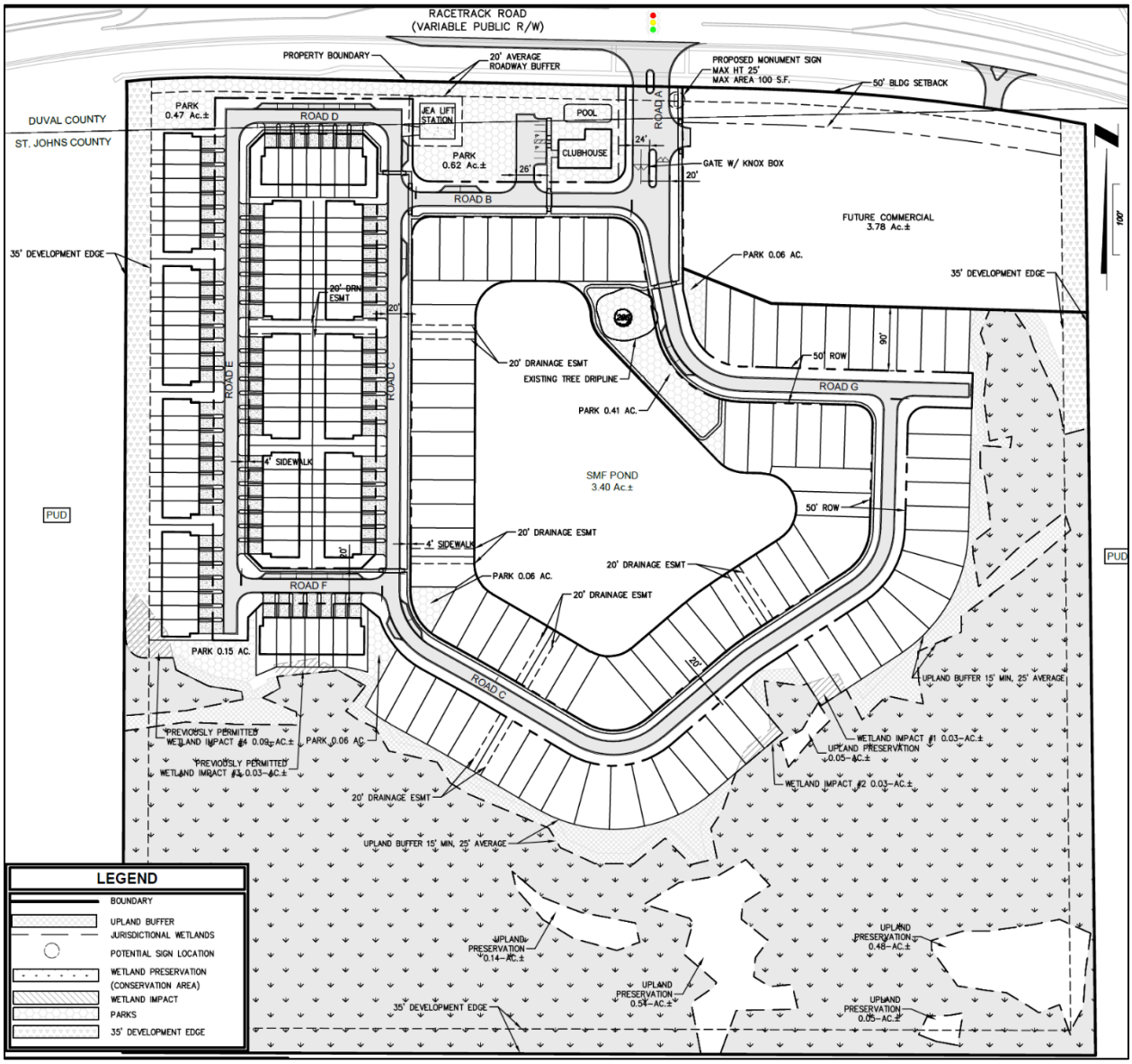
Flood Zone Map: The subject property is located within Flood Zones A and X.



APPLICATION SUMMARY

This is a request for a Small-Scale Comprehensive Plan Amendment that seeks to change the current Future Land Use Map (FLUM) designation for approximately 42 acres of land from Intensive Commercial to Mixed Use District, along with a site-specific text amendment to limit use on the subject property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination will not generate more than 400 new, external p.m. peak hour trips. This proposed text amendment would replace the currently recorded text amendment (Ordinance 2017-14) that limits the property to a maximum 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family".

Proposed Site Plan: The applicant is proposing a mixed use development via a companion Major Modification (MAJOD 2025-08) to allow for a maximum 90 single family and 90 multifamily dwelling units, for a total of 180 dwelling units, in addition to a maximum 50,000 SF of commercial and office uses.



APPLICABLE REGULATIONS

The 2050 Comprehensive Plan has several policies directed toward Comprehensive Plan Amendments, including Policies A.1.2.4; A.1.3.4 and A.1.4.11. These policies provide the following:

- Policy A.1.2.4: The County shall direct growth in the Development Area Boundary where public facilities and services exist. The Development Area Boundary is the area designated on the Future Land Use Map, that depicts the overall future growth pattern of the County. Areas designated R/S and A-I are not considered within the Development Area Boundary.

- Policy A.1.3.4: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

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

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

  (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

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

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

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

  (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

- Policy A.1.4.11: When a Comprehensive Plan is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other

in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. *Compatibility does not mean "the same as".* Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.

IMPACT REVIEW

Transportation Impact Analysis: The subject property is proposed to be incorporated into the existing Bartram Park DRI and will utilize existing entitlement trips that have been mitigated through the DRI. The Bartram Park DRI is in compliance with the transportation conditions of the DRI Development Order, and a companion DRI Modification (DRI MOD 2026-01) is proposed that will incorporate the property and requested entitlements. Trips are reserved on the major roadway network (Transportation Analysis Spreadsheet) for buildout of the Bartram Park DRI/PUD. Although traffic impacts have been mitigated, Staff will review the site access design at the time of construction plan review to determine any necessary access improvements to provide safe and efficient access to the proposed development.

Public Schools: The applicant submitted a School Concurrency Determination application with the St. Johns County School District. A letter from the School District is provided in *Attachment 2* of this Staff Report. Per the School District's review, the subject property is located within the Beachside Concurrency Service Area (CSA). Based on the CSA's student generation rate of 0.67 for single family units and 0.28 students per multi-family dwelling, the proposed development is projected to generate 85.5 students. Of those students, the School District estimates that 38.5 will be at the elementary school level, 20.5 at the middle school level and 26.5 at the high school level. Based on their adopted Level of Service (LOS) standards, the School District determined that there is elementary and middle school capacity available in the Beachside CSA for the 38.5 elementary and 20.5 middle school students. Since there was insufficient capacity at the high school levels, the School District examined the adjacent CSAs and determined that there is no available high school capacity. Therefore, capacity was reserved for a total of 38.5 elementary and 20.5 middle school students until January 15, 2027. A School Concurrency Proportionate Share Mitigation Agreement is scheduled for the October 13, 2026, School Board meeting to provide for school mitigation for the proposed 180 residential units.

Potable Water and Sanitary Sewer: Water and sewer facilities are supplied by the Jacksonville Electrical Authority (JEA). Per the applicant's provided Availability Letter dated July 10, 2025, there is sufficient availability. That determination is valid through July 10, 2027.

Drainage: The proposed project will be required to comply with all applicable Federal, State, regional, and local land development regulations and permitting requirements.

Solid Waste: There is sufficient capacity available.

Parks and Recreation: A minimum 2.16 acres of active-based recreation is required for 180 multifamily dwelling residential units. The applicant will provide up to 2.2 acres of active recreation, as provided within the companion PUD application.

Open Space: A minimum 25% of passive-based open space is required per the LDC. The applicant will provide this minimum acreage within the companion PUD application.

Fire Services: The subject property has an Insurance Services Office (ISO) rating of Class 3, which is defined by properties within five (5) road miles of an existing fire station, and within 1,000 feet of a credible water supply such as a fire hydrant, suction point, or dry hydrant. The closest fire station is located adjacent to the subject property at 205 Veterans Parkway.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: All amendments to the St. Johns County comprehensive plan are legislative in nature. This is a policy-making decision to determine the future growth pattern of St. Johns County (i.e. is it appropriate to expand the development area boundary or to change the maximum theoretical growth in this area). A determination of consistency with the Comprehensive Plan and state law and approval or denial of the proposed amendment must not be arbitrary and capricious. Decisions on approval or denial of legislative land-use policy are determined on whether the decision is supported by fairly debatable evidence. Fairly debatable means that the government action must be upheld if reasonable minds could differ on the result concerning the evidence presented.

Concurrency/Transportation Planning: The request is the revise the site specific text policy from the previously approved development consisting of a 175,000 SF of recreational uses and 125,000 SF of commercial uses generating no more than 700 new, external p.m. peak trips (Project Family PUD) to 180 residential units and 50,000 SF of retail/commercial and office uses generating no more than 400 new, external p.m. peak hour trips (Bartram Grove PUD – MAJMOD 2025-07).

In addition, the subject property is proposed to be incorporated into the existing Bartram Park DRI and utilize existing entitlement trips that have been mitigated through the DRI. The Bartram Park DRI is in compliance with the transportation conditions of the DRI Development Order, and a companion DRI Modification (DRI MOD 2026-01) is proposed that will incorporate the property and requested entitlements. Trips are reserved on the major roadway network (Transportation Analysis Spreadsheet) for buildout of the Bartram Park DRI/PUD. Although traffic impacts have been mitigated, Staff will review the site access design at the time of construction plan review to determine any necessary access improvements to provide safe and efficient access to the proposed development.

Planning and Zoning Division Review: Review by Planning staff found that the subject property is currently designated Intensive Commercial on the Future Land Use Map (FLUM) and is limited via a site-specific text amendment to a maximum 175,000 SF of recreational uses and a maximum 125,00 SF of commercial uses that in combination do not generate 700 PM peak hour trips. The subject property was initially planned as an indoor sport and training facility that would include courts, fields, and turf areas to support a myriad of sport activities. That original proposal also includes commercial outparcels fronting Race Track Road which include a convenience store with sixteen (16) gas pumps, restaurant and retail buildings. Commercial construction plans for portions of the recreational facility were approved in May of 2021 (COMM 2019-109); however, those plans have since expired and the development has failed to fully materialize as proposed.

Per the previously approved Comprehensive Plan Amendment application (COMPAMD 2016-07), the site specific text amendment was based on the initial Land Development Traffic Assessment (LDTA) and proposed maximum square footage to limit the development potential to address transportation impacts. The initial LDTA utilized the ITE Trip Generation Manual Land Use Code 495 (Recreational Community Center) for the proposed recreational facility in combination with the other proposed general commercial uses of retail, office, restaurant and gas station/convenience market to arrive at the 700 PM peak hour trip maximum. Staff notes that when that Comprehensive Plan Amendment was approved, the directly adjoining portion of Race Track Road was a two-lane roadway.

Pursuant to Comprehensive Plan Policy A.1.13.1(f), the current Intensive Commercial FLUM designation limits residential uses to multi-family residential at a maximum 13 dwelling units per acre and residential as an accessory use to main use commercial. Given this development proposal seeks to allow a maximum 90 single family residential units, the requested change to the Mixed Use District FLUM designation is required to allow for this specific use in combination with the proposed multifamily, commercial, and office uses.

Finally, pursuant to Comprehensive Plan Policy A.1.2.4, the County shall direct growth in the Development Area Boundary where public facilities exist. Planning staff notes that the subject property is located within the defined Development Area Boundary as depicted on the 2050 Future Land Use Map.

PLANNING AND ZONING AGENCY (PZA)

This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. Agency Member, Judy Spiegel, inquired about school mitigation, which the applicant noted was heard before the St. Johns County School District on October 13th and was approved. Agency Member Greg Matovina noted that in regard to this Comprehensive Plan Amendment, the request met all the policy requirements of the Comprehensive Plan. No further questions were received from the Agency. There were no public speakers regarding this request. A motion recommending approval was offered by Mr. Matovina and seconded by Ms. Perkins. That motion passed unanimously, 7-0.

CORRESPONDENCE/PHONE CALLS

County staff have received several phone calls from local residents regarding this request. All of the calls were informational in nature and there were no stated positions regarding support or opposition to the project. No further phone calls or correspondence have been received as of the writing of this Staff Report.

NORTHWEST SECTOR COMMUNITY MEETING (8/5/2026)

The applicant conducted a required Northwest Sector Community Meeting at the Julington Creek Annex on Tuesday, August 5, 2026, from 6:00pm-7:00pm. A detailed summary of the community meeting is provided by the applicant within *Attachment 3* of this Staff Report.

FINDINGS OF FACT/ACTION

Staff has provided four (4) Findings of Fact to approve adoption of the proposed amendment, and four (4) Findings of Fact to deny. These findings are subject to change during the public hearing process.

ATTACHMENTS

1. Recorded Documents
2. Application and Supporting Documents
3. Northwest Sector Community Meeting Documents

PROPOSED FINDINGS OF FACT CPA(SS) 2025-07 Bartram Grove	
APPROVE	**DENY**
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The proposed Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.	4. The proposed Comprehensive Plan Amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

ORDINANCE NUMBER: 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM INTENSIVE COMMERCIAL (IC) TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 42.3 ACRES OF LAND, LOCATED AT 5404 RACE TRACK ROAD,; WITH A SITE SPECIFIC TEXT AMENDMENT STATING THAT THE SUBJECT PROPERTY SHALL BE LIMITED TO A MAXIMUM 90 MULTIFAMILY AND 90 SINGLE FAMILY DWELLING UNITS FOR A TOTAL OF 180 DWELLING UNITS, AND A MAXIMUM 50,000 SQUARE FEET OF RETAIL/COMMERCIAL AND OFFICE USES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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

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

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Intensive Commercial (IC)** to **Mixed Use District (MD)** for approximately 42.3 acres of land, located at 5404 Race Track Road,; with a site specific text amendment stating that the subject property shall be limited to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses; as described on the attached exhibits a, b, and c.

SECTION 2. The 2050 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

(a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.

(b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

(c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

(d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.8, A.1.2.1.10, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended, and the 2050 Future Land Use Map, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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

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

SECTION 7. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

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

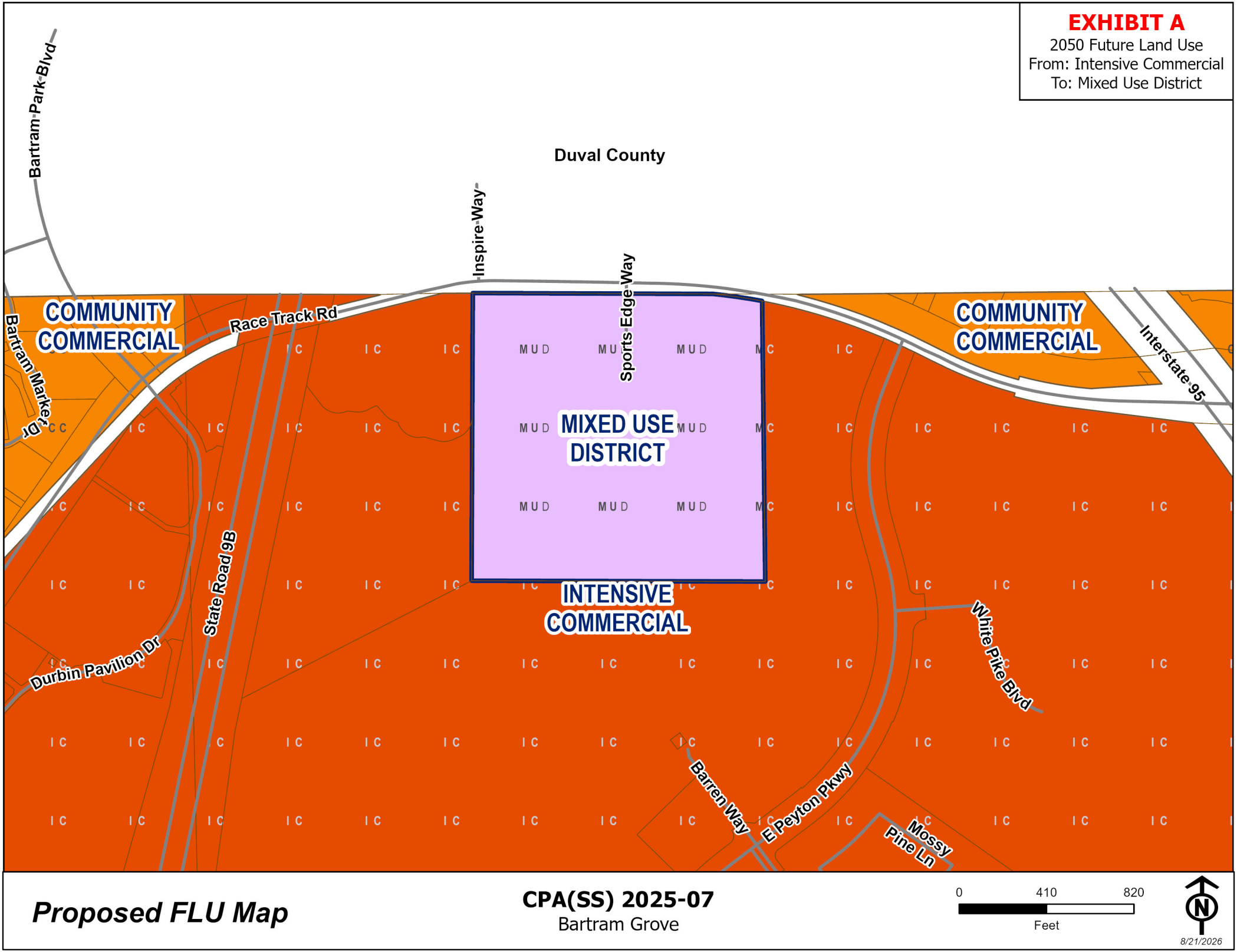

EXHIBIT A
2050 Future Land Use
From: Intensive Commercial
To: Mixed Use District
Duval County
Bartram Park Blvd
Inspire Way
Sports Edge Way
Race Track Rd
COMMUNITY COMMERCIAL
COMMUNITY COMMERCIAL
Bartram Market Dr
Interstate 95
MIXED USE DISTRICT
INTENSIVE COMMERCIAL
State Road 9B
Durbin Pavilion Dr
White Pike Blvd
Barren Way
E Peyton Pkwy
Mossy Pine Ln
Proposed FLU Map
CPA(SS) 2025-07
Bartram Grove
0
410
820
Feet
N
8/21/2026

EXHIBIT "B"

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°46'43" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 5, SAID LINE BEING THE DIVIDING LINE BETWEEN DUVAL AND ST. JOHNS COUNTIES, A DISTANCE OF 1356.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, AND THE POINT OF BEGINNING; THENCE SOUTH 89°43'01" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17305, PAGE 988, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 1148.16 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 211.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°13'05" EAST, 211.67 FEET, TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 00°38'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE NORTHERLY LINE OF THOSE LAST SAID LANDS; THENCE NORTH 89°60'32" WEST, ALONG LAST SAID LINE, 1378.02 FEET, TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°14'45" EAST, ALONG THE LAST SAID LINE, 823.25 FEET, TO AN ANGLE POINT ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2437, PAGE 408, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 00°16'04" EAST, ALONG LAST SAID LINE, 527.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.29 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE 156 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS ANY PORTION LYING WITHIN THE CURRENT RIGHT OF WAY OF RACETRACK ROAD.

PARCEL 2

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, SAID LINE BEING THE DIVIDING LINE BETWEEN DUVAL AND ST. JOHNS COUNTIES, A DISTANCE OF 1356.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 89°43'01" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, ALSO BEING THE DIVIDING LINE BETWEEN SAID COUNTIES, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE 156, OF THE CURRENT PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 1148.16 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.30 FEET, AN ARC DISTANCE OF 266.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°03'53" WEST, 266.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 88°46'09" WEST, 742.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 139.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°40'31" WEST, 139.72 FEET, TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE SOUTH 00°32'47" EAST, ALONG LAST SAID LINE, 22.65 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5264, PAGE 374 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Also described as:

PARCELS 1 & 2 COMBINED

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, SAID LINE BEING THE DIVIDING LINE BETWEEN DUVAL AND ST. JOHNS COUNTIES, A DISTANCE OF 1356.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING; THENCE NORTH 00°32'47" WEST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 22.95 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 139.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°40'31" EAST, 139.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 88°46'01" EAST, 742.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 478.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°59'13" EAST, 477.93 FEET, TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 00°38'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A NORTHERLY LINE OF THOSE LAST SAID LANDS; THENCE NORTH 89°50'32" WEST, ALONG LAST SAID LINE, 1378.02 FEET, TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING AN EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°14'45" EAST, ALONG THE LAST SAID LINE, 823.25 FEET, TO AN ANGLE POINT ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2437, PAGE 408, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 00°18'04" EAST, ALONG LAST SAID LINE, 527.46 FEET, TO THE POINT OF BEGINNING

CONTAINING 42.84 ACRES, MORE OR LESS.

EXHIBIT C

BARTRAM GROVE COMPREHENSIVE PLAN AMENDMENT
APPLICATION CPA(SS) 2025-07
SITE-SPECIFIC TEXT AMENDMENT

St. Johns County Comprehensive Plan

Policy A.1.13.1.(m)(1) Site-Specific Limitations on Density/Intensity

The property known as Bartram Grove (5405 Race Track Road) as described in Ordinance 2026-___ (The **"Property")** is assigned the Mixed Use District Future Land Use Map designation; provided, however, the intensity of development is limited to 180 residential dwelling units and 50,000 square feet of retail/commercial and office uses, that in combination do not generate more than 400 new, external p.m. peak hour trips. Proposed changes to increase the allowed density of the Property are subject to the provisions of Chapter 163, Florida Statutes.

END OF RECORDED DOCUMENTS SECTION

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

Phone (904) 209-0675 E-mail: plandept@sjcfl.us

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

File No. _____ Fee _____ Date 08/04/2026

Property Owner(s) St. Johns County Development Partners, LLC Phone _____

Address 11975 Aladdin Rd Fax _____

City Jacksonville State FL Zip Code 32223 Email N/A

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

Applicant England-Thims & Miller; Attn: Casey Dendor Phone 904.642.8990

Address 14775 Old St. Augustine Rd Fax _____

City Jacksonville State FL Zip Code 32258 Email dendorc@etminc.com

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

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

Element Land Use Element Goal, Objective or Policy # A.1.11.1(m)(8)(x) Page 46

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

Existing Future Land Use Map Designation IC _____ Zoning PUD _____

Proposed Future Land Use Map Designation MD _____ Zoning PUD _____

Location/Description: Property Appraiser's Parcel Identification No. 023520-0000

Street Address/Location 5404 Race Tract Road, St Johns County, FL 32259

Total Acreage 42.29 Overall Dimensions _____ Flood Zone _____

Adjacent Future Land Use Designation North: MU South: IC East: IC West: IC

Wetlands: Yes: ☒ No: ☐ Type: Mixed Wetlands Hardwoods Acres: 14.13

Soil Associations: See Enclosed Soil Map

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

The parcel is located in an silviculture/urban growth area. Parcel is within FEMA Flood Zone X, A, AE and includes wetlands in the southern portion of the site. The current PUD allows for indoor recreation space, Neighborhood Commercial and Commercial General uses pursuant to the St. Johns County LDC. The site is currently operating as a recreation facility known as Sports Edge, a volleyball practice facility with open recreation space.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.

2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.

4. (a) The project will use: [X]public sewer or [ ]private sewer or [ ] septic tank.
   (b) The project will use: [X]public water or [ ]private water or [ ]private well.

5. (a) Will the project build its own water plant? [ ] Yes [X] No
   (b) Will the project build its own sewage plant? [ ] Yes [X] No

6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7.Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	1	Residential	(180 units * 250) = 45,000	
Sewage	1	Residential	(180 units * 250) = 45,000	
Water Utility	Name: JEA		Address:	
Sewer Utility	Name: JEA		Address:	

8.Describe anticipated drainage system:

9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:

Phase (Years	Number of People or Use	Pounds per Day
3	2.75*180	2,821.5

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.75 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.75 Persons Per Unit X 0.015
	$180 \times 2.75 \times 0.015 = 7.425$ trips

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:
   (a) Number of Dwelling Units X 2.75 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/ Community Park Recreation, by phase:
   $180 \times 2.75 \times 5 / 1000 = 2.48$ acres

   (b) Number of Units X 2.75 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.
   $180 \times 2.75 \times 24 / 1000 = 11.88$ acres

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

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
1	90 Single Family Attached (ITE 215) (47 trips) 90 SF Detached (ITE 210) (87 trips)	134 trips
1	Commerical (ITE 821)	238 Trips

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

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

1. Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
2. Proof of ownership (copy of deed or purchase agreement, and title opinion).
3. Legal description and tax identification number.
4. General location map with subject property clearly identified.
5. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
6. Comprehensive Plan Future Land Use Map with subject property clearly identified.
7. Most recent aerial of site showing property boundaries.
8. Copy of soils map showing property boundaries.
9. Generalized site plan with uses, phases (Question 3).
10. Water and Sewer Utility letter, if applicable (Question 6).
11. One (1) copy of application and exhibits.

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Casey Dendor, AICP

Signature(s): CDendor

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

Name: Casey Dendor, AICP

Mailing Address: 14775 Old St. Augustine Rd, Jacksonville FL 32258

Phone: 904.642.8990 FAX: _____ E-mail: dendorc@etminc.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization__ this 11th day of August, 2026, by Casey Dendor as Planning Manager for England-Thims & Miller, Inc

Notary Public, State of Florida

Name Sharlene L Wolterman # HH 747845 Oath sworn: Yes ___ No ✓

Notary Signature _____ My Commission expires: 2/2/2030

SHARLENE LEE WOLTERMAN
MY COMMISSION # HH 747845
EXPIRES: February 2, 2030

STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

Project Description

The Subject Property, described on Exhibit "A", consists of approximately 42.3 acres of land located on the south side of Race Track Road, between State Road 9B and Interstate 95, in St. Johns County, Florida. The Property is owned by Saint Johns Development Partners, LLC and it is within the Northwest Sector Overlay established by the Comprehensive Plan. This application for a Small Scale Comprehensive Plan Amendment is a companion to a DRI modification (DRI MOD 2025-02) to include the Subject Property into the Bartram Park DRI and a PUD Major Modification (MAJMOD 2025-08) to the Project Family PUD, which includes renaming the development to Bartram Grove.

The Property is currently subject to St. Johns County Comprehensive Future Land Use Element Policy A.1.11.1(m)(8)(x), which limits development to a maximum of 175,000 square feet of recreational uses and 125,000 square feet of commercial uses, that in combination do not generate more than 700 new external p.m. peak hour trips. The applicant is proposing to modify the site specific text policy for the Property to limit development to a maximum of 180 units (90 single family detached and 90 single family attached), and a maximum of 50,000 square feet of commercial and office uses, that in combination do not generate more than 400 new external p.m. peak hour trips. The proposed modification will result in a reduction of approximately 300 new external p.m. peak hour trips from the site. The companion DRI Modification application including the Subject Property will accommodate for the generation of trips from this application through the conversion of uses.

The Subject Property is presently classified as Intensive Commercial (IC) on the 2050 Future Land Use map. This application proposes to amend the Future Land Use Map (FLUM) from Intensive Commercial (IC) to Mixed-Use District (MD). The proposed Mixed-Use District allows Bartram Grove to provide an integrated development pattern by introducing a complementary mix of uses within a cohesive community instead of functioning as isolated developments. The integration of uses will promote walkability by placing residential units in close proximity to neighborhood serving commercial uses and amenities, enhancing accessibility and convenience to residents. The integration of uses also supports the long term viability of commercial uses through the presence of an on-site customer base, which in turn fosters economic activity and employment opportunities. The proposed amendment will also provide a public benefit by creating community that provides a range of housing options that support efficient land use patterns, and contributes to the diverse housing options available in St. Johns County.

The development will include private internal roadways, on site stormwater management facilities, recreation and on site upland and wetland preservation areas. Construction of the project is anticipated to occur in phases which allows for the coordination of infrastructure improvements and orderly build out.

Density and Intensity of Use

The lands included in the proposed CPA for the Subject Property encompasses a total of 42.3 +/- acres. The development will consist of up to 50,000 square feet of commercial uses and a mix of residential units. The lands will be developed in accordance with the permitted density maximums, consistent with the St. Johns County Comprehensive Plan, The Bartram Park DRI, and the PUD.

Existing Site Conditions/Suitability

Surrounding Uses

The Subject Property is located adjacent to the St. Johns County/Duval County line, along Race Track Road. The surrounding area is characterized by a mix of existing and developing retail, office, commercial, and entertainment uses associated with the Bartram Park, Durbin Park, and Grand Cypress

Surrounding Land Use	FLU	Zoning
North – Mixed Use	Mixed Use (City of Jacksonville)	PUD- Bartram Park
South – Mixed Use	Intensive Commercial	PUD – Durbin Park
East – Mixed Use	Intensive Commercial	PUD – Durbin Park
West – Mixed Use	Intensive Commercial	PUD – Durbin Park

Urban Sprawl Analysis

All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources per Policy A.1.3.4 of the St. Johns 2050 Comprehensive Plan.

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

The proposed amendment is contiguous to existing and developing areas along the Race Track Road, including multifamily residential uses to the north in the Bartram Park PUD and the Durbin Park PUD to the south, east, and west. The amendment continues an established pattern of compact, interconnected development and does not create isolated or leapfrog growth. This application is submitted as a companion application to a DRI Modification to incorporate the Subject Property into the established Bartram Park DRI, further ensuring consistency with the surrounding development pattern.

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

The amendment is supported by continued population growth and development in northern St. Johns County and the Durbin Park area. The proposed mix of uses responds to market demand by providing housing options for the nearby workforce, such as employees of UF

Health and Baptist Medical Center, as well as surrounding commercial centers. In addition, the inclusion of appropriately scaled commercial services helps meet the needs of both existing and future residents within an established growth corridor.

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

The proposed amendment is supported by existing or programmed infrastructure improvements. The Bartram Park DRI, which the Subject Property will be included, includes transportation mitigation requirements to address impacts to the surrounding transportation roadway network. These improvements are funded as set forth in the Bartram Park DRI Development Order, Transportation Mitigation Schedule, including improvements to Race Tract Road.

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

The proposed amendment promotes efficient use of public funds by relying on existing and planned infrastructure within the Bartram Park DRI, where required improvements are funded and implemented through developer obligations established in the Development Order, including cost contributions, right-of-way dedications, and commitments. As a result, necessary infrastructure is provided while minimizing costs to the County and reducing overall public expenditure.

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

The proposed amendment does not result in urban sprawl, as it is located within the Development Area Boundary, is contiguous to an established growth area, and is adjacent to existing and approved development. The amendment discourages urban sprawl by reducing single-use development and promoting the integration of uses, thereby adhering to the intent of the Mixed Use District land use classification. The project complements the existing development pattern of the area by fostering a "live, work, shop, and play" environment, which is consistent with surrounding mixed-use developments and continues to support a pedestrian-oriented development pattern. The Mixed Use designation promotes a more compact and integrated development pattern and directs growth to areas where infrastructure already exists.

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

The amendment supports a sustainable development pattern by integrating residential and commercial uses within a cohesive plan. The development provides diverse housing for the area, supporting the nearby workforce, open space, and protection of environmental features by preserving approximately 3.60 acres of uplands and 14.13 acres of wetlands. The mixed use integration among intensive commercial will allow a proportionate balance of uses along the Race Track Road corridor in St. Johns County.

(g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis, and fiscal impact analysis.

The proposed amendment supports positive market, economic, and fiscal outcomes by enabling a resilient mix of uses that responds to demand for housing options and convenient services in the area. The project will expand housing options, support commercial activity, and contribute to the County's economic tax base and overall economic vitality. By leveraging existing infrastructure and established Bartram Park DRI funding mechanisms, the project helps manage public costs while reinforcing the area as a cohesive mixed-use development pattern.

Land Cover and Vegetation

Table 1 lists the vegetation associations by Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes. The site has a variety of land use code classifications. The general location and extent of these vegetative communities are depicted on the **FLUCFCS Map**. The soils identified on the site are Wesconnett and Pottsburg as depicted on the **Soils Map.**

Table 1
Land Cover/Vegetative Communities
Bartram Grove

COMMUNITY	FLUCFCS CODE
Residential Low Density	1180
Commercial and Services	1400
Improved Pastures	2110
Woodland Pastures	2130
Pine Flatwoods	4110
Reservoirs	5300
Mixed Wetland Hardwoods	6170

Source: ETM and Clay County

Flood Zones

A **FEMA Flood Zone Map** is included with the application materials. The project lines within flood zone X and AE based upon FEMA Firm Map community number 12109C0157J revised 12/7/2018.

Wetlands

The **Wetlands Map** included in the application materials identifies the location of on-site wetlands. An environmental assessment prepared by Carter Environmental Services has been completed and included as part of the application package.

Public Facilities Impact Analysis

The proposed amendment will not adversely impact public facilities, as adequate utility services are available to support the development. As confirmed by the JEA Availability Letter, the Property has access to existing water, sewer, reclaimed water, and electric service. Additionally, the project is integrated into the Bartram Park DRI, where infrastructure and transportation needs are addressed through an established, coordinated framework, ensuring adequate public facilities are maintained.

Consistency Analysis

Consistency with St. Johns County Comprehensive Plan

Each of the applicable objectives and policies of the St. Johns County Comprehensive Plan are listed below followed by a consistency statement relevant to the proposed comprehensive plan amendment.

FUTURE LAND USE ELEMENT:

Objective A.1.2. Development Area Boundary

The County shall implement a development area boundary to manage growth in areas served by infrastructure.

Policies

A.1.2.4. The County shall direct growth in the Development Area Boundary where public facilities and services exist. The Development Area Boundary is the area designated on the Future Land Use Map, which depicts the overall future growth pattern of the County. Areas designated R/S and A-I are not consider within the Development Area Boundary.

The proposed amendment is located within the Development Area Boundary, where growth is intended and where public facilities and services are available, further supporting the County's intent of directing growth to the Development Area Boundary. The Subject Property is proposed to be incorporated into the Bartram Park DRI, which ensures that infrastructure and transportation impacts are addressed through established mitigation requirements, all of which have been satisfied by the Bartram Park DRI. The remaining entitlements within the DRI will be

utilized through the addition of the Subject Property, including the redistribution and conversion of existing residential and nonresidential development rights.

A.1.2.5. The County shall prioritize infill development. Infill development is development on a vacant parcel or parcels of land within Development Areas that are surrounded by an existing built area. Compatibility of the infill development shall be considered with the development review process. Infill development shall not be considered in R/S or A-I areas, except in areas that have become R/S or A-I enclaves borders by the development area boundary.

*The proposed amendment from IC to MD promotes an efficient development pattern within an established non-residential corridor surrounded by the Bartram Park DRI and Durbin Creek National. The proposed integration of residential and non-residential uses compliments the surrounding development and avoids fragmented land use patterns. The Property is located along the Race Track Road corridor, with close proximity to Interstate 95, State Road 9B, and US-Highway, where infrastructure and development exist or are planned***.**

Objective A.1.3. Control of Urban Sprawl

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

Policies

A.1.3.5 The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

The Property is located within the Development Growth Area served by a regional roadway network, such roads include Race Track Road, Interstate 95, State Road 9B, and Peyton Parkway. The project will be served by JEA central water and sewer infrastructure.

Objective A.1.4. Surrounding Land Use

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

Policies:

A.1.4.11. When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean "the same as." Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of

use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

The Property is located within an established growth area and is surrounded by a mix of commercial, medical, and residential uses within the Bartram Park and Durbin Park PUDs, and the proposed Mixed Use District (MD) designation allows for a similar range of uses that can coexist in a stable and integrated manner. The proposed intensity of the development allows for a similar range of uses and intensity, ensuring a compatible transition. Potential impacts are addressed through the Bartram Park DRI, which provides for transportation mitigation and ensures the availability of adequate public infrastructure and services. The preservation of approximately 14 acres of wetlands further supports compatibility by maintaining natural features and buffering adjacent uses, contributing to a development pattern that is sensitive to both the built and natural environment.

A.1.4.12. Mix of Uses. The County shall encourage mixed-use developments in designated development areas within the County to provide for an adequate mix of residential and non-residential uses.

The proposed amendment introduces a complementary mix of residential and non-residential uses within the Development Area Boundary. The project allows for up to 180 residential dwelling units and approximately 50,000 square feet of non-residential uses, supporting an integrated development pattern and reduces reliance on single-use development. The Property's location within an established mixed-use corridor, including the Bartram Park PUD and Durbin Park PUD, further reinforces the appropriateness of a mixed-use designation at this location.

A.1.4.13. To reduce trip lengths, reduce the demand for vehicular travel, and discourage urban sprawl, the County shall adopt and enforce land use policies, standards, and regulations that increase the County's retail and employment activities, promote high intensity mixed use developments which include the requirements for missing middle and multifamily housing including workforce/affordable housing, and provide convenient shopping adjacent to residential neighborhoods.

The proposed amendment introduces a mix of residential and non-residential uses within the Development Area that enhances fiscal vitality and economic activity of the County. The integration of up to 180 dwelling units with approximately 50,000 square feet of non-residential uses creates an on-site customer base that, together with the surrounding developments, supports local businesses, increases employment opportunities, and provides additional housing options for the surrounding workforce. This mix reduces trip lengths, supports nearby services, and promotes a more efficient land use pattern through internal trip capture within the Bartram Park DRI, while ensuring transportation impacts are appropriately mitigated for.

Objective A.1.9. Land Development Regulations

The County shall continue to implement its land development regulations which assure that development is consistent with the Plan. The County shall monitor, review, and amend its Land Development Code as necessary from time to time to assure the County is complying with recent regulations and development trends.

Policies:

A.1.9.2. The County shall protect environmentally sensitive land, defined as areas of land or water which are determined necessary by the local government, based on locally determined criteria to conserve or protect natural habitats and ecological systems from the impacts of development through the implementation of the Land Development Code. The County shall continue to assist in programs that assure protection and conservation of environmentally sensitive lands for future generations.

The proposed amendment protects environmentally sensitive lands through the preservation of approximately 14.13 acres of wetlands and 3.60 acres of uplands on-site. The preservation of these areas supports long-term environmental stewardship and contributes to the protection of sensitive lands for future generations.

A.1.9.6 The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for the following: (a) protection of environmentally sensitive lands; (b) safe and convenient on-site traffic circulation; (c) provision of adequate on-site parking; (d) protection of wellheads; (e) regulation of subdivisions; (f) regulations for areas subject to seasonal and periodic flooding; (g) drainage and stormwater management; and (h) provision of open space and landscaping; (i) regulations of roads, water, and sewer infrastructure.

The project will comply with the Land Development Code and the applicable standards for utilities, environmental protection, stormwater management, transportation, drainage, and open space, ensuring that development occurs in a manner that maintains public safety and supports adequate public facilities.

Objective A.1.11. Mixed-Use Development

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

Policies:

A.1.11.1. All land uses, as provided for in the County Comprehensive Plan and County land development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map except as provided in Policy A.1.9.8. The Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer).

Residential densities within Mixed Use Districts shall be consistent with adjacent land uses and may transition from low to high density.

Mixed Use Districts may be permitted up to thirteen (13) units per net acre plus any applicable optional, wetland, or affordable housing density bonuses. Density bonuses shall not apply within the Workforce Housing Zoning designation. Densities shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.

Intensity of non-residential uses shall be limited to 75% Impervious Surface Ratio (ISR) and 70% Floor Area Ratio (FAR) as further governed by Policy A.1.11.3

The proposed amendment provides a mix of residential and non-residential uses. The Bartram Grove site will preserve approximately 14.13 acres of wetlands, 3.60 acres of uplands, and 1.35 acres of upland buffers, resulting in a net developable area of approximately 23.21 acres. Bartram Grove proposes up to 50,000 square feet of non-residential development and up to 180 residential dwelling units, yielding a net density of approximately 7.76 dwelling units per acre, which is within the allowed density of the Mixed Use District. The proposed density is appropriate for the Property's location and provides a compatible transition between surrounding land uses, including neighborhood commercial and multifamily residential to the north from the City of Jacksonville Mixed Use (MU) Future Land Use designation (up to 30 units per acre) within the Bartram Park PUD/DRI, and commercial and medical uses within the Durbin Park PUD to the south, east, and west.

A.1.11.2. Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and nonresidential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.

The proposed development will create a cohesive development pattern through its integration with the Bartram Park DRI and Master Planned Community. The project includes both residential and non-residential uses, providing a mix of activities within an integrated design. Commercial uses are limited to approximately 50,000 square feet and are intended to serve residents of the development, while residential uses provide adequate housing opportunities for the nearby workforce. This approach ensures that Bartram Grove's intensity is appropriately distributed and compatible with adjacent land uses.

A.1.11.3. To encourage a mixture of land uses, development parcels within Mixed Use Districts equal to or greater than forty (40) upland acres in size shall be required to have at least 10% Open Space and at least two uses chosen from Commercial, Office, Industrial, or Residential; Commercial, Office, Industrial and/or Residential uses may range from 10% to 90% of the upland portions of the project. Wetland areas may be used to meet 10% Open Space requirements. When residential uses are provided, the project shall include parks,

recreation, and open space. Residential uses may not be appropriate in all mixed use projects. While the County requires a mixture of uses on 40 acres or greater, the County recognizes not all development sites and projects may be appropriate for mixed use development. In such cases the County may consider a single use project on 40 acres or greater. In such cases the applicant must justify the single use project. Such justification may include, but is not limited to, the existing surrounding area is comprised of an adequate mix of uses, the proposed project is designed to achieve economic development, minimum trip generation, street interconnectivity within and outside the project site, or the single use project enhances an existing streetscape or creates a vibrant individual streetscape.

The proposed amendment introduces a complementary mix of residential and non-residential uses within a thoughtfully planned mixed-use development, creating an integrated and cohesive development pattern that supports a balanced and functional environment. While the Property does not meet the 40-acre upland threshold that triggers the mixed-use requirement, the project provides a balanced mix of uses, including up to 180 dwelling units and approximately 50,000 square feet of commercial development, consistent with the intent of the policy. In addition to the integration of uses, the project preserves approximately 14 acres of wetlands, which contribute to the 10 percent open space requirement, providing opportunities for passive and active use while supporting a high-quality living environment. Overall, the development promotes a cohesive and functional layout that encourages pedestrian connectivity and interaction between uses, consistent with the intent of the Mixed Use District. Overall, the project reflects a well-integrated development pattern that aligns with the County's vision for mixed-use areas by combining complementary uses, preserving environmental features, and creating a balanced, livable environment within an established growth area.

A.1.11.4. All new development within Mixed Use Districts on parcels equal to or greater than forty (40) acres in size shall be required to apply for development approval under the provisions of the Planned Unit Development land development process/standards as provided in the LDC or site plan approval by the PZA. This requirement shall not apply to development within the Workforce Housing Zoning designation.

The proposed amendment is being processed in conjunction with a PUD Major Modification to the Project Family PUD, which includes Bartram Grove, pursuant to Section 5.03.05 of the Land Development Code.

A.1.11.5. Applicants for new development within Mixed Use Districts on parcels equal to or greater than forty (40) acres shall demonstrate through a Master Development Plan how the development will achieve a well-balanced mixture of uses with pedestrian, bicycle, and vehicular systems providing interconnectivity and ensuring accessibility within and between uses. The Master Development Plan shall provide for compatibility of uses both within the development and with adjacent land parcels and shall provide a land use program with the highest intensity uses in the center of the Mixed Use District with decreasing intensity of uses proceeding outward toward the adjacent land use designations, where compatible and applicable.

The proposed amendment is companion to a PUD Major Modification (MAJMOD 2025-08), which includes a detailed Master Development Plan map. The plan demonstrates a well-thought

pedestrian and vehicular circulation throughout the site that supports interconnectivity and accessibility between uses, creating an integrated and cohesive development pattern. The Master Development Plan also organizes uses by intensity by placing uses in areas of the site where they are most appropriate and compatible with surrounding development.

A.1.11.6: All new development within Mixed Use Districts shall be required to be served by central water and sewer services except for residential development that is projected to generate fewer than four (4) Equivalent Residential Connections or nonresidential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service. For the purposes of this policy, central water and sewer services shall mean water and wastewater treatment provided by public or private franchised utility systems. Developments not served by central water and sewer service shall connect to central utility service when it becomes available.

The proposed development will be served by central water and sewer utilities provided by JEA. The use of central utilities ensures efficient service delivery and supports the intensity of the development proposed within the Mixed Use District. A JEA Utility Availability Letter is included.

Objective A.1.14. Community and Neighborhood Creation and Preservation

The County shall protect or enhance existing communities and neighborhoods and create new communities and neighborhoods that have a high quality of life, promote a sense of place, and are sustainable through strategies that provide civic, historical, recreational, and educational opportunities, and that support the diversification of the economic base and promote healthy social interrelationships.

Policies:

A.1.14.1. The character of existing neighborhoods and surrounding areas shall be considered in the approval of land development proposals as provided in Policy A.1.4.11.

The proposed development considers the character of surrounding areas by providing a compatible transition between multifamily residential uses to the north within the Bartram Park PUD/DRI and commercial uses within the Durbin Park PUD to the south, east, and west, ensuring the project integrates with the existing development pattern. The surrounding area also includes mid- to high-density single-family residential communities, and the proposed development introduces additional housing options that complement these neighborhoods and support a broader range of housing opportunities for the surrounding workforce.

A.1.14.2. Land development proposals shall consider the provision of civic gathering places/sites (e.g. performing arts pavilions, open air plazas, markets, common areas, fountains) within proximity to communities and neighborhoods.

The proposed development incorporates open space and common areas that function as community gathering spaces, supporting neighborhood interaction and enhancing the overall sense of place. These spaces complement an established network of nearby civic and recreational amenities, including the Durbin Creek Kayak Launch, Julington-Durbin Creek Preserve, Veterans

Park, and Durbin Crossing town center, which collectively provide a range of gathering and activity spaces within close proximity to the Subject Property. Together, the on-site and surrounding amenities create a cohesive environment that supports community engagement and reinforces the area's role as a well-integrated and active neighborhood.

A.1.14.3. Mixed Use Districts and Planned Unit Developments shall provide criteria that support the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources.

The proposed mixed use development provides a variety of housing types within the region. Specifically, Bartram Grove will include housing opportunities as single family housing and townhomes, along with integrated commercial uses, a private internal roadway system, pedestrian-friendly design, and open space, which promotes a walkable and cohesive community consistent with smart growth principles.

Objective A.2.1. Northwest Sector Overlay

St. Johns County shall utilize the Northwest Sector Overlay in the Northwest Sector, as shown in the Future Land Use Map, to realize the planning vision and promote a legacy of sustainable communities based on neighborhoods for all residents while assuring compatibility between the environment, new development, and existing residential areas.

Policies:

A.2.1.3. Northwest Sector Development Edges and Recreational Trail System Development edges and recreational trail systems provide a foundation of the Northwest Overlay. Development edges that provide natural corridors, passive recreational opportunities such as trail systems, aesthetics, habitat protection and open space, maintain rural character and provide screening from roadways and adjacent development. Development edges and the recreational trail system serve the additional goal of providing edges for communities and neighborhoods.

The proposed amendment is consistent with the Northwest Sector Development Edges and Recreational Trail System policies, as the project incorporates preserved natural areas and open space that function as development edges and contribute to the broader network of environmental and recreational resources. The preservation of wetlands and uplands on-site provides natural buffering, habitat protection, and opportunities for passive recreation, consistent with the intent of maintaining scenic and natural corridors within the Northwest Sector.

The development also supports connectivity through pedestrian-oriented design and integration with the existing and planned roadway and trail systems within the Bartram Park DRI, promoting linkages between adjacent communities and nearby amenities. These features contribute to a cohesive development pattern that enhances aesthetics, supports outdoor activity, and aligns with

the County's vision for interconnected communities and recreational opportunities within the Northwest Sector.

A.2.1.8. Northwest Sector Land Use Diversity An overall goal of the Northwest Sector is to achieve a diverse mixture of residential, retail, office uses and civic uses with appropriate open space and recreational opportunities. The County encourages a minimum ratio of one hundred and twelve (112) square feet of retail and office space and 30 square feet of civic space per dwelling unit as a general overall goal to achieve diversity throughout the Northwest Sector.

The proposed amendment contributes to the overall land use diversity within the Northwest Sector through a mix of residential and non-residential uses, along with open space and recreational areas. The project includes up to 180 dwelling units and approximately 50,000 square feet of commercial development, which exceeds the policy's general target for retail and office uses and supports nearby employment and service opportunities. The project incorporates significant open space and common areas that function as gathering spaces. The project contributes to and is supported by the overall mix of uses and facilities envisioned within the Northwest Sector.

Policies A.2.1.9 Northwest Sector General Development Pattern

The proposed development is consistent with the Northwest Sector Overlay, as it creates a compact, well-planned mixed-use community that integrates residential and commercial uses instead of strip commercial development. The project includes a mix of housing types, internal road connections, sidewalks, and open space areas, including preserved wetlands and common areas. The site is designed to be compatible with surrounding uses, with residential to the north and commercial development within the Durbin Park PUD to the south, east, and west, using layout and buffering to provide appropriate transitions. Overall, the development makes efficient use of the upland areas, supports available infrastructure, and aligns with the Northwest Sector vision by promoting walkability, connectivity, and a balanced community.

Availability Letter

Nathan Ramanjulu 7/10/2025

England-Thims & Miller

14775 Old St. Augustine Road

Jacksonville, Florida 32258

Project Name: Bartram Grove Property

Availability #: 2025-2285

Attn: Nathan Ramanjulu

Thank you for your inquiry regarding the availability of Electric,Reclaim,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:
A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:
For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida**. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:
This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-2285
Request Received On: 7/2/2025
Availability Response: 7/10/2025
Prepared by: Nicole Bolatete
Expiration Date: 07/10/2027

Project Information

Name: Bartram Grove Property
Address:
County: St. Johns County
Type: Electric,Reclaim,Sewer,Water
Requested Flow: 52000
Parcel Number: 023520 0000
Location:
Description: +/-180 townhomes and +/-40,000 sf of commercial space.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 24 inch water main along Race Track Road along property frontage

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Blacks Ford

Connection Point #1: Existing 16 inch force main along Bartram Park Blvd at Race Track Rd

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.
Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information.

Reclaimed Water Connection

Reclaim Grid: South Grid

Connection Point #1: Existing 20 inch reclaimed water main along Race Track Rd

Connection Point #2:

Reclaim Special Conditions: Reclaim for irrigation purposes only.

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special Conditions:

General Conditions:

Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.

Submit your request for a Reuse Water Main Connection Pressure letter by accessing Step 2 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

Dr. Brennan Asplen
Superintendent of Schools

40 Orange Street
St. Augustine, Florida 32084
(904) 547-7500
www.stjohns.k12.fl.us

SCHOOL BOARD

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District 5

September 16, 2026

Ellen Avery-Smith
Rogers Towers, PA
100 Whetstone Place, Suite 200
St. Augustine, FL 32086

RE: School Impact Review: Bartram Grove – Bartram Park DRI – Re-Review

Dear Ms. Avery-Smith:

An application was submitted to add units to the Bartram Park DRI. It was agreed between the School District and the applicant to utilize the **School Concurrency Determination** ("SCD") process for the student impact review, despite these units being added to an existing DRI. The SCD review for the Bartram Grove project as part of the Bartram Park DRI has been revised and now includes a proposal for 90 single family units and 90 multi-family dwelling units, on Parcel ID number 023520-0000, with a physical location of south of 5404 Race Track Road. This parcel is located within the **Beachside Concurrency Service Area** (CSA). Based on the CSA's student generation rate of 0.67 for single family units and 0.28 students per multi-family dwelling, the development is projected to generate **85.5 students**. Of those students, we estimate that 38.5 will be at the elementary school level, 20.5 at the middle school level and 26.5 at the high school level.

Based on the School District's review and the adopted Level of Service (LOS) standards, we determined that there is elementary and middle school capacity available in the Beachside CSA for the 38.5 elementary and 20.5 middle school students. Since there was insufficient capacity at the high school levels, we examined the adjacent CSAs and determined that there is no available high school capacity. Therefore, capacity was reserved for a total of 38.5 elementary and 20.5 middle school students until **January 15, 2027.**

Since there was insufficient capacity at the **high school level (26.5 high school students)** in both the CSA and the adjacent CSAs, the applicant must decide whether they will wait until there is available capacity and re-file an application or begin the proportionate share mitigation process. (Waiting does not hold a place in the "school concurrency line.") **The applicant has already provided their intention to proceed with proportionate share mitigation prior to the re-review.**

The capacity reservation expiration of January 15, 2027 may be extended for an additional 180 days, as necessary. If the Final Certificate of Concurrency ("FCOC"), site plan or final subdivision approval is issued by the local government within this time frame, the capacity will be formally reserved for a period of two years with a possible three-year extension. The School Concurrency Determination (SCD) should not be considered a Final Certificate of Concurrency (FCOC). Any appropriate FCOC will be issued by the local government. This SCD does not imply any such local government approval. The amount of capacity reserved by the SCD and the FCOC shall be equal. In no case shall one be greater than the other. If the capacity reservation exceeds the FCOC, the additional capacity will be released.

Sincerely,

Nicole L. Cubbedge

Nicole Cubbedge, AICP
Executive Director for Planning & Government Relations

cc: Jan Trantham Sid Ansbacher Brennan Asplen Paul Abbatinozzi School Board Members

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

August 7, 2025

By Email: aelancaster@eastlanddev.com

Eastland Development Group
Attn: Art Lancaster
700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

SUBJECT: **Project Family**
St. Johns County Environmental Assessment
5404 Race Track Road
Saint Johns, FL 32259
St. Johns County PIN: 0235200000

Dear Mr. Lancaster,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. CES conducted a limited field survey of the proposed project area (± 42.29 acres) on June 28, 2025, 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) and the Florida Fish and Wildlife Conservation Commission (FWC). 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 aerial photographs of the property. CES also examined the site for the potential presence of any wetlands.

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 this 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) and the proposed project. 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.

MAMMALS

- **Tricolored Bat** (*Perimyotis subflavus*)

  The tricolored bat is a small, wide-ranging bat that is easily identified by its unique yellow/orange fur. The bat population has drastically declined in numbers due to a deadly disease called white-nose syndrome and was proposed to be listed as endangered under the Endangered Species Act on September 13, 2022. This proposal is still under review and no further assessment is warranted at this time for the tricolored bat in relation to the proposed project.

BIRDS

- **Bald Eagle** (*Haliaeetus leucocephalus*)

  Using the FWC Bald Eagle Nest Locator Database, CES did not locate any bald eagle nests on record within 1,500 feet of the project site (Figure 4), with the nearest nest approximately 6.04-miles to the west. 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. Based on these acts, certain activities are regulated by USFWS when they occur near an active nest during nesting season (1 October to 15 May). Additionally, certain activities proposed to take place within 1,500' of a bald eagle nest are regulated by the St. Johns County Land Development Code, Section 4.01.10. 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. In the event a bald eagle nest is located within 1,500 feet of a project, an alternate site-specific bald eagle management plan may be required along with application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal regulations. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

- **Listed Wading Birds**

  Using the FWC Wading Bird Rookery Locator, CES identified the nearest known active rookery to be located approximately 8.84-miles northeast of the subject property. Wading bird species listed as present within the rookery include the double crested cormorant (*Phalacrocorax auritus*), anhinga (*Anhinga anhinga*), black crowned night heron (*Nycticorax nycticorax*) and wood stork (*Mycteria americana*). The subject property is located within a Wood Stork Core Foraging Area; however, the wetlands onsite have a dense canopy/subcanopy stratum and a short hydroperiod, which does not provide quality foraging habitat for wading birds. No wading birds were observed during the CES site assessment. There are no concerns with the proposed project impacting wading birds due to the lack of quality foraging habitat on the subject property.

- **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 US Fish and

Wildlife Service (USFWS). 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.

REPTILES

- **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. CES determined there was low potential for gopher tortoise habitat on the subject property due to onsite soils having poorly drained characteristics with an insufficient depth to water table to support tortoise burrowing. The site visit confirmed the habitat was unsuitable to support gopher tortoises. CES biologists did not observe gopher tortoises or their burrows on the property, and the likelihood of any tortoises inhabiting the property in the future is low. Therefore, the proposed development will not have any effect on the gopher tortoise.

- **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.

INSECTS

- **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.

CRUSTACEANS

- **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. John's County and inhabits small, 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 as well in northeast Florida. There are no streams or creeks located on the subject property and the likelihood of the Black Creek crayfish inhabiting the site is extremely low. There are no concerns regarding the Black Creek crayfish in connection with the proposed project.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. 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

Unimproved Pasture (FLUCFCS 213) – This community was previously used and maintained as pasture for cattle. In recent years the cattle have been removed, and mowing has continued periodically. Vegetation consists of bahiagrass (*Paspalum notatum*), wax myrtle (*Myrica cerifera*), saltbush (*Baccharis halimifolia*), winged sumac (*Rhus copailina*), goldenrod (*Solidago* sp.), slash pine (*Pinus elliottii*), cabbage palm (S*abal palmetto*) and southern red cedar (*Juniperus silicicola*).

Open Land/Rural Structures (FLUCFCS 260) – This community is dominated by rural structures and open areas with vegetation consisting of bahia grass.

Pine – Mesic Oak (FLUCFCS 414) – This community has a mixed canopy of laurel oak (*Quercus hemispherica*) and slash pine (*Pinus elliottii*). The understory is vegetated with scattered saw palmetto (*Serenoa repens*) and bitter gallberry (*Ilex glabra*). Groundcover is limited with scattered bracken fern (*Pteridium aquilinum*).

Upland Spoil Berm (FLUCFCS 743) – These small features on the site are the result of the deposition of soil.

Wetlands

Mixed Wetland Hardwoods (FLUCFCS 617) – This community has a canopy of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*) and blackgum (*Nyssa sylvatica* var. *biflora*). The understory and groundcover are vegetated with Chinese privet (*Ligustrum sinense*), Chinese tallow (*Sapium sebiferum*), fetterbush (*Lyonia lucida*), lizard's-tail (*Saururus cernuus*), cinnamon fern (*Osmunda cinnamomea*) and Virginia chain fern (*Woodwardia virginica).*

Surface Waters/Other

Borrow Area (FLUCFCS 742) – This area on the site is the result of the excavation of material from the site and now consists of a surface water pond.

CONCLUSION

In conclusion, endangered, threatened or species of special concern (SSC) or their habitats were not observed by CES biologists during the site review. Additionally, there are no Significant Natural Communities present on the property based on our field review and analysis of vegetative communities described above. The development of this project will have no effect on any listed species or Significant Natural Communities.

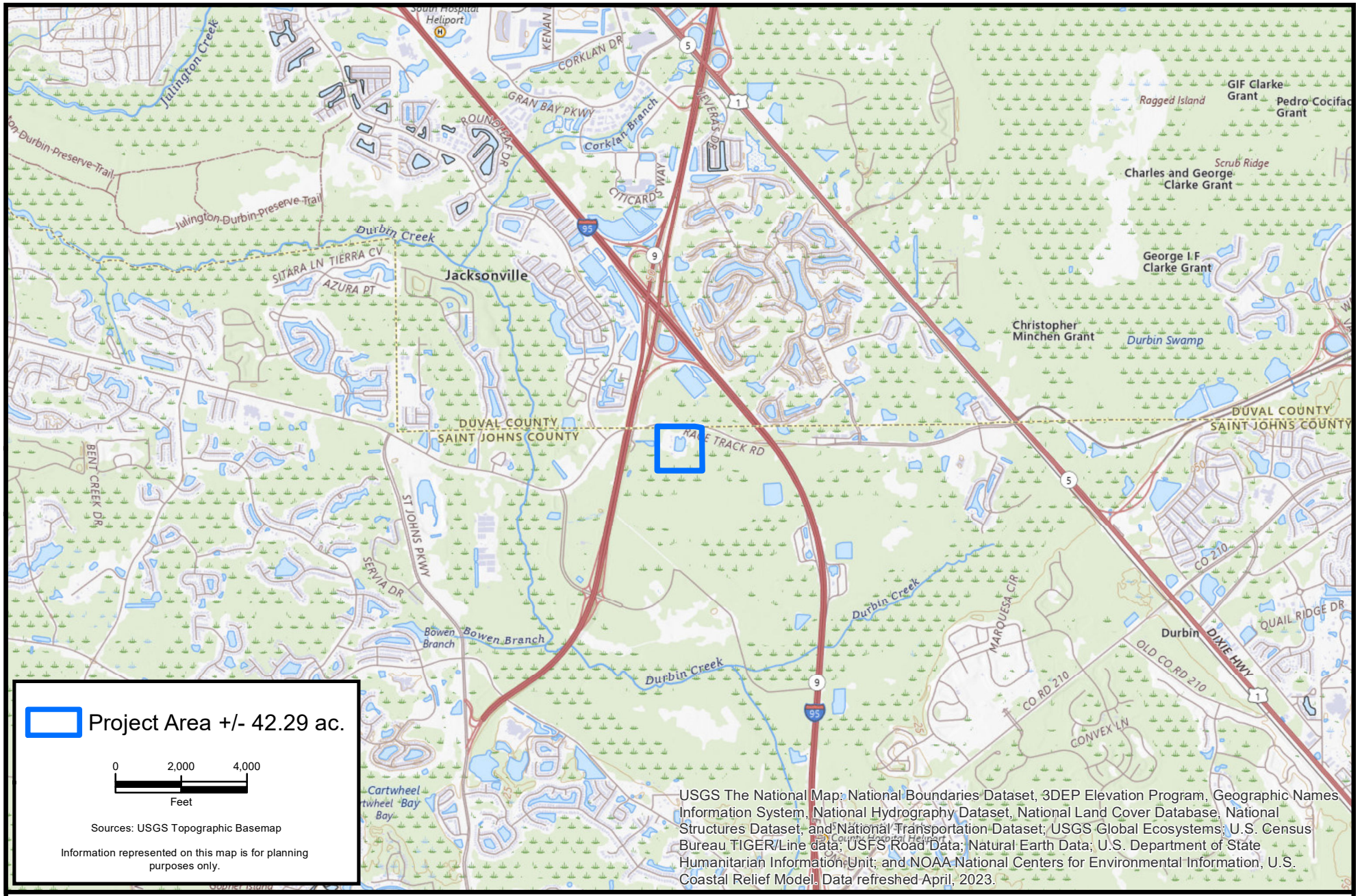
Sincerely,

Carter Environmental Services

Ben Briegel

Ben Briegel
Project Scientist
(904) 540-1786

Enclosures: Figure 1 – Location Map
Figure 2 – Soils Map/NWI Map
Figure 3 – Existing Site Conditions (FLUCFCS) Map
Figure 4 – FWC Bald Eagle Nest Location Map
FNAI Biodiversity Matrix
USFWS Threatened and Endangered Species List
NRCS Gopher Tortoise Burrowing Suitability Report



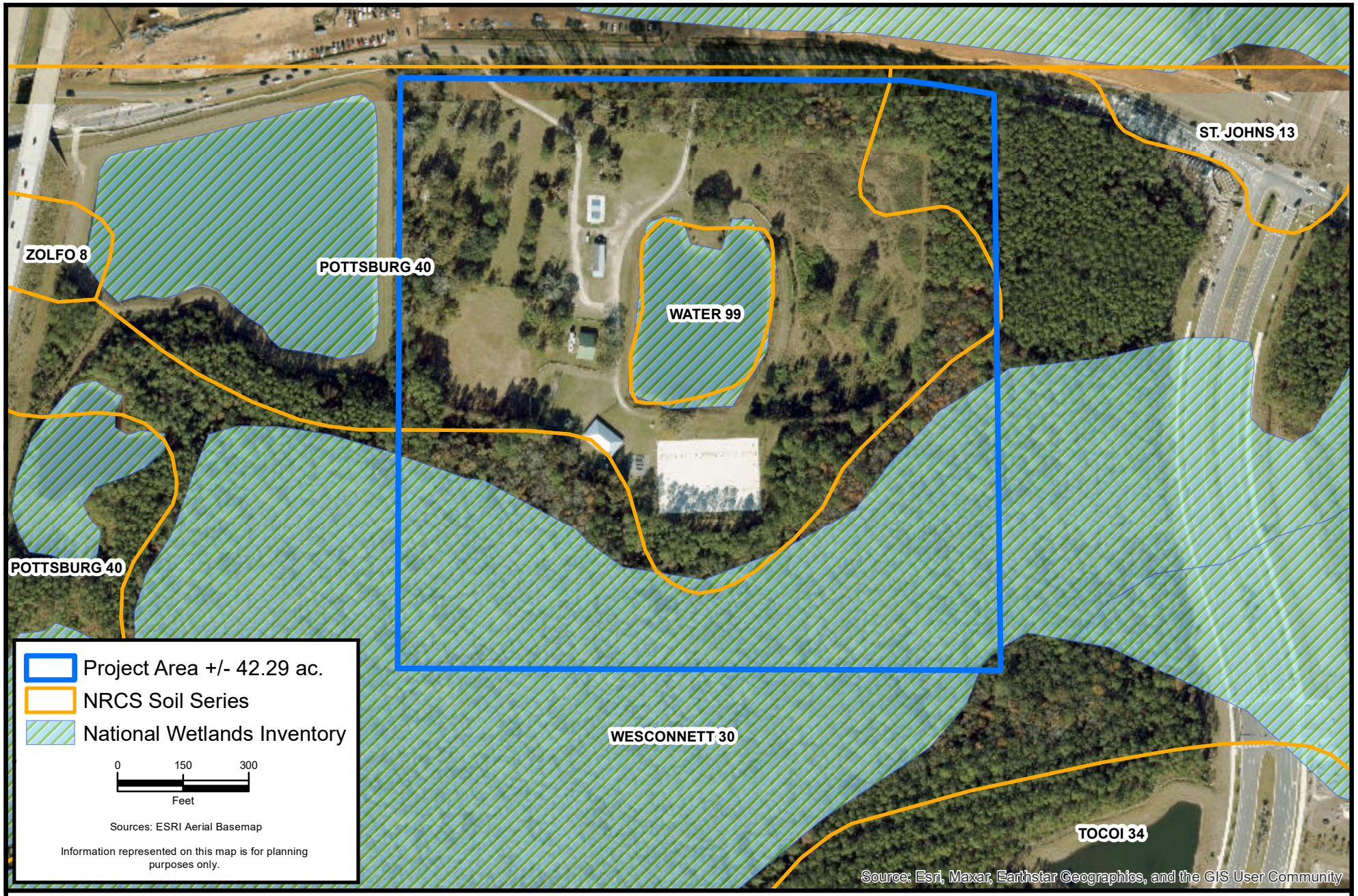
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

Project Family

Project:	5.15187	St. Johns County, FL	Date: Aug 06 2025

Figure: 1

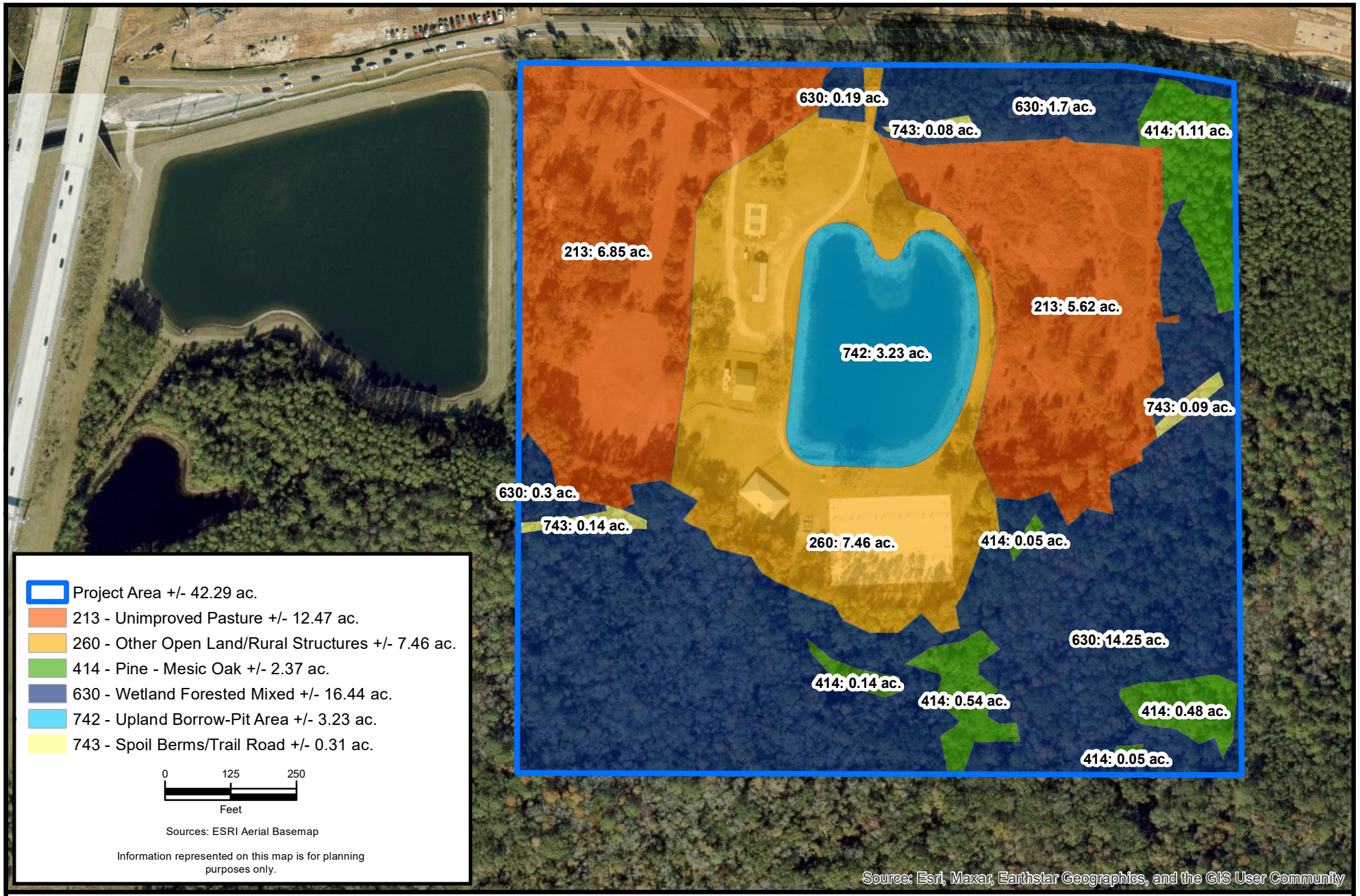


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Soils & NWI

Project Family

Project:	5.15187	St. Johns County, FL	Date: Aug 06 2025	Figure: 2

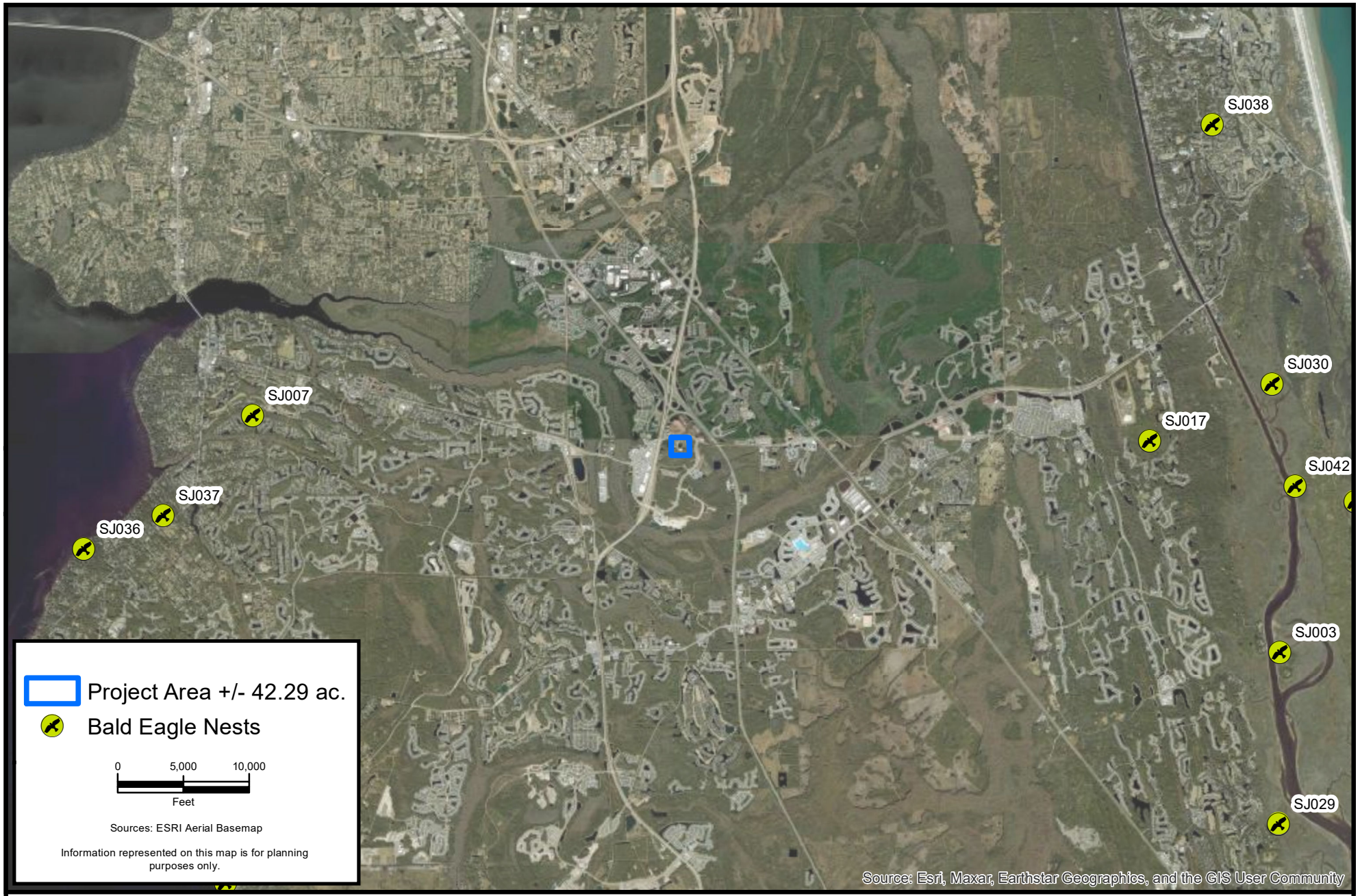


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Existing Site Conditions

Project Family

Project:	5.15187	St. Johns County, FL	Date: Aug 06 2025	Figure: 3



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

FWC Bald Eagle Nest Locations

Project Family

Project:	5.15187	St. Johns County, FL	Date: Aug 06 2025	Figure:	4

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 8/6/2025

(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: 43409



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

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.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

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; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

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.

Matrix Unit ID: 43409

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

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: 43409

21 **Potential** Elements for Matrix Unit 43409

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Notophthalmus perstriatus Striped Newt	G2G3	S2	N	C
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Rhynchospora thornei Thorne's beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Verbesina heterophylla 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
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To: 08/06/2025 19:18:34 UTC
Project Code: 2025-0132351
Project Name: Project Family

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 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.

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

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: 2025-0132351
Project Name: Project Family
Project Type: Commercial Development
Project Description: Commercial development
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@30.10172245,-81.511551706912,14z



Counties: Duval and St. Johns counties, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 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 Fisheries[1], 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 *Perimyotis subflavus* 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 *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping Crane *Grus americana* 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 *Mycteria americana* 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/2SVNUVCYBJDJTIV2C6SCBT2MNM/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRUSTACEANS

NAME	STATUS
Black Creek Crayfish *Procambarus pictus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Endangered

NAME	STATUS

Species profile: https://ecos.fws.gov/ecp/species/6252

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.

IPAC USER CONTACT INFORMATION

Agency: Carter Environmental Services
Name: Ben Briegel
Address: 42 Masters Drive
City: St. Augustine
State: FL
Zip: 32084
Email ben@carterenv.com
Phone: 4074562269

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Wildlife Management

Wildlife Management interpretations are tools for evaluating the suitability of the soil for various components of wildlife habitat, and as habitat of different types or species of wildlife. Example interpretations include crawfish aquaculture, burrowing animals and reptiles, grasses and legumes for food and cover, and freshwater wetland plants.

WLF - Gopher Tortoise Burrowing Suitability

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (Gopherus polyphemus). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (Gopherus polyphemus) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

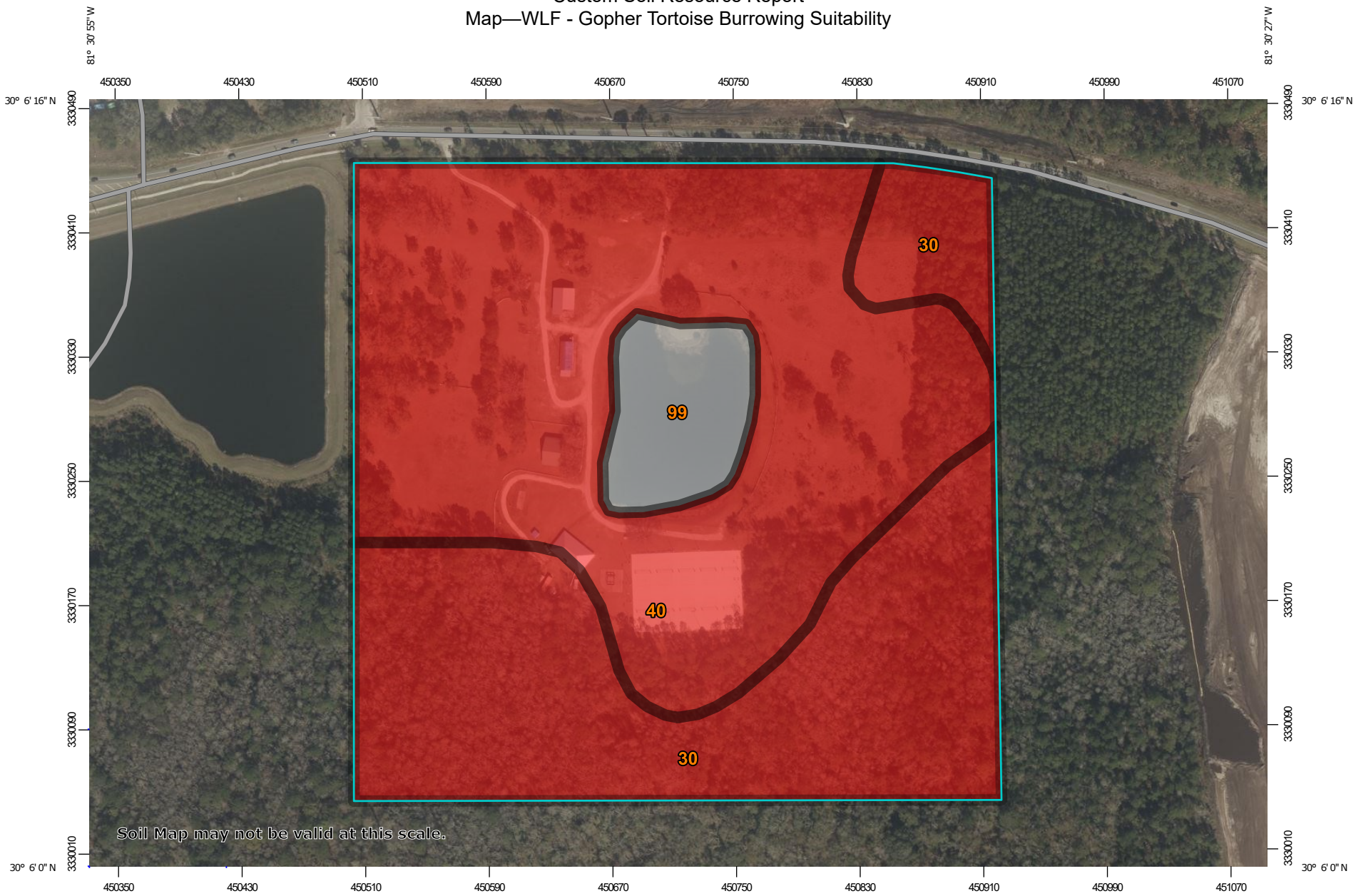
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (Gopherus polyphemus) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Custom Soil Resource Report
Map—WLF - Gopher Tortoise Burrowing Suitability



Map Scale: 1:3,490 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

Soil Rating Lines
- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

Soil Rating Points
- Unsuitable
- Less suited
- Moderately suited
- Highly suited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Johns County, Florida
Survey Area Data: Version 23, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
30	Wesconnett fine sand, frequently flooded	Unsuitable	Wesconnett (90%)	Water table (0.00)	16.5	39.1%
				Flooding (0.00)		
			Bakersville (3%)	Ponding (0.00)		
				Water table (0.00)		
				Flooding (0.00)		
			Myakka, depressional (3%)	Ponding (0.00)		
				Water table (0.00)		
				Flooding (0.00)		
			St. Johns, depressional (2%)	Ponding (0.00)		
				Water table (0.00)		
				Flooding (0.00)		
			Tomoka (2%)	Ponding (0.00)		
				Water table (0.00)		
				Flooding (0.00)		
				Texture (0.50)		
40	Pottsburg fine sand	Unsuitable	Pottsburg, nonhydric (70%)	Water table (0.00)	23.2	54.8%
			Pottsburg, hydric (20%)	Water table (0.00)		
			Immokalee, nonhydric (4%)	Water table (0.00)		
			Smyrna, nonhydric (3%)	Water table (0.00)		
			Myakka, nonhydric (3%)	Water table (0.00)		
99	Water	Not rated	Water (100%)		2.6	6.1%
Totals for Area of Interest					**42.3**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Unsuitable	39.7	93.9%
Null or Not Rated	2.6	6.1%
Totals for Area of Interest	**42.3**	**100.0%**

Rating Options—WLF - Gopher Tortoise Burrowing Suitability

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher





Bartram Grove

Soils

Source: ETM, St. Johns County, Duval County, SSURGO, Esri, Nearmap

- Subject Property
- Hydric Soils
- 30,Wesconnett
- 40,Pottsburg
- 99,Water

N
W E
S

0 400 800

Feet

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

T:\2025\25-049\GIS\Production\PRO\Bartram Park DRI-PUD Modification\Bartram Park DRI-PUD Modification.aprx

Date: 5/4/2026





Bartram Grove

FEMA

Source: ETM, Duval County, FEMA, Esri, Nearmap

Subject Property

1% Annual Chance Flood Hazard

N
W
E
S

0 200 400

Feet

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etminc.com

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Date: 5/4/2026

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Bartram Grove

FLUCFCS

Source: ETM, St Johns County, Esri, Nearmap, Florida DEP

- Subject Property
- 1180: Residential, rural - one unit on 2 or more acres
- 1400: Commercial and Services
- 2110: Improved Pastures
- 2130: Woodland Pastures
- 4110: Pine Flatwoods
- 5300: Reservoirs
- 6170: Mixed Wetland Hardwoods

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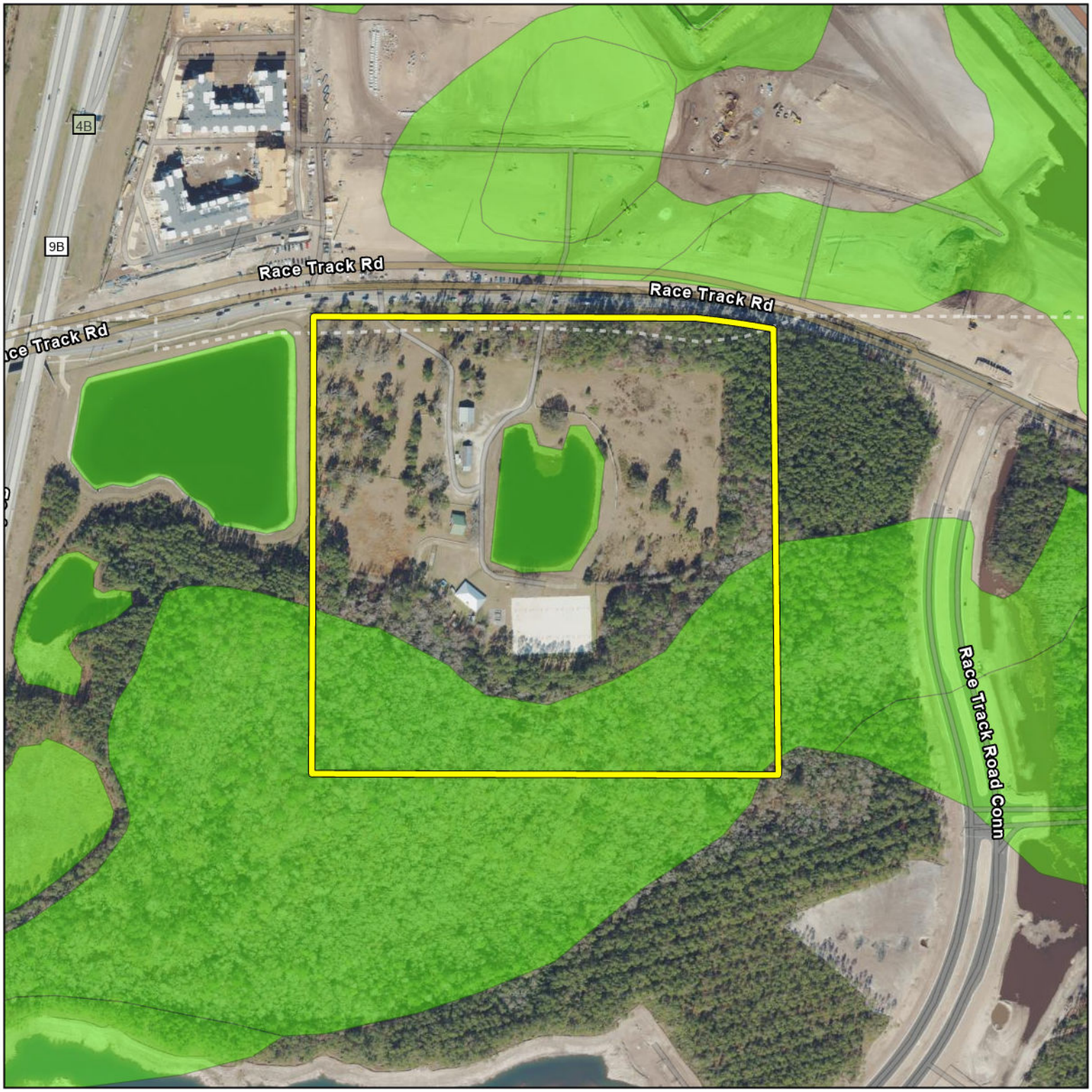


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Date: 5/4/2026





Bartram Grove

NWI Wetlands

Source: ETM, Duval County, NWI, Esri, Nearmap

Subject Property

NWI Wetlands

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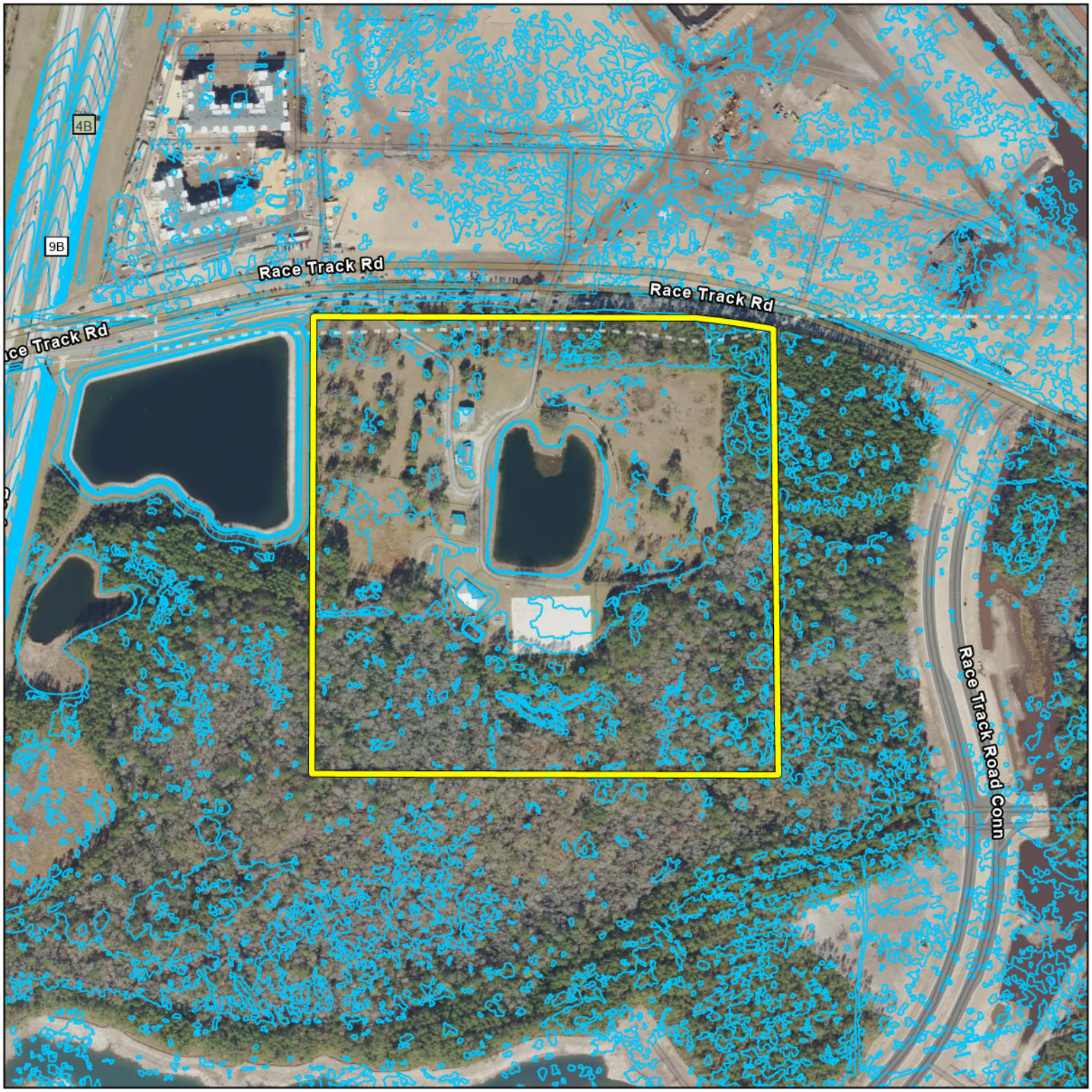
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Date: 5/4/2026





Bartram Grove

Topography

Source: ETM, Duval County, USGS, Esri, Nearmap

Subject Property

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Feet

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T:\2025\25-049\GIS\Production\PRO\Bartram Park DRI-PUD Modification\Bartram Park DRI-PUD Modification.aprx

Date: 5/4/2026

Instr #2016023754 BK: 4179 PG: 36, Filed & Recorded: 4/19/2016 10:19 AM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $19,600.00

THIS INSTRUMENT WAS PREPARED BY
RECORD AND RETURN TO:
Susan Bloodworth, Esq.
McClure Bloodworth, P.L
81 King Street, Suite A
St Augustine, Florida 32084

Parcel No: 023520-0000

SPECIAL WARRANTY DEED

COPY

THIS INDENTURE, made as of this 18th day of April, 2016, by **MICHAEL E. AND LEA D. GRUBBS,** husband and wife, whose address is 5404 Racetrack Road, St. Augustine, FL 32095 ("Grantor"), in favor of **SAINT JOHNS DEVELOPMENT PARTNERS, LLC,** a Florida limited liability company, whose address is 11975 Aladdin Road, Jacksonville, FL 32223 ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Johns, State of Florida, to wit:

See Exhibit "A" attached hereto

TOGETHER WITH all tenements, hereditaments, easements and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property").

TOGETHER WITH all of Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or right of ways which are adjacent to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; Grantor has good right and authority to sell and convey the Property, and fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized representative as of the day and year first above written.

Signed and Sealed in
Our Presence:
Name: SUSAN S. BLOODWORTH

MICHAEL E. GRUBBS

Name: VICKY L. WILLIAMS

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of April, 2016, by **MICHAEL E. GRUBBS**. He ~~is personally known to me~~ or has produced Florida driver's license as identification.

VICKY L. WILLIAMS
Commission # EE 846686
Expires October 25, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

COPY

Signed and Sealed in
Our Presence:
Name: SUSAN S. BLOODWORTH

LEA D. GRUBBS

Name: VICKY L. WILLIAMS

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of April, 2016, by **LEA D. GRUBBS**. She ~~is personally known to me~~ or has produced Florida driver's license as identification.

VICKY L. WILLIAMS
Commission # EE 846686
Expires October 25, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

ATTACHMENT 3

NORTHWEST SECTOR COMMUNITY MEETING

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

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 7/21/2026

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 DRI(MA) 2025-02, MASMA) 2025-06, CPA 25-07 for a Community Meeting held on 8/5/2026. 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
☑ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	MR 7/21/26
☑ Sign(s) Posted 15 days prior to scheduled meeting	MR 7/21/26
☑ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	MR 7/21/26
☑ Signs posted at location meeting	MR 7/21/26
☐ Flyers posted within Northwest sector (optional)	

Applicant Signature — 7/21/2026 Date

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 21st day of July 2026

By Casey Dendor (name of person acknowledging).

(NOTARY SEAL)

GLORIA J STEPHENS
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 716709
MY COMMISSION EXPIRES SEP. 25, 2029

Gloria J. Stephens
Notary Signature

Name of Notary - Typed, printed or stamped

Personally known ___ OR Produced Identification ___

Type of Identification Produced: _____

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

September 1, 2026

Justin Kelly, Principal Planner
Growth Management Department
Planning & Zoning Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway | St. Augustine, FL 32084

RE: Northwest Sector Community Meeting
Bartram Park/Bartram Grove – DRI Mod 2025-02, CPA 2025-07, MAJMOD 2025-08
ETM No. 25-049 Bartram Park

On Wednesday August 5, 2026 at 6:00 PM England-Thims and Miller, on behalf of the applicant, hosted a Northwest Sector community public participation meeting at the Julington Creek Annex. The meeting was noticed in accordance with Development Review Manual Section 33 in the form of mail-outs, NBR notification, newspaper advertisement, and sign postings.

In addition to the Applicant team, public attendance included approximately, including but not limited to, Evan Walsnovich, St. Johns County Planner; Chuck Labanowski, PZA member; and other members of the public. A copy of the sign-in sheet is attached.

The meeting was set up with map exhibits laid out on the table to promote a conversational setting. The applicant team and St. Johns County Planner were introduced. The project was outlined by presenters, Casey Dendor, ETM and Art Lancaster, the master developer. Discussion agenda outlined the proposed DRI and PUD modification and Comprehensive Plan Amendment applications by identifying seven summary pits of the application., (1) history of the property, (2) change in future land use designation from intensive commercial to mixed uses, (3) change in zoning from existing Project Family Planned Unit Development, to Bartram Grove Planned Unit Development, (4) Incorporation of the Property in the DRI, (5) transfer and conversion of trips, resulting in zero net impact, (6) wetland preservation of the Property, and (7) Bartram Grove DRI has completed all mitigation requirements. The conversation was closed with potential hearing time frames for the Planning and Zoning Agency and Board of County Commissioners. A copy of the maps shared are attached.

Those attending the public participation meeting asked questions and made statements regarding the following subjects:

- DRI obligations: Race Track Road improvements and intersections.
- Future improvements to the regional roadway network, specifically I-95 FDOT projects.
- On-site recreation and DRI improved public recreation.
- Proposed lot size variation and lot mix.
- Type of size of homes intended within the proposed community. 90 single family and 90 townhomes.
- The current use of the Property.

Responses were primarily addressed by the Bartram Park master developer, Art Lancaster, and the project planner for England-Thims & Miller, Inc., Casey Dendor. Upon conclusion of the meeting additional questions were welcomed in

the form of email or phone calls to the direction of Casey Dendor.

Please note that this letter is a summary of the meeting held on August 5, 2026. Should County require additional information or have any questions regarding the contents of this letter please do not hesitate to contact this office utilizing the contact information below.

Thank you,
ENGLAND-THIMS & MILLER, INC.



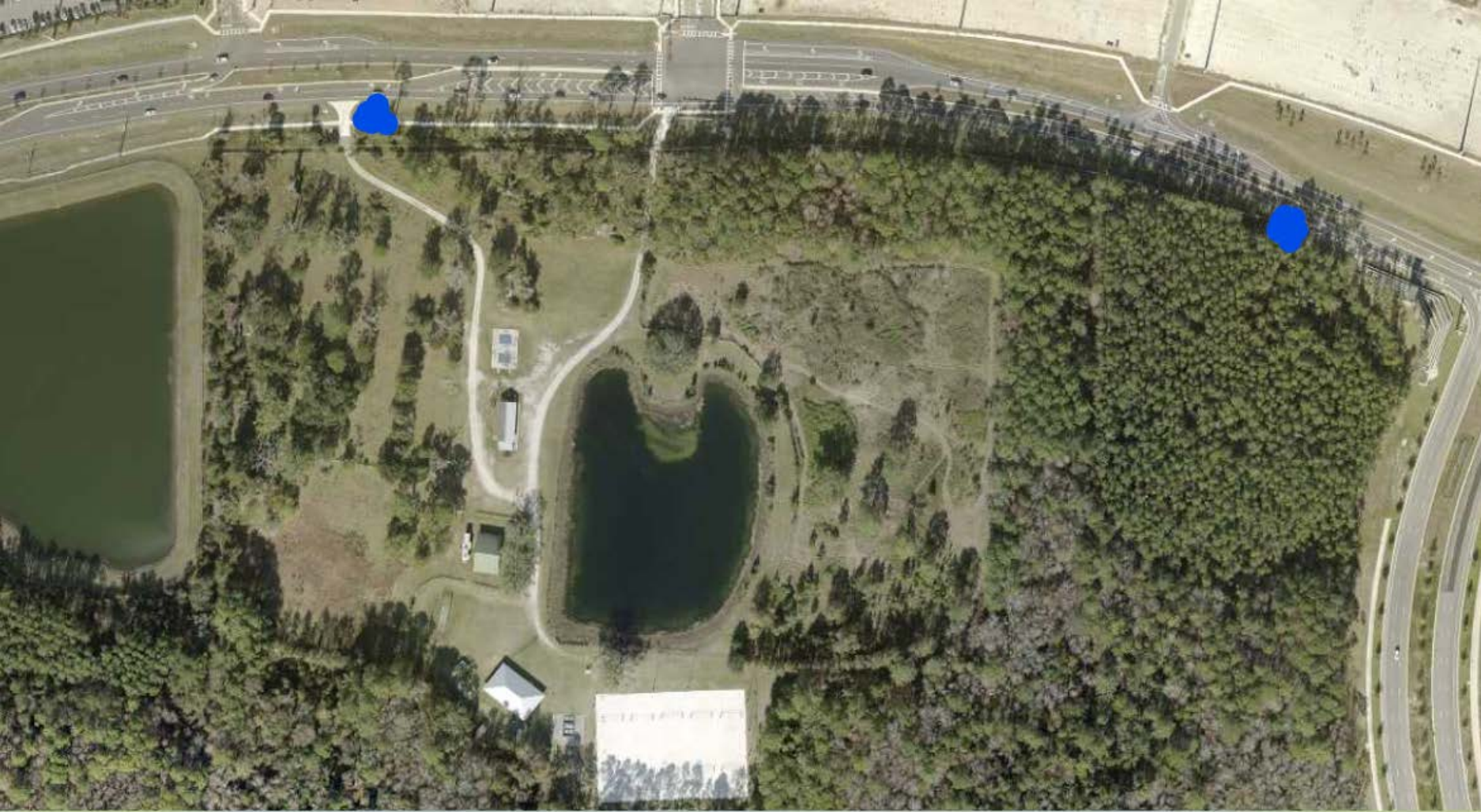
_____

Casey Dendor, AICP
Planner Manager
(904) 642-8990
dendorc@etminc.com

Attached: Attendance Sign-In Sheet
DRI Map H
MDP Map
Public Notice Map

Northwest Sector Community Meeting 8/5/2026
Bartram Park DRI
Bartram Grove PUD Modification
Bartram Grove Small Scale Comprehensive Plan

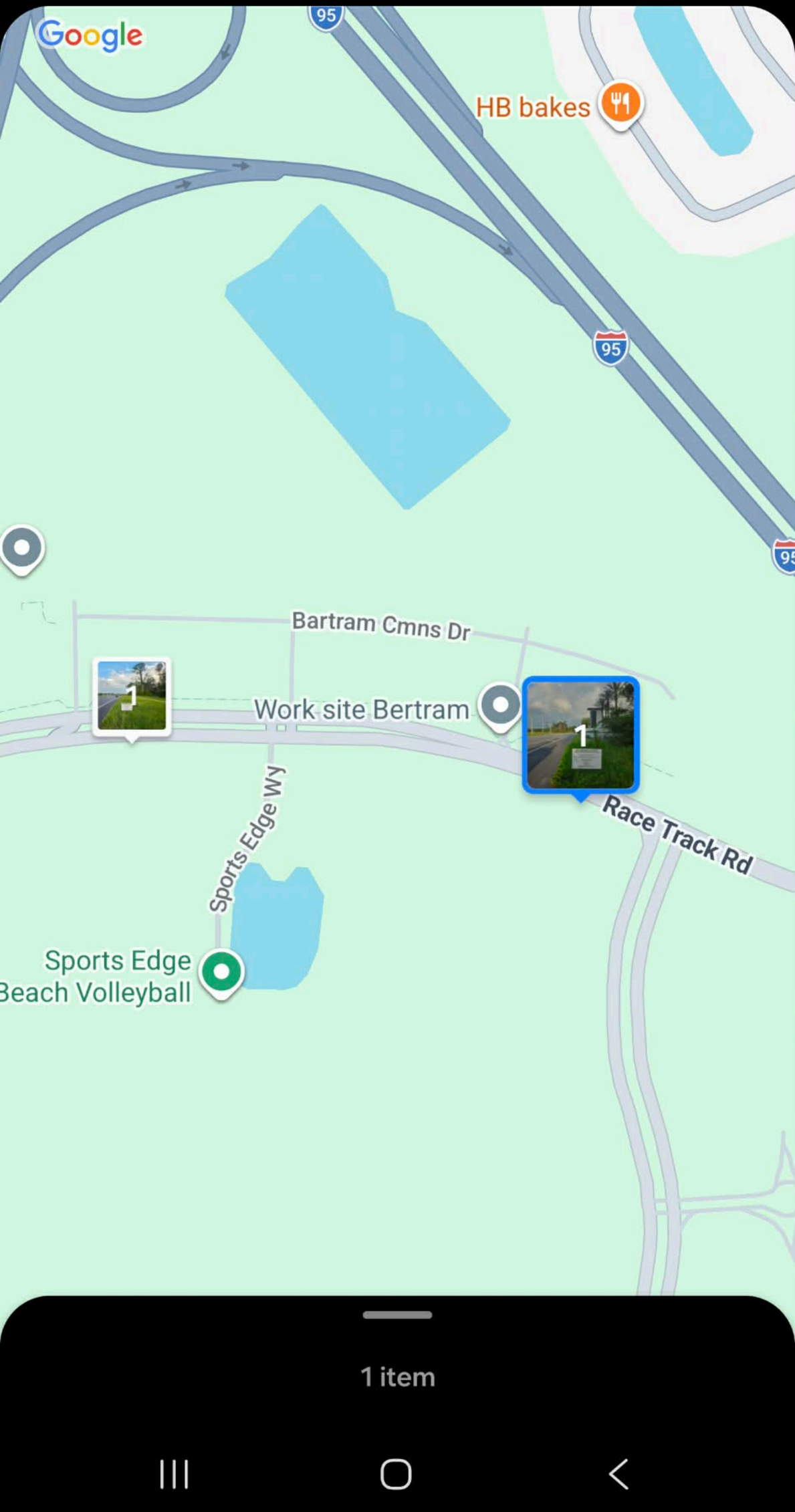
Name	Email	Phone
Casey Dendor	Dendorc@etminc.com	904-374-6309
Joe McAnarney	joemcanarney@yahoo.com	904.910.6170
Chuck & Carol	clmeggyrr@AOL.com	443-956-5760
Beth Tate	Beth@Danies.org	3015241041
Dianne Battle	Battled@gmail.com	703 635-
Art Lancaster	ALANCASTER@EASTLANDDEV.com	904-403-6994
Scott Ennis	Scott.Ennis@MERITAGEHOMES.com	904 613 5994



19:32

5G 67

Map



1 item


NWS COMMUNITY PLANNING
PUBLIC PARTICIPATION MEETING
CONCERNING THE FOLLOWING APPLICATIONS:
DRI MODIFICATION (DRI MOD 2025-02)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (CPA(SS) 2025-07)
PLANNED UNIT DEVELOPMENT (MAJMOD 2025-08)
BARTRAM GROVE PUD
BARTRAM PARK DRI
WEDNESDAY
AUGUST 5, 2026
6:00 P.M.
LOCATION: JULINGTON CREEK ANNEX
725 FLORA BRANCH BLVD., ST. JOHNS, FL 32084

NWS COMMUNITY PLANNING
PUBLIC PARTICIPATION MEETING

CONCERNING THE FOLLOWING APPLICATIONS:
DRI MODIFICATION (DRI MOD 2025-02)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (CPA(SS) 2025-07)
PLANNED UNIT DEVELOPMENT (MAJMOD 2025-08)

BARTRAM GROVE PUD
BARTRAM PARK DRI

WEDNESDAY
AUGUST 6, 2025
6:00 P.M.

LOCATION: JULINGTON CREEK ANNEX
725 FLORA BRANCH BLVD., ST. JOHNS, FL 32084

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Casey Dendor
England Thims & Miller, Inc.
14775 Old Saint Augustine RD
Jacksonville FL 32258-2463

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 09/24/2026

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 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$241.60	
Tax Amount:	$0.00	
Payment Cost:	$241.60	
Order No:	12649083	# of Copies:
Customer No:	761790	1
PO #:	CPA(SS)-2025000007, Bartram Grove	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2050 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 10/15/2026 at 1:30 pm,** and the St. Johns County Board of County Commissioners on **Tuesday, 11/3/2026 at 9:00 am**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the approval of a proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan and the Board of County Commissioners will consider whether or not to approve the same proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM INTENSIVE COMMERCIAL (IC) TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 42.3 ACRES OF LAND, LOCATED AT 5404 RACE TRACK ROAD,; WITH A SITE SPECIFIC TEXT AMENDMENT STATING THAT THE SUBJECT PROPERTY SHALL BE LIMITED TO A MAXIMUM 90 MULTIFAMILY AND 90 SINGLE FAMILY DWELLING UNITS FOR A TOTAL OF 180 DWELLING UNITS, AND A MAXIMUM 50,000 SQUARE FEET OF RETAIL/COMMERCIAL AND OFFICE USES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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

The subject property includes 42.29 acres and is located on South side of Racetrack Road between East Peyton Parkway and SR 9B (5404 Racetrack Road), within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). ***A complete description is available in the St. Johns County Planning and Zoning Office.***

The proposed change is known as File Number CPA(SS)-2025000007, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

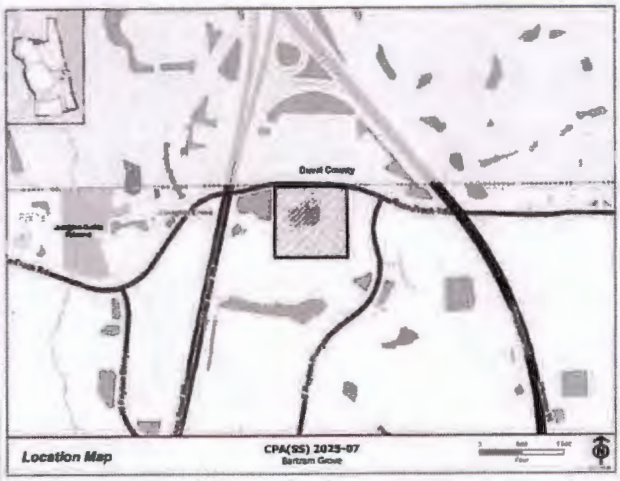
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at 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.

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: CPA(SS)-2025000007, Bartram Grove

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



44719778 9/24/26