9	**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: **MAJMOD 2025-08 Bartram Grove PUD**

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

BACKGROUND INFORMATION:

Request for a Major Modification to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum 90 single family dwelling units, 90 multifamily dwelling units for an overall maximum 180 dwelling units, and a maximum 50,000 square feet of commercial and office uses. 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 MAJMOD 2025-08 Bartram Grove PUD, based upon six (6) Findings of Fact, as provided in the Staff Report.
DENY: Motion to deny MAJMOD 2025-08 Bartram Grove PUD, based upon seven (7) Findings of Fact, as provided in the Staff Report.

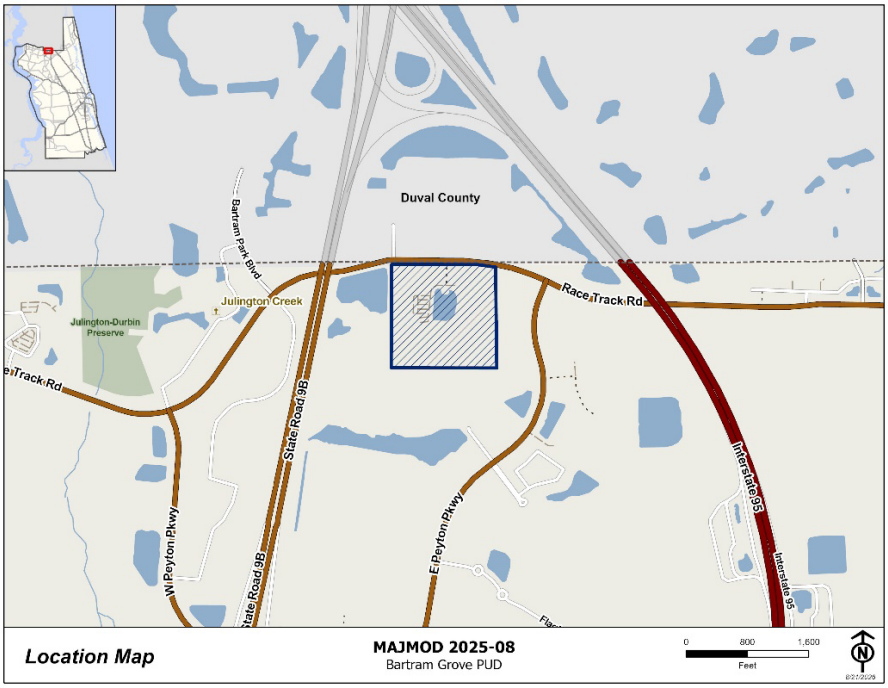
For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: Brad Bradley 10/19/2026**

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2025-08 Bartram Grove PUD

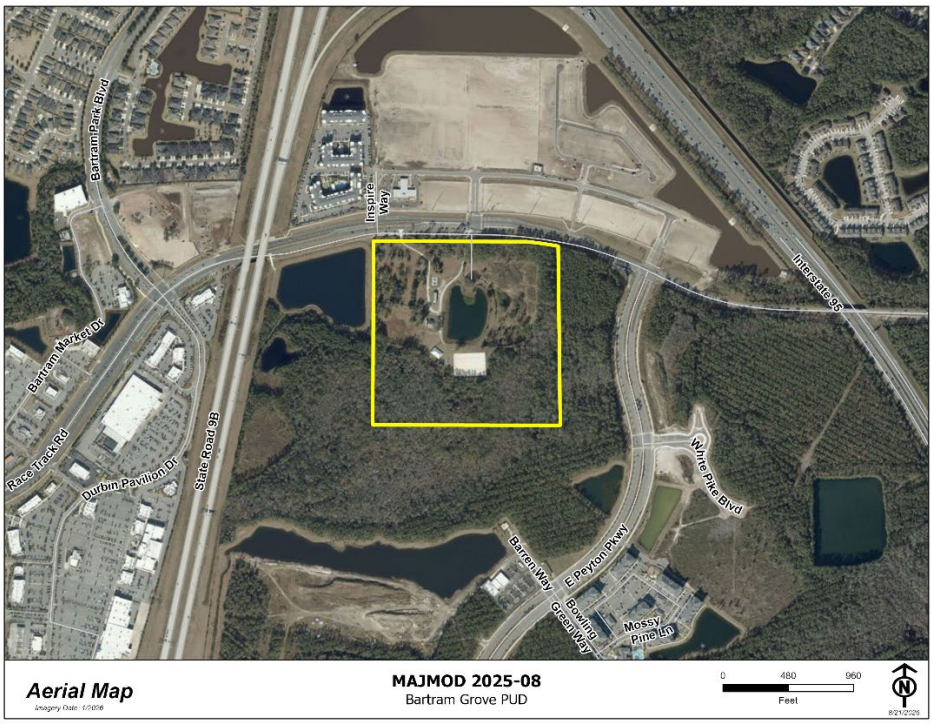
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Justin Kelly, MPA, CNU-A, Principal Planner
Date:	October 13, 2026
Subject:	**MAJMOD 2025-08 Bartram Grove PUD**, a request for a Major Modification to the to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum 90 single family dwelling units, 90 multifamily dwelling units, and a maximum 50,000 square feet of commercial and office uses. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. A motion recommending 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:	St. 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

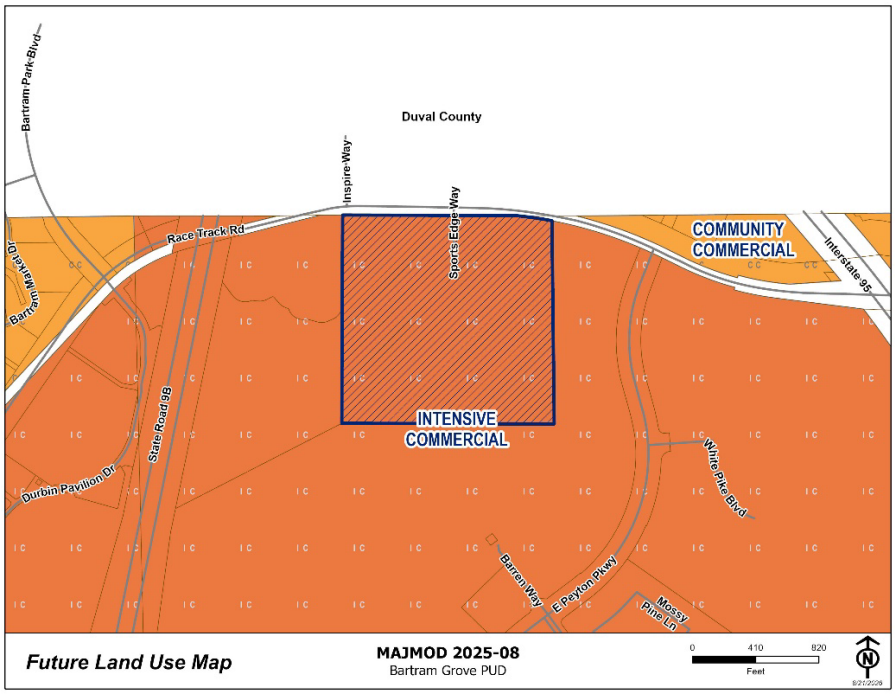
Location: The subject property is located on the south side of Race Track Road between State Road 9B and E. Peyton Parkway. Interstate 95 is located further east.



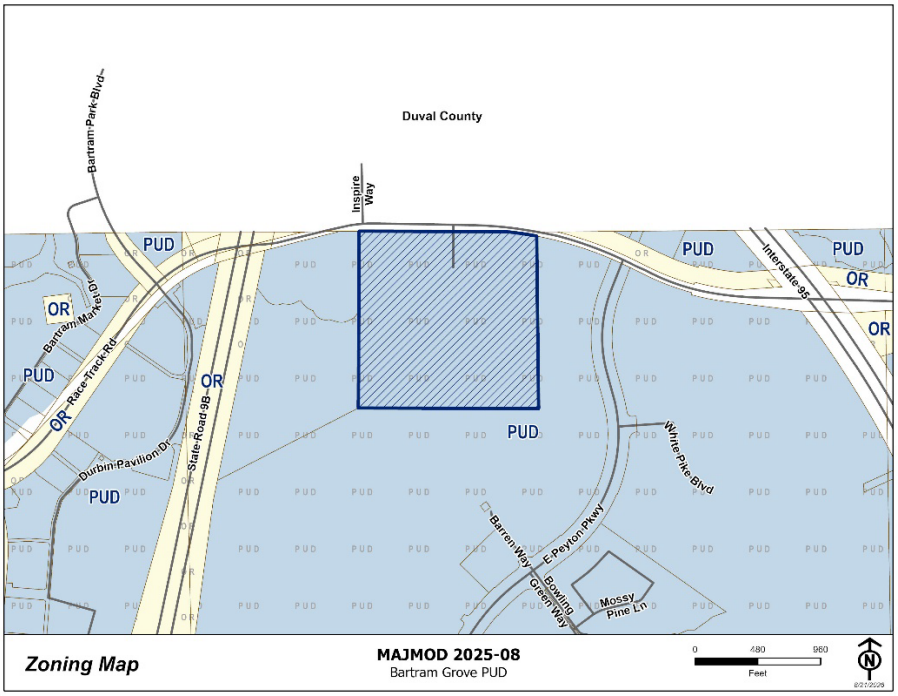
Aerial Imagery: The subject property is approximately 42.3 acres in size. The site is currently developed as an outdoor commercial recreation facility. The Durbin Park and Bartram Park commercial nodes are located to the west at the intersection of Bartram Park Boulevard and Race Track Road. Lands to 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.



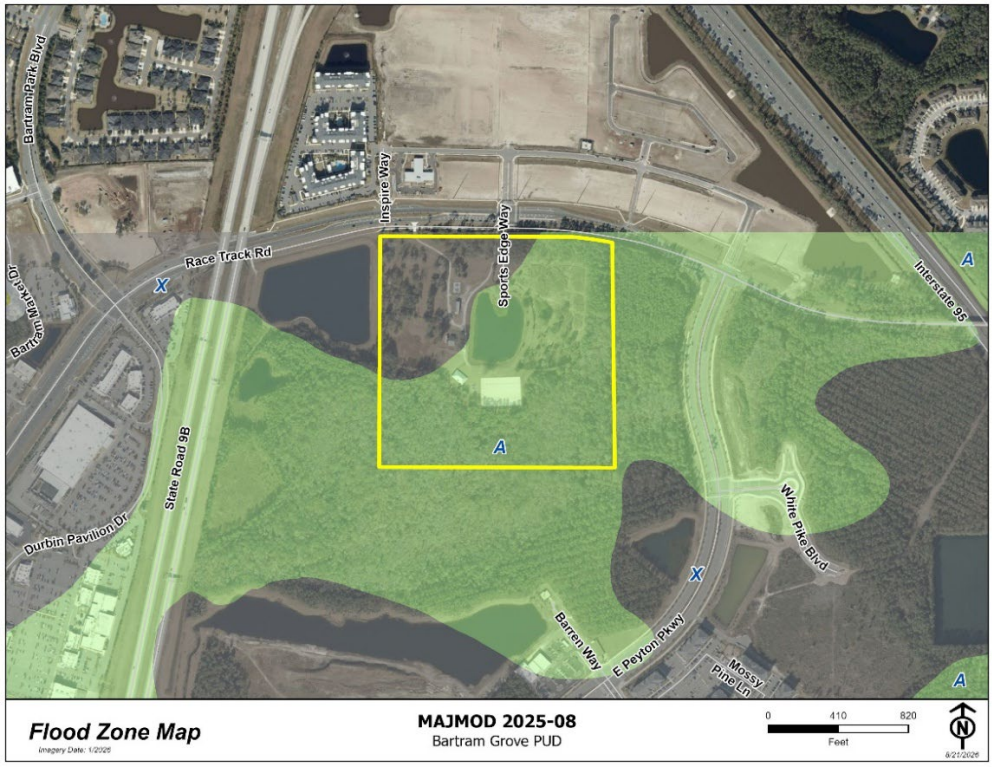
Future Land Use: The subject property and adjoining lands are designated Intensive Commercial (IC) on the Future Land Use Map. The subject property has a recorded site-specific text amendment (ORD. 2017-14) limiting intensity to 175,000 square feet of recreational uses and 125,000 square feet of commercial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



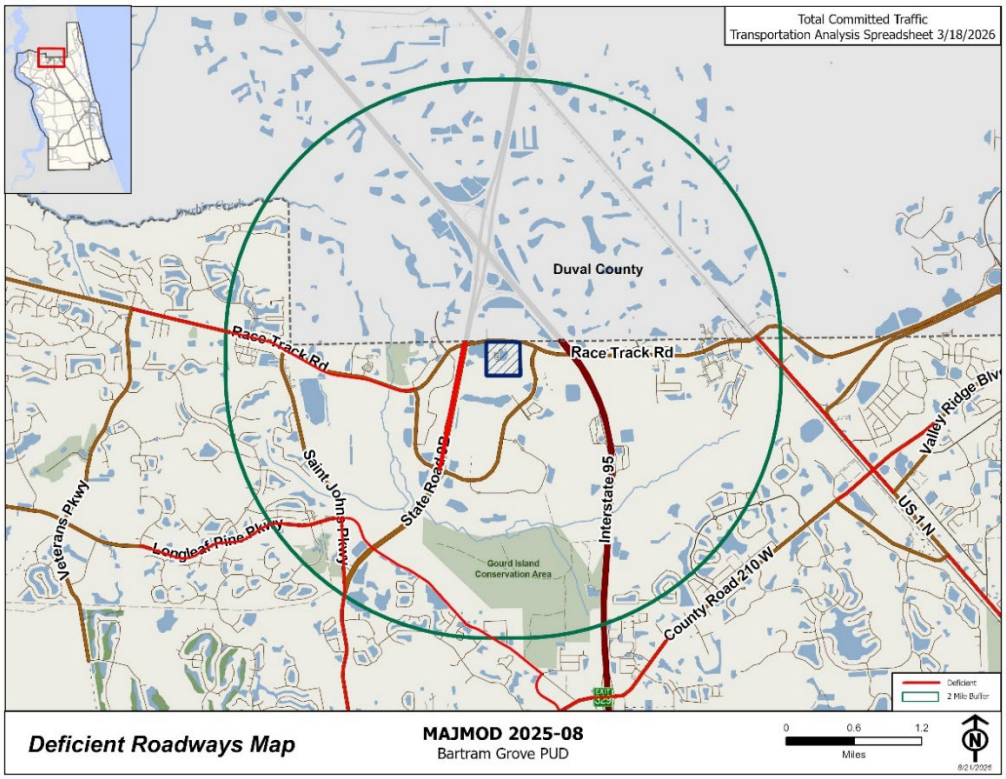
Zoning District: The subject property is currently zoned as a part of the Project Family Planned Unit Development (PUD) per Ordinance 2017-15. Adjoining properties are zoned as a part of the Durbin Park PUD.



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



Deficient Roadways Map: There are several deficient roadway segments within a two (2) mile radius; however, the subject property is proposed to be incorporated into the existing Bartram Park DRI via a companion DRI modification (DRI MOD 2025-02) utilizing existing entitlement trips that have been mitigated through the DRI.



APPLICATION SUMMARY

This is a request to modify the Project Family PUD in order to allow for a mixed-use development that proposes a maximum 180 dwelling units and 50,000 square feet of commercial and office uses. The proposed plan of development would allow a maximum 90 single-family homes and 90 multifamily homes. Commercial/Office use would be permitted on an approximately 3.78 acre portion of the property that fronts Race Track Road. The request would also rename the project to the "Bartram Grove PUD". The current Project Family PUD allows a maximum 175, 000 square feet of indoor recreation uses and 125,000 square feet of neighborhood/general commercial uses. The subject property is proposed to be incorporated into the existing Bartram Park DRI via a companion DRI modification (DRI MOD 2025-02) and utilize existing entitlement trips that have been mitigated through the DRI.

Proposed Master Development Plan (MDP) Map:

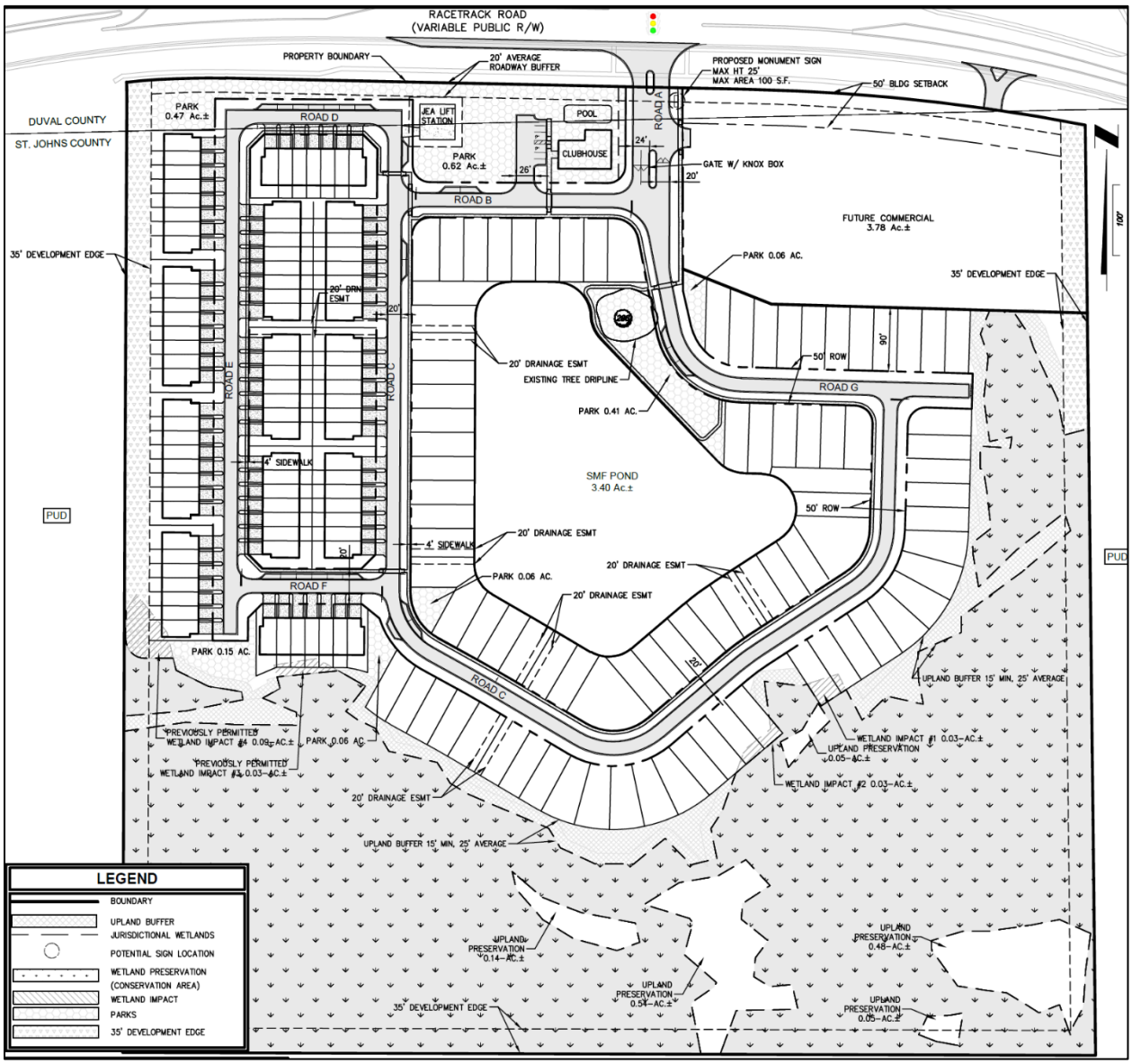


Table 1: Proposed Development Standards			
Use Type	**Single Family**	**Multifamily**	**Commercial**
Maximum Lot Coverage by All Buildings	70%	70%	70%
Maximum Impervious Surface	75%	75%	75%
Maximum Building Height	35'	35'	45'
Building Setbacks	Front: 20' (15' non-garage portions) Side: 5' Rear: 5'	Front: 20' (15' non-garage portions) Side: 5' (0' interior/common wall) (10' Corner Lots) Rear: 5' 50' from Race Track Road	Front: 20' Side: 10' Rear: 10'
Minimum Lot Area	1,400 SF	1,400 SF	NA
Minimum Lot Width	20'	20'	NA
Park/Recreation Areas	2.2 acres (2.16 acres required)		
Minimum Open Space	15+/- acres (10.6 acres required)		
Buffers/Northwest Sector Edges	10' PUD perimeter buffer (inclusive) 35' Development Edge Buffer 25' Averaged Upland Buffer 20' Averaged/15' Minimum ROW Buffer per COJ Zoning Code along Race Track Road in lieu of 30' Scenic Edge per SJC LDC		
Phasing	One (1) ten (10) year phase, commencing within three (3) years of approval of this Major Modification, with construction completed within ten (10) years of commencement. Commencement is defined as submittal of an application for any portion of the project.		

REQUESTED WAIVERS

The applicant is requesting nine (9) waivers to the design requirements prescribed within the Land Development Code. The Planning and Zoning Agency will make a recommendation on the approval to the Board of County Commissioners, which will make a final decision on the requested waivers.

1) **Section 5.03.03.F:** The Applicant seeks a waiver from providing a Unified Sign Plan (USP) and is seeking a waiver from the height restriction to allow the Main Entrance monument signage height to be 25 feet with 100 SF of Advertising Display Area (ADA) along Race Track Road. The applicant asserts that this area of Race Track Road is adjacent to and surrounded by an Urban Service Area and Intensive Commercial development. The Applicant believes the functionality of the project will be better served by the signage provisions of Section 7.00.00 with the increased height for the monument sign.

2) **Section 2.02.04.B.5; 2.02.04.C.3 and 6.01.03.H**: The applicant seeks a waiver to reduce the setback to three (3) feet from property lines for mechanical equipment such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, and servicing and housing for such equipment in lieu of five (5) feet. The applicant asserts that the waiver is justified in order to allow more compact neighborhood development patterns per traditional neighborhood design principles and to protect natural resource on the Property.

3) **Section 5.03.02.G.2:** The applicant is seeking a waiver from the requirement to provide a detailed site plan. This applicant states that this waiver is specific for the commercial parcel and is necessary until end users are identified and detailed design plans are prepared. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of commercial development. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases of commercial use prior to construction plan approval.

4) **Sections 5.03.03.B.1.b and 6.03.01**: The applicant is seeking a waiver to allow Side Yard setbacks to be measured from thirty (30) inches above grade and to permit eave projections into the Side Yard setback. Under the proposed standard, each residential lot shall maintain a minimum five (5) foot Side Yard setback with a minimum ten (10) foot structure-to-structure separation, both measured from outer wall to outer wall at thirty (30) inches above grade. Eaves may project into the side yard setback beyond the outer wall, reducing the clearance between eave projections to less than ten (10) feet. To mitigate the fire risk associated with reduced eave-to-eave clearance, all homes shall be equipped with a fire protection system designed and installed in accordance with NFPA 13, or alternatively, the required fire hydrants shall be capable of providing an additional five hundred (500) gallons per minute of flow for two (2) hours, in addition to the fire flow required by NFPA 1, Chapter 18.

5) **Sections 6.04.07.D, 6.04.07.H.5, and H.04.07.H.4**: The applicant seeks a waiver to allow multi-use paths and sidewalks to meander inside and outside of the right-of-way. The applicant contends that this waiver will allow a more visually pleasing, undulating route for pedestrians and could potentially save trees.

6) **Sections 6.05.02.A and D**: The applicant seeks a waiver to allow on-street parking for guest spaces to serve the townhomes. The applicant asserts that on-street parking provides for the more efficient use of space, reduction in paved surfaces, and will allow a more pedestrian-friendly community.

7) **Section 6.01.03.E.3:** The applicant seeks a waiver to allow a reduced Front Yard setback for Corner Lots and Through Lots. The reduction shall allow a ten (10)-foot setback on the street side of the lots where the driveway is not present. The reduced setback will narrow the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods and provides a more pedestrian friendly neighborhood.

8) **Section 5.03.03.B.c:** The Applicant seeks a waiver to allow for the face of a garage to be set back a minimum twenty-five (25) feet from the edge of any sidewalk. Where a sidewalk is present, the applicant proposes a minimum twenty (20) foot Front Yard setback measured from the back of sidewalk to the face of the garage and/or the length of the driveway. Where no sidewalk is present, a twenty (20) foot Front Yard setback measured from the right-of-way to the face of the garage shall apply. The applicant contends that a twenty (20) foot driveway is sufficient to accommodate a standard parked vehicle clear of the travel lane where no sidewalk exists, measuring the same twenty (20) feet from the back of sidewalk rather than the edge accomplishes the same intent by ensuring the parked vehicle does not encroach upon the sidewalk or travel lane. A fifteen (15) foot front yard setback shall apply to non-garage portions of the structure, consistent with the Code. Secondary Front Yards for Corner Lots and Through Lots shall have a front setback of ten (10) feet.

9) **Sections 6.06.03.C and D:** the applicant seeks a waiver to modify the landscape planting requirements for areas internal to the commercial parcel. The landscape planting requirements will be provided around the boundary of the commercial parcel and within the scenic edge Race Track Road. This waiver specifically seeks to modify the requirement for a continuous hedge of three (3) foot height within the landscape

buffers adjacent to vehicular use areas and commercial parcel boundaries internal to the commercial parcel. The applicant asserts that the elimination of the hedge requirement will encourage joint use parking and pedestrian interconnectivity between adjacent parcels and compatible land uses.

APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;

2. The changes will result in an increase in Structure height;

3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.

4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;

5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);

6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;

7. The changes will result in an increase in traffic generation by more than five percent (5%);

8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and

9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

10. The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden of demonstrating that the proposed rezoning is (a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and (b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.
The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Technical Division Review: Technical staff have reviewed the application and have no pending comments. If approved, a complete engineering review will be completed upon submittal of subdivision construction plans. This would include, but is not limited to, connection to Onda Lane, stormwater management permitting, and roadway standards in compliance with the LDC. All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review

Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

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

ISO applies the following classification to properties in St Johns County:

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

Based on this project submitted, Parcel 072152-0006, as well as the current primary fire station location at 220 Pine Island Road and creditable water supply, ISO would assign a rating of Class 3.

Environmental Division Review: Environmental staff have concerns regarding waiver requests to LDC 4.01.05.F.1.b.(6) which sets forth that "A minimum of forty tree inches per acre shall exist after completion of construction." Waivers outlined in T.7 and T.8 requesting reduced setbacks, if approved, will establish constraints that may prevent reasonable efforts at compliance with code. Environmental staff notes that if this request were to be approved, the applicant has expressed a willingness to address these concerns in future design phases as construction plans are submitted.

Concurrency/Transportation Planning Review: The subject property is proposed to be incorporated into the existing Bartram Park DRI and utilize existing entitlement trips that has 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: The subject property is currently zoned as a part of the Project Family PUD approved in 2017 (ORD. 2017-15) allowing a maximum 175,000 SF of indoor recreational uses and a maximum 125,00 SF of neighborhood/general commercial uses. 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.

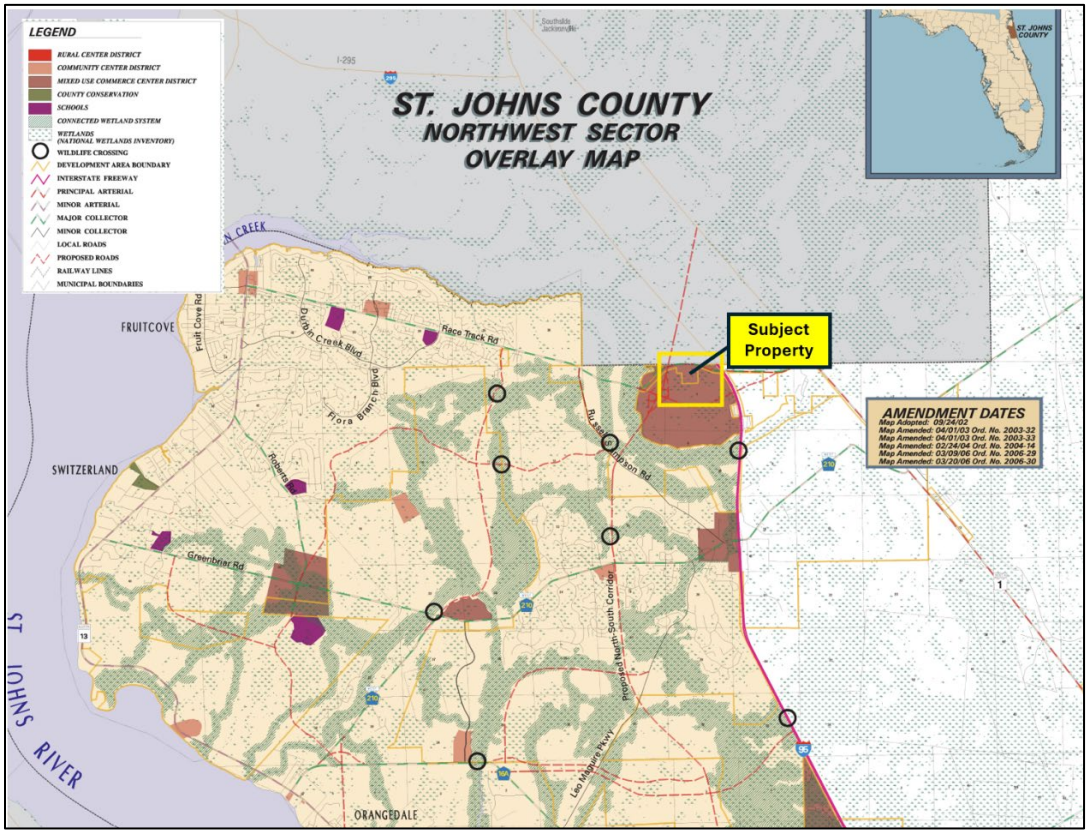
This request proposes modifying that PUD to a mixed use development that would allow a maximum 180 residential dwelling residential dwelling units (90 SF and 90 MF units) and a maximum 50,000 square feet of commercial/office uses. Proposed density is 6.4 DUs per net/buildable acre, which is below the permitted maximum of 13 DUs per acre in the proposed Mixed Use District FLUM. The applicant has indicated within Section E of the provided MDP Text that the property owner wishes to retain the right to develop the commercial portion of the project pursuant to the Live Local Act, Section 125.01055(7) Florida Statutes. This law stipulates that jurisdictions must authorize high density multifamily uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units are at or below 120% AMI for a period of at least 30 years, subject to compliance with all other non-preempted land development regulations. This provision includes Planned Unit Development (PUD) zoning districts.

Lands to the west are designated stormwater retention and wetland conservation areas of the Durbin Park Phase 1A PUD (ORD. 2018-57, as amended). Lands to the south and east are the designated wetland conservation area of the Durbin Park PUD (ORD. 2020-20, as amended), with designated mixed use areas of this PUD located along Race Track Road and further south. Lands north of the subject property, across Race Track Road, are portions of the Bartram Park PUD that are located within the City of Jacksonville jurisdiction.

Review by staff found that the subject property is located within the Northwest Sector Planning Overlay in an area of the County that has been rapidly developing over the past few years. The submitted plan of development will adhere to the requirements of the Northwest Sector Overlay prescribed within Objective A.2.1. of the Comprehensive Plan; however, the applicant asserts that that since the subject property's northern boundary abuts the Duval County line, a right-of-way buffer, as required by the City of Jacksonville (COJ) Zoning Code, Section 656.1222 will be provided in lieu of a Scenic Edge along Race Track Road. Per Section N of the provided MDP Text, the right-of-way buffer will be an average 20 feet in width with a minimum 15 feet. This right-of-way buffer should remain natural but does not exclude any necessary clearing of understory/secondary vegetation.

Pursuant to Policy A.2.1.4(a) of the Comprehensive Plan, Scenic Edges shall be provided to preserve the rural character and preserve and enhance scenic view sheds within the sector. The primary purpose of Scenic Edges is to screen development within St. Johns County and be designed in a way that creates a natural edge between development and the roadway through the use of existing natural vegetation and enhancement. Scenic Edges shall be provided along all existing arterial and major collector roads depicted on the Northwest Sector Overlay Map and shall provide for an average 75 feet in width (30 foot minimum) located outside the right-of-way. Within any commercial component of a PUD the Scenic Edge is allowed a reduction down to 30 feet if meeting enhanced performance standards for landscaping. Staff notes that all portions of Race Track Road are depicted on the Northwest Sector Overlay Map (see below). This policy further provides that deviations to the required standards of the Scenic Edge are permitted via a waiver request as part of this type of application. Should the request to allow for a COJ right-of-way buffer in lieu of a Scenic Edge be supported by the Planning and Zoning Agency and/or Board of County Commissioners, a waiver should be added to the submitted MDP Text to account for this deviation to the required Scenic Edge.

Figure 1: Northwest Sector Overlay Map



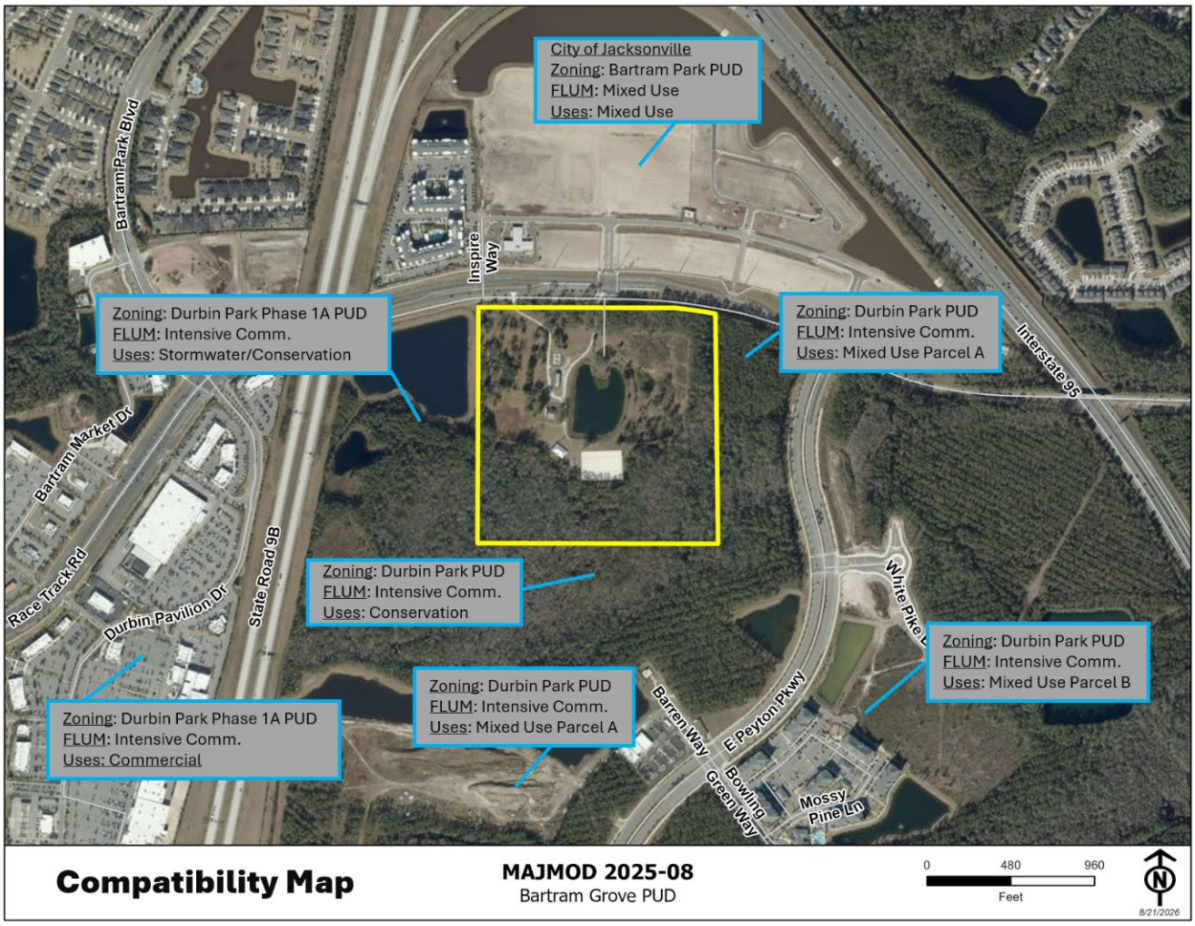
The MDP Map included with this request provides for the requirements of Section 5.03.02.G.2 of the LDC. As proposed, 2.16 acres of recreation will be required for 180 dwelling units. The applicant proposes a minimum of 2.2 acres of recreational space, which includes a proposed clubhouse and pool area. Additionally, the proposed development will meet the required 25% Open Space provision prescribed per LDC, Section 5.03.03. Overall, the proposed modification appears to be consistent with the existing development pattern of the surrounding area, which is comprised largely of a mix of residential and commercial uses.

Figures 2 and 3 (below) provide a compatibility analysis of the surrounding area, demonstrating current uses and approved entitlements for nearby PUDs.

Figure 2: Compatibility Table

Criteria	Subject Property (Proposed)	North (Across Race Track Road)	South	East	West
FLUM	Mixed Use District	COJ	Intensive Commercial	Intensive Commercial	Intensive Commercial
Zoning	PUD	PUD	PUD	PUD	PUD
Use	Mixed Use	Mixed Use	Wetland Conservation	Wetland Conservation/ Mixed Use	Wetland Conservation/ Stormwater Retention

Figure 3: Compatibility 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 the 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. The 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 the companion Small-Scale Comprehensive Plan Amendment [CPA(SS) 2025-07] Staff Report.

FINDINGS/ACTION

Staff offer six (6) findings of fact to support a motion to approve or seven (7) findings of fact to deny this request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

Findings of Fact MAJMOD 2025-08 Bartram Grove PUD	
APPROVE	**DENY**
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Bartram Grove PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Bartram Grove PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	**3.** The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Bartram Grove PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	**4.** The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Bartram Grove PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Bartram Grove PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	**6.** The request is not consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PROJECT FAMILY PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2017-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated June 13, 2025, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2025-08 Bartram Grove PUD**, for an amendment to the Project Family PUD, Ordinance Number 2017-15, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Project Family PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2017-15, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Project Family PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.

2. As modified, the Project Family PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Project Family PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Project Family PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the Project Family PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Project Family PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2017-15, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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

SECTION 6. That the terms of this modification to the Project Family PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcels 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 O.R. Book 5264, page 374, 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 O.R. Book 2190, Page 1620, of the Public Records of said St. Johns County; thence South 00°36'20 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°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 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 O.R. Book 2437, Page 408, of the Public Records of said St. Johns County; thence North 00°16'04" East along last said line, 527.46 feet to the Point of Beginning.

EXHIBIT "B"

MASTER DEVELOPMENT PLAN TEXT

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

This application requests a Major Modification to the Project Family Planned Unit Development, approved as St. Johns County Ordinance No. 2017-15. The proposed changes include:

1. Renaming the project as the Bartram Grove Planned Unit Development ("**PUD**");
2. Continuing the mixed-use project, but including a maximum of 90 multi-family units (townhomes), a maximum of 90 single family detached homes and a maximum of 50,000 square feet of commercial and office uses, in lieu of the previously approved maximum 175,000 square feet of indoor recreation space and maximum 125,000 square feet of neighborhood and general commercial uses;
3. A companion DRI Modification adds the subject property to the Bartram Park DRI, spreads the remaining residential rights (11 units) to the property and converts additional non-residential commercial and office entitlement to residential units; and
4. Modifying the Master Development Plan Map (the "**MDP**"), which is attached as **Exhibit "C"**, for the PUD to include the proposed development plan.

The property subject to this Major Modification application (the "**Property**") contains approximately 42.3 acres fronting Race Track Road, west of Interstate 95 and east of State

Road 9B. A legal description of the Property is attached hereto as **Exhibit "A**".

The applicant for this PUD Major Modification is Winslow Farms, Ltd. (the "**Applicant**"), which is the owner and developer of the Bartram Park Development of Regional Impact ("**DRI**"), a development order for which was originally approved as St. Johns County Resolution No. 2000-139 and was most recently modified by Resolution No. 2019-166 (collectively, the "**Development Order**"). The Applicant has filed concurrent applications to (i) add the Property into the boundaries of the Bartram Park DRI, which has remaining development rights and transportation trips; and (ii) amend the Comprehensive Plan Amendment text policy for the Property approved as St. Johns County Ordinance No. 2017-14 (the "**CPA Text Policy**"). The Applicant has completed construction of the widening of Race Track Road from two (2) lanes to four (4) lanes adjacent to the Property as part of the transportation mitigation for the Bartram Park DRI.

The Property has a future land use designation of Intensive Commercial. A companion future land use map change is proposed to Mixed Use District. Future land use designations of surrounding properties include Intensive Commercial to the east, west and south, with land to the north designated as Multi-Use lying in Duval County.

- It is anticipated that the design, character and architectural style of the proposed development will result in a unified, cohesive and compatible plan of development in that it will:
- Provide an environment of stable character, which is compatible with the surrounding area and compliments existing residential, commercial and business opportunities in the area.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Code (the "**LDC**" or the "**Code**").

B. The total number of acres included within the Project as requested in the application.

The Property includes approximately 42.3 acres. A portion of the property is within Duval County.

C. The total number of Wetland acres included within the Project as requested in the application.

The total number of wetland acres within the Property is approximately 14.19 acres.

D. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of the Land Development Code.

The area proposed for development is comprised of approximately 28.2 acres of uplands. There will be approximately 0.18 acres of wetland impacts and approximately 14.1 acres of preserved wetlands. The MDP Map depicting upland and wetland areas within the Property is attached as **Exhibit "C"**.

E. The total number of residential Dwelling Units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

The proposed residential development includes up to 90 single family detached homes and up to 90 townhomes for a density of 6.4 dwelling units per net acre. The projected population is 439 based on 2.44 persons per household and the student age population is 85 based on the student generation rates for the Beachside Concurrency Service Area. The PUD shall retain the right to develop the subject property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, allowing high density multi-family apartments, subject to administrative approval. Development shall be pursuant to applicable state, regional and local land development regulations in effect at

time of permitting.

F. The total square footage and intensity of non-residential Development.

The Property will include a maximum of 50,000 square feet of commercial and office space on approximately 3.78 acres. Permitted uses within the Property shall include all permitted uses and special uses allowed by right within each of the Neighborhood Business and Commercial; General Business and Commercial; High Intensity Commercial; Highway Commercial; Cultural/Institutional; Office and Professional; Neighborhood Public Service; General Public Service; Regional Business and Commercial; Regional Cultural and Entertainment; and Mixed Use – Intensive Commercial categories, as these terms are defined in LDC Part 2.02.00. The foregoing notwithstanding, the following uses are strictly prohibited: funeral homes and mortuaries or crematoriums, psychics, psychiatric care and treatment facilities, and alcohol rehabilitation centers.

Where any special use is allowable in the categories indicated above, but is not allowable by right (as indicated in LDC Table 2.03.01 and subject to the limitations of the St. Johns County Comprehensive Plan), the Applicant shall comply with applicable requirements of LDC Part 2.03.00, as it may be amended from time to time.

Additional permitted uses shall include sales and service of alcoholic beverages, including both greater than and less than 14 percent by weight for both on-premise and off-premise consumption, and any package store will comply with applicable provisions of LDC Section 2.03.02.

Development of the non-residential portion of the Property shall not exceed 75 percent impervious surface ratio and 70 percent floor area ratio.

G. The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of the residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project, including the sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.

1. Residential Criteria

a. Multi-Family Setbacks - The minimum building setbacks are as follows:

1. A minimum of 50 feet from the right-of-way of Race Track Road.

2. Lot setbacks are as follows:

Front Yard: Minimum 20 feet, measured from the face of the garage to the right-of-way; where a sidewalk is provided on the same side of the road as the garage entry the twenty (20) foot setback shall be measured from the back of sidewalk to the face of the garage. Non-garage portions of the building may have a minimum setback of 15 feet.

Rear yard: Minimum 5 feet.

Side Yard:

a. Exterior Units - Minimum 5 feet from property lines for end units not adjacent to another Townhome Building,
b. Interior/Common Wall - 0 feet for interior lots with common wall lines.
c. Corner Lots (Side Street Setbacks) – 10 feet minimum from property lines.

3. Setbacks shall be measured from the outer foundation wall of each structure, 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls separating the townhomes shall have the fire resistance rating required by the Florida Building Code.

b. Single Family Setbacks – The minimum building setbacks are as follows:

1. Front Yard: Minimum 20 feet, measured from face of the garage to the right-of-way; where a sidewalk is provided on the same side of the road as the garage entry the twenty (20) foot setback shall be measured from the back of sidewalk to the face of the garage. Non-garage portions of the building may have a minimum setback of fifteen (15) feet.
2. Rear Yard: Minimum 5 feet.
3. Side Yard: Minimum 5 feet.
4. Setbacks shall be measured from the outer foundation wall of each structure, 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls separating the townhomes shall have the fire resistance rating required by the Florida Building Code.

c. Building height: 35 feet in height.

d. Minimum lot size: 1,400 square feet

e. Minimum lot width: 20 feet.

f. Maximum impervious surface ratio: 75 percent of the overall Property.

g. Maximum lot coverage by buildings: 70 percent of the overall Property.

h. Density. 6.4 units per acre (180 units on approximately 28.1 acres).

i. Parking:

i. Townhome units will have two (2) parking spaces per unit.
ii. Each end unit (Townhomes) will have a two (2) car garage and driveway parking.
iii. Interior Townhome units will have a one (1) car garage and driveway parking.
iv. The townhome area shall also include one (1) guest parking space for each four (4) dwelling units.

v. Single family homes shall have two (2) parking spaces per unit, which may be achieved with the garage and driveway parking.

2. Commercial/Office Criteria

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: Minimum 20 feet

Rear Yard: Minimum 10 feet

Side Yard: Minimum 10 feet

2. All structures shall have a minimum separation of ten (10) feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.

3. A minimum eight (8)-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

b. Building height: Buildings shall not exceed 45 feet in height. Buildings exceeding 35 feet in height shall be protected with automatic fire sprinkler systems in accordance with the latest edition by the Florida fire Prevention Code and NFPA 13.

c. Maximum impervious surface ratio: 75 percent.

d. Maximum floor area ratio: 70 percent.

e. Parking: Parking shall be provided in accordance with the land development code. Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential area of the PUD, will be an allowable use for out-parcels with the Property.

3. Signage

Signage may be provided as one double-sided sign or two single sided signs. The double-sided sign may be placed within the median of the access driveway. Signs shall be placed to not obstruct sight triangles. The commercial parcel shall be permitted separate signage from the residential portion of the property.

a. Non-residential Signage:

1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00, allowing for a maximum height of twenty-five feet (25') and a sign area of one hundred square feet (100 sf). Non-residential signage shall be separate from residential signage.

2. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.

3. Temporary "for sale and "for lease" information signs, and construction and/or advertising signs shall be allowed as on-site temporary signs, pursuant to applicable provisions of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2)-sided with each face limited to 32 square feet.

4. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas, etc. Such signs will be a maximum of three (3) square feet in size.

b. Residential Signage

1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00.

2. In accordance with applicable provisions of LDC Part 7.06.00, the Project will be allowed one (1) identification sign erected at the main entrance along Race Track Road. Each identification sign may be either two (2)-sided and located in a median, or one (1)-sided and located on each side of the applicable entry road. Such signage shall not exceed 32 square feet of advertising display area and 15 feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. The Applicant may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.

3. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2)-sided with each face limited to six (6) square feet.

4. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.

4. Lighting Project lighting will comply with the provisions of LDC Section 5.03.06.H.6 and Part 6.09.00.

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

The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer, fire protection and solid waste collection as follows:

1. Vehicular Access: There will be two (2) accesses into the Property from Racetrack Road, in the general locations shown on the MDP Map, **Exhibit "C**". At the easternmost entrance of the project, the access is a right-in, right-out only; at the westernmost entrance to the project, a full median opening access is planned. Site access improvements will be provided at each entrance as required by applicable Code provisions. Based on the amount of proposed development, (i) left and right turn lanes will be required at the main entrance to the

project. The configuration of the existing wetlands to the south and east, and an existing stormwater pond to the west preclude any current opportunities for interconnectivity. In addition, the adjacent parcel to the east has direct access to East Peyton Parkway

The widening of Race Track Road from two (2) lanes to four (4) lanes from just east of Bartram Park Boulevard to just east of East Peyton Parkway (the "**Race Track Road Widening**") has been completed. A new, fully operational signal exists at the project entrance; modification will be required to complete the design of the southern leg.

1. Internal Access: All internal roadways will be constructed as generally depicted on the MDP Map, **Exhibit "C**", in accordance with applicable Code provisions in effect at the time of permitting. The neighborhood internal roadways will remain privately-owned and maintained by a homeowner's association. The internal roadway right of way will have a minimum 50-foot width; pavement shall be a minimum 20 feet in width, subject to review and approval of St. Johns County.

2. Pedestrian Access: Minimum four-foot (4')sidewalks will be provided on one side of the local streets within the Property, in the locations depicted on the MDP Map, **Exhibit "C**". All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction ("**FACBC**") and Americans with Disability Act Accessibility Guidelines ("**ADAAG**") established by Florida law and 28 CFR Part 36.

3. Recreation: The project will have 439 residents (180 units x 2.44 persons per unit) and should provide 2.2 acres of community and neighborhood parks. The Applicant proposes to provide 2.2 acres of recreational area, of which 60 percent will be in the form of community parks. The active recreational facilities may contain features including but not limited to playgrounds, a clubhouse, swimming pool, cabana, multi-purpose fields and other facilities, in the locations depicted on the MDP Map. The remaining 40 percent will be in the form of neighborhood parks and passive recreation. Additionally, the Applicant may provide benches and walking trails in the parks adjacent to the central lake area to tie into the project's internal sidewalk system and may install a fountain within the lake to create an additional passive recreation opportunity, as well as an attractive gathering place.

4. Open Space: The Applicant will set-aside approximately 15± acres for open space,

in excess of the requirements of the LDC Section 5.03.03.A.1, which requires a minimum of 25 percent (42.3 x .25 = 10.6 acres) of the development area be set-aside as open space. The open space is comprised of wetland preservation, upland buffers, development edges, upland preservation, and scenic edges. Additionally, pursuant to LDC Section 5.03.03.A.3, five (5) percent of the approximately 42.3 acres (approximately 42.3 acres x .05 = approximately 2.1 acres) will be set aside as upland natural vegetation area, as indicated on the MDP Map.

5. Drainage: Stormwater will be treated on site within the retention and detention areas. All drainage structures and facilities will be designed and constructed in compliance with applicable provisions of the Code in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by a property owners association. The project will design wet detention/retention ponds with surface areas greater than 0.5 acre to utilize stormwater runoff for irrigating all areas of the infrastructure landscaping. Native trees and grasses will be planted on portions of the pond banks.

6. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be provided by JEA. The Applicant will install such lines in grassed rights-of-way. All private lines will be serviced via master meters. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the center line of pipeline to the center line of the trees. Electricity will be provided by Florida Power and Light. A Utility Availability Letter was provided with this Major Modification application.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Dumpster screening will be consistent with LDC Section 6.06.04.B.8.

8. Fire. Protection: Fire protection will be provided in accordance with LDC Section 6.03.00 and the Florida Fire Prevention Code.

I. The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.

The anticipated water and wastewater use for the project is estimated to be 54,000 gallons per day. A copy of the Utility Availability Letter was included with this Major Modification application.

Irrigation will be consistent with applicable requirements of LDC Section 6.06.02.E.3.

All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by JEA to minimize impact to the existing infrastructure or to the existing level of service. Water and/or Sewer lines that are to be dedicated to JEA for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD and/or JEA.

J. The type of underlying soils and its suitability for Development of the proposed Project.

Based on the soil survey of St. Johns County, Florida, the following soils are present on the Property: Pottsburg 40 and Wesconnett 30.

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

Six (6) types of land use and cover classifications were identified in the Environmental Site Assessment by Carter Environmental Services, Inc. (the "**Environmental Report**") dated August 7, 2025 for the Property: 213 - Unimproved/Woodlawn Pasture; 260 - Other Open Land/Rural Structures; 414 -Pine-Mesic Oak; 7432 - Upland Spoil Berms; 7422 - Upland Borrow-Pit area; and 617 - Mixed Wetland Hardwoods.

L. The type and extent of any Significant Natural Communities Habitat as defined by this

Code. Listed Species information including locations, densities and extent of habitat.

According to the Environmental Report, there is no Significant Natural Communities Habitat on the Property, and no listed species were observed.

M. Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.

An archeological assessment for the Property was filed with St. Johns County by Heritage Services, Inc. The report, which found no archeologically significant materials on the site, is in the application package for Ordinance No. 2017-15 for the Property.

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

The Applicant shall provide a ten foot (10') perimeter buffer with screening, as required by LDC Section 5.03.03.A.4, along the boundaries of the Property; the perimeter buffer may be incorporated within development edges or roadway buffers as required. Fencing, consistent with applicable Code provisions and St. Johns County Comprehensive Plan Policy A.2.1.9 (which provides the use of fencing, walls and similar privacy fencing around the perimeter (within the Northwest Sector edges) shall also provide natural vegetation along the outside consistent with the landscape requirements) may be constructed within the ten (10)-foot perimeter buffer; fencing may be provided up to ten feet (10') in height along the Bartram Grove perimeter; individual homeowner fencing shall be provided in accordance with the land development code, providing for a height up to six feet. An averaged 25-foot natural vegetative upland buffer is provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B; the upland buffer shall have a minimum width of fifteen feet (15'). A 35-foot Development Edge as required by LDC Section 6.06.02.H will be provided on the west, south and east perimeters of the Property. Right-

of-Way buffers as required by the City of Jacksonville Zoning Code Section 656.1222 shall be required in lieu of scenic edges along Race Track Road due to the property frontage within the City of Jacksonville. The right-of-way buffer shall be an average twenty feet (20') wide, minimum fifteen feet (15') and shall be natural – this does not preclude the clearing of understory/secondary vegetation. Pursuant to the Jacksonville Zoning Code, conservation areas, amenity areas, and aesthetically designed stormwater areas shall not be subject to the buffer requirement.

The specimen tree evaluation and health assessment letter prepared by Carter Environmental is included as supplemental information with this application package. One water oak north of the pond is a specimen.

O. PUD's located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The Property is not located within any Article III Special District.

P. The use, location and duration of temporary uses, including Construction trailers, sales units, model homes, and temporary signage related to Construction of the Project.

Temporary signage shall be allowed within the Property and shall comply with applicable provisions of LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location shown on the Construction Plans. Construction trailers may be moved throughout the site as necessary. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than 30 days of approval of the Certificate of Occupancy for the last building.

Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets County Code requirements. Pursuant to LDC Section 2.02.01.B.10, the Applicant will obtain all necessary permits prior to placement of any construction trailers.

Q. The use and location of Accessory Uses for residential and non-residential Structures,

including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.

Standard accessory uses will be allowed within the building areas of the site. Accessory uses and structures will be allowed as per applicable Code provisions, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Swimming pools shall meet the setback requirements in Section G(1) for the applicable yard and use type.

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

(1) the provision of an estimate of Uses to be developed within five (5) to (1O) year phases. The estimated phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or

(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided.

The Bartram Grove PUD will be developed in one (1), ten (10)-year phase. The Applicant shall commence construction of the project within three (3) years of the date on which the St. Johns County Commission approves this Major Modification application and shall complete such construction within ten (10) years of commencement. .

Commencement is defined as submittal of an application for any portion of the project, including MDP Modification or plans for civil review. Completion is defined as the approval of As-Builts for all infrastructure within that Phase. Extensions shall be permitted in accordance with Florida Statutes Chapter 252. The Applicant may request the issuance of a Certificate of Occupancy on a

building-by-building basis; however, each building must provide the minimum required parking, access and amenities, as determined by the County Administrator or his/her designee at the time of the request.

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

The Property is proposed for a Mixed Use District future land use designation in the 2050 St. Johns County Comprehensive Plan, which allows the types of uses and densities/intensities included in this Major Modification application. The overall area and neighborhood are ideally suited to this type of development, and the Property is suitable in character and location for the structure and uses proposed, including close proximity to available public facilities. The Property has access to major roadways and transportation corridors by virtue of its proximity to Race Track Road, East Peyton Parkway, West Peyton Parkway, State Road 9B and U.S. Highway 1, which provide access to additional commercial and residential uses throughout the County.

The Property is within the development area boundary and adjacent to the Bartram Park DRI, to which the Property is being added. The Duval County line and Race Track Road are immediately to the north of the Property. The site design is planned to be compatible with the County's roadway facilities and utility infrastructure improvements in the area. Since the area surrounding the Property is already served by central utilities, the provision of infrastructure and services to the Property will be efficient and cost-effective. The employment of compact development patterns will further ensure the concentration of infrastructure and services and curtails sprawl by allowing additional density in an existing development area rather than into an area without adequate infrastructure. The proposed development demonstrates a sustainable and compatible pattern of growth, complements, balances and supports the surrounding land use pattern, provides diversification of commercial opportunities and promotes and supports the interaction of residential uses to commercial and public uses.

The Applicant believes that the proposed Bartram Grove PUD will be of

benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the Code and the Comprehensive Plan, whereby, it is found that:

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the Code and the 2050 St. Johns County Comprehensive Plan. The Property is proposed as Mixed Use District on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the project is consistent with the St. Johns County Comprehensive Plan.
- The proposed PUD will be a benefit to the future occupants of the Property and to the residents of St. Johns County in that the County will be afforded strict control over development of this project. The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the Code.
- The impact of the PUD on County services and infrastructure will be within all adopted levels of service including traffic concurrency. The PUD's benefits include the provision of additional commercial, office and multi-family and single family residential opportunities that will complement neighboring developments. The PUD will conform to the requirements of LDC Article XI. Construction will commence only after confirmation by St. Johns County in accordance with the standards and procedures of the Code that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued by St. Johns County.
- The conditions stipulated in this application and imposed by this ordinance provide for strict regulation and maintenance of the PUD. When developed in accordance with the

conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

- The project meets all applicable requirements of LDC Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations, specifically in relation to Location (it is located within a Mixed Use District category on the 2050 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities and in conformance with all applicable requirements of LDC Section 5.03.00 Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G). This major modification, in conjunction with the comprehensive plan amendment and DRI modification, support a reduced traffic demand on the local roadway system, increased walkability and interconnectivity with the surrounding area.

Therefore, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

T. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Land Development Code shall be provided to justify the need for such waivers.

(1) The Applicant seeks a variance from Section 5.03.03.F requiring a Unified Sign Plan, and seeks a waiver from the height restriction to allow its Main Entrance monument signage height to be 25 ft. with 100 sq. ft. of advertising display area along Race Track Road. This area of Race Track Road is adjacent to and surrounded by the Urban Service Area recently

approved by the County and surrounded by Intensive Commercial Development in the future. The Applicant believes the functionality of the project will be better served by the signage provisions of Section 7.00.00, with the increased height.

(2) The Applicant seeks a variance from LDC Sections 2.02.04.B.5, 2.02.04.C.3 and 6.01.03H to reduce the setback to three (3) feet from property lines for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, and servicing and housing for such equipment) in lieu of 5 feet. The waiver is justified in order to allow more compact neighborhood development patterns per traditional neighborhood design principles and to protect natural resource on the Property.

(3) The Applicant requests a variance from Section 5.03.02.G.2 of the Land Development Code requiring a detailed site plan. This waiver is specific for the commercial parcel and is necessary until end users are identified and detailed design plans are prepared. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of commercial development. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases of commercial use prior to construction plan approval.

(4) The Applicant seeks a waiver from LDC Sections 5.03.03.B.1.b and 6.03.01 to allow side yard setbacks to be measured from thirty (30) inches above grade and to permit eave projections into the side yard setback. Under the proposed standard, each residential lot shall maintain a minimum five (5)-foot side yard setback with a minimum ten (10)-foot structure-to-structure separation, both measured from outer wall to outer wall at thirty (30) inches above grade. Eaves may project into the side yard setback beyond the outer wall, reducing the clearance between eave projections to less than ten (10) feet. To mitigate the fire risk associated with reduced eave-to-eave clearance, all homes shall be equipped with a fire protection system designed and installed in accordance with NFPA 13, or alternatively, the required fire hydrants shall be capable of providing an additional five hundred (500) gallons per minute of flow for two (2) hours, in addition to the fire flow required by NFPA 1, Chapter 18.

(5) The Applicant seeks a deviation from LDC Sections 6.04.07.D, 6.04.07.H.5, and H.04.07.H.4 to allow multi-use paths and sidewalks to meander inside and outside of the right-of-way. This will allow a more visually pleasing, undulating route for pedestrians and could potentially save trees.

(6) The Applicant seeks a variance from LDC Sections 6.05.02.A and D. to allow on-street parking for guest spaces to serve the townhomes. On-street parking provides for the more efficient use of space, reduction in paved surfaces, and will allow a more pedestrian-friendly community.

(7) The applicant seeks a waiver to Section 6.01.03.E.3 to allow a reduced front setback for corner lots and through lots. The reduction shall allow a ten (10)-foot setback on the street side of the lots where the driveway is not present. The reduced setback will narrow the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods and provides a more pedestrian friendly neighborhood.

(8) The Applicant seeks a waiver from LDC Section 5.03.03.B.c that the face of the garage shall be a minimum of twenty-five (25) feet from the edge of any sidewalk. Where a sidewalk is present, the Applicant proposes a minimum twenty (20)-foot front yard setback measured from the back of sidewalk to the face of the garage and/or the length of the driveway. Where no sidewalk is present, a twenty (20)-foot front yard setback measured from the right-of-way to the face of the garage shall apply. As a twenty (20)-foot driveway is sufficient to accommodate a standard parked vehicle clear of the travel lane where no sidewalk exists, measuring the same twenty (20) feet from the back of sidewalk — rather than the edge — accomplishes the same intent by ensuring the parked vehicle does not encroach upon the sidewalk or travel lane. A fifteen (15)-foot front yard setback shall apply to non-garage portions of the structure, consistent with the Code. Secondary front yards for corner lots and through lots shall have a front setback of ten feet.

(9) A deviation to LDC Sections 6.06.03.C. and D. to modify the landscape planting requirements for areas internal to the commercial parcel. The landscape planting requirements will be provided around the boundary of the commercial parcel and within the scenic edge Race Track Road. This waiver specifically seeks to modify the requirement for a continuous hedge of three (3)-foot height within the landscape buffers adjacent to vehicular use areas and commercial parcel boundaries internal to the commercial parcel. Elimination of the hedge will encourage joint use parking and pedestrian interconnectivity between adjacent parcels and compatible land uses.

U. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the MDP.

The Applicant, its successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

To the extent that they do not conflict with the specific and detailed provisions of this approved PUD Ordinance, all provisions of the Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-Code ordinance or regulation shall be deemed waived or varied by any provision herein.

All roads, drainage facilities and common areas, located within the PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Owner, its successors and/or assigns. The Property shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the Code in effect at the time of establishment.

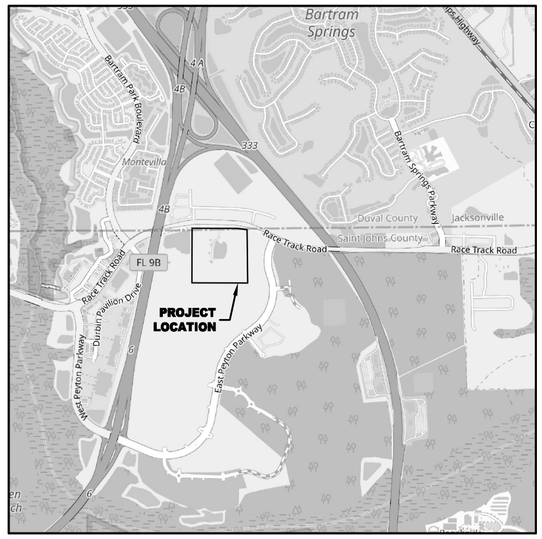
V. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land use designation.

The future land use designation of the Property is Mixed Use District.

LEGAL DESCRIPTION

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°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 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, 527.46 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.



LOCATION MAP
N.T.S.

PUD ORDINANCE NO. 2017-15, AS AMENDED

NOTE:

ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

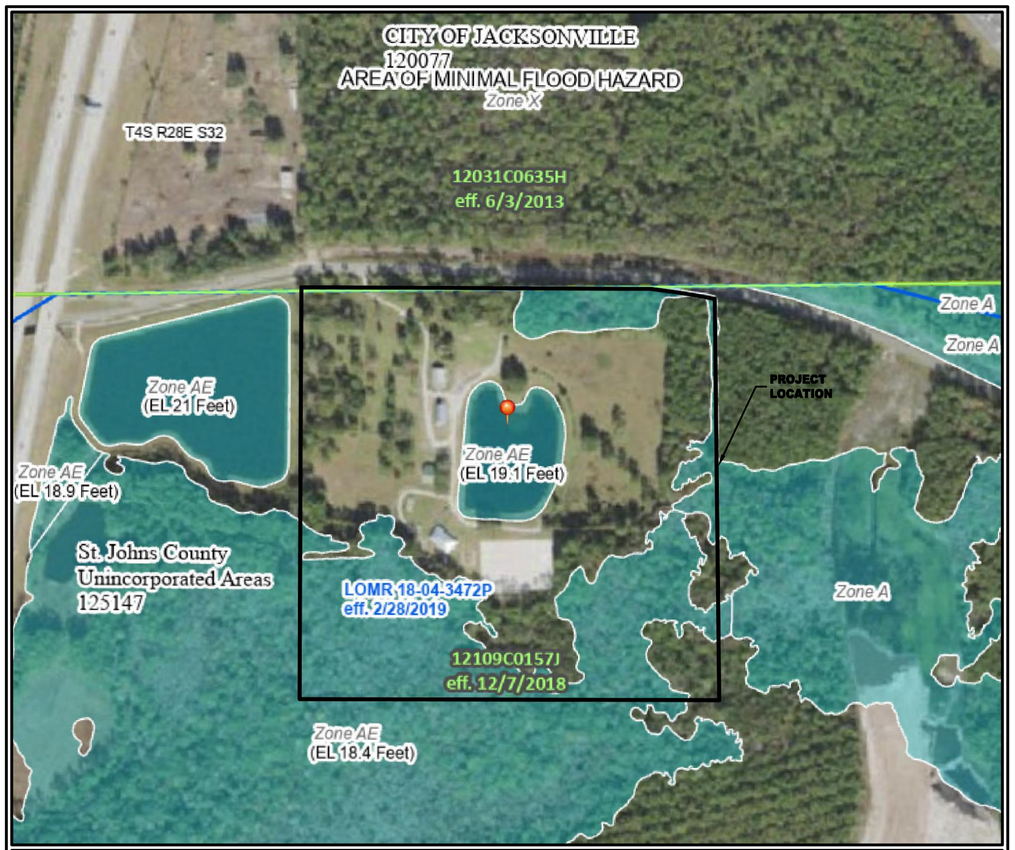
THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____



FEMA MAP
N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

Exhibit C

REVISIONS:

ETM NO.	25-049
DRAWN BY:	WBW
DESIGNED BY:	WBW
CHECKED BY:	RJS
DATE:	MARCH 2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

ENGLAND-THIMS & MILLER

MASTER DEVELOPMENT PLAN

BARTRAM GROVE PROPERTY

FLORIDA

DRAWING NUMBER
1 OF 2

PLOTTED: August 4, 2026 – 1:44 PM, BY: Bill Winfrey

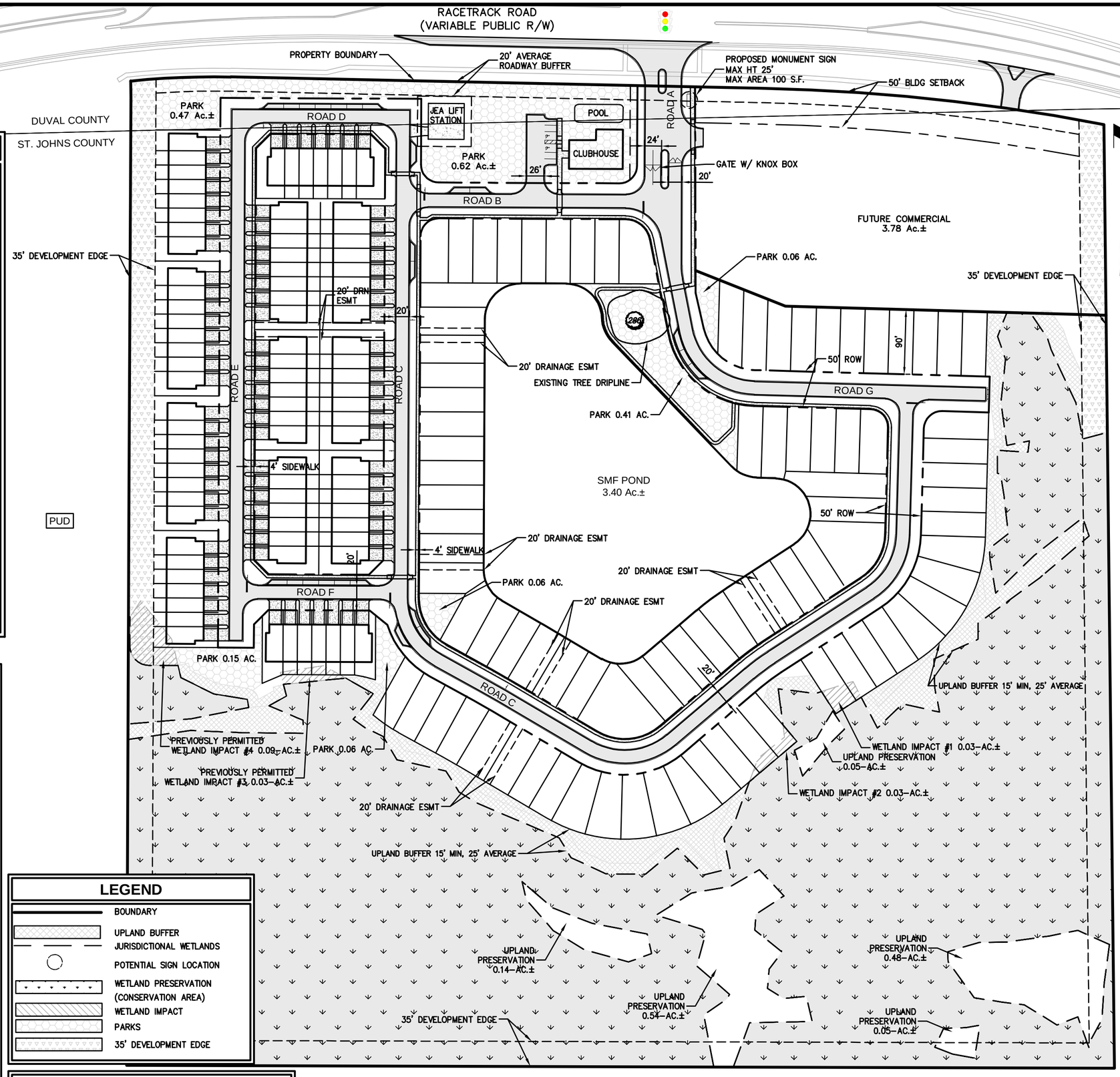
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SITE DATA TABLE

A.	ZONING DESIGNATION:	PUD
B.	PARCEL ID NUM:	023520 0000
C.	PUD ORDINANCE NUMBER:	2017-15
D.	DATA SUMMARY	
	1. TOTAL PROJECT AREA:	42.29 AC.
	2. PARKS REQUIRED (MIN 5 AC/1,000 POPULATION) = 2.2 AC.	
	2.1. PARKS PROVIDED:	5.22 AC.
	3. OPEN SPACE:	17.46 AC.
	4. POND AREA:	3.40 AC.
	5. FLOOD ZONE:	X,A,AE
	6. UPLAND CONSERVATION REQUIRED	2.12 AC.
	7. UPLAND CONSERVATION PROVIDED	3.56 AC.
E.	UTILITIES	JEA
F.	WETLANDS	
	1. TOTAL WETLANDS:	14.19 AC.
	2. WETLAND IMPACTS:	0.18 AC.
	3. WETLAND PRESERVED:	14.13 AC.
	4. UPLAND PRESERVATION:	
	4.1. UPLAND PRESERVATION REQUIRED	1.44 AC.
	4.2. UPLAND PRESERVATION PROVIDED	3.60 AC.
	5. UPLAND BUFFER:	1.35 AC.
G.	COMMERCIAL (MAX 50,000 S.F.)	
	1. MIN. FRONT SETBACK:	20 FT.
	2. MIN. SIDE SETBACK:	10 FT.
	3. MIN. REAR SETBACK:	10 FT.
	4. MIN. LOT WIDTH:	N/A
	5. MIN. LOT AREA:	N/A
	6. MAX. FAR:	50%
	7. MAX ISR:	75%
	8. MAX. HEIGHT:	45 FT.
	9. COMMERCIAL AREA:	3.78 AC.
H.	RESIDENTIAL	
	1. DWELLING UNITS;	
	1.1. TOWN HOMES:	90
	1.2. SINGLE FAMILY	90
	2. MIN. RACE TRACK ROAD SETBACK:	50 FT.
	3. MIN. LOT WIDTH:	20 FT.
	4. MIN. LOT AREA:	1,400 S.F.
	5. MAX. HEIGHT:	35 FT.
	6. MAX. LOT COVERAGE BY BLDG:	70% OF PROPERTY
	7. SETBACKS;	
	7.1. FRONT SETBACK:	20' FROM ROW OR BACK OF SIDEWALK TO GARAGE / 15' FROM ROW OR BACK OF SIDEWALK FOR NON-GARAGE. SECOND FRONT 10'
	7.2. SIDE SETBACK:	5 FT. END UNITS 0 FT. INTERNAL TOWN HOME UNITS.
	7.3. REAR SETBACK:	5 FT.

GENERAL NOTES:

1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN UPLAND BUFFERS.
3. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. SIGNAGE SHALL BE ALLOWED BY THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
5. STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "X,A,AE", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12109C0157J, REVISED 12/7/2018.
8. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
9. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
10. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION EASEMENTS.
11. SMFs ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
12. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
13. PROJECT IDENTIFICATION SIGNAGE AND MONUMENTATION SHALL COMPLY WITH THE LAND DEVELOPMENT CODE. MONUMENT SIGNS SHALL NOT EXCEED 25 FEET IN HEIGHT AND SHALL BE LIMITED TO SIGNS AT 100 SQUARE FEET EACH
14. TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPATION BY THE COUNTY.
15. SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.06.04 B8. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
16. ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
17. BICYCLE PARKING WILL BE PROVIDED PURSUANT TO SECTION 6.05.02.M, LDC.



LEGEND

- BOUNDARY
- UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- POTENTIAL SIGN LOCATION
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- PARKS
- 35' DEVELOPMENT EDGE

PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS (RESIDENTIAL)

SINGLE-FAMILY
2-SPACES/UNIT = (2*90) = 180-SPACES

TOWNHOMES
1.75-SPACES/UNIT + 1-SPACE/4-UNITS
(1.75*90) = 158-SPACES
GUEST PARKING 1 SPACE/4-UNIT x 90 = 22 SPACES

REQUIRED = 360-SPACES

PLANS PREPARED UNDER THE DIRECTION OF:

LYNDSAY KELLER, PE
P.E. NUMBER: 77763

EXHIBIT C

REVISIONS:

ETM NO.	25-049
DRAWN BY:	WBW
DESIGNED BY:	WBW
CHECKED BY:	RJS
DATE:	MARCH 2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

ENGLAND-THIMS & MILLER

MASTER DEVELOPMENT PLAN

BARTRAM GROVE PROPERTY

FLORIDA

DRAWING NUMBER
2 OF 2

PLOTTED: August 4, 2026 – 1:44 PM, BY: Bill Winfrey

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END OF RECORDED DOCUMENTS SECTION

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: PUD/PRD Major Modification

Date: April 21, 2025 | Property Tax ID No: 0235200000

Project Name: Bartram Grove

Property Owner(s)	St. Johns Development Partners, LLC	Phone Number	
Address	11975 Aladdin Road	Fax Number	
City	Jacksonville	State: FL	Zip Code: 32223
e-mail			

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

Applicant/Representative	England-Thims & Miller, Inc.; Casey Dendor, AICP	Phone Number	904-376-6304
Address	14775 Old St. Augustine Road	Fax Number	
City	Jacksonville	State: FL	Zip Code: 32258
e-mail	DendorC@etminc.com		

Property Location: 5404 Race Track Road; St. Johns County 32259

Major Access	Race Track Road	Size of Property	42.3	Cleared Acres (if applicable)	28+/-
Zoning Class	PUD	No. of lots (if applicable)	180	Overlay District (if applicable)	North West Sector
Water & Sewer Provider	Jacksonville Electric Authority (JEA)			Future Land Use Designation	IC
Present Use of Property	Low density, recreational and open space			Proposed Bldg. S.F.	50,000

Project Description (use separate sheet if necessary)

This is an application for a major modification to replace the Project Family PUD with a mew mixed-use development to be know as Bartram Grove. The proposed development will include 180 dwelling units (90 single family and 90 townhomes) and 50,000 square feet of commercial retail and office space.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: Ordinance 2017-15

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

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

Signed By

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

Revised August 24, 2015

EXHIBIT "B"

MASTER DEVELOPMENT PLAN TEXT

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

~~The proposed "~~This application requests a Major Modification to the Project Family ~~PUD" is designed~~Planned Unit Development, approved as St. Johns County Ordinance No. 2017-15. The proposed changes include:

1. Renaming the project as the Bartram Grove Planned Unit Development ("**PUD**");
2. Continuing the mixed-use project, but including a maximum of ~~180~~90 multi-family units (townhomes), a maximum of 90 single family detached homes and a maximum of 50,000 square feet of commercial ~~project, providing for approximately~~and office uses, in lieu of the previously approved maximum 175,000 ~~sq. ft.~~square feet of indoor recreation space and maximum 125,000 ~~sq. ft.~~square feet of ~~Neighborhood Commercial~~neighborhood and~~/or Commercial General~~ general commercial uses ~~pursuant to~~; and
3. Modifying the ~~provisions of the St. Johns County Land~~Master Development ~~Code (LDC), located on~~Plan Map (the "**MDP**"), which is attached as **Exhibit "C"**, for the PUD to include the proposed development plan.

The property subject to this Major Modification application (the "**Property**") contains approximately 42.3 acres fronting ~~Racetrack~~Race Track Road, ~~east~~west of Interstate 95 and ~~West of U.S. 1 (the "Property'). The approximately 175,000 sq. ft. of indoor recreation facility will include courts, fields and turf areas to support a myriad of youth and adult sports activities~~

~~with specific uses to be in compliance with the approved Final Certificate of Concurrency.~~ east of State Road 9B. A legal description of the Property is attached hereto as **Exhibit "A"**.

The ~~concept~~applicant for ~~the Project Family PUD is to develop and manage a world class indoor sporting facility to serve the youth~~this PUD Major Modification is Winslow Farms, Ltd. (the "**Applicant**"), which is the owner and ~~adults of St. Johns County. Project Family PUD will provide a state~~developer of the ~~art facility to develop all levels~~Bartram Park Development of ~~athletic talent~~Regional Impact ("**DRI**"), a development order for which was originally approved as St. Johns County Resolution No. 2000-139 and ~~will provide a common "home base" for families, where parents~~was most recently modified by Resolution No. 2019-166 (collectively, the "**Development Order**"). The Applicant has filed concurrent applications to (i) add the Property into the boundaries of the Bartram Park DRI, which has remaining development rights and ~~children can meet their sporting~~transportation trips; and ~~recreation needs all in a single location without leaving the~~ (ii) amend the Comprehensive Plan Amendment text policy for the Property approved as St. Johns County~~. The proposed facility will serve a much needed demand for team sport training venues,~~ Ordinance No. 2017-14 (the "**CPA Text Policy**"). The Applicant ~~is currently completing~~ has completed construction of the widening of Race Track Road from two (2) lanes to four (4) lanes adjacent to the Property as part of the transportation mitigation for the Bartram Park DRI.

The Property has a future land use designation of Intensive Commercial. A companion future land use map change is proposed to Mixed Use District. ~~The Mixed Use District allows single and multi-family residential units to a maximum density of 13 units per developable acre and will be one that makes changes in the weather irrelevant. a variety of non-residential uses to a maximum intensity of 75 percent impervious surface ratio.~~ Future land use designations of surrounding properties include Intensive Commercial to the east, west and south, with land to the north designated as Multi-Use lying in Duval County.

- It is anticipated that the design, character and architectural style of the proposed development will result in a unified, cohesive and compatible plan of development in

that it will:

- Provide an environment of stable character, which is compatible with the surrounding area and ~~maintains the~~compliments existing ~~character, while complimenting the~~ residential ~~and existing,~~ commercial and business opportunities in the area.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the ~~LDC.~~St. Johns County Land Development Code (the "**LDC**" or the "**Code**").

B. The total number of acres included within the Project as requested in the application.

~~Approximately 42.3 acres.~~

The Property includes approximately 42.3 acres. A portion of the property is within Duval County.

C. The total number of Wetland acres included within the Project as requested in the application.

The total number of wetland acres ~~present on~~within the Property ~~site~~ is approximately ~~16.66~~ 14.19 acres.

D. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of the Land Development Code.

The area proposed for development is comprised of approximately ~~27.79 acres of uplands~~ 28.2 acres of uplands. There will be approximately ~~.06~~0.18 acres of wetland impacts and approximately 14.1 acres of preserved wetlands. The MDP Map depicting upland and wetland areas within the Property is attached as **Exhibit "C"**.

~~There will be 2.16 acres of wetland impacts.~~

E. The total number of residential Dwelling Units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

~~There is no residential development proposed in this Application.~~ The proposed residential development includes up to 90 single family detached homes and up to 90 townhomes for a density of 6.4 dwelling units per net acre. The projected population is 439 based on 2.44 persons per household and the student age population is 85 based on the student generation rates for the Beachside Concurrency Service Area.

The PUD shall retain the right to develop the subject property pursuant to the Live Local Act, Chapter 2023-17, Lasw of Florida, and any subsequent amendments, allowing high density multi-family apartments, subject to administrative approval.

F. The total square footage and intensity of non-residential Development.

The ~~proposed development includes approximately 175,000 sq. ft. of indoor recreation space, to~~ Property will include ~~courts, fields and turf areas to support~~ a ~~myriad of youth and adult sports activities, with specific uses to be in compliance with the approved Final Certificate of Concurrency, as well as training/workout facilities, multi-purpose conference room and snack bar area, and approximately 125,000 sq. ft.~~maximum of 50,000 square feet of commercial~~/~~ and office space ~~as described in the Neighborhood Commercial and/or Commercial General categories of the LDC. Impervious surfaces will not exceed 70% of the site and the Floor Area Ratio is limited to 50% of the site.~~
on approximately 3.78 acres. Permitted ~~Uses~~uses within the Property shall include all permitted uses and special uses allowed by right within each of the Neighborhood Business and Commercial ~~Uses and;~~ General Business and Commercial ~~Uses as those categories~~; High Intensity Commercial; Highway Commercial; Cultural/Institutional; Office and Professional; Neighborhood Public Service; General Public Service; Regional Business and Commercial; Regional Cultural and

Entertainment; and Mixed Use – Intensive Commercial categories, as these terms are defined in ~~the LDC, as it may be amended from time to time.~~LDC Part 2.02.00. The foregoing notwithstanding, the following uses are strictly prohibited: funeral homes and mortuaries or crematoriums, psychics, psychiatric care and treatment facilities, and alcohol rehabilitation centers.

Where any special use is allowable in the categories indicated above, but is not allowable by right~~,~~ (as indicated in LDC Table 2.03.01 and subject to the limitations of the St. Johns County Comprehensive Plan), the Applicant shall comply with ~~all~~applicable requirements of LDC Part 2.03.00 ~~of the LDC~~, as it may be amended from time to time.

Additional permitted uses shall include sales and service of alcoholic beverages, including both greater than and less than ~~fourteen~~14 percent ~~(14%)~~ by weight for both on-premise and off-premise consumption, and any package store will comply with applicable provisions of LDC Section 2.03.02. ~~Tanning and nail shops, other drive- through facilities, outdoor seating, food trucks, and similar ancillary outside activities will be allowed.~~

Development of the non-residential portion of the Property shall not exceed 75 percent impervious surface ratio and 70 percent floor area ratio.

G. The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of the residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project, including the sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.

~~Development of the PUD will adhere to the following site development criteria:~~

~~The building dimensions for the proposed commercial uses are reflected on the Master Development Plan ("MDP") Map, Exhibit "C" and are demonstrative only, for purposes of calculating the total density proposed. The general location and configuration of the structures may differ somewhat due to actual development constraints. Any changes will be in accordance with LDC Section 5.03.05. Setbacks shall be measured from the overall project boundary.~~

~~Setbacks: Building setbacks from external site boundary lines shall be not less than twenty (20') feet, as provided for in Section 5.03.03.B.7, and applies to parking and storage adjacent to road rights-of-way. Setbacks shall be measured from vertical walls of the structure to the property line.~~

~~Parking: The size and number of parking spaces for the site are depicted on the MDP Map attached hereto as Exhibit "C". Where indicated, the Applicant, pursuant to the provisions contained in LDC Section 6.05.02.J, will also provide unpaved parking. A waiver request has been included to address what the Applicant believes is a mischaracterization of the proposed indoor recreation facility as a commercial/business use for purposes of calculating required parking. The Applicant is providing 117 spaces for the facility, which is based on a door-swing analysis of 220 swings per an eight (8) hour day. Applying an estimate that one-third of the number of door swings will be created by users who have not driven, but have been dropped off at the facility, and hours that extend beyond an eight (8) hour day, would further reduce the required parking. The Applicant further asserts that buses and vans employed for the delivery and pick up of facility users would result in further reduction of the required number of spaces below the 117 spaces offered. Within Eighteen (18) months of the opening of the Recreation Facility, the County will assess the functioning of the parking on the overall site, including any shared parking agreements, and determine whether it is sufficient for the day-to-day operation of the facility. In the event the County determines additional spaces are required, the Applicant will make the appropriate improvements to the overflow parking area depicted on the MDP to address any shortfall within six (6) months of such determination. Out parcels may be sold as individual parcels, provided each parcel has common access/ingress/egress. Out parcels may share parking with other facilities, with shared parking agreements, pursuant to Section 6.05.02.B of the LDC. Offsite parking will be an allowable use, subject to the provisions of Section 2.03.15 of the LDC. In addition, no required setbacks shall be necessary for separation from lot lines on such out-parcels, except that there shall be a minimum ten (10) foot separation between buildings, unless such buildings are constructed to provide adequate firewalls for common wall construction.~~

~~Minimum Lot Requirements: None.~~

~~Maximum Coverage by All Buildings: Fifty percent (50%).~~

~~Fencing: All fencing shall comply with Comp. Plan Policy A.2.1.9, and the fencing provisions of the LDC in effect at time of permitting.~~

~~Signage: There shall be a total of four (4) Project Identification signs along Racetrack Road, with the Main Entrance sign at 35 ft. in height with 150 sq. ft. of advertising display area and the remaining signs at 25 ft. in height with 100 sq. ft. of advertising display area. Signage shall be monument type and shall as depicted on the MDP Map attached as Exhibit "C". Outparcels shall each be allowed signage consistent with the provisions of the LDC at the time of permitting. Additionally, directional/informational signs shall be allowed on site to direct traffic and indicate locations of various activities. Any such sign shall not exceed three (3) square feet. Temporary signs (for sale, rent, contractor, etc.) shall also be allowed.~~

~~Lighting: All outdoor light for the project will be in accordance with Sections 5.03.06.H and 6.09.00 of the LDC.~~

~~Height: Structures shall not exceed forty-five feet (45') in height. Structures over thirty-five feet (35') will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.~~

1. ~~Multi-Family~~ Residential Criteria

a. Multi-Family Setbacks~~:~~ - -The minimum building setbacks are as follows:

1. A minimum of 50 feet from the right-of-way of Race Track Road.

2. Lot setbacks are as follows:

Front Yard: Minimum 20 feet, measured from the face of the garage to the right-of-way; where a sidewalk is provided on the same side of the road as the garage entry the twenty (20) foot setback shall be measured from the back of sidewalk to the face of the garage. Non-garage portions of the building may have a minimum setback of 15 feet.

Rear yard: Minimum 5 feet.

Side Yard:

a. Exterior Units - Minimum 5 feet from property lines for end units not adjacent to another Townhome Building,

b. Interior/Common Wall - 0 feet for interior lots with common wall lines.

c. Corner Lots (Side Street Setbacks) – 10~~20~~ feet minimum from property lines.

~~Street Side Setback: Minimum 10 feet.~~

~~Rear Yard: Minimum 5 feet.~~

~~Front Yard: Minimum 20 feet~~

~~Side Yard: Minimum 10 feet for end units; 0 feet for interior lots with common wall lines.~~

~~Rear Yard: Minimum 5 feet~~

3. Setbacks shall be measured from the outer foundation wall of each structure, 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls separating the townhomes shall have the fire resistance rating required by the Florida Building Code.

b. Single Family Setbacks – The minimum building setbacks are as follows:

1. Front Yard: Minimum 20 feet, measured from face of the garage to the right-of-way; where a sidewalk is provided on the same side of the road as the garage entry the twenty (20) foot setback shall be measured from the

back of sidewalk to the face of the garage. Non-garage portions of the building may have a minimum setback of fifteen (15) feet.

2. Rear Yard: Minimum 5 feet.

3. Side Yard: Minimum 5 feet.

4. Setbacks shall be measured from the outer foundation wall of each structure, 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls separating the townhomes shall have the fire resistance rating required by the Florida Building Code.

c. Building height: 35 feet in height.

d~~e~~. Minimum lot size: ~~1,600~~1,400 square feet

e~~d~~. Minimum lot width: 20 feet.

f~~e~~. Maximum impervious surface ratio: 75 percent of the overall Property.

g~~f~~. Maximum lot coverage by buildings: 70 percent of the overall Property.

h~~g~~. Density. 6.4 units per acre (180 units on approximately 28.1 acres).

i~~h~~. Parking:

i. Townhome units will have two (2) parking spaces per unit.

ii. Each end unit (Townhomes) will have a two (2) car garage and driveway parking.

iii. Interior Townhome units will have a one (1) car garage and driveway parking.

iv. The townhome area shall also include one (1) guest parking space for each four (4) dwelling units.

v. Single family homes shall have two (2) parking spaces per unit, which may be achieved with the garage and driveway parking.

2. Commercial/Office Criteria

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: Minimum 20 feet

Rear Yard: Minimum 10 feet

Side Yard: Minimum 10 feet

2. All structures shall have a minimum separation of ten (10) feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.

3. A minimum eight (8)-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

b. Building height: Buildings shall not exceed 45 feet in height.

c. Maximum impervious surface ratio: 75 percent.

~~d. Maximum lot coverage by buildings: 70 percent of the overall parcel.~~

d~~e~~. Maximum floor area ratio: ~~70~~50 percent.

e~~f~~. Parking: Parking shall be provided in accordance with the land development code. Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential area of the PUD, will be an allowable use for out-parcels with the Property.

3. Signage

Signage may be provided as one double-sided sign or two single sided signs. The double-sided sign may be placed within the median of the access driveway. Signs shall be placed to not obstruct sight triangles. The commercial parcel shall be permitted separate signage from the residential portion of the property.

a. Non-residential Signage:

1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00, allowing for a maximum height of twenty-five feet (25') and a sign area of one hundred square feet (100 sf). Non-residential signage shall be separate from residential signage.

2. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.

3. Temporary "for sale and "for lease" information signs, and construction and/or advertising signs shall be allowed as on-site temporary signs, pursuant to applicable provisions of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2)-sided with each face limited to 32 square feet.

4. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas, etc. Such signs will be a maximum of three (3) square feet in size.

b. Residential Signage

1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00.

2. In accordance with applicable provisions of LDC Part 7.06.00, the Project will be allowed one (1) identification sign erected at the main entrance along Race Track Road. Each identification sign may be either two (2)-sided and located in a median, or one (1)-sided and located on each side of the applicable entry road. Such signage shall not exceed 32 square feet of advertising display area and 15 feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. The Applicant may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.

3. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2)-sided with each face limited to six (6) square feet.

4. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.

4. Lighting Project lighting will comply with the provisions of LDC Section 5.03.06.H.6 and Part 6.09.00.

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

The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer, fire protection and solid waste collection as follows:

1. Vehicular Access: ~~As depicted on the MDP Map, Exhibit "C", there~~There will be ~~three (3~~two (2) accesses into the Property from Racetrack Road, in the general ~~location as~~locations shown on the MDP Map, **Exhibit "C**". At the easternmost entrance of the project, the access is a right-in, right-out only; at the ~~central~~westernmost entrance to the project, a full median opening access is planned ~~and at the westernmost entrance to the project, a right in, right~~

~~out only access is planned.~~. Site access improvements will be provided at each entrance as required by ~~the LDC.~~applicable Code provisions. Based on the amount of proposed development, (i) ~~right turn~~ turn ~~lanes will be required at all entrances, and (ii)~~ left and right turn~~tum~~ lanes will be required at the main entrance to the project. ~~The exact location of East Peyton Parkway has not yet been determined, but Applicant acknowledges its obligation to comply with distance requirements at such time as the final configuration is determined.~~ The configuration of the existing wetlands to the south and east, and ~~a proposed~~an existing stormwater pond to the west preclude any current opportunities for interconnectivity. ~~A potential connection is depicted~~In addition, the adjacent parcel to the east ~~and to the west, in the event such~~has direct access ~~becomes possible in the future.~~to East Peyton Parkway

The Applicant has designed, permitted, and ~~constructed~~completed construction of the widening of Race Track Road from two (2) lanes to four (4) lanes from just east of Bartram Park Boulevard to just east of East Peyton Parkway (the "**Race Track Road Widening**"). ~~The Applicant has paid approximately $3,688,828.00 million for such Race Track Road Widening.~~design, permitting and construction of the project was $10,681,250. A new, fully operational signal exists at the project entrance.

1. Internal Access: All internal roadways will be constructed as generally depicted on the MDP Map, **Exhibit "C"**, in accordance with ~~the LDC's in effect at the time of permitting~~applicable Code provisions in effect at the time of permitting. The neighborhood ~~will be gated and all~~ internal roadways will remain privately-owned and maintained by a homeowner's association. The internal roadway right of way will have a minimum 50-foot width; pavement shall be a minimum 20 feet in width, subject to review and approval of St. Johns County.

2. Pedestrian Access: ~~Five~~ **Minimum** four-foot (4')~~(5')~~ sidewalks ~~shall~~will be provided ~~along the south side of Racetrack Road, along the full length of the northern property boundary, as well as~~ on one side of the local streets within the ~~PUD, as~~Property, in the locations depicted~~.~~ on the MDP Map, **Exhibit "C"**. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction ~~(~~("**FACBC**~~)~~") and Americans with Disability Act Accessibility Guidelines ~~(~~("**ADAAG**~~)~~") established by Florida law

and 28 CFR Part 36.

3. ~~**Recreation:** No recreation is required; however, the anchoring component of this PUD is a 175,000 sq. ft. indoor recreation facility.~~**Recreation:** The project will have 439 residents (180 units x 2.44 persons per unit) and should provide 2.2 acres of community and neighborhood parks. The Applicant proposes to provide 2.2 acres of recreational area, of which 60 percent will be in the form of community parks. The active recreational facilities may contain features including but not limited to playgrounds, a clubhouse, swimming pool, cabana, multi-purpose fields and other facilities, in the locations depicted on the MDP Map. The remaining 40 percent will be in the form of neighborhood parks and passive recreation. Additionally, the Applicant ~~will~~ may provide benches and walking trails in the parks ~~around~~ adjacent to the central lake area to tie into the project's internal sidewalk system and ~~will~~ may install a fountain within the lake to create an additional passive recreation opportunity, as well as an attractive gathering place.

4. Open Space: The Applicant ~~has~~ will set-aside approximately ~~29.61~~18.93± acres for open space, ~~far~~ in excess of the requirements of the LDC~~,~~ Section 5.03.03.A.1, which requires a minimum of 25~~%~~ percent (42.3 x .25 = 10.6 acres) of the development area be set-aside as ~~Open Space~~open space. The ~~Open Space~~open space is comprised of wetland preservation, ~~perimeter buffers,~~ upland buffers, development edges, upland preservation, and scenic edges. Additionally, pursuant to LDC Section 5.03.03.A.3, five (5) percent of the ~~LDC, 5% of the~~approximately 42.3 acres (approximately 42.3 acres x .05 = approximately 2.1 acres) will be set aside as ~~of~~ upland natural vegetation area ~~has been set aside,~~ as indicated on the MDP Map.

5. Drainage: Stormwater will be treated on site within the retention and detention areas. All drainage structures and facilities will be designed and constructed in compliance with applicable provisions of the ~~LDC~~Code in effect at the time of permitting~~,~~ and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by a property owners association. The project will design wet detention/retention ponds with surface areas greater than 0.5 acre to utilize stormwater runoff for irrigating all areas of the infrastructure landscaping. ~~Additionally, to the extent feasible, the~~

~~stormwater ponds shall incorporate natural features into their design providing vegetation and buffers promoting wildlife habitat.~~ Native trees and grasses will be planted on portions of the pond banks.

6. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be provided by JEA. The Applicant will install such lines in grassed rights-of-way. All private lines will be serviced via master meters. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the center line of pipeline to the center line of the trees. Electricity will be provided by Florida Power and Light. A Utility Availability Letter ~~is attached hereto as Attachment (1).~~was provided with this Major Modification application.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Dumpster screening will be consistent with~~,~~ LDC Section 6.06.04.B.8 ~~of the LDC~~.

8. Fire. Protection: Fire ~~Protection~~protection will be provided in accordance with applicable provisions of LDC Section 6.03.00 ~~of the LDC~~.

~~8.~~

I. The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.

The anticipated water and wastewater use for the project is estimated to be ~~21,525~~54,000 gallons per day. A copy of the Utility Availability Letter ~~is~~was included with this ~~Application~~Major Modification application.

Irrigation will be consistent with ~~the~~applicable requirements of LDC Section 6.06.02.E.3 ~~of the LDC~~.

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

Utility connection points shall be installed as listed in the availability letter or as directed otherwise by JEA to minimize impact to the existing infrastructure or to the existing level

of service.

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

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD and/or JEA.

J. The type of underlying soils and its suitability for Development of the proposed Project.

Based on the soil survey of St. Johns County, Florida, the following soils are present on the ~~property: TERRA CEIA 66.~~Property: Pottsburg 40 and Wesconnett 30.

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

Six (6) types of land use and cover classifications were identified in the Environmental Site Assessment by Carter Environmental Services, Inc. (the "**Environmental Report**") dated August 7, 2025 for the Property: 213 - Unimproved/Woodlawn Pasture; 260- - Other Open Land/Rural Structures; 414 -Pine-Mesic Oak; 7432- - Upland Spoil Berms; 7422- - Upland Borrow-Pit area; and 617- - Mixed Wetland Hardwoods. ~~See Attachment (2) with this Application.~~

~~K.~~L. The type and extent of any Significant Natural Communities Habitat as defined by this Code. Listed Species information including locations, densities and extent of habitat.

~~There are~~According to the Environmental Report, there is no Significant Natural Communities Habitat on the ~~proposed site~~Property, and no listed species were observed. ~~A Report by Carter Environmental Services is attached as Attachment three (3).~~

~~L.~~M. Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.

An archeological assessment for the Property was filed with St. Johns County by Heritage Services, Inc. The report, which found no archeologically significant materials on the site, is ~~attached hereto as~~in the application package for Ordinance No. 2017-15 for the Property.

~~Attachment (4).~~

~~M.~~N. The type and extent of buffering, landscaping, Tree removal and Tree protection, and buffering between adjacent Uses as needed to aesthetically screen uses and provide privacy.

The Applicant shall provide a ~~ten (10) foot (10') a~~ ten foot (10') perimeter buffer with screening, as required by LDC Section 5.03.03.A.4 ~~of the LDC~~, along the boundaries of the ~~property~~Property; the perimeter buffer may be incorporated within development edges or roadway buffers as required. Fencing, consistent with ~~the requirements of the LDC~~applicable Code provisions and ~~Comp.~~St. Johns County Comprehensive Plan Policy A.2.1.9 (which provides the use of fencing, walls and similar privacy fencing around the perimeter (within the ~~NWS~~Northwest Sector edges) shall also provide natural vegetation along the outside consistent with the landscape requirements) may be constructed within the ten (~~10') 10)~~-foot perimeter buffer; fencing may be provided up to ten feet (10') in height along the Bartram Grove perimeter; individual homeowner fencing shall be provided in accordance with the land development code, providing for a height up to six feet. An averaged 25 ~~ft.~~-foot natural vegetative upland buffer ~~and an additional 25 ft. building setback to the buffer~~ is provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B; the upland buffer shall have a minimum width of fifteen feet (15'). ~~of the~~

~~LDC.~~ A 35-~~ft~~foot Development Edge as required by LDC Section 6.06.02.H ~~of the LDC~~ will be provided on the west, south and east perimeters of the Property. Roadway buffers as required by the City of Jacksonville Zoning Code shall be required in lieu of scenic edges along Race Track Road due to the property frontage within the City of Jacksonville.~~, and a 30-ft reduced Scenic Edge along Racetrack Road, with enhanced performance standards, as required Section 6.06.02.G. of the LDC will also be provided. All landscaping, tree removal and tree protection shall be in compliance with the LDC in effect at the time of construction plan submittal.~~

~~N.~~O. PUD's located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The ~~PUD~~Property is not located within any Article III Special District.

~~O.~~P. The use, location and duration of temporary uses, including Construction trailers, sales units, model homes, and temporary signage related to Construction of the Project.

Temporary signage shall be allowed within the ~~PUD~~Property and shall comply with applicable provisions of LDC Section 7.03.00 ~~of the LDC~~. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location shown on the Construction Plans. Construction trailers may be moved throughout the site as necessary. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than ~~thirty (~~30~~)~~ days of approval of the Certificate of Occupancy for the last building.

Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets County Code requirements. Pursuant to LDC Section 2.02.01.B.10, the Applicant will obtain all necessary permits prior to placement of any construction trailers.

~~P.~~Q. ***The use and location of Accessory Uses for residential and non-residential Structures, including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.***

Standard accessory uses will be allowed within the building areas of the site. Accessory uses and structures will be allowed as per ~~the LDC~~applicable Code provisions, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Swimming pools shall meet the setback requirements in Section G.

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

(1) the provision of an estimate of Uses to be developed within five (5) to (1O) year phases. The estimated phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or

(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided.

The ~~***phasing schedule, using either option, shall also provide for a PUD Progress Report as required by Section 5.03.07.***~~

~~***An extension of the commencement or completion date of a PUD, of not more than one (1) year, may be approved by a Small Adjustment when the County Administrator has determined there are not significant changes to the surrounding area since the PUD was originally approved that would cause the PUD to negatively impact the surrounding area, and the Future Land Use Map***~~

~~***designation of the subject PUD is the same as when the PUD was approved. If, in the determination of the County Administrator, either of these conditions are not met, or the extension of the commencement or completion date is for more than one (1) year; a Major Modification to the PUD shall be required, as provided in Section 5.03.05.C. An extension of any phase of a PUD may also be approved by a Small Adjustment so long as the commencement or completion dates of the PUD are not extended beyond one (1) year.***~~

~~The Project Family~~Bartram Grove PUD will be developed in ~~two,~~one (1), ten (10~~))~~-year ~~phases~~phase. The ~~first phase will~~Applicant shall commence construction of the project within three (3) years of the ~~approval of~~date on which the St. Johns County Commission approves this ~~PUD and will include the approximately 175,000 indoor recreation area facility. Completion of the first phase shall be~~Major Modification application and shall complete such construction within ~~five (5~~ten (10) ~~years~~ years of commencement. ~~of commencement. The second phase shall commence within eight (8) years of PUD approval and will include the remaining retail/commercial and office development. Phase II may overlap with Phase I, but Phase II shall not commence before the horizontal infrastructure for Phase I is at least 50% complete. Completion of Phase II shall be within twenty (20) years of the approval of this PUD~~.

Commencement is defined as submittal of an application for any portion of the project, including MDP Modification or plans for civil review. ~~approval of construction plans.~~ Completion is defined as the approval of As-Builts for all infrastructure within that Phase. Extensions shall be permitted in accordance with Florida Statutes Chapter 252. The Applicant may request the issuance of a Certificate of Occupancy on a building-by-building basis; however, each building must provide the minimum required parking, access~~,~~ and amenities, as determined by the County Administrator or his/her designee at the time of the request.

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

~~Applicant's proposed development proposed no impacts on the school system and provides for needed businesses and services for existing residents in the area.~~ The ~~property is located within the~~ Property is proposed for a ~~Commercial Intensive~~ Mixed Use District ~~Land Use Category of~~future land use designation in the 2025 St. Johns County Comprehensive Plan, which allows the types of uses and densities/intensities included ~~within the Application.~~in this Major Modification application. The overall area and neighborhood are ideally suited to this type of development, and ~~this tract~~the Property is suitable in character and location for the structure and uses proposed, including close proximity to available public facilities. ~~It~~The Property has access to major roadways and transportation corridors by virtue of its proximity to ~~U.S.~~Race Track Road, East Peyton Parkway, West Peyton Parkway, State Road 9B and U.S. Highway 1, which ~~provides~~provide access to additional commercial and residential uses throughout the County.

The Property is ~~surrounded by~~within the development area boundary and ~~immediately~~ adjacent to the ~~Urban Service Area~~

~~on its west, south and east boundaries.~~Bartram Park DRI, to which the Property is being added. The Duval County line and ~~the Bartram DRI is~~Race Track Road are immediately to the north of the ~~property~~Property. The site design is planned to be compatible with the County's roadway ~~facility~~facilities and utility infrastructure improvements in the area. Since the ~~Urban Service Area~~area surrounding the Property is already served by central utilities, the provision of infrastructure and services to the ~~Subject~~ Property will be efficient and cost-effective. The employment of compact development patterns will further ensure the concentration of infrastructure and services and curtails sprawl by allowing additional density in an existing development area rather than into an area without adequate infrastructure. The proposed development demonstrates a sustainable and compatible pattern of growth, complements, balances and supports the surrounding land use pattern, provides diversification of commercial opportunities and promotes and supports the interaction of residential uses to commercial and public uses.

The Applicant believes that the proposed ~~Project Family~~Bartram Grove PUD will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan

and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the ~~LDC~~Code and the ~~St. Johns County~~ Comprehensive Plan, whereby, it is found that:

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the ~~LDC,~~Code and the 2025 St. Johns County Comprehensive Plan. The ~~property~~Property is proposed as ~~Commercial Intensive~~Mixed Use District on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the ~~subject~~ project is consistent with the St. Johns County Comprehensive Plan.
- The proposed PUD will be a benefit to the future occupants of the ~~PUD~~Property and to the residents of St. Johns County in that the County will be afforded strict control over development of this project. The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the ~~LDC~~Code.
- The impact of the PUD on County ~~service~~services and infrastructure will be within all adopted levels of service including traffic concurrency. The PUD's benefits include the provision of additional commercial, office and ~~commercial recreation~~multi-family and single family residential opportunities that will complement neighboring developments. The PUD will conform to the requirements of LDC Article XI ~~of the LDC~~. Construction will commence only after confirmation by St. Johns County in accordance with the standards and procedures of the ~~LDC~~Code that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued by St. Johns County.
- The conditions stipulated in ~~the PUD~~this application and imposed by this ordinance

provide for strict regulation and maintenance of ~~this~~the PUD. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

- The ~~subject~~ project meets all applicable requirements of LDC Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations, specifically in relation to Location (it is located within a ~~Commercial Intensive~~Mixed Use District category on the 2025 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities and in conformance with all applicable requirements of LDC Section 5.03.00 Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G~~) of the LDC.~~). This major modification, in conjunction with the comprehensive plan amendment and DRI modification, support a reduced traffic demand on the local roadway system, increased walkability and interconnectivity with the surrounding area.

Therefore, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

T. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Land Development Code shall be provided to justify the need for such waivers.

~~(1) Applicant seeks a variance from Section 6.05.02.E regarding parking. Although all other uses will have parking compliant with the LDC requirements, the absence of an~~

appropriate parking requirement category for the major facility proposed for this site, an indoor recreation facility, which will include courts, fields and turf areas to support a myriad of youth and adult sports activities, and which will be constructed in Phase 1 makes the identification of what constitutes "required" parking somewhat difficult. The parking calculations are depicted on the MDP and are based on the Applicant's door swing analysis described above. While the indoor recreation uses consume a great deal of square footage, they do not typically generate a matching need for parking. There is no existing category within the LDC that fits the specific nature of the events and programs that will address the number of participants and attendees who will use the facility, nor the mode of transportation in which they will arrive. The business model for the indoor recreation facility is a privately owned facility, with membership requirements, but the sporting events that will be held there will be team sports, whether for practice or tournaments. As with typical outdoor ball fields and team events, many attendees will arrive by bus or van. Some parents may drop off one or more team participants and leave, others may stay and park. During tournaments, the Applicant will provide shuttles from host hotels to the facility. After-school programs will provide a bus pick-up and drop off service for participants. Finally, once the remaining uses authorized herein are constructed, the use of shared parking agreements will result in an amount of parking on the site overall that will exceed that required by the LDC.

(2)(1) Applicant seeks a variance from Section 5.03.03.F requiring a Unified Sign Plan, seeks relief from the provisions of Section 7.10.00 specific to Racetrack RoadThe Applicant seeks a variance from Section 5.03.03.F requiring a Unified Sign Plan, and seeks a waiver from the height restriction to allow its Main Entrance monument signage height to be 3525 ft. with 150100 sq. ft. of advertising display area along Race Ttrack Road. This area of Race Ttrack Road is adjacent to and surrounded by the Urban Service Area recently approved by the County and will be the site of surrounded by Intensive Commercial Development in the future. The Applicant believes the functionality of the project will be better served by the signage provisions of Section 7.00.00, with the increased height.

(3) Applicant seeks a variance from Section 11.09.07.B.2 which requires Proportionate Fair Share payments be made (a) based on the percentage of development proposed

~~on each construction plan approval and (b) within two (2) years from the approval of the Proportionate Fair Share Agreement (PFSA). The Applicant seeks to (a) structure the Proportionate Fair Share Payment for Phase I of the project of $1,290,017.00 by paying $250,000.00 at the time of Construction Plan approval with the balance due prior to As Built approval or at the time impact fees are due, whichever occurs first, and (b) extend the timeframe for the full payment of the Phase II from two (2) years to five (5) years or prior to Construction Plan approval, whichever occurs first. This area of Racetrack Road is adjacent to and surrounded by the Urban Service Area recently approved by the County and will be the site of Intensive Commercial Development in the future. Project Family will assist St. Johns County in providing a positive response to the discrepancy between residential growth and recreation development. With an estimated 235,000 residents and 22% of those residents falling under the age of 18, the strain on public recreation resources is evident not only to the county but its residents. Of the county's 22% of residents under the age of 18, more than half of those residents live within 15 minutes of Project Family. Project Family's location will have a positive impact on the strain of the current 7 parks that support youth and adult sports recreation in the Northwest part of the county by adding new fields, practice areas and training spaces. In addition to providing county residents additional sports and recreation spaces, Project Family will provide the county with a venue where it will now be able to bid on local, state, regional and national sporting events. These events bring immense economic impacts to the county through increased tax income and tourism dollars spent at local businesses. In the past 15 years, sports tourism has been the only vertical that has been recession proof and has seen continual growth. Project Family will help the county provide additional recreational space for its residents and provide a venue that will produce substantial economic impact and continue to grow the county's reputation as a hub for excellence in community and youth sports. The Applicant does not believe this much-needed recreational project can absorb the entire payment on the timeline the LDC would normally requires unless the structure of the payments are modified as described in this waiver, and therefore the project would not be to move forward. By structuring the Applicant's payments differently than required by Section 11.09.07.B.2, the Applicant believes the project will be able to move forward.~~

(2) The Applicant seeks a variance from LDC Sections 2.02.04.B.5, 2.02.04.C.3 and 6.01.03H to reduce the setback to three (3) feet from property lines for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, and servicing and housing for such equipment) in lieu of 5 feet. The waiver is justified in order to allow more compact neighborhood development patterns per traditional neighborhood design principles and to protect natural resource on the Property.

(3) The Applicant requests a variance from Section 5.03.02.G.2 of the Land Development Code requiring~~the requirement to provide~~ a detailed site plan. This waiver is specific for the ~~for the~~ commercial parcel and is necessary until end users are identified and detailed design plans are prepared. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of commercial development. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases of commercial use prior to construction plan approval.

(4) ~~The Applicant seeks a variance from LDC Sections 5.03.03.B.1.b and 6.03.01 that (i) there be a minimum five (5) foot side yard setback for each residential lot with no permitted projections into the side yard setback, and (ii) that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of ten (10) feet. To ensure adequate public safety, the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a ten (10) foot separation as measured from outer wall to outer wall 30 inches above grade.~~ The Applicant seeks a waiver from LDC Sections 5.03.03.B.1.b and 6.03.01 to allow side yard setbacks to be measured from thirty (30) inches above grade and to permit eave projections into the side yard setback. Under the proposed standard, each residential lot shall maintain a minimum five (5)-foot side yard setback with a minimum ten (10)-foot structure-to-structure separation, both measured from outer wall to outer wall at thirty (30) inches above grade. Eaves may project into the side yard setback beyond the outer wall, reducing the clearance between eave

projections to less than ten (10) feet. To mitigate the fire risk associated with reduced eave-to-eave clearance, all homes shall be equipped with a fire protection system designed and installed in accordance with NFPA 13, or alternatively, the required fire hydrants shall be capable of providing an additional five hundred (500) gallons per minute of flow for two (2) hours, in addition to the fire flow required by NFPA 1, Chapter 18.

(5) The Applicant seeks a deviation from LDC Sections 6.04.07.D, 6.04.07.H.5, and H.04.07.H.4 to allow multi-use paths and sidewalks to meander inside and outside of the right-of-way. This will allow a more visually pleasing, undulating route for pedestrians and could potentially save trees.

(6) The Applicant seeks a variance from LDC Sections 6.05.02.A and D. to allow on-street parking for guest spaces to serve the townhomes. On-street parking provides for the more efficient use of space, reduction in paved surfaces, and will allow a more pedestrian-friendly community.

(7) The applicant seeks a waiver to Section 6.01.03.E.3 to allow a reduced front setback for corner lots and through lots. The reduction shall allow~~Allow~~ a ten (10)-foot setback on the street side of the ~~townhome lots as a deviation to LDC Section 6.01.03.E.3.~~lots where the driveway is not present. The reduced setback will narrow the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods and provides a more pedestrian friendly neighborhood.

(8) The Applicant seeks a waiver from LDC Section 5.03.03.B.c that the face of the garage shall be a minimum of twenty-five (25) feet from the edge of any sidewalk. Where a sidewalk is present, the Applicant proposes a minimum twenty (20)-foot front yard setback measured from the back of sidewalk to the face of the garage and/or the length of the driveway. Where no sidewalk is present, a twenty (20)-foot front yard setback measured from the right-of-way to the face of the garage shall apply. As a twenty (20)-foot driveway is sufficient to accommodate a standard parked vehicle clear of the travel lane where no sidewalk exists, measuring the same twenty (20) feet from the back of sidewalk — rather than the edge — accomplishes the same intent by ensuring the parked vehicle does not encroach upon the sidewalk or travel lane. A fifteen (15)-foot front yard setback shall apply to non-garage portions

of the structure, consistent with the Code. Secondary front yards for corner lots and through lots shall have a front setback of ten feet.

(9) A deviation to LDC Sections 6.06.03.C. and D. to modify the landscape planting requirements for areas internal to the commercial parcel. The landscape planting requirements will be provided around the boundary of the commercial parcel and within the scenic edge Race Track Road. This waiver specifically seeks to modify the requirement for a continuous hedge of three (3)-foot height within the landscape buffers adjacent to vehicular use areas and commercial parcel boundaries internal to the commercial parcel. Elimination of the hedge will encourage joint use parking and pedestrian interconnectivity between adjacent parcels and compatible land uses.

(10) A deviation is requested to LDC Section 6.06.03.G. to allow for smaller tree islands within the commercial parcel due to enhanced perimeter and scenic edge landscaping. At no time will tree islands be smaller than six (6) feet from back of curb to back of curb, and these islands may contain palms or other non-canopy trees. This reduction from fifteen (15) feet back of curb to back of curb is necessary to promote commercial development and to allow for more efficient use of land.

U. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the MDP.

The Applicant, its successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The ~~applicant~~Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

~~"~~To the extent that they do not conflict with the specific and detailed provisions of this approved PUD Ordinance, all provisions of the ~~LDC~~Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance

or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-~~LDC~~Code ordinance or regulation shall be deemed waived or varied by any provision herein~~."~~.

All roads, drainage facilities and common areas, located within the PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the ~~Applicant, his~~Owner, its successors and/or assigns. The ~~site~~Property shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the ~~LDC~~Code in effect at the time of establishment.

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

~~Not applicable.~~The future land use designation of the Property is ~~Intensive Commercial~~Mixed Use District.

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

Jan Trantham
Senior Transportation Planner
St. Johns County Growth Management
4040 Lewis Speedway
St. Augustine, Florida 32084

Re: Track Road East Segment Cost

Ms. Trantham,

ETM serves as the Engineer-of-Record for the design of the Race Track Road East Segment. ETM also provided Construction Inspection services to Eastland Development Group, Inc. for the construction project. It has been our responsibility to oversee the administration of contracts, construction draws and change orders as well as all County Inspections. The attached exhibit represents all actual costs related to the engineering design, permitting, wetland mitigation, construction inspection, and other costs associated with the Race Track Road East Segment widening.

I hereby certify that the costs shown on the attached spreadsheet, totaling $10,681,250.00 represent the actual costs for the widening of the Race Track Road East Segment.

Matthew S. Maggiore, P.E.
Project Engineer

Eastland Development Group Inc.

Race Track Road Funding and Construction Cost

11-Jun-26

						Escrow:	10,681,250.00	
Req	Vendor	Invoice	Invoice date	Sumbittal date	RTR Billing	REMAINING ESCROW		Description
1	ETM	202277	4/22/2022	5/25/2022	20,475.00	10,660,775.00		roadway, sign, pavement analysis/JEA trans line
2	ETM	203087	6/6/2022	6/16/2022	14,737.50	10,646,037.50		roadway, sign, pavement analysis/JEA trans line
3	Rogers Towers	70513	6/20/2022	6/24/2022	480.00	10,645,557.50		RTR Funding
4	ETM	203817	7/12/2022	7/21/2022	40,225.00	10,605,332.50		roadway, sign, pavement analysis/JEA trans line
5	ETM	202840	5/9/2022	7/26/2022	14,025.00	10,591,307.50		RTR-Bartram Park I-95
6	ETM	204140	8/8/2022	8/29/2022	149,924.75	10,441,382.75		RTR-Bartram Park I-95
7	ETM	204598	9/14/2022	9/26/2022	57,885.00	10,383,497.75		RTR-Bartram Park I-95
8	ETM	204890	10/13/2022	10/27/2022	43,012.50	10,340,485.25		RTR-Bartram Park I-95
9	ETM	205631	11/7/2022	12/7/2022	40,437.50	10,300,047.75		RTR-Bartram Park I-95
10	ETM	205910	12/5/2022	12/7/2022	66,387.50	10,233,660.25		RTR-Bartram Park I-95
	Vallencourt	8499-1	12/10/2022	12/10/2022	705,192.72	9,528,467.53		Right of way clearing and mass grading
11	ETM	206323	1/6/2023	1/5/2023	61,125.00	9,467,342.53		RTR-Bartram Park I-95
	Vallencourt	2	12/31/2022	12/15/2022	57,133.49	9,410,209.04		Right of way clearing and mass grading
12	ETM	206937	2/6/2023	3/1/2023	16,725.00	9,393,484.04		RTR-Bartram Park I-95
13	ETM	207426	3/6/2023	3/23/2023	17,275.00	9,376,209.04		RTR-Bartram Park I-95
14	ETM	207956	4/11/2023	4/21/2023	43,520.00	9,332,689.04		RTR-Bartram Park I-95
15	ETM	207989	5/2/2023	5/3/2023	13,600.00	9,319,089.04		RTR-Bartram Park I-95
	Vallencourt	3	4/15/2023	5/3/2023	48,098.16	9,270,990.88		Right of way clearing and mass grading
16	ETM	208476	6/1/2023	6/14/2023	11,875.00	9,259,115.88		RTR-Bartram Park I-95
17	Vallencourt	4	6/23/2023	6/30/2023	6,674.48	9,252,441.40		Right of way clearing and mass grading
	ETM	209271	7/11/2023	7/19/2023	13,740.50	9,238,700.90		RTR-Bartram Park I-95
18	ETM	209599	8/7/2023	9/13/2023	12,659.00	9,226,041.90		RTR-Bartram Park I-95
	Vallencourt	5	8/31/2023	9/13/2023	3,016.80	9,223,025.10		Right of way clearing and mass grading
	ETM	210267	9/8/2023	9/13/2023	48,219.75	9,174,805.35		RTR-Bartram Park I-95
19	ETM	210314	10/4/2023	10/13/2023	3,448.00	9,171,357.35		RTR-Bartram Park I-95
20	ETM	211231	11/7/2023	11/13/2023	3,425.00	9,167,932.35		RTR-Bartram Park I-95
21	ETM	211453	12/11/2023	12/12/2023	14,804.00	9,153,128.35		RTR-Bartram Park I-95
	Vallencourt	6	11/30/2023	12/12/2023	91,123.97	9,062,004.38		Right of way clearing and mass grading
22	Vallencourt	1	1/22/2024	2/15/2024	111,109.20	8,950,895.18		Proposed Improvements (RTR)
	ETM	212433	2/5/2024	2/15/2024	7,170.00	8,943,725.18		RTR-Bartram Park I-95
23	Vallencourt	2	2/29/2024	3/28/2024	273,667.09	8,670,058.09		Proposed Improvements (RTR)
	ETM	212804	3/4/2024	3/28/2024	20,850.00	8,649,208.09		RTR-Bartram Park I-95
24	Vallencourt	3	4/30/2024	5/13/2024	225,386.98	8,423,821.11		Proposed Improvements (RTR)
	ETM	213139	4/4/2024	5/13/2024	36,590.00	8,387,231.11		RTR-Bartram Park I-95
25	Vallencourt	4	6/6/2024	5/31/2024	200,784.72	8,186,446.39		Proposed Improvements (RTR)
	ETM	214009	6/6/2024	5/8/2024	49,325.00	8,137,121.39		RTR-Bartram Park I-95
26	Vallencourt	5	6/30/2024	7/8/2024	387,120.03	7,750,001.36		Proposed Improvements (RTR)
	ETM	214240	6/3/2024	7/8/2024	24,170.00	7,725,831.36		RTR-Bartram Park I-95
27	Vallencourt	6	7/31/2024	8/5/2024	283,778.54	7,442,052.82		Proposed Improvements (RTR)
	ETM	214509	7/3/2024	8/5/2024	30,895.00	7,411,157.82		RTR-Bartram Park I-95
28	Vallencourt	7	8/31/2024	9/19/2024	740,607.22	6,670,550.60		Proposed Improvements (RTR)
	ETM	215375	8/6/2024	9/19/2024	30,770.00	6,639,780.60		RTR-Bartram Park I-95
29	Vallencourt	8	9/30/2024	10/7/2024	281,442.20	6,358,338.40		Proposed Improvements (RTR)
	ETM	215810	9/4/2024	10/7/2024	27,270.00	6,331,068.40		RTR-Bartram Park I-95
30	Vallencourt	9	10/30/2024	11/13/2024	523,193.27	5,807,875.13		Proposed Improvements (RTR)
	ETM	216334	10/8/2024	11/13/2024	25,770.00	5,782,105.13		RTR-Bartram Park I-95
31	Vallencourt	10	11/30/2024	12/12/2024	298,162.03	5,483,943.10		Proposed Improvements (RTR)
	ETM	217309	12/2/2024	12/12/2024	33,920.00	5,450,023.10		RTR-Bartram Park I-95
32	Vallencourt	11	12/31/2024	12/31/2024	268,618.83	5,181,404.27		Proposed Improvements (RTR)
	ETM	216639	11/4/2024	12/12/2024	25,770.00	5,155,634.27		RTR-Bartram Park I-95
33	Vallencourt	12	1/31/2025	2/5/2025	113,144.24	5,042,490.03		Proposed Improvements (RTR)
	ETM	216639	1/7/2025	2/5/2025	25,000.00	5,017,490.03		RTR-Bartram Park I-95
34	Vallencourt	13	2/28/2025	3/6/2025	267,037.09	4,750,452.94		Proposed Improvements (RTR)
	ETM	218248	2/3/2025	3/6/2025	28,500.00	4,721,952.94		RTR-Bartram Park I-95
35	Vallencourt	14	3/31/2025	4/10/2025	476,512.49	4,245,440.45		Proposed Improvements (RTR)
	ETM	218630	3/3/2025	4/10/2025	25,500.00	4,219,940.45		RTR-Bartram Park I-95
36	Vallencourt	15	4/30/2025	5/7/2025	430,044.47	3,789,895.98		Proposed Improvements (RTR)
	ETM	218932	3/29/2025	5/7/2025	29,725.00	3,760,170.98		RTR-Bartram Park I-95
37	Vallencourt	16	5/31/2025	6/17/2025	248,857.85	3,511,313.13		Proposed Improvements (RTR)
	ETM	219542	5/5/2025	6/17/2025	24,500.00	3,486,813.13		RTR-Bartram Park I-95
	ETM	220012	5/30/2025	6/17/2025	19,250.00	3,467,563.13		RTR-Bartram Park I-95
38	Vallencourt	17	8/31/2025	8/28/2025	1,030,321.08	2,437,242.05		Proposed Improvements (RTR)
	ETM	220598	7/7/2025	8/28/2025	24,399.83	2,412,842.22		RTR-Bartram Park I-95
	ETM	221046	8/1/2025	8/28/2025	9,755.54	2,403,086.68		RTR-Bartram Park I-95
39	ETM	221501	8/29/2025	11/20/2025	7,316.64	2,395,770.04		RTR-Bartram Park I-95
	ETM	222075	10/3/2025	11/20/2025	4,372.01	2,391,398.03		RTR-Bartram Park I-95
	ETM	222627	11/3/2025	11/20/2025	5,488.75	2,385,909.28		RTR-Bartram Park I-95
	Vallencourt	18	10/31/2025	11/20/2025	57,239.87	2,328,669.41		Proposed Improvements (RTR)
	Vallencourt	19	11/15/2025	11/20/2025	17,331.89	2,311,337.52		Proposed Improvements (RTR)
40	EDGI	40	4/22/2026	4/24/2026	1,136,812.23	1,174,525.29		Reimbursement for Engineering Design/Drainage
	ETM	223253	12/1/2025	3/24/2026	11,855.53	1,162,669.76		RTR-Bartram Park I-95
	ETM	223617	1/9/2026	3/24/2026	4,200.00	1,158,469.76		RTR-Bartram Park I-95
	ETM	224385	2/9/2026	3/24/2026	5,664.00	1,152,805.76		RTR-Bartram Park I-95
	ETM	224775	3/9/2002	3/24/2026	2,100.00	1,150,705.76		Proposed Improvements (RTR)
TOTAL:					9,530,544.24	1,150,705.76		

CONTRACTS:

ETM CONTRACT AMOUNT	1,151,300.00
CHANGE ORDER #1	138,000.00
TOTAL	1,289,300.00
BILLED TO DATE:	1,247,653.30
REMAINING BALANCE ETM	41,646.70

VALLENCOURT CLEAR AND GRADE CONTRACT AMOUNT	911,239.62
BILLED TO DATE:	911,239.62
REMAINING BALANCE VALLENCOURT	-

VALLENCOURT ROAD CONTRACT AMOUNT	7,228,994.87
CHANGE ORDER #1	49,277.17
VALLENCOURT Credit	(351,206.20)
TOTAL	6,927,065.84
BILLED TO DATE:	6,234,359.09
REMAINING BALANCE VALLENCOURT	692,706.75

Miscellaneous	
Rogers Tosers	480.00
EDGI	1,136,812.23
BILLED TO DATE:	1,137,292.23

TOTAL BILLED TO DATE:

ESCROW:	10,681,250.00
DRAWN TO DATE:	9,530,544.24
FUNDS AVAILABLE TO DRAW:	1,150,705.76

REMAINING FUNDS TO DRAW:	
ETM (Including Change Order #1)	41,646.70
VALLENCOURT CLEAR/GRADE (COMPLETE)	-
VALLENCOURT ROAD (W/OPTIONS) (Including Change Order #1)	692,706.75
Wetland Mitigation Credits	416,352.31
TOTAL CONTRACTS	1,150,705.76
ESCROW BALANCE	-

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.

Bartram Grove

Density Allocations (St. Johns County)

May 30, 2026

Approved per DRI	
Commercial	406,584
Office	22,830
Single Family Residential	646

Density Allocated	
Commercial	
Bartram Springs	240,000
Bartram Market	103,336
Bartram Market	3,185
Bartram Corner	4,205
Bartram Commons	0
Williams Tract	30,000
Total Allocated	380,726
Remaining Commercial	**25,858**
Office	
Bartram Market	0
Bartram Springs	20,300
Total Allocated	20,300
Remaining Office	**2,530**
Single Family Res.	
Celestina	635
Total Allocated	646
Remaining Single Family Res.	**11**

Conversions to Multifamily			
Per 1,000	Multiplyer	Conversion Factor	Multi Family Units
1,000.00	25.86	6.31	163.28
1,000.00	2.53	2.26	5.73
0.00	11.00	1.00	11.00
		Converted Density for Bartram Grove:	**180.00**

RACETRACK ROAD
(VARIABLE PUBLIC R/W)

RACETRACK RD.

PROPERTY BOUNDARY

20' SCENIC EDGE

PROPOSED MONUMENT SIGN
MAX HT 25'
MAX AREA 100 S.F.

50' BLDG SETBACK

DUVAL COUNTY

ST. JOHNS COUNTY

JEA
LIFT
STATION

ACTIVE RECREATION
0.37 AC.

ROAD D

ROAD A

ROAD B

ROAD C

ROAD E

3.78 Ac.±

SMF-1
3.40 Ac.±

35' DEVELOPMENT EDGE

T.H. 8 UNIT

T.H. 7 UNIT

20' DRAINAGE ESMT

50' ROW

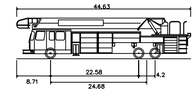
90'

BUILDING SETBACK (TYP)

PERMITTED WETLAND
IMPACT 0.09 AC.

PERMITTED
WETLAND IMPACT
0.03 AC.

UPLAND BUFFER 15' MIN,
25' AVERAGE



SJC Ladder 5	
Overall Length	44.630ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	46.700ft

SJC FIRE AUTOTURN

BARTRAM GROVE PROPERTY
FLORIDA

ETM
ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8990

www.etminc.com

REG- 00002584 LC-0000316

PLOTTED: June 24, 2026 – 8:09 AM, BY: Bill Winfrey

T:\2025\25-049\LandDev\Design\Plots\Exhibits\2025-08-12 SJC FIRE AUTOTURN 25-049.dwg, 6/24/2026 8:09:12 AM, winfreyb, 1:1

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

March 9, 2026

BY EMAIL:
scott.ennis@meritagehomes.com

Scott Ennis
Meritage Homes
13901 Sutton Park Dr
Suite C350
Jacksonville, FL 32224

RE: Bartram Grove: Potential Specimen Tree Evaluation and Health Assessment
5404 Race Track Rd
St Johns County, FL 32259 (PID No. 0235200000)

Dear Scott,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. We appreciate the opportunity to provide our services. At your request, a site visit to the referenced property was conducted on March 6, 2026, to perform a tree inventory, tree health assessment, and specimen tree evaluation.

CES performed a "Level 2 Basic Assessment" of the onsite, surveyed trees. This assessment includes a comprehensive, 360-degree visual inspection of a tree and its surroundings from ground level to canopy. The assessment also includes sounding of the lower trunk and root flares with a rubber mallet to listen for sound variations indicative of internal hollows or decay. CES also conducted a risk assessment of the trees in accordance with ANSI A300 Standards on Tree Risk Assessment, Part 9 and the Tree Risk Assessment, Best Management Practices publication. The findings of our assessment are summarized in the table below.

Poor Health Tree Table

Tree No.	DBH	Species	Tree Issue
1	27	water oak	Hollow, decay, crown defoliation, trunk broken out
2	27	water oak	Hollow, decay, crown defoliation, trunk broken out
23	18	water oak	Hollow, decay, water sprouts, broken branches with hangers
35	31	water oak	Extremely hollow, decay, fungal fruiting bodies
36	29	water oak	Extremely hollow, decay, fungal fruiting bodies
40	31	American sycamore	Hollow, decay, water sprouts, slime flux
45	42	American sycamore	Dead trunks, fungal fruiting bodies, broken top, water sprouts
94	37	laurel oak	Hollow, decay, defoliation, broken branches with hangers
134	10	loblolly bay	Pronounced lean, uproot
228	20	red maple	Hollow, decay. top broken out
235	22	water oak	Trunk broken out, hollow, decay, fungal fruiting bodies

Conclusion:
The enclosed table shows the onsite trees that are dead, diseased, or dying. All living trees identified in the table are expected to succumb to disease or structural issues causing failure within the couple of years. We found eleven (11) compromised trees totaling 294 tree inches in these conditions. In our opinion, these trees should be removed immediately because they are a safety hazard and do not warrant mitigation measures.

CARTER
ENVIRONMENTAL SERVICES

Specimen Tree Table

ID	DBH	Species
69	48	water oak

Based on our evaluation, one (1) tree located on the subject site meets the criteria for designation as a specimen tree as defined in the St. Johns County Land Development Code, Article IV. The St. Johns County Land Development Code designates Water Oak (*Quercus nigra*) as a specimen tree upon reaching a diameter at breast height (DBH) of 44 inches.

Please feel free to give me a call if you have any questions or need additional information.

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

CERTIFIED ARBORIST ISA



F:\CES Projects\Project Files\Active\Projects\Project Files\2015\5.15187 Blanchard Racetrack\GIS\MXD\Tree Inventory\Racetrack Tree Assessment Map 2026.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Tree Inventory Summary and Specimen Tree Assessment Map

Blanchard Racetrack

Project:	5.15187	St. Johns County, FL	Date: Mar 09 2026

Figure: 1

Basic Tree Risk Assessment Form

Assessor: Chris Walls

Client: Scott Ennis — Date: 3-9-26

Address/Tree Location: 5404 Race Track Rd — Tools: rubber mallet

Tree Species: water oak — Tree # 69 — DBH 48 — Height ____ — **Time Frame** ____ years/months

Target #	Target Description (Be specific, only one target per line.)	Target Zone (Check one box per target.) Drip line	1 X Ht	1.5 X Ht	>1.5 X Ht	Occupancy Rate (during time frame:) Rare	Occasional	Frequent	Constant
1	fence		✓			✓			
2									
3									

Site Conditions

Concerns: _____ ☐ None

Site changes: ☑ None ☐ Grade change ☐ Site clearing ☐ Changed hydrology ☐ Other _____

Crown

Foliage: ☐ None (dead) ☐ None (seasonal) Normal _____% Chlorotic _____% Necrotic _____%

Tree Health: ☐ Dead ☐ Poor ☑ Fair ☐ Good

Health concerns: branch shed ☐ None

Density: ☐ Sparse ☑ Average ☐ Dense ☐ Vines/mistletoe/moss _____

Relative size crown/trunk: ☐ Small ☐ Medium ☑ Large ☐ Unbalanced ☐ Crown dieback ☐ Excessive end weight

Wind Exposure: ☐ Protected ☐ Partial ☑ Full ☐ Wind funneling Load concerns/recent changes _____

Pruning: ☐ Topped ☐ Thinned ☐ Lion tailed ☐ Raised ☐ Other _____ Live crown ratio (LCR) _____%

Branches

☐ No concerns ☑ Dead branches 5 % overall Max. dia. _____

☐ Broken/hanging # _____ Max. dia. _____ ☐ Overextended

☐ Poor taper ☐ Weak attachments _____

☐ Previous branch failures _____ ☐ Similar branches present

☐ Structural support _____ ☐ Excessive sprouts ☐ Cracks

☐ Sapwood/heartwood decay ☐ Conks/mushrooms _____

☐ Cavity opening _____ ☐ Response growth _____

Main Branch and Crown Failure Types:

Failure Type 1: _____

Part size _____ Fall distance _____ Load: ☐ Low ☐ Med ☐ High

Likelihood of Failure: ☐ Improbable ☐ Possible ☐ Probable ☐ Imminent

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Failure Type 2: _____

Part size _____ Fall distance _____ Load: ☐ Low ☐ Med ☐ High

Likelihood of Failure: ☐ Improbable ☐ Possible ☐ Probable ☐ Imminent

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Trunk

☑ No concerns ☐ Codominant stems # _____ ☐ Included bark

☐ Decay ☐ Conks/mushrooms _____ ☐ Cavity opening _____

☐ Decay depth _____ ☐ Poor taper ☐ Lean ____° ☐ Corrected

☐ Dead/missing bark ☐ Cracks ☐ Ooze ☐ Lightning damage

Other _____ Response growth _____

Main Trunk Failure Type: _____

Likelihood of Failure: ☐ Improbable ☑ Possible ☐ Probable ☐ Imminent

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☑ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☑ Minor ☐ Significant ☐ Severe

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Root Collar, Roots, and Soil

☑ No concerns ☐ Collar buried/not visible Depth _____

☐ Stem girdling _____ ☐ Fill soil _____

☐ Significant root damage or decay ☐ Conks/mushrooms _____

☐ Cut, distance from trunk _____ ☐ Root plate lifted _____

Soil: ☐ Often saturated ☐ Limited volume ☐ Pavement/Compaction

Response growth _____

Main Root / Soil Failure Type: _____

Likelihood of Failure: ☐ Improbable ☐ Possible ☐ Probable ☐ Imminent

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

Target # _____ Protection _____

Likelihood of Impact: ☐ Very Low ☐ Low ☐ Medium ☐ High

Consequences: ☐ Negligible ☐ Minor ☐ Significant ☐ Severe

This form is for data collection and analysis. It is not intended to be used as a report.

Risk Categorization and Analysis

Tree Part Branches, Trunk, Root Collar, Roots, or Soil	Failure Type Dead, Hanging, Decay, Crack, etc.	Target Description or Number	Likelihood of Failure				Likelihood of Impact				Failure and Impact from Matrix 1				Consequences				Risk Rating from Matrix 2
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
				✓				✓				✓				✓			

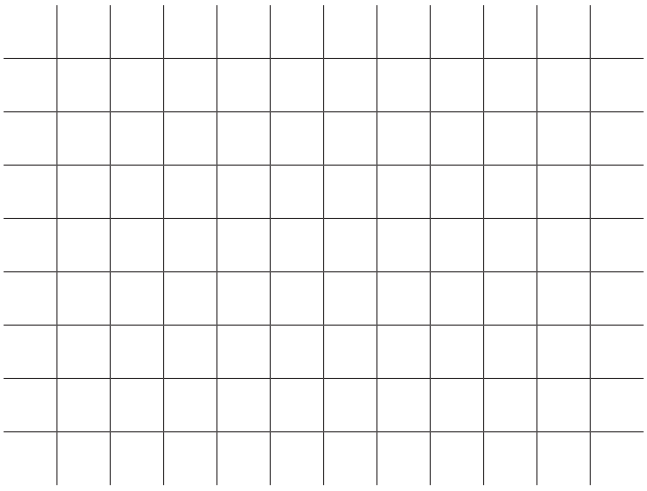
Overall tree risk rating: ☑ Low ☐ Moderate ☐ High ☐ Extreme

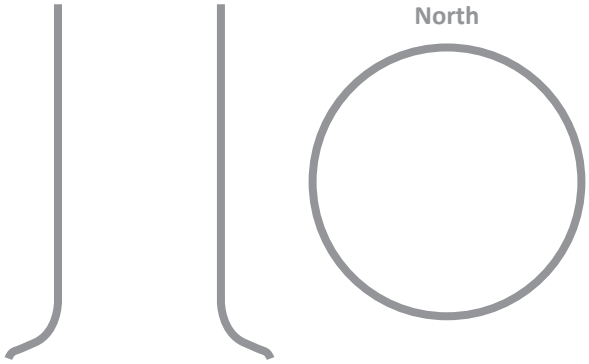
Matrix 1. **Likelihood matrix**

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. **Risk matrix**

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions

tree has some branch dropping and dead branches but overall health the day of the assessment seems fine. Only concern is that, due to the size and species, it is nearing its expected life expectancy and should be monitored for any changes in health or integrity

Option	Mitigation More than one failure type/target can be mitigated on each line.	Residual Risk of the tree
1	none at this time	
2		
3		

Inspection limitations: ☐ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe: _____

Data: ☐ Final ☐ Preliminary — Advanced Assessment recommended Type/reason: _____

Reassessment recommended in 1 ✓ years/months

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Legend

- Project Area +/- 42.29 ac.
- Wetlands_Existing
- Specimen Tree Dripline
- Inventoried Trees - 218 (3299")
- Specimen Trees - 1 (48")
- Poor Health Trees - 11 (294")

0 40 80
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Tree Inventory Summary and Specimen Tree Assessment Map

Bartram Grove

Project: 5.15187	St. Johns County, Florida	Date: Mar 11 2026

Figure: 1

G:\Projects\Project Files\2015\5.15187 Blanchard Racetrack\GIS\MXD\Tree Inventory\Bartram Grove Labeled Tree Assessment Map 2026.mxd

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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

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NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/15/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum 90 single family dwelling units, 90 multifamily dwelling units, and a maximum 50,000 square feet of commercial and office uses. This is a companion application to CPA(SS) 2025-07 Bartram Grove.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PROJECT FAMILY PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2017-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

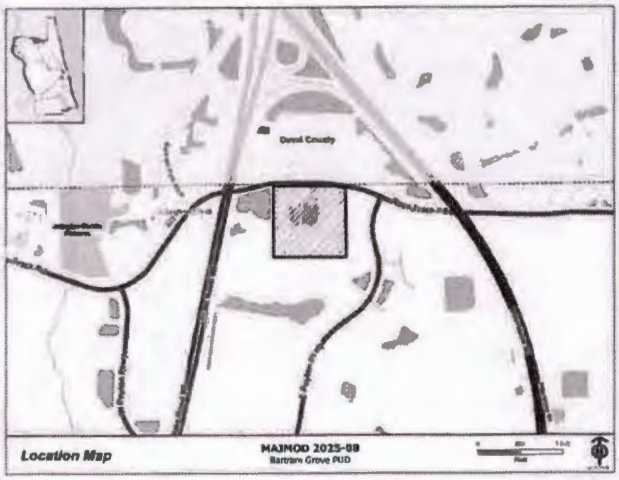
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: MAJMOD-2025000008
PROJECT NAME: Bartram Grove PUD

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



44719471 9/24/26