

8

**AGENDA ITEM
Planning & Zoning**

Meeting

3/7/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: February 23, 2024

FROM: Saleena Randolph, Senior Planner

PHONE: 904 209-0688

SUBJECT OR TITLE: PUD 2023-17 Pine Island

AGENDA TYPE: Business Item, Ex Parte Communication, Recommendation, Report

PRESENTER: Curtis Hart, Hart Resources LLC

BACKGROUND INFORMATION:

Request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of PUD 2023-17 Pine Island based upon nine (9) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of PUD 2023-17 Pine Island based upon ten (10) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Planned Unit Development (PUD) Rezoning
PUD 2023-17 Pine Island

To: Planning and Zoning Agency

From: Saleena Randolph, Senior Planner

Date: February 22, 2024

Subject: **PUD 2023-17 Pine Island**, a request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08.

Applicants: Curtis Hart, Hart Resources LLC

Owners: Woodland Heights LLC

Hearing Dates: Planning and Zoning Agency – March 7, 2024
Board of County Commissioners – April 16, 2024

Commissioner District: District 4

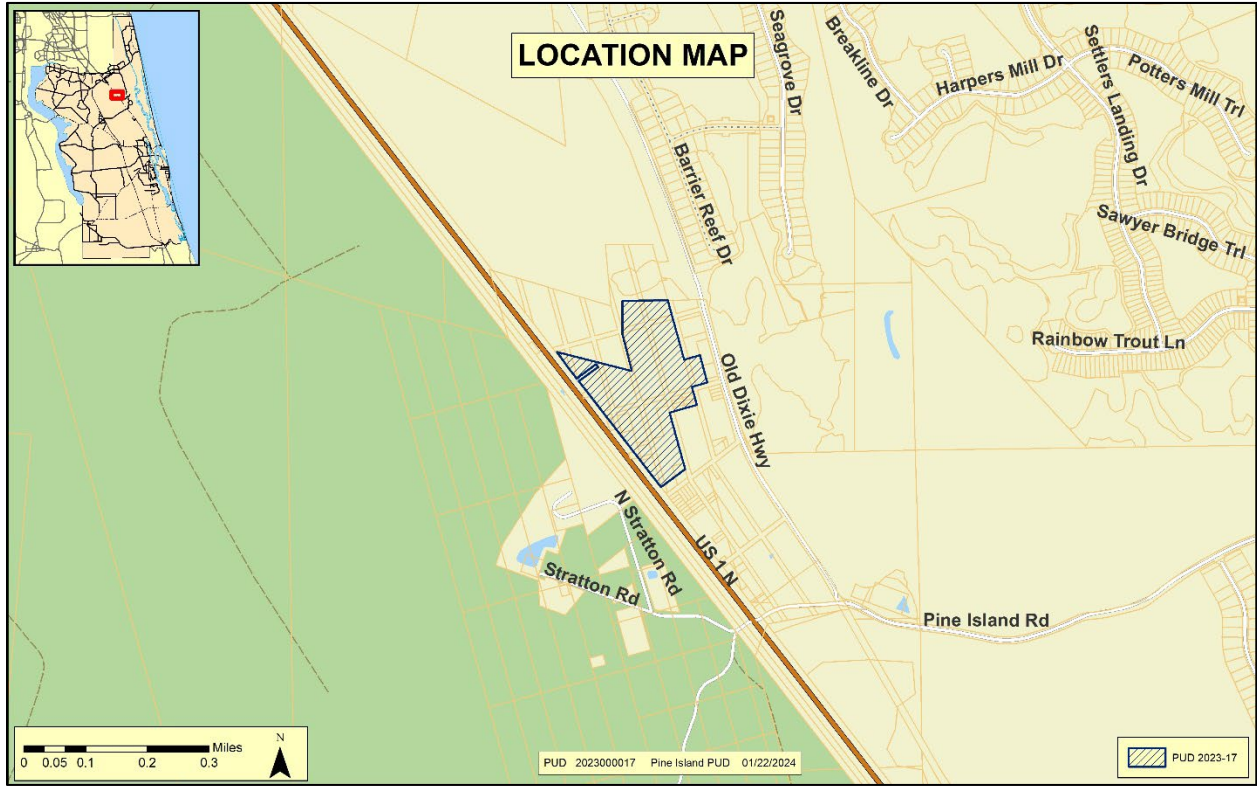
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **PUD 2023-17 Pine Island** based upon nine (9) findings of fact as provided in the Staff Report.

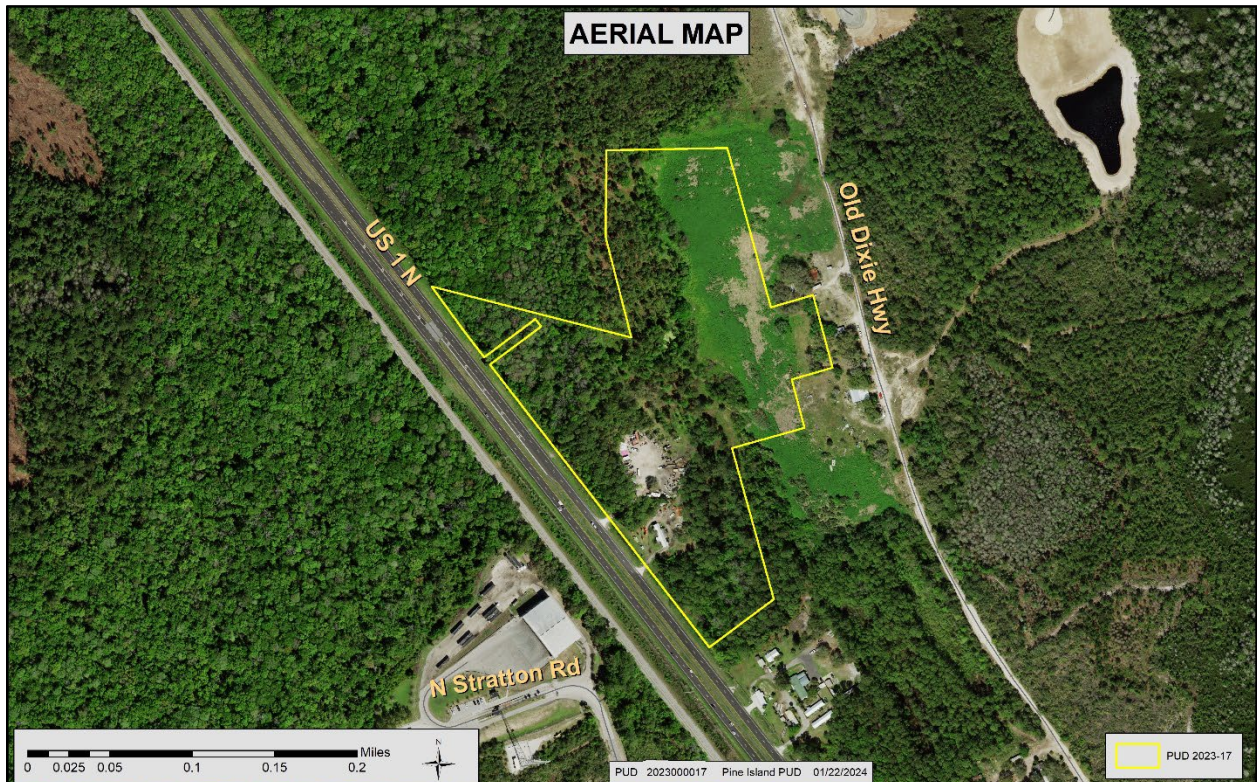
DENY: Motion to recommend denial of **PUD 2023-17 Pine Island** based upon ten (10) findings of fact as provided in the Staff Report.

MAP SERIES

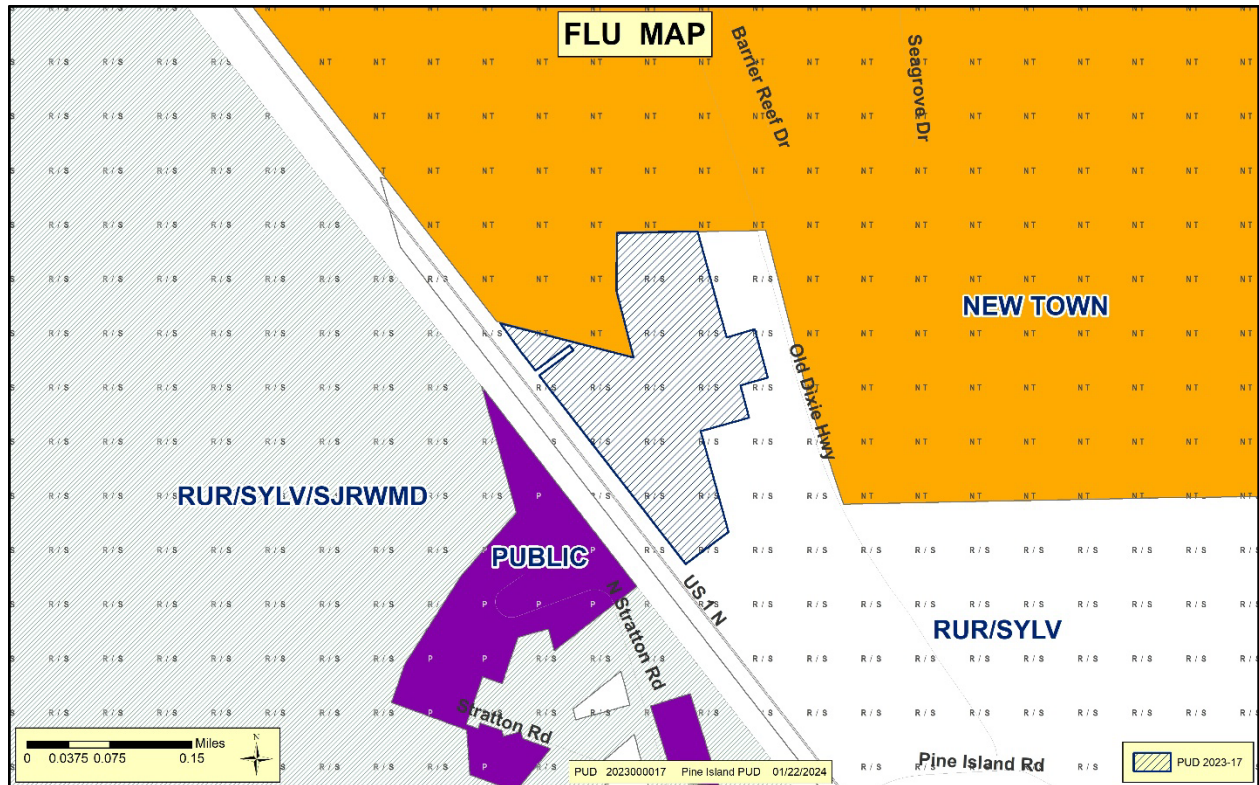
Location: The subject property is located on the east side of US Highway 1 North, just north of Pine Island Road and west of Old Dixie Highway.



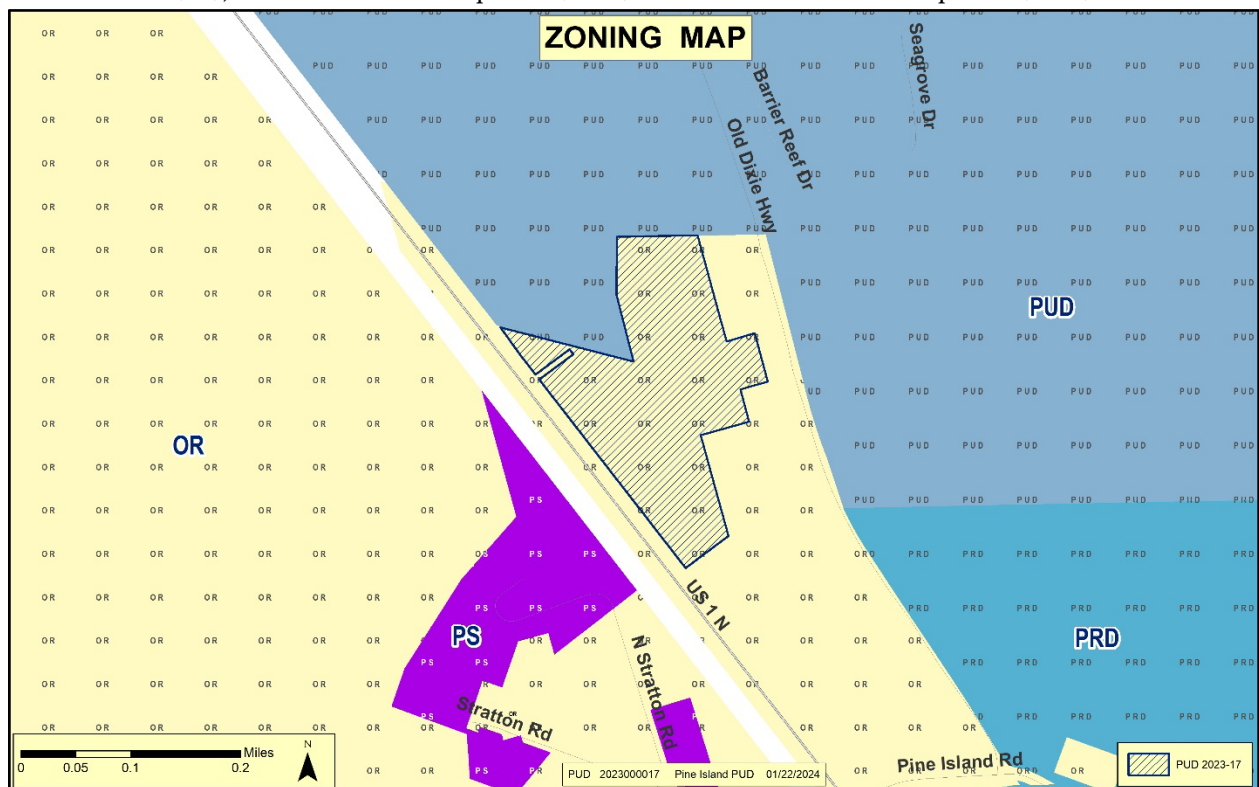
Aerial Imagery: The subject property is approximately 20.67 acres in size and appears to contain one mobile home and undeveloped residential land. Aerial imagery also shows what looks like outside storage of vehicles and/or a salvage yard.



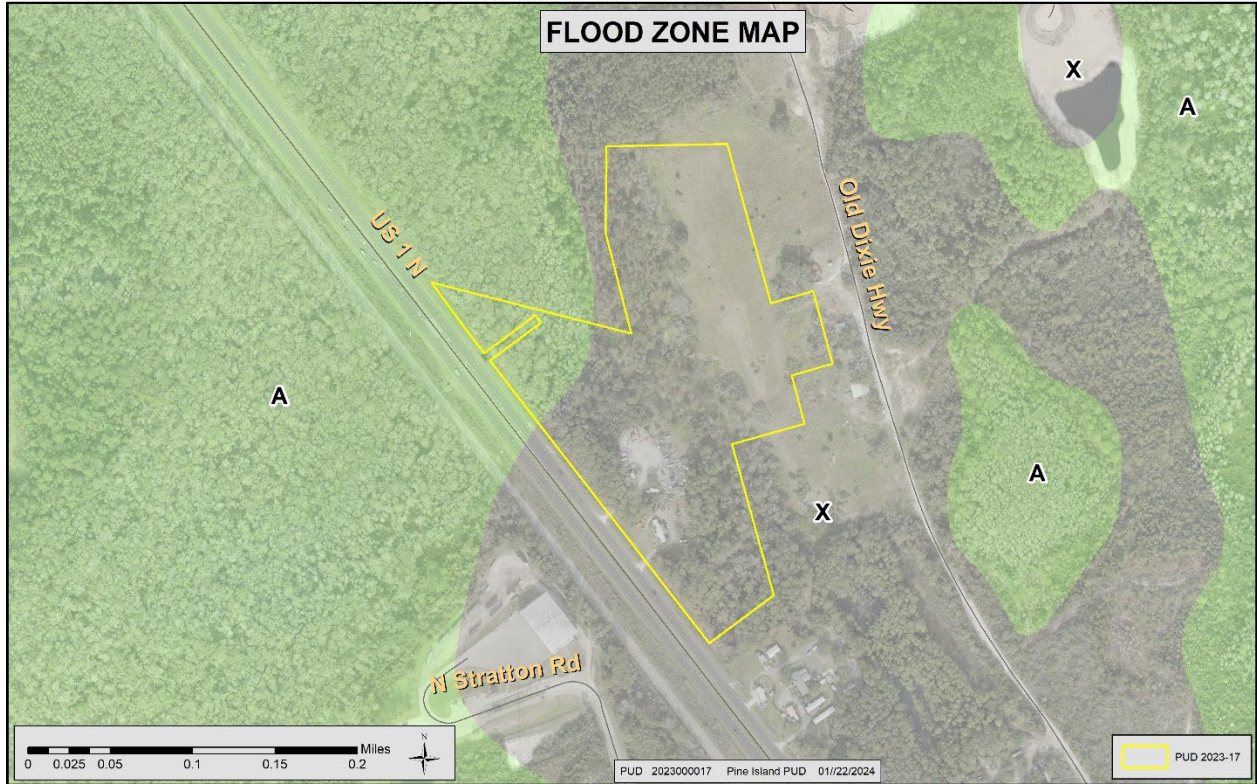
Future Land Use: The subject property is currently designated Rural/Silviculture (R/S) on the Future Land Use Map Designation with a requested change to Mixed Use District (MD) via a companion Small Scale Comprehensive Plan Amendment [CPA(SS) 2023-08]. Surrounding properties are designated Rural/Silviculture (R/S) and New Town on the Future Land Use Map.



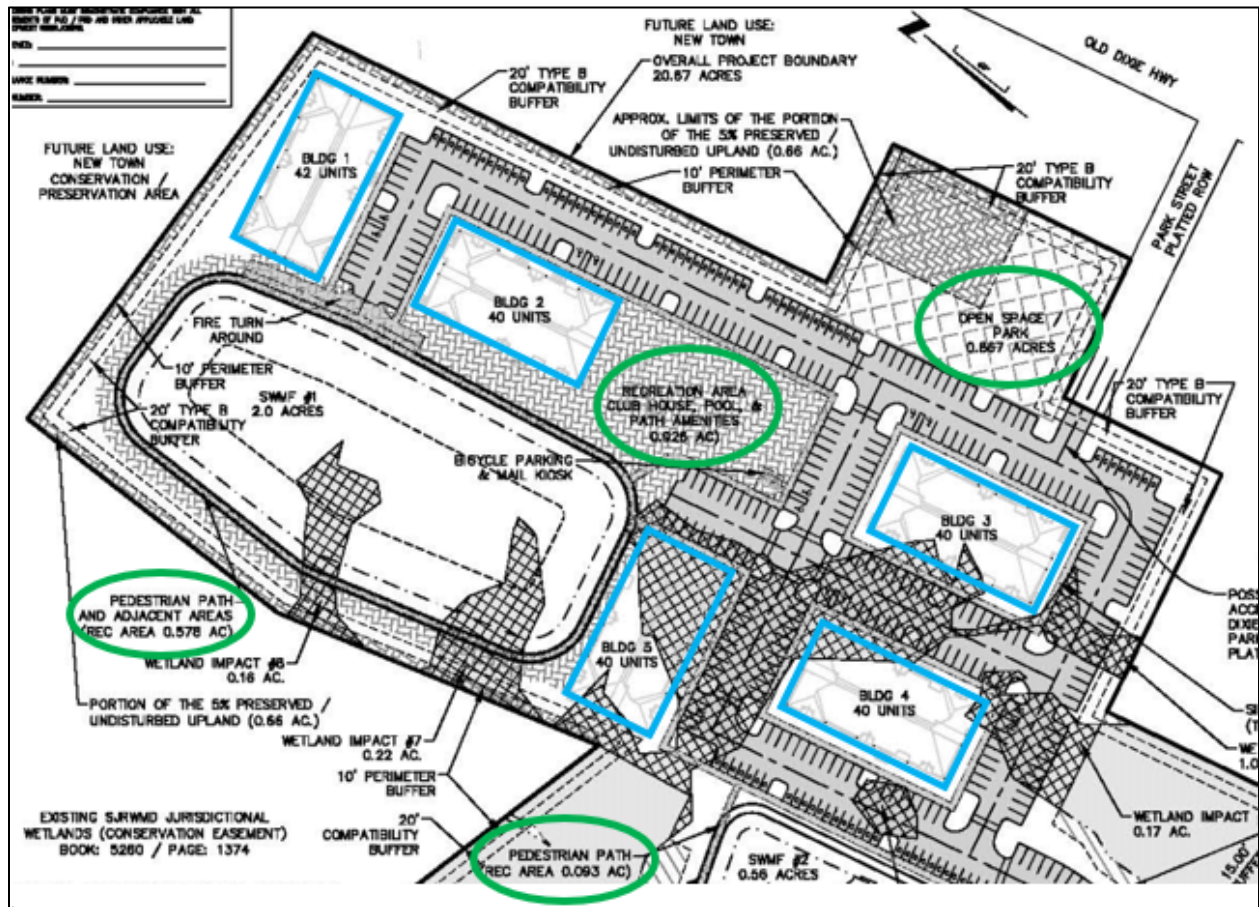
Zoning District: The subject property is zoned Open Rural (OR). Surrounding properties are zoned OR, Public Service (PS), Planned Unit Development (PUD) and Planned Rural Development (PRD).



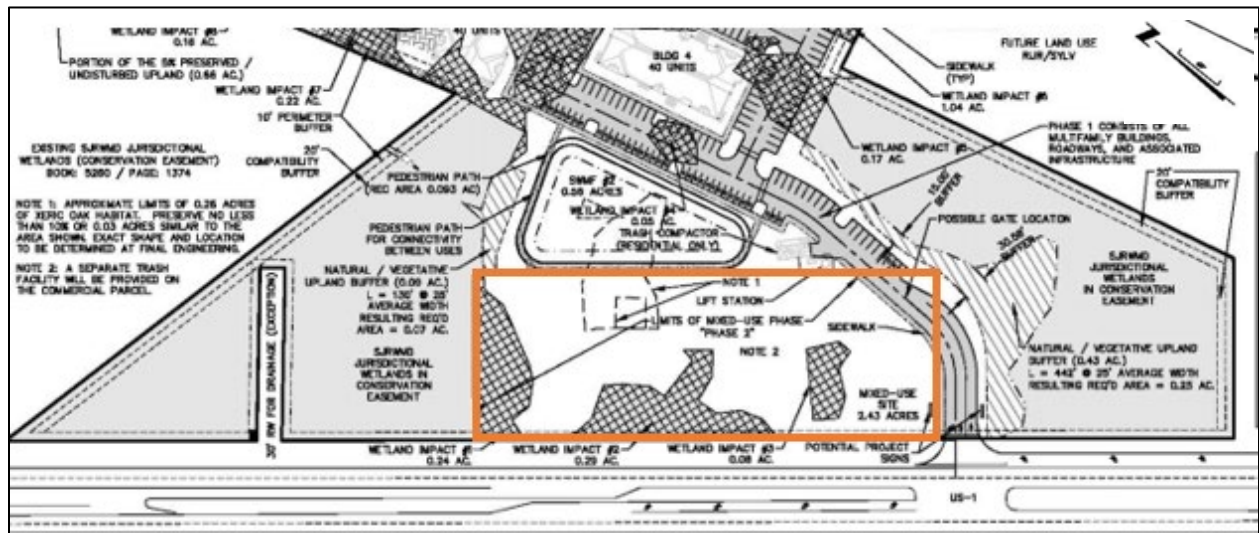
Flood Zone: The subject property is located within the flood zone designations of X and A. See review comments from the SJC Technical Division under the Department Review section.



Close-up of the MDP Map (provided in part): the below depicts the five (5) Residential Apartment buildings in blue and the Recreation space in green:



Close-up of the MDP Map (provided in part): the below depicts the Mixed Use area of the site in orange:



APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 20.67 acres of land from Open Rural (OR) to a Planned Unit Development (PUD) zoning to allow for a maximum of 202 multi-family residential units and 50,000 square feet of non-residential uses. As provided within the MDP Text, the applicant states that the proposed PUD rezoning will fill an existing need for commercial retail, services, and residential on a major transportation corridor in St. Johns County. The permitted uses shall be those under the Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services. Allowed uses shall include retail shops, offices, and personal services similar to the following:

- Commercial Indoor Recreation
- Entertainment
- Hospitality
- Retail good store
- Financial institutions with or without drive-through facilities
- Free-standing ATM's
- Pharmacies with or without drive-through facilities
- Mini Warehouse/personal property *
- Recreational Vehicle/Boat Storage *
- Grocery Stores, Specialty Food Stores, and Supermarkets including outdoor seating with on-site consumption of alcohol
- Restaurants with outdoor seating *
- Take-out Restaurants including outdoor seating
- Alcohol Sales and service as an Accessory Use (within restaurants, pharmacies, convenience stores and supermarkets)
- Package Alcohol Sales (liquor and wine stores), including alcohol sales as a primary use
- Spas, Gyms, and Health Clubs
- Commercial, Vocational, Business or Trade Schools
- General service businesses such as, but not limited to, blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
- Veterinary Offices without outside boarding facilities and enclosed within a sound proof building with no more than 10 outside runs which shall not exceed a total area of 640 square feet
- Beauty shops and barbers
- Photography studios
- Video, print and copy shop
- Employment Services
- Adult Care Centers, Child Care Centers
- Schools for the performing or fine arts and for martial arts
- Pet stores
- Outdoor plant sales
- Outdoor Storage
- Indoor Storage
- General Offices, Professional Offices, and Government Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Medical laboratories
- Urgent Care Facilities
- Diagnostic centers which provide radiology, and medical screening and testing services

- Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.
- Government branch offices

* Shall be allowable by right, but requires adherence to the Special Use Criteria of LDC Section 2.03

NOTE: the applicant is requesting a waiver to Section 2.03.02 regarding alcoholic beverages.

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

Figure 1: Proposed Development Standards	
Development Type	Commercial and Multi-family Residential
Total Land Area	20.67 acres
Wetlands	Total: 7.33 acres Preserved: 5.08 acres Impacted: 2.25 acres
Total Development Area (with Wetland Impacts)	15.58 acres
Maximum Floor Area Ratio	70% per entire PUD
Maximum Impervious Surface Ratio (ISR)	75% per entire PUD
Buffers/Screening	10' Perimeter Buffer 20' Buffer (certain areas shown on MDP Map) 20/B Compatibility Buffer (certain areas)
Phasing	Developed in two (2) phases; <u>Phase 1 Residential:</u> <ul style="list-style-type: none"> • Commenced within 3 years of Rezoning • Completed within 5 years of Commencement <u>Phase 2 Commercial:</u> <ul style="list-style-type: none"> • Commenced within 3 years of Phase 1 Completion • Completed within 5 years of Phase 2 Commencement
Development Type	Commercial
Maximum Building Square Footage	50,000 sq ft
Maximum Height of Commercial Structures	45 feet
Buildings, Parking, and Storage Setbacks	Front: 20 feet Side: 5 feet Rear: 10 feet
Development Type	Multi-Family Apartments
Maximum Units	202 apartment units
Residential Building Setbacks	Front: 15 feet Side: 10 feet Rear: 10 feet
Maximum Height of Residential Structures	50 feet
Proposed Open Space, Park, and Recreation	2.46 acres

WAIVERS

The applicant has requested the following waivers to the Land Development Code (LDC) and has provided their justification.

1. Request waiver from LDC Section 2.03.02 Alcoholic Beverages. The LDC states that no vendor of alcoholic beverages shall maintain a place of business within 1,000 feet of an established school or church.

Provided Justification: The applicant states the project is located near a major transportation area at US Hwy 1 and Pine Island Road. The proposed PUD is located near existing churches and schools. The applicant states that not allowing for alcoholic beverage sales within this proposed PUD would have a detrimental effect on the economic viability of commercial uses in this area of the County.

2. Request waiver from LDC Section 5.03.02.G.2 Master Development Plan Map. The LDC requires a detailed Site Plan depicting all proposed development.

Provided Justification: The applicant requests a waiver to the detailed map of the Commercial area of the site. Since the uses of the commercial parcel are unknown at this time, the applicant requests the ability to provide an Incremental Master Development Plan Map in lieu of a detailed MDP Map.

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). Planned Unit Developments are considered rezonings, and therefore the Applicant bears the initial burden for approval 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 Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include 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 nuisance, 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).

Technical Division Review:

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

Please be aware that the subject property contains areas of FEMA designated Flood Zone A, as well as areas inundated by design storm events as shown on the St. Johns County Regional Stormwater Model. At the time of construction plan review, the applicant will need to establish BFE data for that section of floodplain and mitigate for lost storage capacity/impacts. [LDC Sections 3.00 and 6.04.06]

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.

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

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10W- property beyond 5 road miles but less than 7 road miles from an existing fire rescue station, and has a creditable water source.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

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

Concurrency/Transportation Planning Review:

Traffic Impact Analysis: The following assessment is a non-binding traffic impact analysis for PINE ISLAND PUD to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of 202 multi-family units and a maximum 50,000 square feet of commercial uses.

In accordance with the CPA (SS) application, the applicant seeks to change the existing Rural/Silviculture Future Land Use designation to Mixed Use future land use to allow for the development of a multi-family project along with commercial uses.

The existing platted lots of record are exempt from concurrency pursuant to Section 11.08.04 of the Land Development Code (LDC). A modification of an exempt project is subject to review pursuant to Section 11.08.06.A of the LDC to determine if project impacts to public facilities and services are being increased or the location or timing of impacts are being altered in a way that would impact any public facility not previously impacted.

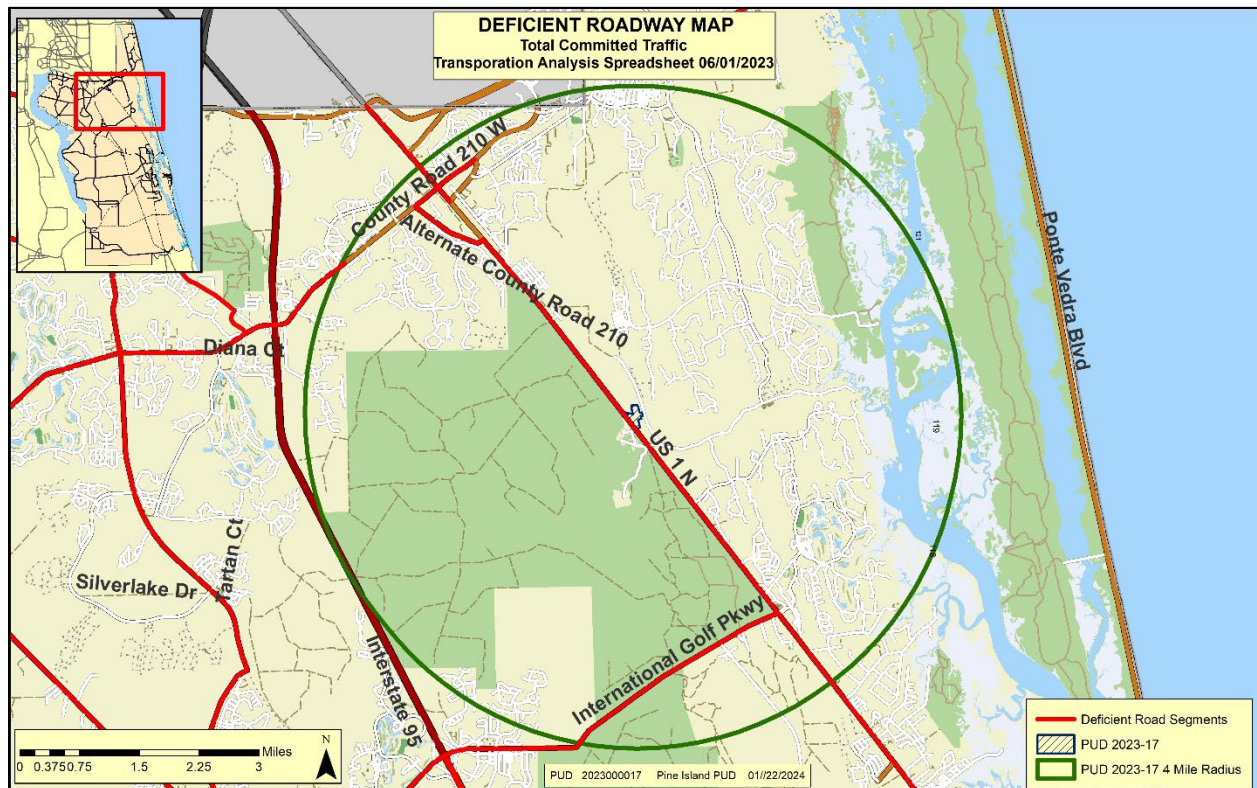
Residential: The proposed development will result in a reduction in trip generation by modification of an exempt project from 177 single family platted lots of record (1,706 daily trips; 170 pm peak hour trips) to 202

mid-rise multi-family units (917 daily trips; 79 pm peak hour trips), a reduction of 789 daily trips and 91 pm peak hour trips. Therefore, the proposed development will remain exempt from concurrency at the County, but will pay the road impact fee due at the time of permitting. This calculation does not include the existing lots of record where non-residential development is proposed in the PUD. The change from single family to multi-family must be reviewed by the School District in the same manner to determine if there is an increase in student generation, which application is currently pending at the School District.

Non-residential: The proposed non-residential development is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide for safe and efficient access to the proposed development.

Site Access: Site analysis is required prior to construction plan approval for review of the proposed driveway design, median opening, and turn lanes subject to FDOT permitting requirements for US 1 for both residential and non-residential development.

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

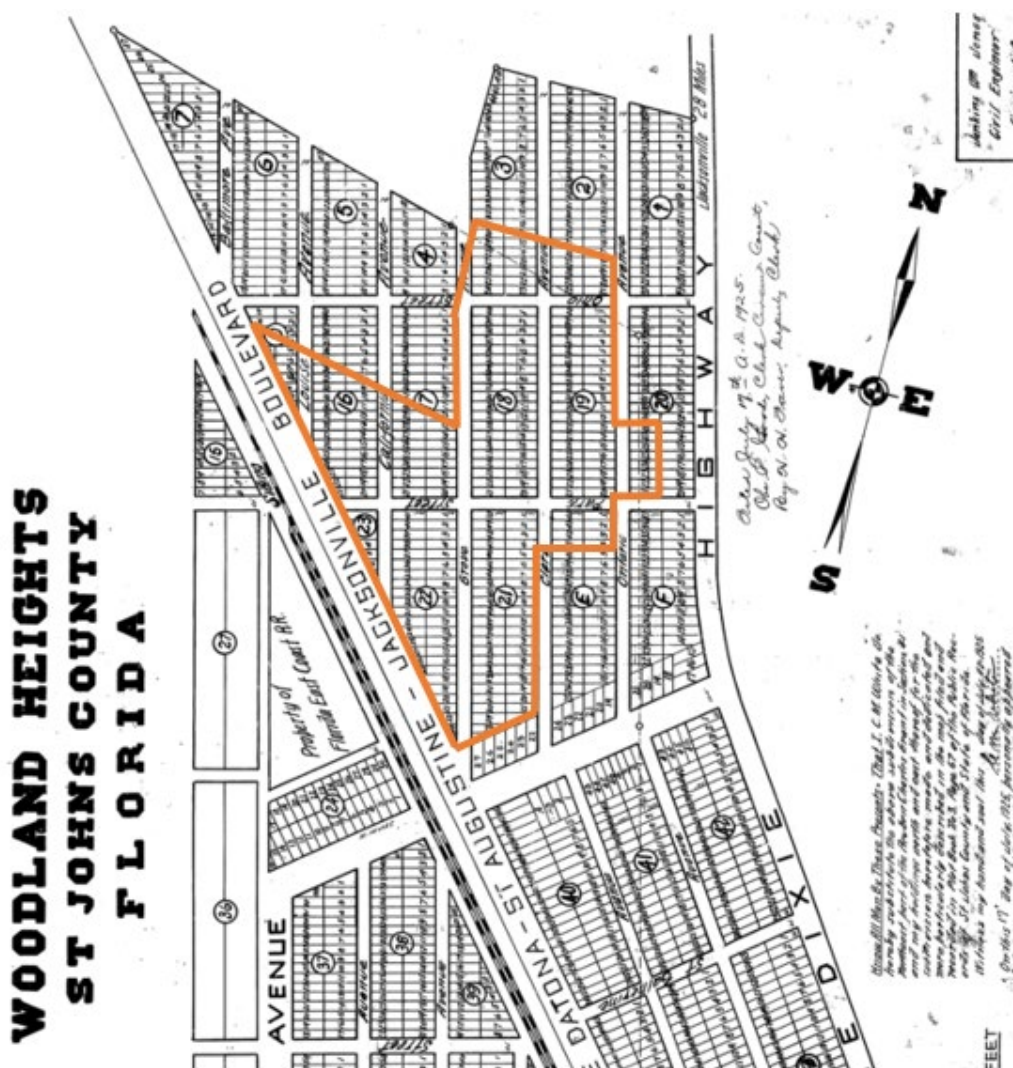


Planning and Zoning Division Review:

The property currently has a zoning designation of Open Rural (OR) and the site's Future Land Use classification is currently Rural/Silviculture (R/S). The requested rezoning and uses of the site are not compatible with the current Future Land Use classification of R/S; therefore, the applicant has provided a companion request to change the Future Land Use classification to Mixed-Use District (MD) through the companion project CPA(SS) 2023-08. This rezoning request is contingent on an approved Future Land Use change from R/S to MD.

The applicant's proposal is for 202 multi-family apartments and 50,000 square feet of non-residential development on a total of approximately 20 acres (15.58 net acres). The proposed density of the site calculates to 13 dwelling units per net acre of the entire subject property. The northeastern portion of the property is proposed for the residential units while the portion closest to US Highway 1 North is proposed for the Commercial development. Properties in the immediate area are both residential and commercial. Access to the property is one access directly off of US Hwy 1 North.

The subject property is within the Woodland Heights Plat, recorded in 1925 and can be found in Map Book 3 Page 78. The below is a general outline of the subject property in orange. As shown in the Plat, the full blocks are lot sizes of approximately 30'x100' containing up to 50 lots per block; not all blocks contain this many lots and not all lots are of this size as some lots appear to be partial lots in order for the proposed Platted ROW. Based on staff research, it appears the subject site contains approximately 205 full size platted lots and several partial lots.

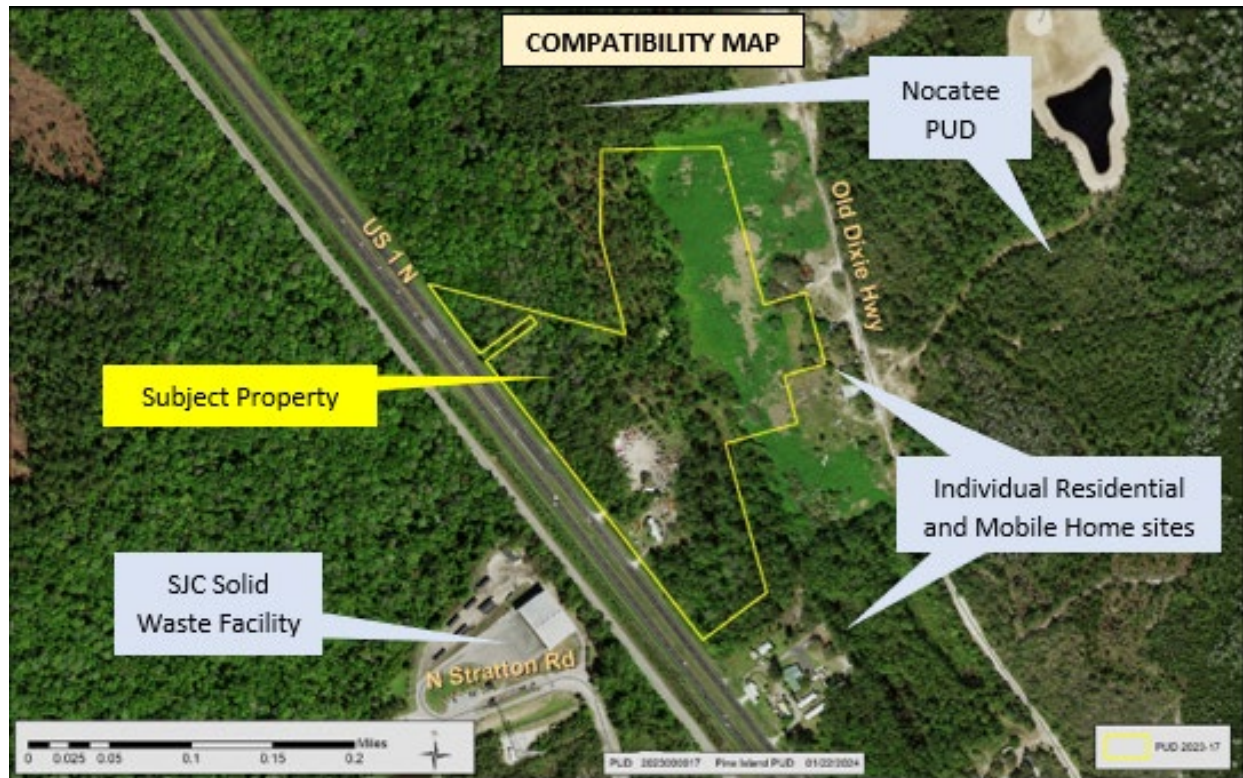


The subject property is located in an area of mixed uses along US Hwy 1. The proposed commercial use of the property may be compatible with the other properties directly off Hwy 1 going further north and south. There may be compatibility concerns related to some of the permitted commercial uses next to the multi-family residential within the same development. The proposed PUD allows a diverse array of uses, some of which may be considered more or less intensive to other proposed uses within the PUD and with the surrounding area. For example, the potential RV/Boat Storage and Mini-Warehouse Facility may not be appropriate uses for the multi-family apartments. To mitigate any compatibility concerns within this site, the applicant has provided within the MDP Text a potential 10/A incompatibility buffer between the residential and commercial uses as required/determined during construction review. As provided within the Text and Map, to mitigate any compatibility concerns with the neighboring sites, the applicant has provided areas of a 20-foot buffer, areas of a 20/B incompatibility buffer, and a 10-foot perimeter buffer.

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing residential sites, undeveloped residential sites, the south end of Nocatee, and the County Transfer Station.

Figure 2: Compatibility Analysis

Criteria	Subject Property	North	East	South	West across US Hwy 1 N
Current / Proposed Zoning	Proposed: Pine Island PUD	Nocatee PUD (Ord 2002-46, as amended)	OR	OR	Public Service
FLUM	Currently: R/S [Companion CPA(SS) 2023-08 to MD]	New Town	R/S	R/S	Public
Current / Proposed Use	Proposed Commercial and Multi-family Apartments	Approved Commercial, Single Family, and Multi-family development with a Town Center, Villages, and Neighborhoods	Various sized lots of record adjacent to Old Dixie Hwy; Single Family, Mobile Homes, clear/undeveloped land	Various sized lots of record; Mobile Homes and undeveloped land; some owned by DOT and State of Florida	SJC Stratton Road Transfer Station – Solid Waste Facility
Density	Proposed: 13 du per acre	Various densities from 3-8 units per net acre in residential areas of New Town	Various sized lots	Various sized lots	N/A

Figure 3: Compatibility Map

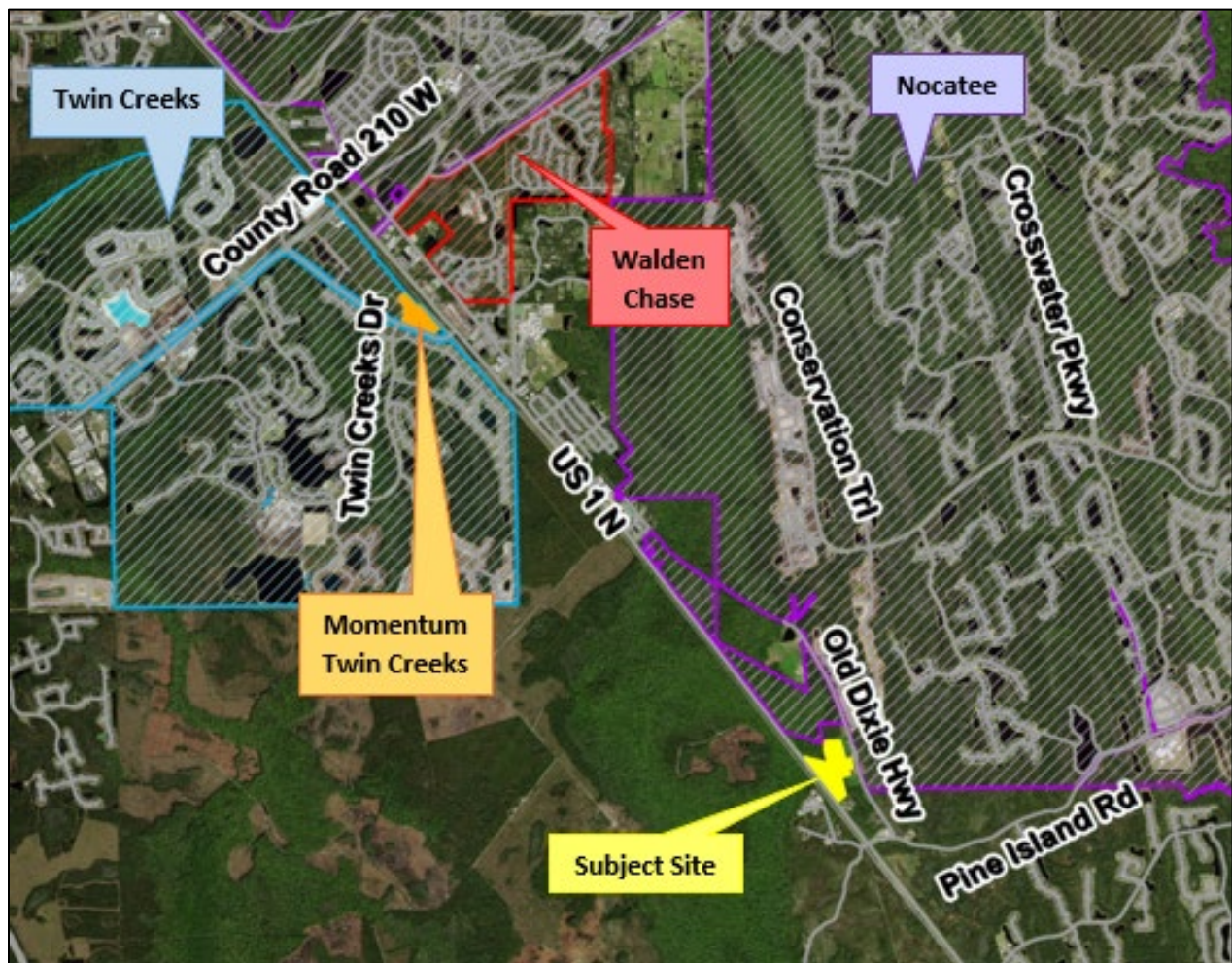
Properties in the immediate area are developed with single family mobile homes, conservation, and undeveloped land. Access to the property is directly from US Highway 1 North. There are approved residential and commercial projects in the area and just outside the immediate area that have not been built out. Below is an analysis of already approved development:

- Immediately north and east of the proposed Pine Island PUD there is **Nocatee** which is approved for both residential and commercial development. Nocatee's Residential development (Single Family and Multi-Family) is only 78% built out with 12,295 units approved and only 9,538 units built. Nocatee's Commercial development is only 25.5% built out with 4.09 million sq ft of non-residential (Office, Retail/Service, Industrial uses) approved and only 1.04 million built. The subject property abuts the southwest corner of Nocatee's Pine Island Conservation area and is separated by approximately 380 feet from the closest single-family lot in Nocatee. Old Dixie Highway runs along the western boundary, approximately 30 feet behind the Nocatee Coral Ridge neighborhood and east of the subject property.
- Further north, approximately 2.8 miles on US Hwy 1, is an approved residential development known as **Momentum Twin Creeks** (enacted through Ord 2022-59) which is approved for 192 multi-family apartment units with a portion of workforce housing units (13 d/u per net acre). Multi-family construction plans are currently under review.
- Northwest of US Hwy 1 on CR 210 West is the **Twin Creeks** PUD development (Ord 2015-52, as amended) which is approved for residential, commercial, and light industrial uses. The residential portion is 95% built out with 2,225 units approved and 2,108 built. The commercial portion is 9.1% built out with 3.7 million square feet of commercial development and only 338,000 sq ft built.

- North on US Hwy 1 is also the **Walden Chase PUD** (Ord 2020-52) in which allows residential, commercial, and light industrial uses. The commercial development is only 10.3% built out with 390,000 sq ft approved and 40,000 sq ft built; the non-residential uses allowed are commercial, office, and industrial uses. The residential development is 93% built out with 585 units approved and 545 units built; the residential units are listed as attached and detached single family.

Figure 4 depicts the approved developments in the area, as mentioned above.

Figure 4: Development Activity



The above information is just a general outline of approved but not yet built out projects. In addition to the above information, other developments in the area are existing and are built out. There are several multi-family developments on the west side of Nocatee. Southwest of Walden Chase is a multi-family rental development (Oaks at St Johns) on Old Dixie Highway near Ray Road. There are numerous commercial sites that exist along US Hwy 1 between Ray Road and Nocatee Parkway.

Figure 5 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 5: Zoning Designation Allowable Use Comparison

Permitted Use Categories	PUD (proposed)	OR
Residential	X	X
Agricultural		X
Cultural / Institutional		X
Neighborhood Business	X	
General Business	X	
High Intensity Commercial		
Mining & Extraction		X
Office & Professional	X	
Outdoor / Passive		X
Neighborhood Public Service		X
Solid Waste & Correctional Facilities		X

Figure 6 depicts the development standards required within the current zoning classification of Open Rural (OR) in comparison to the proposed standards allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 6: Zoning Designation Development Standards Comparison

Development Standard	PUD (Proposed)		OR – Single Family or Mobile Home	OR – All other uses
	Commercial	Residential - Apartments		
Minimum Lot Width:	N/A	N/A	100 feet	100 feet
Minimum Lot Area:	N/A	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	N/A	35%	20%
Maximum Floor Area Ratio (FAR)	70%	70%	N/A	N/A
Maximum Impervious Surface Ratio (ISR):	75%	75%	70%	75%
Maximum Height of Structures:	45 feet	50 feet	35 feet	None *
Setbacks:	Front: 20 feet Side: 5 feet Rear: 10 feet	Front: 15 feet Side: 10 feet Rear: 10 feet	Front: 25 feet Side: 10 feet Rear: 10 feet	Front: 25 feet Side: 10 feet Rear: 10 feet

*Maximum height of structures is 35' unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13

The applicant is requesting a waiver to Section 5.03.02.G.2 of the Land Development Code to allow relief from providing a detailed site plan (MDP Map). One advantage of rezoning to a PUD instead of a standard zoning district is that detailed site plans are provided, approved, and then required. Detailed site plans allow a better understanding of the impacts to the surrounding properties. Incremental MDP maps submitted after PUD approval are reviewed by staff but are reviewed for code compliance. Review for compatibility with feedback from the public and/or board members for a specific site layout does not occur. Alternatively, it is understood that an applicant may not yet have a specific plan and providing a speculative plan would likely require a future modification to the PUD. The current MDP Map shows the location of proposed multi-family buildings with associated parking and open spaces. The MDP Map shows only a general location of the future commercial development of the site.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff offers nine (9) findings of fact to support a motion to recommend approval or ten (10) findings of fact to recommend denial. 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
PUD 2023-17 Pine Island

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

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

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2024 - _____

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated July 17, 2023, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2023-17 Pine Island**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

SECTION 2. Pursuant to this application **File Number PUD 2023-17 Pine Island** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Unit Development (PUD)

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

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

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

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

SECTION 7. This Ordinance shall take effect upon the effective date of St. Johns County Small Scale Comprehensive Plan Amendment No. CPA(SS) 2023-08, St. Johns County Ordinance No. 2024-____ adopted concurrently on _____, 2024.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2024.

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

**BY: _____
Sarah Arnold, Chair**

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

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

EXHIBIT A - Legal Description

BLOCK D, 2, 3, 16, 17, 18, 19, 21, 22, AND 23 WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED).

TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 20, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4 AND LOTS 41 THROUGH 44, BLOCK E, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

THOSE PORTIONS OF UN-OPENED PLATTED RIGHT OF WAYS LYING ADJACENT TO SAID BLOCKS.

LESS AND EXCEPT:

LOTS 22 THROUGH 27, BLOCK 21, WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA

LESS AND EXCEPT:

CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGE 14 THROUGH 33 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A 30' RIGHT OF WAY FOR A DRAINAGE DITCH AS SHOWN ON FLORIDA STATE ROAD RIGHT OF WAY MAP FOR STATE ROAD NO. 5 SECTION NO. 78020, OLD PROJECT NO. 7802-(110) 275 BEING A PORTION OF LOUISE AVENUE AND BLOCK D, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGES 14 THROUGH 33 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED);

THENCE S37°49'39"E, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 301.96 FEET TO THE POINT OF BEGINNING; THENCE S37°49'39"E, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.01 FEET; THENCE N53°20'21"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.68 FEET; THENCE N36°39'39"W, A DISTANCE OF 30.00 FEET; THENCE S53°20'21"W, A DISTANCE OF 207.29 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT "B"

**PINE ISLAND
PLANNED UNIT DEVELOPMENT**

Exhibits/Attachments:

- Exhibit "A" – Legal Description of the Property
- Exhibit "B" – MDP Text
- Exhibit "C" – MDP Map

MASTER DEVELOPMENT PLAN TEXT Pine Island PUD

Section 5.03.02 (G) (1)

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

This Master Development Plan (MDP) Text is proposed on behalf of Woodland Heights, LLC (The “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the Project to be known as Pine Island Planned Unit Development (PUD). This development will contain a mix of commercial and residential uses, located in St. Johns County. To achieve the performance standards needed to guide this development, a rezoning to PUD for approximately 20.67 acres of land included within the Project limits is necessary. The Project is located on U.S. Highway-1, south of CR-210 and north of International Golf Parkway. The proposed PUD is planned to consist of up to 50,000 square feet of non-residential uses and 202 multi-family residential units.

The PUD property is surrounded by existing and future planned residential development. The Project is planned to connect to U.S. Highway-1, a four-lane divided roadway designated as a Principal Arterial. Additionally, there is a future connection between this project and Old Dixie Highway which is designated as a County Local Road.

The PUD property is proposed to be within the Mixed-Use District (Md) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County’s adopted Comprehensive Plan. Given the Project’s location, its proposed Future Land Use designation of Md, and the existing and approved adjacent residential developments and infrastructure, the Project is compatible with the area and does not constitute urban sprawl.

It is the Applicant’s intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving as much existing vegetated areas undisturbed as possible, and potentially using bio-retention areas and swales to reduce stormwater sheet flows. The specific Low Impact

Development Principles implemented will be determined at the Applicant's discretion at the time of construction plan approval.

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

Approximately 20.67 acres.

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

7.33 acres of wetlands are included within the project. Of these wetland acres, 2.25 acres are proposed to be impacted and 5.08 acres are to be preserved.

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

The total site area is approximately 20.67 acres. The total developable area is 15.58 acres (13.34 upland acres plus 2.25 acres of impacted wetlands). Preserved wetlands are 5.08 acres.

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

The Applicant is proposing up to 202 multifamily residential units within this project. The PUD property is proposed to be within the Mixed-Use District (Md) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County's adopted Comprehensive Plan. The Md designation allows up to 13 units per acre. The projected population for 202 units is 493 people.

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

The Project will consist of up to 50,000 square feet of non-residential uses. Permitted uses within the PUD shall include those uses allowable under Section 2.02.00 LDC under the Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services and shall include the following uses:

- Retail shops, offices, and personal services similar to the following:
 - Commercial Indoor Recreation
 - Entertainment
 - Hospitality
 - Retail good store
 - Financial institutions with or without drive-through facilities
 - Free-standing ATM's
 - Pharmacies with or without drive-through facilities
 - Mini Warehouse/personal property*
 - Recreational Vehicle/Boat Storage *
 - Grocery Stores, Specialty Food Stores, and Supermarkets including outdoor seating with on-site consumption of alcohol
 - Restaurants with outdoor seating*
 - Take-out Restaurants including outdoor seating
 - Alcohol Sales and service as an Accessory Use (within restaurants, pharmacies, convenience stores and supermarkets)
 - Package Alcohol Sales (liquor and wine stores), including alcohol sales as a primary use
 - Spas, Gyms, and Health Clubs
 - Commercial, Vocational, Business or Trade Schools
 - General service businesses such as, but not limited to, blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
 - Veterinary Offices without outside boarding facilities and enclosed within a sound proof building with no more than 10 outside runs which shall not exceed a total area of 640 square feet
 - Beauty shops and barbers
 - Photography studios
 - Video, print and copy shop
 - Employment Services
 - Adult Care Centers, Child Care Centers
 - Schools for the performing or fine arts and for martial arts
 - Pet stores
 - Outdoor plant sales
 - Outdoor Storage
 - Indoor Storage
 - General Offices, Professional Offices, and Government Offices
 - Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
 - Medical laboratories
 - Urgent Care Facilities
 - Diagnostic centers which provide radiology, and medical screening and testing services

- Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.
- Government branch offices

* Requires adherence to Special Use Criteria

All uses within the PUD requiring a Special Use Permit shall be allowable by right without need of a permit issued by the Planning and Zoning Agency but shall meet the special use criteria set forth in the LDC. All uses within this development that are listed in Section 6.08.00 LDC (Supplemental Design Standards for Specified Uses) are subject to such standards contained within the LDC. The Applicant is requesting a waiver to Section 2.03.02 regarding Alcoholic Beverages. Justification for the waiver is provided in section t of the PUD text.

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

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

1. *Setbacks:*

- A. **Commercial:** All buildings, parking and storage areas shall be set back twenty (20) feet from U.S. Highway-1 rights-of-way. In addition, all commercial buildings, parking and storage areas will have a twenty (20) foot setback from residential uses per Section 5.03.03(B)(2). All buildings, parking and storage areas shall have minimum setbacks measured from all other external commercial property lines as follows:

Front setback – 20 feet

Side setback – 5 feet

Rear setback – 10 feet

Side setbacks will be reduced to zero (0) for buildings within adjoining properties having common wall(s) along the property line(s). The Applicant may sell or lease subparcels/outparcels within the PUD. The required commercial setbacks outlined above shall only be applicable to the parent commercial area within the PUD and will not be applicable to the internal

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

B. Residential:

Front Setback from buildings – 15 feet

Side Setback from buildings – 10 Feet

Rear Setback from buildings – 10 Feet

2. *Maximum coverage of Lots by Buildings:*

All development within the PUD will have a maximum Floor Area Ratio of 70% and a maximum Impervious Surface Ratio of 75%.

3. *Parking:*

Commercial: Vehicular and bicycle parking will meet the requirements of the LDC at the time of application submittal for commercial construction plans. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. For shared parking, efficiency reductions shall be allowed, subject to County approval. These parking reductions shall be determined using the best practice methodologies and data available from nationally recognized planning organizations to include, but not be limited to, Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE).

Residential: Parking will meet the requirements of the LDC. As depicted on the MDP map, a total of 377 parking spaces have been provided including 12 ADA parking spaces and 94 compact spaces. Compact Car parking spaces will adhere to LDC Section 6.05.02.H.7. Bicycle parking is provided and depicted on the MDP map and will meet the requirements of the LDC section 6.05.02.M at the time of submittal of construction plans.

4. *Building Height:*

The maximum building height for all residential structures within the PUD shall be fifty (50) feet. The maximum building height for all commercial structures within the PUD shall be forty-five (45) feet. Buildings over thirty-five (35) feet in height will be protected with an automatic fire sprinkler system.

5. *Sale of Parcels: Commercial*

Portions of the Project may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP Map or on Incremental MDP Maps may be sold individually and/or combined with other parcels for development. If parcels are developed or sold as individual parcels or sites, a minimum 10/A buffer will be provided. Such individual parcels may also share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the Project is developed or sold as an individual parcel or site, such individual parcel may be developed under an Incremental MDP.

6. *Lighting:*

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

7. *Signage:*

Signage for the Project shall be in accordance with Article VII of the LDC.

8. *Construction/Temporary Signs:*

All construction/temporary signage will be permitted within the PUD and will comply with the LDC standards.

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

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

1. *Vehicular Access:*

Access to the development is planned via access connections to U.S. Highway-1 and future access on Old Dixie Highway, as depicted on the MDP Map. The locations of the internal roads, access connection points, and related site access improvements are depicted on the MDP Map. Site access improvements, including turn lanes, warranted by the PUD development will be the responsibility of the Applicant and will be provided as required by the LDC. The proposed access locations to U.S. Highway-1 are subject to FDOT approval and the locations shown on the MDP Map may change accordingly. PUD also allows for future connection via access to Old Dixie Highway. The Applicant's intent is to improve Old Dixie Highway from the access point to Pine Island Road by providing a paved road meeting county standards. Improvement to Old Dixie Highway will be constructed during Phase 2.

2. *Internal Access:*

The Applicant's intent is to provide internal access to all development within the Property with privately owned roads. The location of the future vehicular, pedestrian and bicycle interconnectivity is depicted on the MDP Map. The total parking spaces provided will continue to meet the minimum parking requirements set forth in the L.D.C.

3. *Pedestrian Access:*

The Applicant will provide sidewalk connections to US-1 and between uses internal to the Project. This will include pedestrian and bicycle interconnection between the uses. The interconnection between the uses is planned to consist of a sidewalk located adjacent to the internal road connecting the uses within the project. Bicycle parking shall be provided within the commercial and residential areas, including amenities where appropriate.

All pedestrian accessible routes and connections to commercial and public spaces shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current Americans with Disabilities Act Standards for Accessible Design.

4. *Interconnectivity:*

Pedestrian interconnectivity is planned between the commercial and residential uses within this PUD. Vehicular, pedestrian and bicycle interconnectivity within the PUD is planned between the uses. Vehicular interconnectivity will also be provided to the north via Old Dixie Highway.

5. *Recreation:*

The PUD will provide the multifamily units with a Club House and Pool as well as an open space/ park area as depicted on the MDP map. The PUD provides for 2.46 acres of active recreation with the combination of the Recreation area, Pedestrian Pathways, and the Open Space/Park area.

6. *Drainage:*

A master stormwater management system to serve the PUD property will be constructed and maintained for the Project. This master stormwater management system will provide for the treatment and attenuation of stormwater on-site within the Project's retention and detention areas. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District (SJRWMD). Per Comprehensive Plan Policies D.3.2.13 and E.2.6.8, where feasible, the stormwater facilities will contain natural features including trees, understory plantings and groundcovers to promote wildlife habitats. All necessary permits will be acquired, and construction plans approved prior to the commencement of any construction. The on-site stormwater management systems will be maintained by either a Homeowners Association and/or a Property Owners Association. The stormwater ponds may have fountains and may be designed as site amenities. Stormwater ponds greater than one half (1/2) acre may be utilized for irrigation and/or water reuse purposes per SJRWMD rules and regulations.

7. *Utilities:*

Central water and sewer services shall be provided by the St. Johns County Utility Department (SJCUD). The exact location of any required lift station(s) will be determined upon construction plan approval. The exact location as depicted on the MDP map is subject to change. All electrical and telephone lines will be installed underground on the site. Electric service will be provided by Florida Power and Light (FPL).

8. *Solid Waste:*

Solid Waste will be handled by the licensed franchisee in the area. Both the residential and commercial will have separate dedicated areas for trash compactors, the location of which will be determined during engineering review. Based on the SJCU availability letter, the Project's solid waste generation for both the multifamily and commercial uses are estimated at 53,480 gallons per day.

9. *Fire Protection:*

Fire protection will be provided in accordance with LDC Section 6.03.00.

10. *Clearing and grading, agricultural and silvicultural:*

The majority of the PUD property exists as Residential Low Density, Pine Flatwood, Hardwoods and Open Land. Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the developer has determined that the dirt is not required for development of the Project. Fill dirt needed for commercial areas may be obtained from future stormwater ponds located elsewhere within the Project as long as the access and pond excavation is shown on the construction drawings. Also, if needed, fill dirt may be brought on to the Project from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD. Prior to any early clearing activity, the developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer shall mitigate for any Protected Trees to be removed by such early clearing activities as required under the LDC. During construction, the upland preservation areas will be protected in their natural state by installation of silt fencing.

11. *Dumpster and recycling area(s):*

The dumpster and recycling location(s) for the commercial and residential are conceptually depicted on the MDP map. Final placement of the locations will be determined during engineering review.

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

A) 50,000 s.f. of commercial uses and 202 multi-family units; 65,600 gallons per day of potable water

B) 50,000 s.f. of commercial uses and 202 multi-family units; 53,480 gallons per day of sanitary sewer

1. All utility facilities are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review and approval.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or Sewer lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

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

This site contains five soil types, as determined by the SCS Soil Survey of St. Johns County. The upland soil types are Immokalee Fine Sand, Orsino Fine Sand (0 to 5 percent slopes) and Pottsburg Fine Sand. The wetlands contain St. Johns Fine Sand (depressional) and Buffy sandy clay loam. The soils contained on this property are suitable for development.

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

A FLUCCS Map is included to the PUD application and includes the following breakdown of vegetative communities:

Uplands	13.34	
Residential, Low Density (110)		2.13 acres
Open Land (194)		5.98 acres
Pine Flatwoods (411)		2.46 acres
Hardwood – Conifer Mixed (434)		2.77 acres
Wetlands	7.33 acres	
Inland Ponds and Sloughs (616)		3.19 acres
Hydric Pine Flatwoods (625)		3.99 acres
Wet Field (640)		0.15 acres
Total		20.67 acres

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

The Applicant’s environmental consultant, Peacock Consulting Group, LLC, has conducted the required Significant Natural Communities Habitat and Listed Species Study. The study is included as to the PUD application.

As stated in the submitted Environmental Assessment, St. Johns County considers the following areas as Significant Natural Communities Habitat pursuant to Section 4.01.07.G of the LDC: beach dune, costal grasslands/coastal strand, xeric hammock, maritime hammock, sandhill and scrub. As outlined in the Environmental Assessment, none of these habitat types occur on the PUD property.

As summarized in the Environmental Assessment, Peacock Consulting Group, LLC, visited the subject property to identify the presence of listed species. An area containing .26 acres of Xeric Oak Habitat was observed on the property. Consistent with Section 4.01.07 of the LDC, a minimum of 10% (0.03 acres) of Xeric Oak Preservation will be preserved and is delineated on the MDP map. No species of wildlife were observed that are listed as endangered or threatened by FWC or FWS.

m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site

file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply

The Applicant's archeological consultant, Florida Archeological Services, Inc., performed a Cultural Resource Assessment Survey (CRAS) of the PUD property. The CRAS is included to the PUD application. No Significant Cultural Resources were found on the property and the report specifies that no archeological or historical sites eligible for listing on the National Register of Historic Places within the limits of the PUD property will be impacted by the development.

- 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.***

A ten-foot (10') natural perimeter buffer will be provided along the PUD boundaries of the Project, as depicted on the MDP Map and required by the LDC in Section 5.03.03.A.4.

A twenty-foot (20') Type B Compatibility Buffer is depicted on the MDP map between the PUD and adjacent uses in accordance with LDC Section 6.06.04. These buffers will be depicted on construction plan application(s) at time of submittal. A minimum 10/A incompatibility buffer will be provided between the commercial and residential uses internally as determined and required by the LDC.

As required by LDC Section 5.03.03.A.3, a minimum of .66 acres (5%) of upland natural vegetation will be conserved as a part of the PUD ($5\% \times (20.67 \text{ (Total Project Area)} - 7.33 \text{ (Wetland areas)}) = .66 \text{ acres}$). The proposed upland natural vegetation area to be conserved is located within the perimeter buffers, as depicted on the MDP Map. The upland natural vegetation to be conserved within the future building areas shown on the MDP Map will be depicted on commercial construction plan application(s) at time of submittal. Recreational activities, such as walking trails and picnic areas, may be located within the upland preservation areas.

- o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.***

Not applicable.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.***

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

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

Temporary uses shall be allowed within the Commercial use as listed below and as set forth in LDC Section 2.02.05. Temporary uses, as listed in LDC Section 2.02.05.A and B, may include, but are not limited to, the following:

- Outdoor Seasonal Sales not to exceed two (2) per year, and not exceed thirty (30) days for each event.
- Display and sales vendors not to exceed one (1) time in one (1) month and not to exceed three (3) days each event.

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

Commercial accessory uses and structures will be allowed in accordance with LDC Section 2.02.04.C, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure.

Residential accessory uses and structures will be allowed in accordance with LDC Section 2.02.04.B, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure.

Accessory uses will be specifically as follows:

1. Residential - Exterior air conditioning units, water softeners, and related heating/cooling units may be located along the side or rear of the structures served,

- and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of five feet (5') from any property line. No air conditioning/heating/air handling units shall be located in any buffer or public or private drainage or underground utility easements.
2. Commercial - Exterior air conditioning units, water softeners, and related heating/cooling units may be located along the side or rear of the structures served, and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of seven feet (7') from any property line. No air conditioning/heating/air handling units shall be located in any buffer or public or private drainage or underground utility easements
 3. Fences may be erected along the perimeter of the PUD property up to 6' tall.
 4. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, building eaves, exterior air conditioning units or electrical equipment, buildings, footings, masonry fences, masonry walls, and patios.
- r. A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:*

The Applicant is proposing development of the PUD in two phases. The MDP Map depicts the detailed plan of development which includes one commercial parcel and one residential parcel. Phase 1 will include the residential parcel of the PUD and Phase 2 will be the commercial parcel of the PUD. It is the Applicant's intent to obtain Incremental MDP Map approval in the future for development of the commercial contained in the development. Construction of the development of Phase 1 will commence within three (3) years of the approval of this PUD rezoning and will be completed within five (5) years of commencement. Construction of the development of Phase 2 will commence no later than three (3) years after the completion of Phase 1 and will be completed within five (5) years of commencement. Commencement shall be deemed as approval of construction plans and completion shall be deemed as County approval of applicable as-built surveys or by certification of completion by the Engineer of Record for that phase.

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

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within this PUD rezoning application and imposed by the adopting ordinance, includes the following:

- The Project will not affect the orderly development of St. Johns County, as embodied by the LDC. The Project is also consistent with the density requirements established in the 2025 St. Johns County Comprehensive Plan. The proposed PUD will be a benefit to the future occupants of the Project and to the residents of St. Johns County in that the County will be afforded strict control over a development within a desirable and growing area.
- The Project will fill an existing need for commercial retail, services, and residential on a major transportation corridor in southeast St. Johns County.
- The nature of use and development of the abutting contiguous properties are similar and compatible with the proposed development on the subject property.
- The Project 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.
- The conditions stipulated in the PUD and imposed by this ordinance provide for strict regulation and maintenance of this project.
- 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 rezoning to PUD will permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the current zoning designations of the property. Moreover,

the development will meet all requirements including best management practices (BMPs) for water quality and quantity measures.

- The development proposed includes neighborhood-scale commercial uses, which should not cause any public nuisance. A Property Owners Association will be formed to manage the development and that will own, manage and maintain common areas (including lakes, landscaped areas, parking, etc.).
- The design, character and architectural style of the proposed development will result in a unified, cohesive, and compatible plan of development.

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

- ***LDC Section 2.03.02– Alcoholic Beverages.***

A waiver from LDC Section 2.03.02 is requested to allow the sale of Alcoholic Beverages within 1,000 feet of a nearby church or school. Relief from the code is requested considering this project is near a major transportation area being at the corner of the highly traveled U.S. Highway-1 and Pine Island Road. This area is proposed as Mixed-Use in the Comprehensive Plan which is the most intense land use in St. Johns County. This location and land use category lend themselves to more intense uses which typically include Alcoholic Beverage sales. The PUD area is located near churches and schools even though this is a highly traveled commercial corridor. The sale of Alcohol Beverages is a typical request for commercial uses in the Northeast Florida area. Not allowing for Alcoholic Beverage sales within this PUD will have a detrimental effect on the economic viability of commercial uses in this area of the County.

- ***LDC Section 5.03.02.G.2 – Master Development Plan Required Map.***

A waiver from LDC Section 5.03.02.G.2 is requested to allow for the commercial parcel to submit an incremental Master Development Plan (MDP) Map. An incremental MDP map would be submitted depicting in detail the initial phase of development and a general depiction of the proposed Uses for the remaining portion(s) of the project. Since the uses for the commercial parcel are unknown at this time, allowing incremental MDP maps would alleviate the specificity requirement of the detailed site plan.

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

The Applicant stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

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

The PUD is entirely located within the proposed Md FLU as depicted on the County's adopted Future Land Use Map.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for:

Date Property Tax ID No

Project Name

Property Owner(s) Phone Number

Address Fax Number

City State Zip Code e-mail

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

Applicant/Representative Phone Number

Address Fax Number

City State Zip Code e-mail

Property Location

Major Access Size of Property Cleared Acres (if applicable)

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

Water & Sewer Provider Future Land Use Designation

Present Use of Property Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Applicant proposes small scale comprehensive plan amendment from RS to Md and a companion rezoning from OR to PUD. Proposed PUD is a mix use with 50,000 sq ft of commercial uses and up to 202 multi-family units.

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

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

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

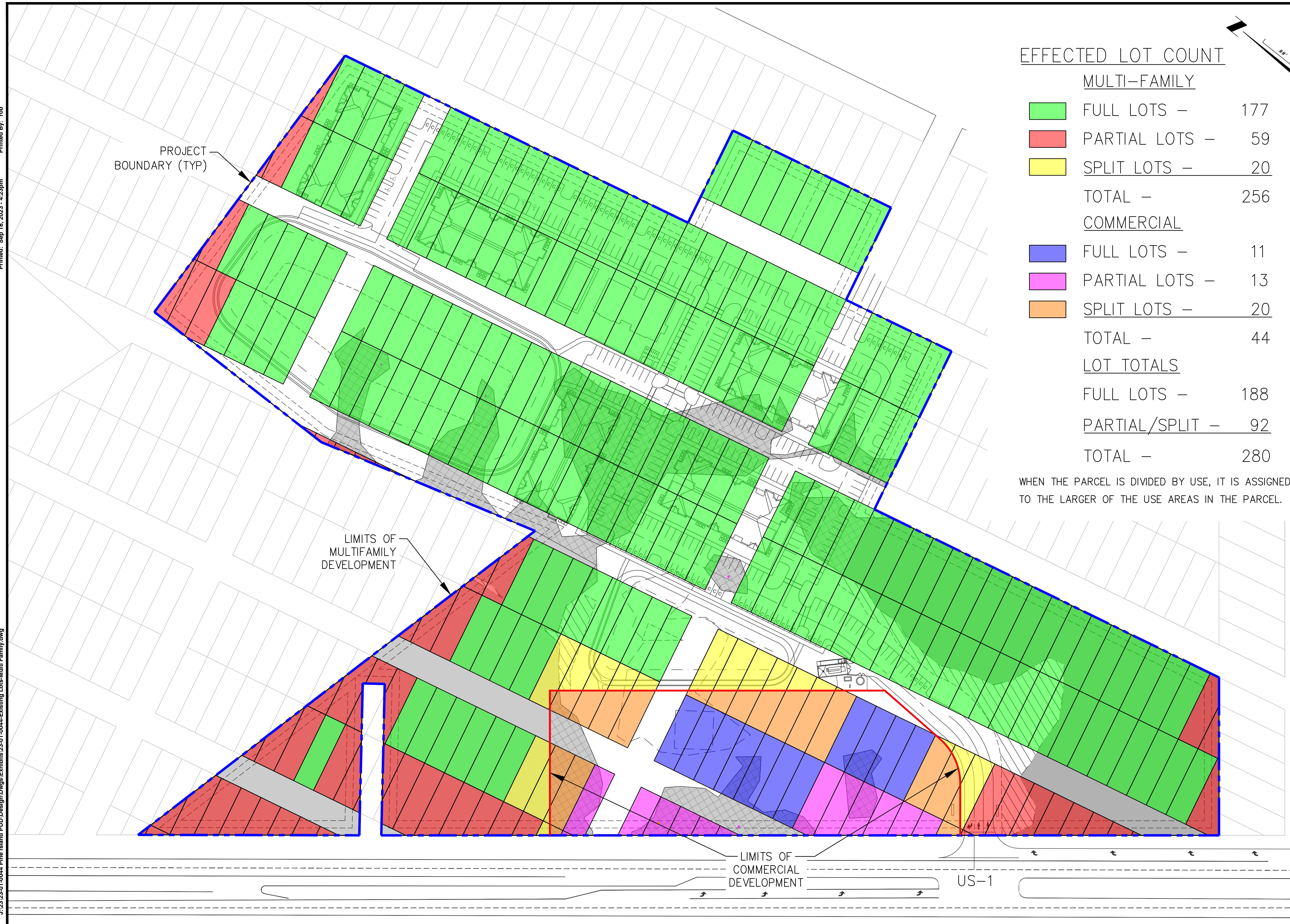
Signed By

Printed or typed name(s)

Parcel #	RE #	Size
Parcel 1	070860-0001	0.73 acre
Parcel 2	070810-0001	2.05 acres
Parcel 3	070840-0000	0.14 acre
Parcel 4	070850-0001	0.21 acre
Parcel 5	070830-0001	0.76 acre
Parcel 6	070800-0001	0.99 acre
Parcel 7	070580-0010	0.55 acre
Parcel 8	070870-0360	0.34 acre
Parcel 9	070890-0001	0.05 acre
Parcel 10	070880-0001	0.03 acre
Parcel 11	070730-0001	1.50 acres*
Parcel 12	070760-0001	1.33 acres*
Parcel 13	070770-0001	2.75 acres
Parcel 14	070780-0001	2.75 acres
Parcel 15	070790-0210	0.55 acre
Parcel 16	070570-0001	0.23 acre*
Parcel 17	070630-0001	0.83 acres*
Parcel 18	070620-0001	0.64 acres*
Parcel 19	Platted ROWs	4.24 acres**
TOTAL		20.67 acres

*a portion of this block only

**existing platted right-of-way (to be vacated)



PROJECT
BOUNDARY (TYP)

LIMITS OF
MULTIFAMILY
DEVELOPMENT

LIMITS OF
COMMERCIAL
DEVELOPMENT

US-1

EFFECTED LOT COUNT

MULTI-FAMILY		
■	FULL LOTS -	177
■	PARTIAL LOTS -	59
■	SPLIT LOTS -	20
	TOTAL -	256
COMMERCIAL		
■	FULL LOTS -	11
■	PARTIAL LOTS -	13
■	SPLIT LOTS -	20
	TOTAL -	44
LOT TOTALS		
	FULL LOTS -	188
	PARTIAL/SPLIT -	92
	TOTAL -	280

WHEN THE PARCEL IS DIVIDED BY USE, IT IS ASSIGNED TO THE LARGER OF THE USE AREAS IN THE PARCEL.

Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 203-3030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision

PLAT EXHIBIT

PINE ISLAND PUD
ST. JOHNS COUNTY
 PREPARED FOR
**HART RESOURCES/
 COASTLAND GROUP**

ERIC EVANS, PE
 P.E. NUMBER: 93565
 Reg. Engineer

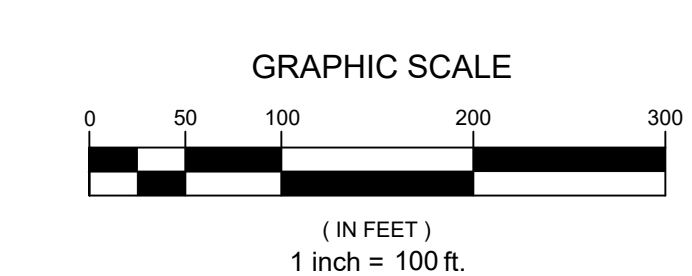
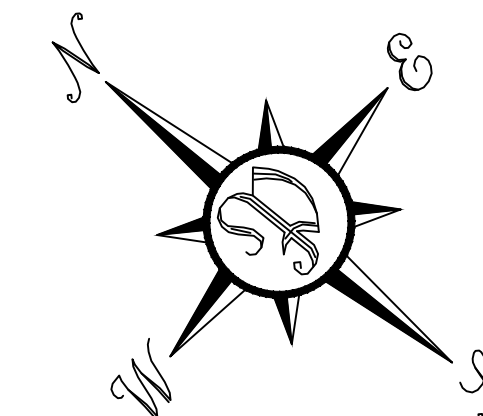
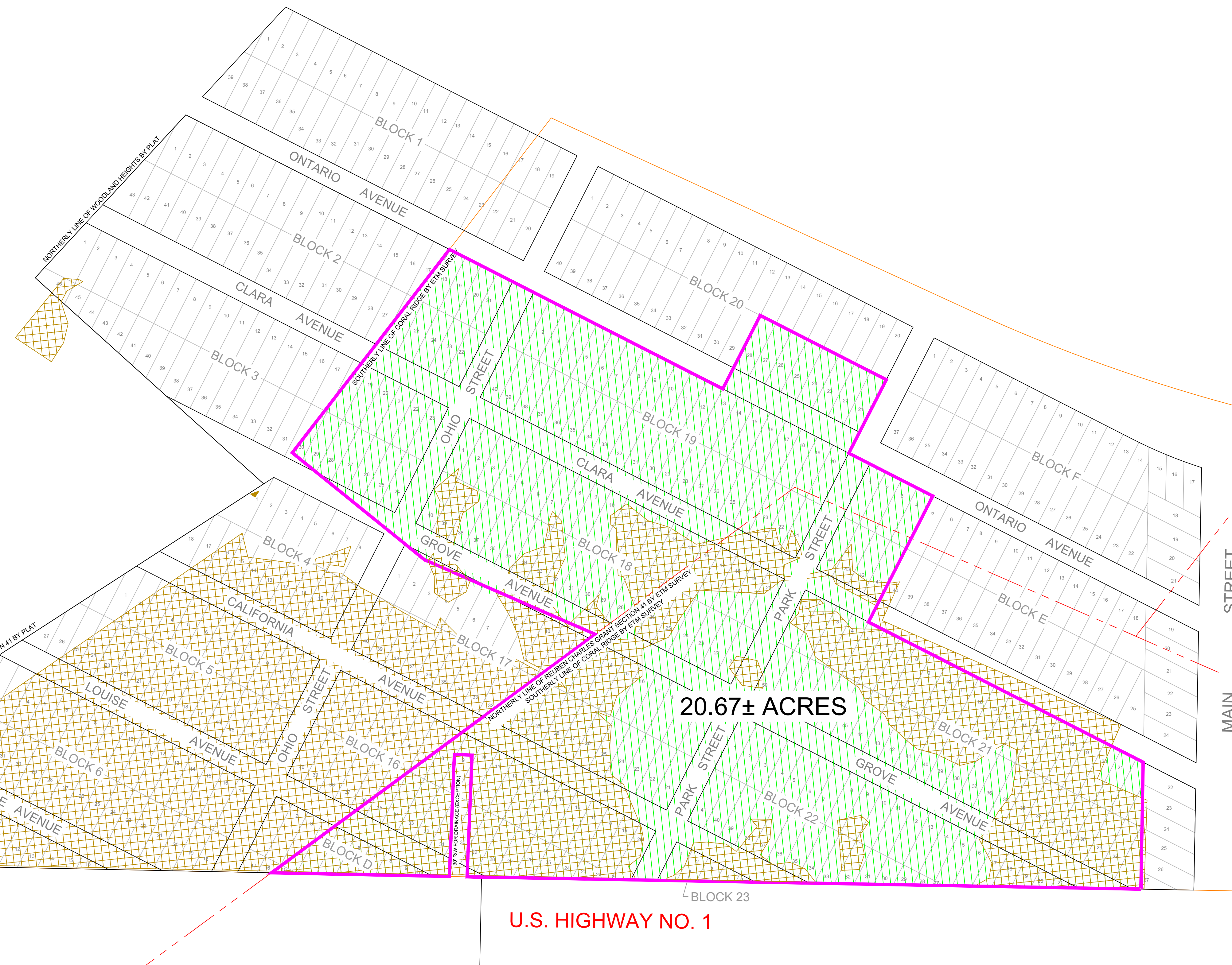
Project No.: 23-01-0044
 Designed: EDE
 Drawn: EDE
 Checked: JEJ
 O.C.: RW
 Date: JUNE 2023
 Scale: 1" = 60'

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

MAP SHOWING EXHIBIT OF

PORTION OF WOODLAND HEIGHTS AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 3, PAGE 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE NORTHERLY AND EASTERLY LINE OF THE REUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

THIS EXHIBIT DOES NOT PURPORT TO BE A BOUNDARY SURVEY



- WETLANDS
- AREA WITHIN PROPOSED BOUNDARY
- PROPOSED BOUNDARY

20.67± ACRES

U.S. HIGHWAY NO. 1

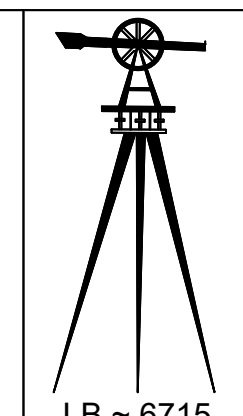
REVISED TO REMOVE LOTS 22-27, BLOCK 21; 3-2-23

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

LEGEND			
MH	MANHOLE	MES	MITERED END SECTION
ELEC	ELECTRIC	INV	INVERT
WV	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	CMP	CORRUGATED METAL PIPE
TR	TRANSFORMER	CPP	CORRUGATED PLASTIC PIPE
WM	WATER METER	ECP	ELLIPTICAL CONCRETE PIPE
CPP	CONCRETE POWER POLE	LF	LINEAS FEET
CI	CURB INLET	BOC	BACK OF CURB
SAN	SANITARY SEWER	SMH	STORMWATER MANHOLE
EP	EDGE OF PAVEMENT	FL	FLOW LINE
	BREAKLINE	A	UNDERGROUND ATT LINES
	FENCE	G	GAS LINES
P.C.	POINT OF CURVATURE	P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE	P.O.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE	P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT	B.R.L.	BUILDING RESTRICTION LINE
P.C.P.	PERMANENT REFERENCE POINT	CLF	CHAIN LINK FENCE
R	RADIUS	R.W.	RIGHT-OF-WAY
Δ or D	DELTA (CENTRAL ANGLE)	O.R.B.	OFFICIAL RECORDS BOOK
A or L	ARC LENGTH	ON L	ON LINE
CL	CENTER LINE		
CB	CHORD BEARING		
IR	LINE RADIAL TO CURVE		
AC	AIR CONDITIONER		
CONC.	CONCRETE		
FD	FOUND		
IP	IRON PIPE		
(M)	MEASURED		
(D)	DEED		

SCALE 1"=100'

10-11-22
DATE OF DRAWING



LB ~ 6715



Florida Department of Transportation

RON DESANTIS GOVERNOR

3600 DOT Road St. Augustine, FL 32084

KEVIN THIBAUT SECRETARY

St. Augustine Maintenance Pre-Application Meeting Notes

Table with project details: Date: 3/15/2023, Project Name: SR 5 - 9880 US 1 @ Pine Is Multi Family, SR: 5, Section: 78020, Parcel #: 0708300001

Pre-application findings are not binding on the Department or the permittee. An application must be submitted and approved prior to construction.

Thank you for meeting with the Department to discuss your project, 9880 US 1 @ Pine Is Multi Family, located on SR 5.

Below is a summary of our discussion:

Access/Driveway:

- List of 18 bullet points detailing access and driveway requirements, including design speed, parcel count, wetland impacts, traffic study, and median modifications.

Drainage:

- List of 6 bullet points detailing drainage requirements, including existing easements, calculations, and potential DBI requirements.

- Full plans, drainage report & Calcs, etc. required.

Utility:

- N/A

Permits are submitted through **One Stop Permitting (OSP)** at <https://osp.fdot.gov>.

Access/driveway:

The department has developed standards, guidelines, policies and recommended practices for corridor access management and site access planning. These standards are provided in the Florida Administrative Code Rule (FAC) Chapters: 14-94 (LOS standards), 14-96 (Driveway permits) and 14-97 (Access Management standards).

The Permit Application is generated from the information entered in OSP. It is not necessary to complete and upload a paper application. This fee is due at the time of application and is non-refundable, as required by Section 335.183, Florida Statutes. The fee may be paid online by credit card. The fee may also be paid to the local maintenance unit by cashier's check, certified check, personal or business check, cash, or money order, and shall be made payable to: The State of Florida Department of Transportation. If you elect to make payment by a method other than credit card, the application is submitted in saved, pending payment status and will not be considered "submitted" until the fee is received and recorded by the local maintenance unit. If the fee is not received and recorded within 30 days, the permit application will automatically void.

The applicant must be the property owner at the time of application, produce a contract to purchase the property, or have a letter of authorization from the property owner designating the applicant as the authorized representative.

Plans should include the following:

- Key sheet with current area site map and legend.
- Neighboring connection plan inclusive of the location and type of connections on both sides of the roadway, all median openings in area, closest intersecting side streets/intersections and traffic signals within the following distances from the proposed site property lines:
 - 660 ft. for roadways with a posted speed of 45 mph or less
 - 1320 ft. for roadways with a posted speed of greater than 45 mph.

Site plan must include the following:

- Physical features (existing and proposed);
- Onsite parking with traffic circulation plan;
- All right-of-way and property lines clearly defined; including any easements.
- Any existing and/or proposed joint access or cross-access connection features;

Access connection location and design information must include the following:

- Demolition plan of existing features located in the department's right-of-way being removed.
- Connection Details:
 - Location
 - Width
 - Ingress/egress radii and angle of connection to the State Road.
 - Profile of connection from edge of pavement to right-of-way line depicting elevations, lengths and slope of connection in its entirety. A maximum ADA slope of 2% must be maintained through crosswalk area of proposed connection(s).
- Design and cross-section (to the right-of-way line) of auxiliary lanes and pavement serving the proposed access connection. Include depiction of the required clear recovery zone based upon the design speed limit (posted speed may be used as default criteria for areas where the design speed is not published) and average daily traffic of the roadway.
- Location and type of traffic control devices proposed (if applicable including all design calculations for mast-arms and footers).

- Pavement marking and signage on a separate sheet or detail.
- Show posted speed limit and any roadway signs.
- Location and type of existing/proposed drainage features within the department's right-of-way (separate permit may be needed along with drainage design calculations);
- Median opening design and cross section for any new or modified median opening;
- Identify existing and proposed utilities (separate permit may be required for any new installations);
- Pavement material and design;
- A maintenance of traffic plan for all work being performed within the department's right-of-way.
- Horizontal and vertical curvature of abutting roadways (if necessary where severe topography or sight distances warrant).
- ADA design information for sidewalk facilities. Including the appropriate curb ramp number (as applicable) and including references to the standard index 304 and 310;
- In areas where new sidewalk is to be added to the right-of-way where none currently exists a section must be included in the plans that clearly depict the profile (elevations and distances) from the edge of roadway to the right-of-way line. The proposed sidewalk must meet all slope, drop-off and clear-zone requirements.
- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:
 - Standard Specifications for Road and Bridge Construction (English).
 - FDOT Standards Index (English)
 - FDOT Plans Prep Manual
 - FDOT Flexible Pavement Design Manual for New Construction and Pavement Rehabilitation
(Should a conflict arise between the details shown in the plans and the Department of Transportation Standards the Engineer/Applicant shall immediately confer with the department's engineer to resolve the discrepancy.)
- All traffic striping and markings are to be lead-free, non-solvent based thermoplastic.
- Removal of existing striping shall be accomplished using the "hydro-blast" method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.
- All directional arrows shall be placed as one segment.
- Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
- All curb and gutter and sidewalk will be removed and replaced joint to joint.
- All broken/cracked driveways must be fully removed and replaced.
- All disturbed area with the department's right-of-way will be restored to original or better condition by grading and sodding the area disturbed (Bermuda in rural, centipede in utility strips).
- Burning of any material or debris is prohibited in FDOT right-of-way.
- All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.

For Category C, D, E, F, and G applications, or any application requesting or requiring a new traffic signal, new median opening, auxiliary lane, or modified median opening, a traffic impact study (TIS) will be required. Any TIS (except a cursory analysis, such as an indication of peak hour movements from the applicant's site) must be signed, dated, and sealed by a Professional Engineer registered in the State of Florida. It is highly encouraged prior to submitting any formal study to discuss the traffic methodology. The local maintenance office will facilitate this conversation with the Traffic Operations Office. The specific detail and content of the TIS will vary depending upon the existing and projected traffic volumes, highway capacity, levels of service, and safety concerns.

Any traffic software analysis (HCS, Synchro, CORSIM, etc.) that is submitted will require a letter signed and sealed by an engineer. The letter should state that the engineer has verified that the existing/base year model reflects the geometric/operational characteristics he has observed in the field. Also, the letter should state what default parameters were modified, why they were modified and the reason they were modified to the selected value. If no parameters were modified, the letter should state such.

Issues the Applicant should be prepared to discuss are as follows:

- Location of site
- Aerial photo showing the site
- Size of the development
- ITE Land use codes for the development
- Estimated numbers of trips according to the ITE Trip Generation Manual
- Estimated directional splits to and from the proposed site
- Location of nearest traffic signals upstream and downstream of site
- Location of nearest median openings upstream and downstream of site (also specify by type—i.e. full or directional)
- Location of nearest drives within 660' upstream and downstream of site
- Posted speed limit (and design speed of roadway if available)
- Present Access Classification of roadway
- Other pertinent info necessary to help identify TIS issues

A cost estimate will be required after plans are deemed acceptable. Cost estimates must be signed, sealed, and dated by a Professional Engineer at the time of submittal. Unit cost information should be obtained from the most up to date master pay item list using the Current 12 month Moving Area Averages.

<https://www.fdot.gov/programmanagement/estimates/historicalcostinformation/historicalcost.shtm>

Plan sheets should clearly identify and delineate all work within the right-of-way. Estimates should be in tabular form and organized by their corresponding subsections e.g. Pavement, Striping, Signalization, Signage, etc. Include as a minimum pay item number, description of work, unit of measure, estimated quantity, unit price, extended price of each work item, total sum of all work. Contingency, MOT, Mobilization, and other incidental costs not covered by existing pay items can be individually lump summed into a percentage of the overall cost (For example: XX% Contingency, XX%, Mobilization, XX% MOT, XX% Erosion Control).

Assurance of performance pursuant to Section 334.187, Florida Statutes, will be required if the permit requires extensive work within the right of way, such as auxiliary lanes, median modifications, relocation of structures, or traffic signals. Prior to the issuance of a permit, the applicant shall provide a security instrument (performance bond, letter of credit, or cash bond) in the estimated dollar amount of the improvements in the right of way. The Department shall be named as the beneficiary. The security instrument shall be provided to the Department before the permit is issued. The security instrument shall be valid for a sufficient time to cover the construction and inspection of the permitted work.

If your project requires a right of way donation, easement, exchange or other real estate transaction or a maintenance agreement, all documents must be completed and recorded prior to issuance of the permit.

Drainage:

The Department's jurisdiction for Drainage Connection Permits is defined in Florida Administrative Code (FAC) Rule Chapter 14-86. The purpose of Rule Chapter 14-86 is to ensure safe conditions and the integrity of the Department's transportation facilities and to prevent an unreasonable burden on lower properties by providing standards and procedures for drainage connections from the properties adjacent to the Department's right of way. Rule Chapter 14-86 requires demonstration that there is no increase of run-off discharge to the Department's right of way from the proposed improvements. Therefore, the allowable discharge to the Department's right of way is based on the approach known as pre-development versus post-development. Any site abutting the Department's right of way or easement, undergoing development or changing grades is subject to this rule unless the improvement qualifies for an exception.

The Department's Drainage Connection Permit Handbook is available for review. This handbook is prepared to assist applicants in complying with the Florida Department of Transportation Rule 14-86, F.A.C. As a secondary feature, some of the reasoning and logic behind the Rule and its requirements are explained.

<http://www.fdot.gov/roadway/Drainage/files/DrConnPermitHB.pdf>

A permit application is not required for projects that qualify for an exception. There are four (4) categories of exceptions - improvements to property that does not drain, either directly or indirectly, to the Department's right of way, single family residential homes, agricultural and silvicultural improvements, and minor improvements. To receive written verification of the exception, a completed Drainage Connection Permit Application (check exception) and appropriate back up materials are required. The following should be submitted with your exception request:

- Recent survey plans, certified by a Professional Land Surveyor Certified in the State of Florida.
- Scaled paving, grading and drainage plans reflecting pre-development and post-development conditions. The plans shall be signed and sealed by a Professional Engineer certified by the State of Florida.
- Land-use area calculations.

The following information is required when submitting a Drainage Connection Permit (check permit).

- Soils report supporting the drainage design. The report shall be signed and sealed by a Professional Engineer certified by the State of Florida representing the laboratory performing the testing.
- Existing site photographs in hard copy format. A file with digital photographs is helpful. Each photograph shall be labeled with a description. The required photos follow.
 1. A view of the site in each direction (North, East, South and West).
 2. A view of the State Road both upstream and downstream from the proposed driveway connection(s), if applicable.
 3. Existing drainage facilities directly connected to the Department's drainage system, if applicable.
 4. Existing drainage facilities with the Department's right of way adjacent to the site, if applicable.
- Vicinity map reflecting the location of the site. This map shall include latitude and longitude as well as section, township and range information. This map shall reflect all adjacent local streets as well as at least one major street or highway both upstream and downstream of the site.
- Recent survey plan and legal description, certified by a Professional Land Surveyor Certified in the State of Florida.
- Scaled paving, grading and drainage plans reflecting pre-development and post-development conditions. Each set of plans shall be signed and sealed by a Professional Engineer certified by the State of Florida.
- On-site drainage report reflecting pre-development and post-development drainage analysis. Each drainage report shall be signed and sealed by a Professional Engineer certified by the State of Florida.
- Department's right of way impacts report reflecting all work proposed on the Department's right of way. Each report shall be signed and sealed by a Professional Engineer certified by the State of Florida. The Drainage Connection Permit does NOT authorize work within the Department's right of way.
- Proof of ownership (i.e. warranty deed or long-term lease)

Utility:

The department has developed standards, guidelines, policies and recommended practices for utility placement within the department's right of way. These standards were established to regulate the location and manner for installation and adjustment of utility facilities on any Florida Department of Transportation (FDOT) right of way. FDOT will issue permits for the construction, alteration, operation, relocation, removal, and maintenance of utilities upon the right of way in conformity with the FDOT Utility Accommodation Manual (UAM), July 2017 edition.

Others may prepare and process permit applications for the UAO, however the UAO shall, in all cases, be the permit applicant before the permit is approved. Once the permit is approved the UAO is the permittee and shall not deviate from the approved permit without approval from the Local Maintenance Engineer. The UAO shall have a complete copy of the approved permit at the jobsite when crews are present.

City or county utility owners, who do not have contractual control over the builder of their utilities, may elect to have the builder become a joint utility permit applicant with the city or county. In these cases, the utility builder and the city or county shall be severally liable such that the utility builder shall be required to comply with all the permit requirements applicable to the construction of the city or county utilities and the city or county shall be required to comply with permit requirements post construction, including, but not limited to those applicable to operation and maintenance.

The UAO may perform work on the UAO's previously permitted utilities without applying for a new permit for only the work types listed below and when the work constraints in **UAM Section 2.3.2** are followed:

- 1) Placement of mid-span poles, replacement of existing poles, or removal of existing poles. All of these poles must be part of the existing pole line, and installed as close to the alignment of the existing pole line as possible. For existing poles that do not comply with the utility offsets in **UAM Section 3.14.4**, the new pole shall not reduce the existing pole's offset from the edge of lane along non-restricted roadsides or from the face of curb along restricted roadsides. For existing poles that do comply with the utility offsets in **UAM Section 3.14.4**, the new pole shall also comply with the utility offsets in **UAM Section 3.14.4**.
- 2) Placement of service poles as long as these poles are in compliance with the utility offsets in **UAM Section 3.14.4**.
- 3) Placement of underground service lines in compliance with **UAM Section 3.16.7** provided they are perpendicular to the roadway.
- 4) Temporary utility work approved by the FDOT Resident/Project Engineer during FDOT construction projects in accordance with an approved utility work schedule.
- 5) Maintenance, replacement, alterations or additions of aerial components on existing pole lines.
- 6) Maintenance, alterations, but not the replacement, of existing underground utilities.
- 7) Placing and/or removing utilities within existing conduits, provided no additional pull-boxes or other utility appurtenances are installed.
- 8) Installation of technology to solely operate, measure, maintain, and/or monitor the permitted utility provided no excavation is performed. This provision shall not be interpreted to allow other entities to attach to the UAO's facility without obtaining a new permit and/or modifying the UAO's existing permit if the technology does not solely operate, measure, maintain, and/or monitor the permitted utility.
- 9) Vegetation control in compliance with **UAM Section 3.18**.
- 10) Potholing for physical exposure of underground utilities in accordance with **UAM Section 2.1(9)**.
- 11) Replacement of existing permitted lines, as long as the new line is as close to the original alignment as possible and is in compliance with the utility offset in **UAM Section 3.14.4**.

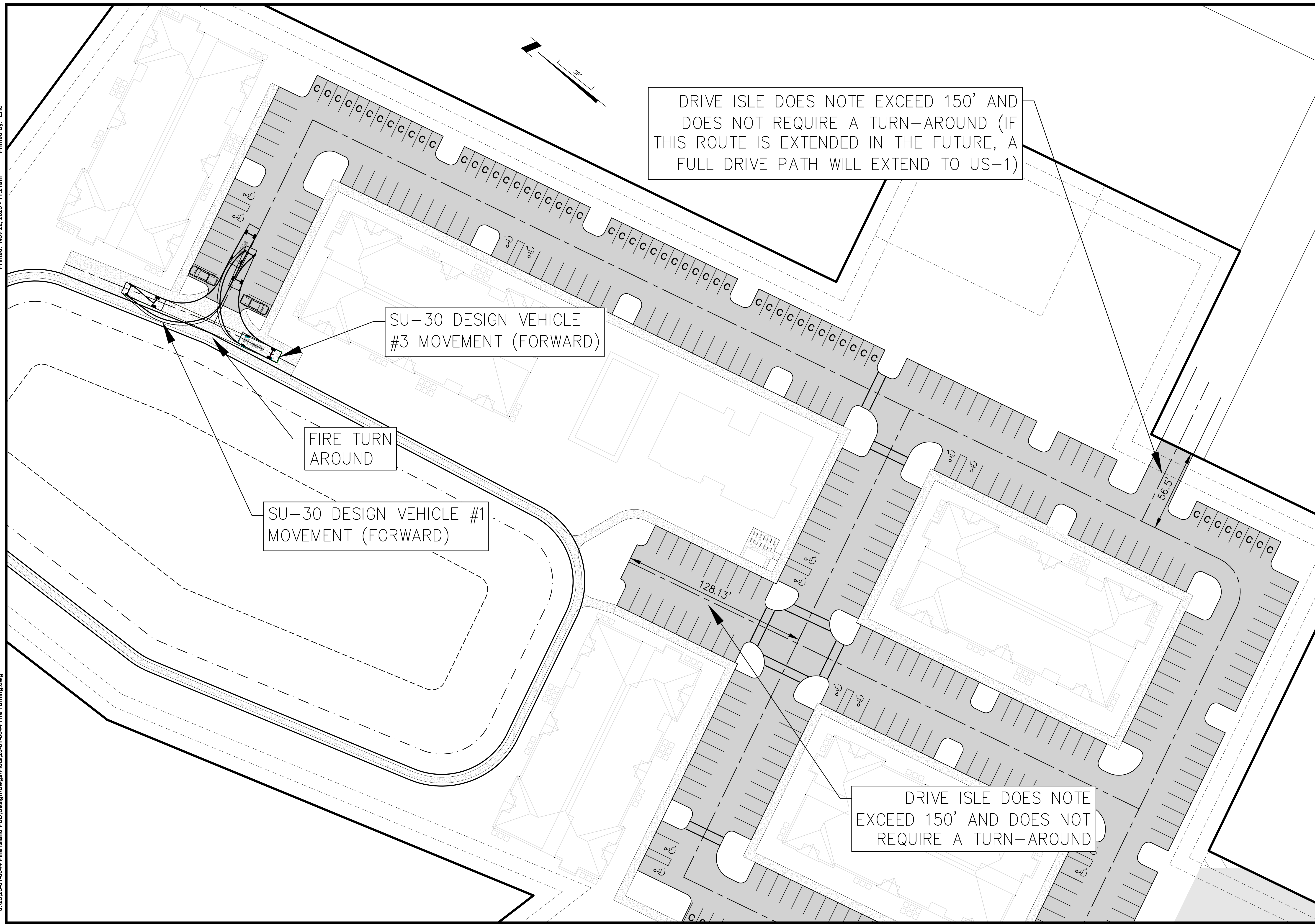
In addition to the information required for the One-Stop Permitting website and the utility permit in **UAM Section 8**, the UAO shall attach and incorporate as part of the utility permit application the following if applicable:

- 1) Key map showing the proposed installation's location and the approximate distance and direction from the proposed work area to the nearest town, major road intersection, bridge, or railroad crossing.
- 2) Plan view drawings (preferably to scale) showing all of the following:
 - a) The R/W Lines, limited access lines, and the UAO's easement lines within the FDOT R/W.
 - b) The proposed utility and proposed utility appurtenances (except for utility appurtenances mounted at least fifteen (15) feet above the ground and less than eight (8) cubic feet).
 - c) The horizontal distance from the proposed utility to a well-defined feature of the transportation facility (such as the edge of travel lane).
 - d) When work is within an FDOT project, a tie to project stationing, otherwise a tie to roadway mileposts.
 - e) The limits of the work area (including staging areas, access points, or other areas to be used).

- f) For trenchless installations, the proposed method of installation, materials, function, type, size of proposed installation, and bore diameter.
 - g) Maximum allowable operating pressures of proposed gas mains and the locations of proposed shut-off valves.
 - h) Aboveground features such as existing utility poles within the work area.
 - i) Underground features such as utilities, drainage pipes, or Intelligent Transportation System (ITS) lines within the proposed work area as can reasonably be obtained by a review of existing records and a topographical survey of above ground features.
 - j) Significant physical features such as vegetation, wetlands or bodies of water.
- 3) When installing underground utilities, the UAO shall provide profile view drawings showing all of the following:
- a) The location of the proposed utility and proposed appurtenances larger than eight (8) cubic feet.
 - b) Benchmark information.
 - c) Horizontal and vertical location of all existing underground facilities such as utilities, drainage pipes, or ITS lines within the proposed work area as can reasonably be obtained by a review of existing records and a topographical survey of above ground features.
 - d) The proposed utility's depth below the top of the pavement or existing unpaved ground.
 - e) Top of water table or confining layer when required per **UAM Section 3.16.9.1**.
 - f) Cross-sectional view showing one (1) or more typical cross sections to adequately reflect the proposed installation's location.
- 4) Manufacturer's certifications of proposed underground appurtenances manufactured offsite such as manholes, splice boxes or vaults that are greater than eighty (80) cubic feet in accordance with **UAM Section 3.16.3.1**.
- 5) Signed and sealed plans and specifications for proposed attachments to structures including a bridge load rating analysis where attachments affect the bridge's carrying capacity.
- 6) Not more than six (6) photographs documenting work area conditions prior to the utility work as requested by the Local Maintenance Engineer. The Local Maintenance Engineer shall waive the requirement for photographs when unnecessary.
- 7) Justification and drawings showing proper replacement of the roadway for any open trenching, pavement cuts, or water supply line conflicts.
- 8) For aboveground crossings of an operational LA R/W between interchanges, a list of any other anticipated crossings.
- 9) A completed standard railroad application package when within FDOT rail corridors.
- 10) A landscaped vegetation replacement plan as required by **UAM Section 3.17.2**.
- 11) Any required approvals, waivers, or variances necessary for the permit to be approved.
- 12) Any known provisions of the UAM or the utility permit that are modified, or made unenforceable by existing easements, subordination agreements, or other legal requirements.
- 13) FDEP Certification document in accordance with **UAM Section 2.5**.
- 14) A traffic control plan in accordance with **UAM Section 2.4.2**.
- 15) Copies of any existing applicable permits for erosion control.

Printed: Nov 22, 2023 - 11:21am Printed By: Eric

J:\23\23-01-0044 Pine Island PUD\Design\Drawings\23-01-0044 Fire Turning.dwg



DRIVE ISLE DOES NOT EXCEED 150' AND DOES NOT REQUIRE A TURN-AROUND (IF THIS ROUTE IS EXTENDED IN THE FUTURE, A FULL DRIVE PATH WILL EXTEND TO US-1)

SU-30 DESIGN VEHICLE #3 MOVEMENT (FORWARD)

FIRE TURN AROUND

SU-30 DESIGN VEHICLE #1 MOVEMENT (FORWARD)

DRIVE ISLE DOES NOT EXCEED 150' AND DOES NOT REQUIRE A TURN-AROUND

Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
 Florida Registry 5650 L.A. Number: LC26000311

No.	Date	Revision

PIRE TURNING EXHIBIT

PINE ISLAND PUD
ST. JOHNS COUNTY
 PREPARED FOR
HART RESOURCES/
COASTLAND GROUP

ERIC EVANS, P.E.
 P.E. NUMBER: 93585
 Reg. Engineer

Project No.: 23-01-0044
 Designed: EDE Drawn: EDE
 Checked: JEW O.C.: RW
 Date: JUNE 2023
 Scale: 1" = 30'
 Sheet **EX**

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



January 11, 2024

VIA Email: CurtisHart@hartresources.net

Curtis Hart
Hart Resources
8051 Tara Lane
Jacksonville, FL 32216

RE: Water & Sewer Availability
Pine Island Mixed Use (fka Woodland Heights Subdivision) – Rev2 **PIN(s): 070570 0001; others**

Mr. Hart:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 202 multi-family units and 50,000 square foot mixed use commercial space with a total anticipated water demand of 65,600 gallons per day (gpd) and wastewater flow of 53,480 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service can be provided by NE Utilities with connection to the existing 16-inch water main along US 1. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available.

Point of Connection - Wastewater:

The wastewater capacity can be provided by NE Utilities with connection to the existing 16-inch force main along US 1.

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities for irrigation facilities pursuant to County Ordinance 2022-37. Provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be utilized for irrigation.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.

Utilities

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

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on **July 9, 2024**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

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

Sincerely,

Teri Shoemaker

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