

A. LAND USE ELEMENT

Goal A.1

To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

Objective A.1.1 Environmental Conditions

The County shall designate future land uses based upon environmental conditions and constraints including but not limited to: vegetation, topography, soil conditions, wildlife, aquifer recharge areas, surface waters, and drainage. The County shall coordinate with state and federal agencies responsible for environmental and natural resource protection to include sharing of environmental data and studies to support the designation of appropriate land uses.

Policies

- A1.11 The County shall protect estuaries by ensuring compliance with state and federal standards for stormwater runoff and wastewater discharge into Outstanding Florida Waters, Class II and III waters through coordination between the County development review process and state and federal permitting requirements.
- A1.12 The County shall protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting, and reporting violations of laws and regulations which would have a negative impact on the environment.
- A1.13 The County shall research and consistently with applicable law shall apply for state and federal grants to purchase natural resources for conservation.

**Objective A.1.2
Control of Urban Sprawl**

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

Policies

- A.1.2.1 The County shall only issue development orders or development permits consistent with the provisions of the County Concurrency Management System as provided in the Land Development Code.
- A.1.2.2 The County shall promote infill residential development, within the Development Areas as depicted on the Future Land Use Map, near existing facilities by offering a Variable Density Factor for residential developments that are served by central water and central sewer consistent with the Variable Density Factors established through Policy A1.11.1.
- A.1.2.3 New residential developments in the Agricultural-Intensive and Rural/Silviculture districts shall be clustered pursuant to the provisions of the Planned Rural Development land development regulations.
- A.1.2.4 New stand-alone Commercial development shall not be permitted in the Agricultural-Intensive or Rural/Silviculture districts unless directly related to or accessory to or supportive of agricultural activities or operations, or agribusiness opportunities allowed by specific zoning districts or as defined in Policy A.1.6.9 as further defined in the Land Development Code.
- A.1.2.5 All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
 - (a) the extent to which the proposed amendment is contiguous to an existing Development Area that has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
 - (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
 - (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO)

Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

- (d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
- (e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
- (f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis, and fiscal impact analysis.

A.1.2.6 The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

A.1.2.7 The County shall encourage urban and suburban growth in Development Areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, that depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development areas shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.

A.1.2.8 The County shall encourage infill development. Infill development is development on a vacant parcel or parcels of land within Development Areas that are surrounded by an existing built area. Compatibility of the infill development shall be considered with the development review process. Infill development shall not be considered in R/S or A-I areas.

A.1.2.9 The County shall investigate the designation of an Urban Service Area (USA) and/or Transportation Concurrency Exemption Area (TCEA), as allowed by Florida Statutes, in areas where found appropriate.

Objective A.1.3
Surrounding Land Use

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

Policies

- A.1.3.1 The County shall continue to implement its Land Development Code providing standards and procedures for adequate buffers between incompatible uses. To ensure adequate buffering between incompatible uses, the County shall review and update its standards and procedures as necessary to ensure adequate buffering between incompatible uses.
- A.1.3.2 The County shall continue to implement its Land Development Code providing design guidelines and standards for developments adjacent to major roadways. To ensure appropriate design guidelines, the County shall review and update its standards and procedures as necessary to ensure appropriate design guidelines.
- A.1.3.3 The County shall provide technical assistance and information to the private sector for the redevelopment of blighted areas.
- A.1.3.4 The County shall pursue available state and federal revenue sources in order to obtain funding to improve blighted areas.
- A.1.3.5 The County shall continue to investigate the availability of Federal Community Development Block Grants (CDBG) as applicable, funds for housing rehabilitation and demolition, and replacement housing.
- A.1.3.6 The County shall continue to use the housing abatement program for the elimination of substandard housing as funding allows.
- A.1.3.7 Commercial development along SR A1A from the Duval/St. Johns County line south to Vilano Road shall be permitted only on land zoned to permit Commercial development consistent with the uses allowed by the applicable land use designation on the Future Land Use Map or on lands designated for Commercial on the Future Land Use Map. Additional Commercial development on lands not zoned to permit Commercial development or on lands not designated for Commercial on the Future Land Use Map shall only be permitted with a Comprehensive Plan amendment to the Future Land Use Map and approved through the Planned Development land development regulations. In evaluating such Comprehensive Plan amendment, the County shall consider each of the following:
- (a) the proposed Commercial development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding properties or the natural environment;

- (b) adequate public facilities exist to serve the intended Commercial development;
- (c) there is a demonstrated deficiency of other available lands designated Commercial to accommodate the proposed Commercial use and the applicant has demonstrated that a need exists for the proposed Commercial development based on the size, scale, and population of the area being served;
- (d) the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern, characterized by continuous linear commercial frontage along the roadway; and
- (e) the amendment is consistent with Policy A.1.2.5 and the policies contained in Objective A.1.5 of this Plan.

A.1.3.8 Commercial development of land shall not be permitted within six hundred (600) feet of the centerline of those portions of SR 13/CR 13 designated as the William Bartram Scenic Highway except as follows:

- (a) from the Julington Creek bridge to the intersection of SR 13 and SR 16 (Shands Bridge), Commercial development shall only be permitted on those parcels of land zoned to permit Commercial development, consistent with the uses allowed by the applicable land use designation on the Future Land Use Map, and
- (b) from the intersection of SR 13 and SR 16 (Shands Bridge) to SR 207 Commercial development shall only be permitted on:
 - (i) those parcels of land zoned to permit Commercial development consistent with the uses allowed by the applicable land use designation on the Future Land Use Map; or
 - (ii) those parcels of land which, through the Planned Development land development regulations, are zoned and permitted for Neighborhood Commercial or Rural Commercial uses pursuant to the Plan's requirements and are approved for Commercial uses through a Comprehensive Plan amendment to the Future Land Use Map.
- (c) a Community Commercial Center located at the intersection of SR 13 and Racetrack Rd.; and
- (d) on lands designated Commercial on the Future Land Use Map as of the date of adoption of this Plan Amendment.
- (e) a Community Center District (CCD) located within the RiverTown DRI along the East and West side of SR 13 and will not exceed 1,600 feet of

roadway frontage.

A.1.3.9 Commercial development along SR A1A South from the St. Augustine City Limits to the Flagler County line shall be permitted only on land zoned to permit Commercial development consistent with the uses allowed by the applicable land use designation on the Future Land Use Map or on lands designated for Commercial on the Future Land Use Map. Additional Commercial development on lands not zoned to permit Commercial development or on lands not designated for Commercial on the Future Land Use Map shall only be permitted with a Comprehensive Plan amendment to the Future Land Use Map and approved through the Planned Development land development regulations. In evaluating such Comprehensive Plan amendment the County shall consider each of the following:

- (a) the proposed Commercial development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding properties or the natural environment;
- (b) adequate public facilities exist to serve the intended Commercial development;
- (c) there is a demonstrated deficiency of other available lands designated Commercial to accommodate the proposed Commercial use and the applicant has demonstrated that a need exists for the proposed Commercial development based on the size, scale, and population of the area being served;
- (d) the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern, characterized by continuous linear commercial frontage along the roadway; and
- (e) the amendment is consistent with the policies contained in Policy A.1.2.5 and the policies contained in Objective A.1.5 of this Plan.

A.1.3.10 Commercial development along S.R. 206 from the Community Commercial Center at U.S. 1 eastward to the Intracoastal Waterway shall be permitted only on land zoned to permit Commercial development consistent with the uses allowed by the applicable land use designation on the Future Land Use Map or on lands designated for Commercial on the Future Land Use Map. Additional Commercial development on lands not zoned to permit Commercial development or on lands not designated for Commercial on the Future Land Use Map shall only be permitted with a Comprehensive Plan amendment to the Future Land Use Map and approved through the Planned Development land development regulations. In evaluating such Comprehensive Plan amendment the County shall consider each of the following:

- a) the proposed Commercial development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding

properties or the natural environment;

- b) adequate public facilities exist to serve the intended Commercial development;
- c) there is a demonstrated deficiency of other available lands designated Commercial to accommodate the proposed Commercial use and the applicant has demonstrated that a need exists for the proposed Commercial development based on the size, scale, and population of the area being served; and
- d) the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern characterized by continuous linear commercial frontage along the roadway.
- e) the amendment is consistent with the policies contained in Policy A.1.2.5 and the policies contained in Objective A.1.5 of this Plan.

A.1.3.11

When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean “the same as.” Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request, or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved.

A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted

uses are compatible with conforming land uses located on adjacent properties.

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.
3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
 - a. permitted uses, structures, and activities allowed within the Future Land Use designation;
 - b. building location, dimension, height, and floor area ratio;
 - c. location and extent of parking, access drives, loading areas, and service areas;
 - d. hours of operation, noise levels, and lighting;
 - e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Objective A.1.4
Historic & Archaeological Resources

The County shall ensure the protection of historic and archaeological resources through the implementation of the Land Development Code.

Policies

- A.1.4.1 The County shall provide technical assistance to the private sector to preserve historic resources.
- A.1.4.2 The County shall continue to implement Land Development Code provisions that provide for the protection and conservation of historic resources.
- A.1.4.3 The County shall pursue the designation of those historic resources that may be nominated for inclusion on the National Register of Historic Places.
- A.1.4.4 The County shall coordinate with the Division of Historical Resources to update the Master Site File Surveys, as appropriate.
- A.1.4.5 All public and private development shall be reviewed for its impact upon designated historic and archaeological resources as required by the County Land Development Code.
- A.1.4.6 If historic or archaeological artifacts are discovered while public or private development is underway the property owner shall cease development activities for the minimum time necessary and cooperate with appropriate agencies to allow for evaluation of their historic significance.
- A.1.4.7 The County shall consider feasible incentive-based techniques for historic and archeological preservation such as transfer of development rights, tax abatement, increase in density, and waivers to certain applicable zoning requirements (setbacks, lot coverage, parking, and similar requirements).
- A.1.4.8 The County may consider the establishment of Historic Districts and Neighborhood Conservation Districts, where applicable, based upon the historic qualities of the neighborhoods. Such District and specific overlay standards for such Districts shall be established in the Land Development Code.
- A.1.4.9 The County shall evaluate its tax exempt program periodically.

**Objective A.1.5
Coastal Areas**

The County shall ensure safe evacuation of coastal areas and shall coordinate coastal area population densities with appropriate regional hurricane plans through the implementation of the Future Land Use Plan. The County shall limit increases in population density within the Coastal High Hazard Area.

Policies

- A.1.5.1 For the purposes of this Plan, the Coastal Area shall mean that portion of unincorporated St. Johns County lying easterly of the Intracoastal Waterway and the Coastal High Hazard Area (CHHA) as defined in Florida Statutes.
- A.1.5.2 The Coastal High Hazard Area shall have the same meaning as in Chapter 163.3178(2)(h), Florida Statutes.
- A.1.5.3 Existing evacuation routes shall be mapped and physically posted. Special consideration for improvements to these transportation facilities shall be given within the County Capital Improvement Program and in the priorities for funding for the FDOT Five-Year Work Program and TPO Transportation Improvement Program.
- A.1.5.4 The County shall update its hurricane evacuation plan and disaster preparedness plan consistent with state and federal requirements and also shall re-evaluate its effectiveness immediately after a major disaster event to recommend appropriate improvements.
- A.1.5.5 The County shall update its hurricane guide as needed, showing: evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens.
- A.1.5.6 The County shall not approve Comprehensive Plan amendments that increase the residential density on the Future Land Use Map within the CHHA.
- A.1.5.7 The County shall prohibit new development of adult congregate living facilities, nursing homes for the aged, total care facilities, and similar developments within the CHHA.
- A.1.5.8 The County shall support programs of land acquisition in the Coastal Area for protection of natural resources and critical dune systems.
- A.1.5.9 Amendments to the Comprehensive Plan in the CHHA shall not be approved that will result in an increase in hurricane evacuation times without mitigation of the adverse impact to evacuation times.

A.1.5.10 The County shall implement Policy A.1.11.8 and Objective E.1.3 and related policies to ensure public health, safety, and welfare in the event of a hurricane or other natural disaster.

Objective A.1.6
Agricultural and Silvicultural Areas

The County shall continue to implement its Land Development Code for the protection of agricultural and silvicultural lands; the identification of rural areas, including high quality environmental areas, such as creeks, oak hammocks, floodplains and wetlands; horse pastures, historic and cultural sites, such as old farm houses, barns, packing houses, and similar structures and sites; and shared neighborhood open space and scenic view sheds; and shall encourage continued agricultural and silvicultural uses; and shall provide for the separation of urban and rural land uses through the implementation of the land use categories which designate such lands according to their agricultural or silvicultural use; and through the Planned Rural Development (PRD) controls provided in this Plan.

Policies

A.1.6.1 The County shall maintain the Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) as depicted on the Future Land Use Map.

Unless determined an Exempt Parcel or determined to be a parcel with a dwelling unit legally created by a terminated Family Farm, pursuant to Policy A.1.6.3, the minimum lot size for residential development within the R/S and A-I designations is as follows:

R/S	40 acres
A-I	20 acres

This Policy shall not be construed to prevent amendments of the Future Land Use Map to re-designate lands presently classified as R/S and A-I pursuant to the requirements of this Plan and applicable law.

A.1.6.2 Residential and related development of lands designated R/S and A-I shall be consistent with the following minimum requirements:

(a) The Planned Rural Development (PRD) development controls established by this Plan and implemented through the Land Development Code. The PRD shall maintain and preserve rural characteristics and uses, high quality environmental areas, historical and cultural sites, and scenic view sheds within the R/S and A-I designations. The PRD shall include such characteristics, areas and uses within permanent Reserve Areas included in the PRD. The County shall require low impact clustered development within PRDs. Reserve areas, may provide for the creation and continuation of existing farm activities, equestrian activities, pasture lands, timber production, crop and sod production, and other similar activities deemed appropriate by the County. Additional development controls shall include:

- (1) Minimum open space requirements.
- (2) Density incentives to promote clustering of development.

Clustering shall include development where residential dwelling units are placed in close proximity to each other, residential units may be attached, driveways and common areas may be shared by several residential dwelling units for the purpose of retaining and providing open space areas.

- (3) Optional provisions for Neighborhood Commercial and Rural Commercial uses if the PRD contains a minimum 100 dwelling units.
 - (4) Minimum buffering requirements to provide for land use compatibility.
 - (5) The Reserve Area shall be the focus for the PRD, shall generally be comprised of large parcels and include rural characteristics and uses, high quality environmental areas, historical and cultural sites, and scenic view sheds as applicable to the site. At a minimum, seventy (70) percent of the Reserve Area shall be held in common ownership or be retained by a single owner engaged in a bona fide agricultural or silvicultural business.
- (b) The number of dwelling units approved by a PRD rezoning change through the land development regulations shall be 500 dwelling units per calendar year. Any of the 500 units not approved in a calendar year shall not be carried forward to the next year.
- (c) Parcels submitted for Planned Rural Development review shall contain two distinct areas: “Development Area,” which shall include that portion of the parcel which is proposed for development at the selected density, and “Reserve Area,” which shall be designated in the Planned Rural Development as permanent open space. The Development Area plus Reserve Area shall constitute the “Total Parcel” submitted for Planned Rural Development review. The density of development for the Development Area and the relative sizes of the Development Area and Reserve Area shall be determined as follows:

RESERVE AREA PERCENT OF TOTAL PARCEL	MAXIMUM PERMITTED DENSITY OF DEVELOPMENT AREA
80 Percent	1 Unit per 2.5 Acres of Development Area
85 Percent	1 Unit per 1.0 Acre of Development Area
90 Percent	1 Unit per 0.5 Acre of Development Area

The maximum total density permitted to be developed within the Development Area shall be calculated as follows:

Total Density = Acres of Development Area Multiplied by Maximum Permitted Density.

The development permitted within the Development Area may be located, following Planned Rural Development review and subject to Planned Rural Development regulations and requirements, anywhere within the Development Area. The Development Area shall be clustered and shall transition away from the boundary of the Reserve Area and, where appropriate, the perimeter boundary of the PRD. The Development Area shall permit a broad range of housing types from single family detached dwellings to multi-family residential, subject only to the maximum density established for the Development Area.

The developer of the proposed Development Area is not required to own the Total Area submitted for Planned Rural Development in fee simple. It shall be sufficient, pursuant to Planned Rural Development regulations and requirements, that the developer of proposed Planned Rural Development have, at the time of the Planned Rural Development application, sufficient property rights to the Reserve Area to allow for their restriction as permanent open space upon issuance of Planned Rural Development approval. The types and nature of such property rights and the nature of the evidence of such rights necessary for the purposes of the Planned Rural Development application, shall be determined with the PRD review.

- (d) Except for parcels which existed as to record on September 14, 1990, the minimum parcel size (Total Area) that may be submitted for Planned Rural Development approval shall be:
- (1) Agricultural-Intensive (A-I) - 20 acres
 - (2) Rural/Silviculture (R/S) - 40 acres

For parcels which existed as to record on September 14, 1990, the minimum parcel size in either the Agricultural-Intensive or Rural/Silviculture areas is one-half the applicable minimum parcel size listed above.

- (e) The designated Development Area shall be compact and contiguous and shall not be scattered throughout the Total Parcel submitted for Planned Rural Development approval. The Development Area may consist entirely of uplands. The Reserve Area shall not consist entirely of wetlands; acres of uplands within the Reserve Area shall be comparable and consistent to the uplands contained within the Development Area. Further, it is the intent that the Development Area and Reserve Area be configured in such a manner so as to permit the continued farming or silviculture use of the Reserve Area, to maintain and preserve rural characteristics, and to allow maximum open space to be maintained within the Reserve Area through clustering the residential units within the Development Area.

- (f) The Development Area shall be buffered from incompatible adjacent land uses, whether such incompatible uses are located within the PRD Reserve Area or outside the PRD boundary, by a minimum two hundred (200) feet buffer. The buffer area, as determined by Planned Rural Development regulations and requirements, may be included in the Reserve Area. The buffer may be used for purposes that are not incompatible with adjacent residential development, as described and depicted in the PRD.
- (g) Proposed PRDs greater than one hundred (100) dwelling units shall be permitted to include Neighborhood Commercial uses within the Development Area subject to the requirements of the PRD regulations and requirements. In the event the proposed PRD elects to include Neighborhood Commercial development the Development Area's maximum permitted density shall be calculated as follows:

(Acres of Development Area Less Acres of Neighborhood Commercial Acreage) Multiplied by Maximum Permitted Density.
- (h) Primary ingress/egress from the Development Area to external roadways shall, pursuant to PRD regulations and requirements, be required to be improved in accordance with County standards and centralized in order to minimize the number of access points to external roadways. Access points from individual lots within the Development Area to external roadway shall be avoided. Roadways internal to the PRD shall be included inside of the Development Area.
- (i) Upon final approval of the PRD pursuant to the PRD regulations and requirements, a notice of the PRD approval and designation of the Reserve Area as open space shall be placed of record to advise potential future purchasers of the PRD requirements applicable to the property. In addition, pursuant to the PRD regulations and requirements, the notice shall inform potential purchasers of the location to obtain information concerning the requirements for changing the PRD status of the property. Open space within the Reserve Area is expected to be maintained in a conservation easement.
- (j) The County may modify the requirements of a previously approved Planned Rural Development to release a Reserve Parcel from its open space restrictions only by approval of an amendment to the Future Land Use Map, in accordance with the requirements of this Plan and applicable law.

A.1.6.3 Parcels of land designated as R/S or A-I on the Future Land Use Map recorded as of September 14, 1990 that do not meet the acreage requirement for R/S or A-I, and parcels of land with a dwelling unit legally created by a Family Farm pursuant to Policy A.1.6.4, shall be considered Exempt Parcels. Each Exempt Parcel shall be permitted one dwelling unit. Parcels of land created from a Family Farm shall meet

the minimum lot size and minimum lot width of the zoning district in which they are located. Applications for building permits for more than one dwelling unit on each such Exempt Parcel will be subject to PRD regulations and requirements except as provided in Policy A.1.6.4.

A.1.6.4 Areas designated A-I and R/S on the Future Land Use Map shall be permitted the development of tracts of land as Family Farms and Lots. Applicants for building permits pursuant to the Family Farm and Lot provision shall not be required to submit PRD applications or be subject to PRD regulations and requirements. The Family Farm and Lot provision is restricted to the following conditions:

- (a) Owners of property designated A-I or R/S shall be permitted to construct or place a single-family residence on such property for use as the Owner's primary residence.
- (b) Members of the Owner's immediate family shall be permitted to construct or place a single-family residence(s) for use as their primary residence(s) on the same parcel or subpart thereof containing the Owner's primary residence in accordance with County land development regulations. For the purposes of this provision, immediate family shall mean the Owner's parents, step-parents, adoptive parent, spouse, siblings, children, step-children, adopted children, grandchildren, and the parents, step-parents, adoptive parent, siblings, children, step-children, adopted children, or grandchildren of the Owner's spouse.
- (c) The Family Farm and Lot provision shall be limited to a one time use for each family member.
- (d) A Family Farm status for all parcels and subparts will automatically terminate after seven (7) years from the date of receipt of the last approved Family Farm affidavit. Termination of the Family Farm status shall exempt all property owners from provisions within Policy A.1.6.4.(c). A parcel of land with an existing dwelling unit that is legally created from a Family Farm parcel pursuant to Policy A.1.6.4 shall afterwards be considered an Exempt Parcel subject to Policy A.1.6.3.
- (e) Applicants shall be subject to all other applicable County land development regulations and other applicable law.

A.1.6.5 The County shall continue to investigate and coordinate with the County Agricultural Extension Office and area farmers to determine methods to preserve land used for active farms and crop production. Such methods may include a Transfer of Development Rights (TDR) program, Rural Land Stewardship (RLS) program, tax rebates, farm subsidies agricultural trusts, voluntary agricultural districts, and similar programs.

A.1.6.6 The County shall continue its planning efforts for the Southwest Planning District. The Southwest portion of the County, from CR 208 south to the Flagler County

line, east to I-95 and west to the St. Johns River/Putman County line contains large areas of active farm and crop land. The County shall continue to investigate programs to conserve and preserve this agricultural area from intense urban and suburban development.

A.1.6.7 The County shall strive to maintain a workable viable agricultural economy and promote agribusiness operations in appropriate locations.

A.1.6.8 The County shall assist as necessary the Agricultural Extension Office in working with the farm communities in providing agritourism and agribusiness activities and to transition from traditional St. Johns County crops to specialty crops, ornamentals, flowers, and similar alternatives as applicable to St. Johns County.

A.1.6.9 The County shall allow agribusiness operations within R/S and A-I as designated on the Future Land Use Map and further defined by the Land Development Code. Agribusiness is defined as operations associated with active farm activities, equestrian activities, pasture lands, timber production, crop and sod production operations, and may include:

- vegetable and food processing plants used for cooking, dehydrating, bottling, refining, distilling, and other methods that change a naturally grown product into another consumer use
- storage, cold storage, warehouse and transportation facilities and buildings that house and transport naturally grown crops and processed products from naturally grown crops
- winery, fruit and vegetable stands, farmers markets, agricultural product fairs and festivals and similar commercial uses
- animal husbandry, feed operations, and similar uses
- sale of feed, grains, tack, animal care products, farm tools, hardware and farm supplies; does not include the sale of large farm equipment such as tractors and combines
- bed and breakfast establishments as defined in the Land Development Code
- agri and eco-tourism establishments as defined in the Land Development Code
- renewable energy operations, solar farms, solar facilities (§163.3205, F.S.), floating solar facilities (§163.32051, F.S.), wood and debris recycling facilities as related to alternative fuel production operations as defined by the Land Development Code

The County shall amend its Land Development Code to establish agribusiness development standards, which include, but are not limited to; the protection of the natural environment, the provision of safe and efficient traffic circulation, adequate parking, stormwater management, and similar development standards.

Objective A.1.7
Land Development Regulations

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

Policies

- A.1.7.1 The County shall monitor and review its Land Development Code on a regular basis and amend as necessary.
- A.1.7.2 The County shall encourage and provide recommendations to private developments for the inclusion of innovative landscape design through the County’s development review process.
- A.1.7.3 The County shall protect environmentally sensitive land, defined as areas of land or water which are determined necessary by the local government, based on locally determined criteria to conserve or protect natural habitats and ecological systems from the impacts of development through the implementation of the Land Development Code. The County shall continue to assist in programs that assure protection and conservation of environmentally sensitive lands for future generations.
- A.1.7.4 The County shall continue to investigate land development regulations, incentives, and provisions to promote infill development in those areas which, consistent with the Plan, are appropriate for such development.
- A.1.7.5 The County shall continue to investigate land development regulations that promote compact development, discourage urban sprawl, and support the efficient use of land and public facilities.
- A.1.7.6 The County shall consider identifying areas within the Development Area Boundaries appropriate for infilling and establishing incentives to encourage infill development of these areas.
- A.1.7.7 The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for the following:
- (a) protection of environmentally sensitive lands;
 - (b) safe and convenient on-site traffic circulation;
 - (c) provision of adequate on-site parking;

- (d) protection of wellheads;
- (e) regulation of subdivisions;
- (f) regulations for areas subject to seasonal and periodic flooding;
- (g) drainage and stormwater management; and
- (h) provision of open space and landscaping;
- (i) regulations of roads, water, and sewer infrastructure.

A.1.7.8 Within one year of adopting an amendment to the Comprehensive Plan, St. Johns County shall update its Land Development Code, if applicable, to implement the amendment and maintain consistency between the two documents.

Objective A.1.8
Land for Utility Facilities

The County shall require adequate provision of land for necessary utility facilities in future development or redevelopment areas.

Policies

- A.1.8.1 All development orders or development permits for future development or redevelopment activities shall be conditioned on the provision of adequate land to accommodate needed utility facilities.
- A.1.8.2 Future utility facilities shall be located to promote the efficient provision of services, minimize the cost of construction and maintenance, and minimize the impact on the natural environment.
- A.1.8.3 Water and wastewater treatment facilities shall be allowed in the Future Land Use designations as provided in Policy A.1.11.1 and subject to standards and criteria contained in the County land development regulations. The design and construction of such facilities shall protect natural resources and environmentally sensitive areas and shall be adequately buffered from all non-compatible uses.
- A.1.8.4 Excluding the Conservation Future Land Use category, new and existing electrical substations shall be permitted in all future land use categories and subject to the siting, design, and approval process identified in 163.3208, F.S. and applicable St. Johns County land development regulations.

Objective A.1.9
Mixed-Use Development

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

Policies

A.19.1 All land uses, as provided for in the County Comprehensive Plan and County land development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map except as provided in Policy A.1.9.8. The Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer).

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

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

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

A.19.2 Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and non-residential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.

A.19.3 To encourage a mixture of land uses, development parcels within Mixed Use Districts equal to or greater than forty (40) upland acres in size shall be required to have at least 10% Open Space and at least two uses chosen from Commercial, Office, Industrial, or Residential; Commercial, Office, Industrial and/or Residential uses may range from 10% to 90% of the upland portions of the project. Wetland areas may be used to meet 10% Open Space requirements. When residential uses

are provided, the project shall include parks, recreation, and open space. Residential uses may not be appropriate in all mixed use projects.

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

- A.194 All new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres in size shall be required to apply for development approval under the provisions of the Planned Development land development regulations. This requirement shall not apply to development within the Workforce Housing Zoning designation.
- A.195 Applicants for new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres shall demonstrate through a Master Development Plan how the development will achieve a well-balanced mixture of uses with pedestrian, bicycle, and vehicular systems providing interconnectivity and ensuring accessibility within and between uses. The Master Development Plan shall provide for compatibility of uses both within the development and with adjacent land parcels and shall provide a land use program with the highest intensity uses in the center of the Mixed Use District with decreasing intensity of uses proceeding outward toward the adjacent land use designations, where compatible and applicable.
- A.196 All new development within Mixed Use Districts shall be required to be served by central water and sewer services except for residential development that is projected to generate fewer than four (4) Equivalent Residential Connections or non-residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service. For the purposes of this policy, central water and sewer services shall mean water and wastewater treatment provided by public or private franchised utility systems. Developments not served by central water and sewer service shall connect to central utility service when it becomes available.
- A.197 Enhanced buffers may be required at the periphery of developments within Mixed Use Districts to provide for compatibility with adjacent uses and shall be determined during the review of proposed developments.
- A.198 Within Mixed Use Districts heavy industrial uses shall be discouraged except

within established industrial parks zoned to allow heavy industrial, and shall include enhanced buffering and screening to minimize adverse impacts to surrounding land uses.

- A.1.9.9 Within the Mixed Use Zoning Districts, Solid Waste and Correctional Facilities are generally discouraged except in areas zoned to allow such facilities and shall be subject to compatibility standards as provided in Policy A.1.3.11 and shall include enhanced buffering and screening to minimize any adverse impacts to surrounding land uses.
- A.1.9.10 The County shall investigate a mixed use zoning district in its Land Development Code.
- A.1.9.11 The I-95/SR 206 Development Area is designated by the St. Johns River Water Management District as an area of the Floridan Aquifer recharge. In order to protect the aquifer recharge within this development area, all development shall be limited in size, intensity, and use through the following provisions:
- (a) Maximum Impervious Surface Ratio (ISR) for all land uses shall be 0.60;
 - (b) Maximum intensity of non-residential development shall be 10,000 square feet of ground floor area per acre (10 KSF/acre); and
 - (c) Solid waste facilities, large quantity hazardous waste generators, Heavy Industrial, and other similar uses shall be prohibited.

Objective A.1.10
Natural Resource Protection

The County shall continue to implement its land development regulations, providing for Optional Density Factors established in Policy A.1.11.1 that are intended to protect natural resources.

Policies

- A.1.10.1 The County shall, pursuant to the Optional Density Factors and applicable land development regulations, offer a residential density bonus for protection of open space west of SR 13 and CR 13 under the provisions of the Optional Density Factor bonus system.
- A.1.10.2 The County, pursuant to the Optional Density Factors and applicable land development regulations, shall offer a residential density bonus for protection of uplands under the provisions of the Optional Density Factor bonus system.
- A.1.10.3 The County, pursuant to the Optional Density Factors and applicable land development regulations, shall offer a residential density bonus for protection of uplands adjacent to wetlands under the provisions of the Optional Density Factor bonus system.
- A.1.10.4 The County may consider a Transfer of Development Rights (TDR) program, Rural Land Stewardship (RLS) program, or similar land preservation program to protect and preserve natural areas.

Objective A.1.11
Provision of Efficient, Compact Development

The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

Policies

A.1.11.1 The land use designations, as depicted on the Future Land Use Map, shall permit the following land uses:

(a) **Agricultural-Intensive** and **Rural / Silviculture** shall mean those lands designated on the Future Land Use Map that are primarily intended for agriculture, silviculture, and other uses typical of rural areas. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agricultural;
- Cultural / Institutional;
- Mining and Extraction;
- Outdoor/Passive;
- Neighborhood Public Service;
- Solid Waste and Correctional Facilities;
- Public elementary, middle schools, and high schools, if located within two (2) miles of an existing Residential or Mixed Use District land use designation on the Future Land Use Map, or any new public school which is replacing an existing school serving the rural areas of the County;
- Residential uses, as permitted and regulated through the County's Land Development Code (LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2;
- Other uses ancillary to or supportive of agricultural or silviculture uses or activities and single family residential structures which are utilized by the owners of the agricultural or silviculture lands (or family members of such owners) as their primary residence;

- Family Farms and Lots as defined in Policy A.1.6.4;
- Agribusiness and agritourism activities as defined in Policy A.1.6.9 and the Land Development Code.

(b) **Airport District** shall mean those lands occupied by the St. Augustine Airport and may include adjacent lands within the Airport's Master Plan as designated on the Future Land Use Map. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agriculture;
- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial;
- Light and Heavy Industrial;
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Mining and Extraction;
- Residential uses on land zoned Residential Single Family or Multi-family not to exceed the density allowed by the existing zoning as defined by the Land Development Code subject to the Airport Overlay District requirements of the County land development regulations. In no case shall the density exceed 13 units per acre.

(c) **Commercial** – Commercial uses shall be allowed within areas designated on the Future Land Use Map as Commercial consistent with and compatible to the surrounding area and on other Commercial land use designations as described below:

- (d) **Neighborhood Commercial** shall mean low-intensity commercial uses intended to serve the immediate surrounding neighborhood. Permitted uses shall include the following as defined and controlled by the County land development regulations:
- Neighborhood Business and Commercial;
 - Cultural/Institutional;
 - Office and Professional;
 - Neighborhood Public Service;
 - Multi-family Residential Units, up to 13 units per acre. When neighborhood commercial uses are planned in a Residential Future Land Use designation, the density is limited by the Residential Future Land Use designation. Such development shall be reviewed through the Planned Development land development regulations and when constructed with commercial uses, such as apartments located on the second floor of retail shops. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site. In West Augustine, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
 - Residential as an Accessory Use, defined in the Land Development Code.
- (e) **Community Commercial** shall mean commercial and office uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature. Permitted uses shall include the following as defined and controlled by the County land development regulations:
- Neighborhood Business and Commercial;
 - General Business and Commercial;
 - Cultural/Institutional;
 - Office and Professional;
 - Neighborhood Public Service;

- Mixed Use – Community Commercial;
- Multi-family Residential Units, up to 13 units per acre. When community commercial uses are planned in a Residential Future Land Use designation, the density is limited by the Residential Future Land Use designation. Such development shall be reviewed through the Planned Development land development regulations and when constructed with commercial uses, such as apartments located on the second floor of retail shops. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site. In West Augustine, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- Residential as an Accessory Use, defined in the Land Development Code.

(f) **Intensive Commercial** shall mean highway commercial or high-intensity commercial uses, along with large office, institutional, and tourist-oriented uses which are generally incompatible with residential uses. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial;
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment;
- Mixed Use – Intensive Commercial;

- Multi-family Residential Units, up to 13 units per acre. When intensive commercial uses are planned in a Residential Future Land Use designation, the density is limited by the Residential Future Land Use designation. Such development shall be reviewed through the Planned Development land development regulations and when constructed with commercial uses, such as apartments located on the second floor of retail shops. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.
 - Residential as an Accessory Use, defined in the Land Development Code.
- (g) **Rural Commercial** shall mean commercial uses intended to serve rural communities and which are compatible with rural land use densities and intensities. Permitted uses shall include the following as defined and controlled by the County land development regulations:
- Rural Commercial (uses supportive of rural communities, including general stores; establishments for the retail sale of motor fuels, bait & tackle and general supplies; roadside stands; nurseries; fish camps with accessory lodging and restaurant facilities; bed and breakfast establishments; campgrounds; Recreational Vehicle parks; hunt clubs; saddle clubs; riding academies; boarding stables; shooting ranges, and other similar uses); and agricultural manufacturing establishments as defined in the County's Land Development Regulations;
 - Neighborhood Business and Commercial;
 - Cultural/Institutional;
 - Neighborhood Public Service;
 - Residential as may be allowed as an Accessory Use within the County land development regulations.
- (h) **Business and Commerce Park** is a development that contains a mixture of retail, office, business and/or light industrial buildings with supporting uses. Restaurants, showrooms and similar commercial retail are allowed on a scale to serve the Business and Commerce Park. Business and Commerce Parks shall have centralized traffic circulation, access, parking, utilities, drainage, open space, similar architectural and aesthetic designs and compatibility. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial;
- Light Industrial;
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment.

(i) **Conservation** shall mean lands, wetlands, and tidal marsh along with adjacent upland islands and other areas as designated on the Future Land Use Map. Due to their sensitive environmental qualities, only very low-intensity uses shall be permitted subject to all regulatory permitting requirements. Permitted uses shall include:

- Water-related recreational uses including, but not limited to, boat ramp facilities (excluding marinas and ports), shore access facilities, fish camps, or similar low-impact water oriented facilities, provided such uses shall be subject to all applicable federal, state, regional, and local permitting requirements, and such uses shall be designed and constructed pursuant to applicable land development regulations so as to minimize the impact on adjacent natural resources and such uses shall be subject to a maximum floor area ratio of 0.10 and a maximum impervious surface ratio of 0.10, and such uses shall maintain the following minimum percentages of the proposed development site as undisturbed open space:
 - (a) for proposed development sites less than (10) acres, minimum open space of 80% of the site;
 - (b) for proposed development sites containing ten (10) acres or

more, but less than fifty (50) acres, minimum open space of 85% of the site; and,

- (c) for proposed development sites containing fifty (50) acres or more, minimum open space of 90% of the site.
- Outdoor passive or resource-oriented uses including preservation areas, nature centers, pedestrian trails, passive parks, picnic or scenic areas, environmental interpretative centers, wildlife preserves, primitive campgrounds, and similar low impact uses, provided such uses shall be subject to all applicable federal, state, regional, and local permitting requirements, and such uses shall be subject to a maximum floor area ratio of 0.10 and a maximum impervious surface ratio of 0.10, and such uses shall maintain the following minimum percentages of the proposed development site as undisturbed open space:
 - (a) for proposed development sites less than ten (10) acres, minimum open space of 80% of the site;
 - (b) for proposed development sites containing ten (10) acres or more, but less than fifty (50) acres, minimum open space of 85% of the site; and
 - (c) for proposed development sites containing fifty (50) acres or more, minimum open space of 90% of the site.
- Aquaculture, shell fishing, and other similar uses, subject to all permitting requirements.
- Residential development limited to one (1) unit per 100 acres.
- Existing development that was lawful prior to the adoption of the Plan. Any such existing development shall be treated as a legal non-conforming use pursuant to the Plan.
- (j) **Industrial** shall mean light and heavy industrial uses along with other uses complimentary or compatible to industrial activities. Permitted uses shall include the following as defined and controlled by the County land development regulations:
 - Light Industrial;
 - Heavy Industrial;
 - Mining and Extraction;

- Neighborhood Public Service;
- General Public Service;
- Solid Waste and Correctional Facilities; and
- Residential as may be allowed as an Accessory Use within the County land development regulations.
- In the Hastings Overlay District (Exhibit A.1.11), Agricultural uses may be provided in Industrial Land Use designations as permitted by zoning designation and Overlay District regulations.

(k) **Parks and Open Space** shall mean active and passive recreation areas or lands permanently maintained as open space. Permitted uses shall include:

- Active and passive parks and recreational facilities, together with permitted accessory uses; and
- Public safety government facilities such as police, fire, and emergency medical facilities.
- Uses and activities allowed by an approved Federal, State, regional, or local Management Plan governing activities allowed on such public lands.

(l) **Public** shall mean government-owned grounds, buildings, or facilities. Permitted uses shall include:

- All governmental uses or activities which are consistent with the Plan including police, fire, emergency medical facilities, public schools, and government-owned or leased buildings or facilities.

(m) **Residential** shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established

and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.

- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11, and A.1.11.2;
- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Development land development regulations, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11, and A.1.11.2;
- In the West Augustine Overlay District, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- In the Workforce Housing Zoning District, at least thirty percent (30%) of all residential units constructed must be dedicated as Workforce Housing. This zoning category is implemented through provisions outlined within the Land Development Code Article V, Part 5.11.00.

- In Density Zone “D” designation, hotels, motels, and club facilities, together with ancillary commercial uses, may be appropriate when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

(1) Maximum Residential Density Zones for the Mainland Area are established as follows (units/acre):

MAINLAND AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	2.0	4.0
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
West Augustine Overlay District				4.0**
Maximum Density (Base + Variable)	1.0	2.0	6.0	13.0
WORKFORCE HOUSING ZONING DISTRICT	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0
HASTINGS OVERLAY DISTRICT				
Base Density (per net acre)	1.0	2.0	4.0	8.0
Variable Density Factors				
High Density Hastings Manor (Hastings Overlay District; See Policy A.1.11.1.m.8.(cc))	-	-	-	4.0
Maximum Density (Base + Variable)	1.0	2.0	4.0	12.0

- * *Required for Development Approval*
- ** *In lieu of PUD Variable Density Factor*
- *** In the Workforce Housing Zoning District density is provided to those properties that maintain a Future Land Use designation of Residential-B (Res-B), Residential-C (Res-C), Residential-D (Res-D), and Mixed Use (MU). Additional density is provided for projects that encumber a minimum of thirty percent (30%) of their units as Workforce Housing in accordance with a methodology established in the Land Development Code.

(2) Maximum Residential Density Zones for the Coastal Area are established as follows (units/acre):

COASTAL AREA	A	B	C	D
Base Density (per net acre)	0.4	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	-	2.0
Central Water	0.6	*	1.0*	1.0*
Central Sewer	-	*	1.0*	1.0*
Maximum Density (Base + Variable)	1.0	2.0	4.0	8.0
WORKFORCE HOUSING ZONING DISTRICT	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0

**Required for Development Approval*

(3) Density permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.

- (4) All new development on parcels equal to or greater than ten (10) acres in size that requires a zoning change in the Density Zone “A,” “B,” “C,” or “D” designations shall be required to apply for development approval pursuant to the County’s Planned Development land development regulations.
- (5) All new development in the Density Zone “C” or “D” designations shall be required to provide central water and sewer service for the proposed development except for residential development that is projected to generate less than four (4) Equivalent Residential Connections or non-residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service.
- (6) All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.
- (7) Optional Density Factors shall be provided to encourage protection of natural resources and to encourage specific types of development. Application of these Optional Density Factors shall be as provided in the County land development regulations. Developments within the Workforce Housing Zoning designation shall not utilize the Optional Density Factors. Optional Density Factors are established as follows:

OPTIONAL DENSITY FACTORS	Units/Acre
Public Beach Access	2
Public Beach Parking	4
Dedication of Land for Public Benefit	2
Preservation of Open Space East of SR A1A	1
Preservation of Open Space West of SR 13	1
Preservation of Uplands Adjacent to Contiguous Wetlands	2
Dedication of Uplands Adjacent to State-Owned Navigable Waters for Public Benefit with Public Access and Parking	4
Mitigation of an Existing Non-conforming or Incompatible Land Use	2
Traditional Neighborhood Development or Green Development*	2
Wetlands Preservation	See Note 1

Affordable Housing	See Note 2
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**Subject to approval through the Planned Development land development regulations*

Notes:

1. A density bonus shall be permitted equal to the lesser of: (a) ten percent (10%) of the wetland acreage preserved, or (b) ten percent (10%) of the upland acreage proposed for development, multiplied by the density permitted by the applicable residential density zone. The preservation of the wetland acreage, which is the basis for the calculation of the Wetland Preservation Factor, shall be by conservation easement, deed restriction, or other written evidence acceptable to the County.
 2. For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone “A” and “B” designations, and two (2) units per net acre in Density Zone “C” and “D” designations.
 3. Traditional Neighborhood and Green Development projects subject to approval through the Planned Development land development regulations. Green Development shall mean certified or designated developments by a Florida or nationally recognized organization acknowledged by St. Johns County.
 4. Optional Density Factors do not apply to development within the Workforce Housing Zoning designation.
- (8) Site-Specific Limitations on Density/Intensity
- (a) The property known as the State Road 16 Property legally described in Ordinance 2006-48 (the “Ordinance”) is assigned a Residential B Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 54 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.
 - (b) The property known as the Pacetti Property legally described in Ordinance 2006-53 (the “Ordinance”) is

assigned a Residential D Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 224 residential units and 2,500 square feet of water dependent commercial use. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

- (c) The 145 acres of property located on the northeast and northwest corners of CR 210 and CR 223 as described in Ordinance No. 2006-126 (the “Ordinance”) is assigned an Intensive Commercial (IC) Future Land Use Map Designation. The development intensity of those 145 acres shall not exceed 10,000 square feet of development per acre. Proposed changes to increase the allowed development intensity of the 145 acres are subject to the provisions of Chapter 163, Florida, regarding large-scale amendments to the Comprehensive Plan.
- (d) The Property known as H.E. Wolfe Trust, a 310+/-acre development, legally described below, is assigned a Residential C Future Land Use Map Designation and a Conservation Future Land Use Designation through Ordinance 2006-148. The gross density of said property shall not exceed 801 cumulative residential units and 181,603 square feet of non-residential use in perpetuity. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.
- (e) The property known as Wildcat/Turnbull, containing approximately 436.69 acres as legally described in Ordinance No. 2007-66, is assigned a Residential-B Future Land Use Map designation and is limited to a maximum of 813 dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to the Comprehensive Plan.
- (f) The property known as Bannon Lakes, a 580 +/- parcel, is being capped at a maximum of 999 residential units, 105,000 square feet of commercial space and 15,000 square feet of office space.

Conservation easements in favor of the St. Johns River Water Management District shall be established pursuant to Section 704.06, Florida Statutes, in order to preserve and maintain no fewer than one hundred-eighty (180) acres of wetlands along with adjacent uplands. The easements shall be placed in the Public Records of St. Johns County, Florida prior to construction plan approval for any development upon the Subject Property.

- (g) The Cordova Palms DRI property legally described in Ordinance No. 2010-36 is assigned the future land use designations of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential use on the Cordova Palms DRI property shall be limited to a maximum of 750 multi-family residential dwelling units, or some combination of single family and/or multi-family residential units that will have the same or less net impact as 750 residential units on those public facilities and services with an adopted level of service. The maximum floor area of development within the Intensive Commercial future land use designation shall be 0.75. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (h) The property known as the Lemberg South property legally described in Ordinance 2010-37 is assigned the future land use designations of Airport District and Industrial as shown on the Future Land Use Map. Development of the Lemberg South property shall comply with the following development standards:
 - (i) The following uses shall be permitted on the portion of the Lemberg South property designated as Airport District Land Use Category:
 - a. Agriculture
 - b. Cultural/Institutional
 - c. Neighborhood Business
 - d. General Business
 - e. High Intensity Commercial
 - f. Highway Commercial
 - g. Light Industrial
 - h. Neighborhood Public Service
 - i. General Public Service

- j. Regional Business and Commercial;
 - (ii) Heavy Industrial, Residential, and Solid Waste and Correctional Facilities Uses shall be prohibited within the Industrial and Airport District Land Use Categories of the Lemberg South property;
 - (iii) A minimum 100-foot wide natural vegetative buffer shall be provided between development within the Industrial Land Use Category and the adjacent Residential-B Land Use Category along the southeast boundary of the Lemberg South property.
 - (iv) The maximum floor area ratio of development within the Industrial Land Use Category shall be 0.22.
 - (v) The maximum floor area ratio of development within the Airport District Land Use Category shall be 0.22.
 - (vi) Proposed changes to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (i) The property known as Sunshine 16 Parcel 4 legally described in Ordinance 2014-12 (the “Ordinance”) is assigned Residential C Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 52 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.
- (j) A portion of the property known as St. Johns Marketplace legally described in Ordinance No. 2014-3 is assigned a future land use designation of Business and Commerce Park on the Future Land Use Map (the “Commerce Park Property”). Development of the Commerce Park Property shall comply with the following standards:
 - (i) Pedestrian and vehicular connections shall be provided to create an interconnected vehicular, pedestrian, and bikeway network between parcels.

- (ii) Centralized traffic circulation, utilities, parking, drainage, open space and similar infrastructure shall be provided and may be shared throughout the Commerce Park Property.
- (iii) Cohesive design themes shall be included within the Commerce Park Property to ensure consistency and compatibility of the development and to enhance the viewshed of the Commerce Park Property along Interstate 95 and other major roadways. Such design themes shall at a minimum include building facades, landscaping, signage, parking-area design, and similar development techniques.
- (iv) When feasible, large parking fields shall be placed behind buildings to minimize views of large paved parking areas from major roadways. Where large parking fields are necessary and are in view of major roadways, enhanced landscaping including, but not limited to, additional canopy trees shall be incorporated into the parking lot designs.
- (v) Commerce Park Property shall be designed to avoid impacts to the wetland strand located in the center of the property.
- (k) The property known as Heritage Oaks at St Johns, legally described in Ordinance 2014-8 (the "Ordinance") assigned a Residential C Future Land Use designation under the Ordinance. The gross development of said property shall not exceed 99 residential dwelling units. Proposed changes to increase the allowed development of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendment of the Comprehensive Plan.
- (l) The property known as Bartram Park Planned Unit Development ("PUD"), containing approximately 582 acres as legally described in Ordinance No. 2014-16, is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 616 dwelling units. Proposed changes to increase the allowed density of the Bartram Park PUD property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

- (m) The property known as Valencia Apartments legally described in Ordinance 2014-32 (the "Ordinance") is assigned a Residential D Future Land Use Designation under the Ordinance. The density of said property shall not exceed 288 multi-family residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.
- (n) The Property known as the Julington Lakes Planned Unit Development (PUD) ("Julington Lakes"), containing approximately 598.4 acres as legally described in Ordinance 2014-45 (the "Julington Lakes Ordinance"), is assigned a Residential-B Future Land Use Map designation and is limited to a maximum of 512 dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to Comprehensive Plan.
- (o) The property known as Durbin Creek National (COMPAMD 2014-07), a 1,624 acre parcel (the "Property"), has existing Future Land Use Designations of Intensive Commercial and Rural/Silviculture pursuant to St. Johns County Ordinance No. 2000-68. The portions of the Durbin Creek National Property designated Intensive Commercial shall be developed with a mixture of Commercial/Shopping Center, Office, Hotel, and Residential uses. The portion of the Property with a future land use designation of Rural/Silviculture is part of the 1,500-foot Durbin Creek corridor (measured 750 feet from the center line of Durbin Creek). The timber rights for this area will expire in 2025 and upon expiration, the Rural/Silviculture future land use area will become conservation area through a Comprehensive Plan Amendment, conservation easement or similar mechanism. The Property is included in the Durbin Creek National Urban Service Area boundary, as depicted on the St. Johns County Future Land Use Map, pursuant to Section 163.3164(51), Florida Statutes, and shall be exempt from development of regional impact review pursuant to Section 380.0651(3)(c)(3), Florida Statutes. The Property is also subject to a Development Agreement between Durbin Creek National, LLC and St. Johns County dated

February 3, 2015, which Development Agreement sets forth details related to development of the Property and related transportation, school and parks/recreation mitigation. Because the Property contains predominantly commercial and office uses, scenic edges provided pursuant to Comprehensive Plan Policy A.2.1.4 may be 30 feet for non-residential uses adjacent to arterial and major collector roads and shall provide sufficient landscaping to enhance the aesthetic character along such roads, as described in Policy A.2.1.4.

- (p) The Veterans Parkway property legally described in Ordinance No. 2016-02 is assigned the future land use designation of Residential-C as shown on the Future Land Use Map. Residential use on the Veteran’s Parkway property shall be limited to a maximum of 146 dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (q) The Tomoka Pines property legally described in Ordinance 2016-08 is assigned the future land use designation of Residential-C as shown on the Future Land Use Map. Residential use on the Tomoka Pines property shall be limited to a maximum of 44 dwelling units. Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (r) The property known as Mill Creek Hardware, as described in Ordinance No. 2016-19, designated as Community Commercial is limited to a maximum of 45,000 square feet of non-residential development and residential development only as an accessory use as allowed under the Community Commercial FLUM designation. Proposed changes to increase the non-residential intensity or residential density are subject to provisions of Chapter 163, Florida Statutes as related to Comprehensive Plan Amendments.
- (s) Land uses within the Flora Park Planned Unit Development property (“Property”) shall be limited to those permitted within the Residential B Future Land

Use category; provided, however, one (1) restaurant with a drive-thru shall be allowed within the Property, consistent with the Residential C Future Land Use category.

- (t) The Cordova Palms PUD legally described in Ordinance 2016-41 is assigned the future land use of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential on the Cordova Palms PUD property shall be limited to a maximum of 750 residential dwelling units, and up to 150,000 square feet of commercial retail and service uses. Proposed changes to increase the allowed development density and/or intensity is subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to the Comprehensive Plan.
- (u) The 3600 Joe Ashton Road property, approximately 4.28 acres, legally described in Ordinance No. 2016-52 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. Residential use on this Joe Ashton Road property shall be limited to a maximum of one single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (v) The Putman House property, approximately 5 acres, legally described in Ordinance 2016-67 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Putman House property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (w) The property known as 4560 Race Track Road as described in Ordinance 2017-01 is assigned the Community Commercial future land use designation; provided, however, the floor area of buildings within the project shall not exceed 90,000 square feet. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163,

Florida Statutes.

- (x) The property known as Project Family (5405 Race Track Road) as described in Ordinance 2017-14 is assigned the Intensive Commercial future land use designation; provided, however, the intensity of development is limited to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses, that in combination do not generate more than 700 new, external p.m. peak hour trips. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.
- (y) The property known as Byrlne Ricketts Trust (COMPAMD 2016-09) containing approximately 19.36 acres, as legally described in Ordinance 2017-45, is designated Residential-A on the Future Land Use Map, but is limited to maintaining a zoning of Open Rural and to a total of 8 residential units, with only the uses as described within the Open Rural zoning category as provided for within the St. Johns County Land Development Code.
- (z) The site-specific area known as the Hastings Overlay District is a special district further implemented in Article III of the Land Development Code in which specific policies apply for the preservation of property rights that existed prior to the dissolution of the former Town of Hastings. References to the Hastings Overlay District are to the area boundaries as depicted in Exhibit A.1.11 of Objective A.1.11, and further described in Ord. 2018-4, as may be amended.
- (aa) The former Town of Hastings Ord. 06-113, Application #05-111, Wesley Smith; approximately 23 acres designated as Commercial is limited to a No structure shall exceed 35 feet in height measured from the ground to the top of the roof. The total of all impervious surfaces within the commercial portion of the Property shall not exceed 70%, if stormwater is retained within the commercial portion of the Property and shall not exceed 80%, of the total commercial portion of the property if stormwater is handled offsite. The 2005 tax parcel numbers of the subject property is 038830-0010.

- (bb) The former Town of Hastings Ord. 06-15, Application #05-112, Smith Brothers, approximately 178 acres designated as Residential Low-Medium Density is limited to a maximum of 500 single-family dwelling units. The 2005 tax parcel numbers of the subject property are 047890-0000, 048040-0010, 047720- 0000, 047730-0000, 047910-0000, and 047975-0030.

- (cc) The former Town of Hastings Ord. 06-06, Application #06-07, Bulls Hit Ranch and Farms; approximately 360 acres, with 348 acres designated as Residential Low-Medium Density, and 12 acres as Commercial is limited to a maximum of 749 Dwelling Units for the residential development and the commercial development is limited to a maximum of 210,000 square feet. The 2005 tax parcel numbers of the subject parcels are: 047030-0000, 047200-0000, 047250-0000, 047260-0000, 047300-0000, 047320-0000, 047610-0000, 046990-0000, 047170-0000, 046990-0020, 046920-0000, 046990-0010, 046960-0000, 047620-0000, 047043-0000, 047330-0000, 047280-0000, 046940-0000, 047180-0000, 047270-0000, and 047290-0000.

- (dd) The site specific area known as High Density Hastings Manor within the Hastings Overlay District, otherwise described as “LOTS 7-14, BLOCK 3 AND THAT PORTION OF CLARICE AVE LYING IMMEDIATELY ADJACENT TO SAID LOTS 7-14 BLOCK 3; LOTS 1-22, BLOCK 4; LOTS 8-18, BLOCK 5; ALL OF MENARD AVE; LOTS 1-6, BLOCK 9 AND THAT PORTION OF MANSON ROAD LYING IMMEDIATELY ADJACENT TO SAID LOTS 1-6, BLOCK 9; AND THAT PORTION OF ESSEX ROAD LYING IMMEDIATELY ADJACENT TO BLOCK 2 OF HASTINGS MANOR AS RECORDED IN MAP BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA” is limited to a maximum density of twelve (12) dwelling units per acre.

- (ee) The Barnes property at 8790 Batten Road, approximately 3.55 acres, legally described in Ordinance No. 2018- 25 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Barnes property at 8790 Batten Road shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase

the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

- (ff) Development within the ICI/Middlebourne Property shall be limited to a maximum of 426 single family units, a maximum of 187,500 square feet of commercial space and a maximum of 152,500 square feet of office space (as the commercial and office space may be exchanged pursuant to the land use exchange matrix included with the companion Middlebourne Planned Unit Development (PUD) Ordinance No. 2018-29.
- (gg) The property known as the St. Marks Industrial Park property legally described in Ordinance 2018-34 (the "Property") is assigned an Industrial (I) future land use designation on the Future Land Use Map. The allowable uses on the Property shall be limited to either (1) 100,000 square feet of light industrial uses (with up to 57,000 square feet of business and commerce park) or (2) up to 200,000 square feet of light industrial use. Proposed changes to increase the allowed intensity of the Property are subject to the Provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (hh) Development within the Grand Oaks Property shall be limited to a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space (as the commercial and office space may be exchanged pursuant to the land use exchange matrix included with the companion Grand Oaks Planned Unit Development Ordinance No. 2018-40, as may be amended from time to time).
- (ii) The Parkway Place property at the southeast corner of Race Track Road and St. Johns Parkway, approximately 7.4 acres, legally described in Ordinance No. 2018-48 is assigned the future land use designation of Mixed Use District, as shown on the Future Land Use Map. The uses on the property shall be limited to Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services as defined by the St. Johns County Land Development Code.

- (jj) Development within the 1,666 acres of the Robinson Property, as defined in Ordinance 2019-7, shall be limited to a maximum of 3,332 dwelling units. No development will occur on the subject property prior to 2026. Proposed changes to increase the residential density or add non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.
- (kk) The property known as Pellicer Creek Outpost, application CPA(SS) 2018-05 containing approximately 9.61 acres, as legally described in Ordinance 2019-11, is designated Residential A on the Future Land Use Map, but is limited to a maximum of 4 dwelling units and maintaining Open Rural zoning, with the Uses as described within the St. Johns County Land Development Code.
- (ll) The North Parcel within the Property known as Greenbriar Downs (approximately 55 acres) described in Ordinance No. 2019-14 is assigned the Residential B future land use designation. The development intensity of the North Parcel shall not exceed 160,000 square feet of those non-residential uses and other uses set forth in the Greenbriar Downs PUD. Proposed changes to increase the allowed intensity of the North Parcel within Greenbriar Downs are subject to the provisions of Chapter 163, Florida Statutes. The South Parcel within the Property known as Greenbriar Downs (approximately 728 acres) described in Ordinance No. 2019-14 shall be allowed to be developed with a maximum of 818 Age-Restricted Residential attached and detached dwelling units and related uses as set forth in the Greenbriar Downs PUD. Proposed changes to increase the allowed density of the South Parcel within Greenbriar Downs are subject to the provisions of Chapter 163, Florida Statutes.
- (mm) The property known as Bartram Park Planned Unit Development (“PUD”), containing approximately 582 acres as legally described in Ordinance No. 2019-35 is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 646 dwelling units. Proposed changes to increase the allowed density of the Bartram Park PUD property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the

Comprehensive Plan.

- (nn) The property known as the Ocean Grove RV Sales and Service East Property legally described in Ordinance 2019-38 is assigned a Mixed Use future land use designation on the Future Land Use Map, however, development will be limited to Community Commercial Uses, but allow for limited high intensity commercial uses, limited to the retail sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment.
- (oo) Southwest Quadrant of Race Track Road and St. Johns Parkway- Development of the Property shall be limited to a maximum of 250,000 square feet of commercial and office space and a maximum of 400 multi-family units. Development will occur only within the portion of the Property with a Mixed Use District Future Land Use Map designation (the “Mixed Use Land”). Land uses permitted within the Mixed Use Land shall be limited to Residential, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as may be amended. Floor area and impervious surface ratios within the Mixed Use Land shall be as permitted in the Mixed Use Future Land Use category. The Conservation Future Land Use Map designation area shall be a minimum of 19 acres, with the boundary determined based on wetland delineations approved by the St. Johns River Water Management District and U.S. Army Corps of Engineers.
- (pp) The Mill Creek Forest property legally described in Ordinance No. 2019-45 is assigned the future land use designations of Residential-B as shown on the Future Land Use Map. Residential use on the Mill Creek Forest property shall be limited to a maximum of 305 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

- (qq) The property located at 4041 County Road 210 West, approximately three acres in size, as legally described in Ordinance No. 2019-52, is assigned a Future Land Use Map classification of Residential-C, as shown on the Future Land Use Map. Development is limited to a maximum of 11,000 square feet of day care center and 10,000 square feet of commercial uses. Uses within the development shall not exceed 299 Peak Hour Trips, based upon the most current version of the ITE Trip Generation Handbook. Proposed changes to increase the allowed development density or intensity are subject to the provision of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (rr) The Minorcan Mill property legally described in Ordinance No. 2019-74 is assigned the future land use designation of Residential-B as shown on the Future Land Use Map. Residential use on the Minorcan Mill property shall be limited to a maximum of 125 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (ss) The property known as Durbin Creek National (COMPAMD 2019-000005), a 1,624-acre parcel (the "Property"), has existing Future Land Use Designations of Intensive Commercial and Rural/Silviculture pursuant to St. Johns County Ordinance No. 2000-68. The portions of the Durbin Creek National Property designated Intensive Commercial shall be developed with a mixture of Commercial/Shopping Center, Office, Hospital, Hotel and Residential uses. The portion of the Property with a future land use designation of Rural/Silviculture is part of the 1,500-foot Durbin Creek corridor (measured 750 feet from the center line of Durbin Creek). The timber rights for this area will expire in 2025 and upon expiration, the Rural/Silviculture future land use area will become conservation area through a Comprehensive Plan Amendment, conservation easement or similar mechanism. The Property is included in the Durbin Creek National Urban Service Area boundary, as depicted on the St. Johns County Future Land Use Map, pursuant to Section 163.3164(51), Florida Statutes, and shall be exempt from development of regional impact

review pursuant to Section 380.0651(3)(c)3, Florida Statutes. The Property is also subject to a Development Agreement between Durbin Creek National, LLC and St. Johns County dated February 3, 2015, as may be amended, which Development Agreement sets forth details related to development of the Property and related transportation, school and parks/recreation mitigation. Because the Property contains predominantly non-residential uses, scenic edges provided pursuant to Comprehensive Plan Policy A.2.1.4 along the rights-of-way for State Road 9B, West Peyton Parkway and East Peyton Parkway shall be a minimum of 10 feet for non-residential uses and a minimum of 30 feet/average of 50 feet for residential uses. Scenic edges adjacent to Race Track Road right-of-way shall be 30 feet for residential and non-residential uses. Durbin Creek National, LLC has dedicated public rights-of-way for State Road 9B, Race Track Road, West Peyton Parkway and East Peyton Parkway, which rights-of-way contain landscaped areas of a minimum width of 40 feet along the outsides of the roads adjacent to the Property. Scenic edges within the Property shall provide sufficient landscaping to enhance the aesthetic character along the aforementioned roads, as described in Policy A.2.1.4. The scenic edge shall be maintained by Durbin Creek National, LLC, its successors or assigns, a property owners association or a community development district.

- (tt) The property known as Parcel 2: Arbizzani Property (CPA[SS] 2019-08) containing approximately 2.08 acres, as legally described in Ordinance 2020-27; is designated Town Center Mixed Use District on the Future Land Use Map; but is limited to four (4) units per acre of residential density as provided by the Residential-C designation, and limiting the property to allow only receiving Vilano Beach Residential Exchange Units for the purposes of developing the property with more than four (4) units per acre.
- (uu) The property known as Faver Dykes Homesites (CPA 2019-06) containing approximately 16.48 acres, as legally described in Ordinance 2020-29, is designated Residential A on the Future Land Use Map, which is limited to 5 single family homesites (3 on the western parcel and 2 on the eastern parcel), maintaining a zoning of Open Rural (OR), with only the OR uses as

described within the St. Johns County Land Development Code allowed, and prohibiting impacts (other than for maintenance or access) to the Basin Swamp area on the east parcel.

- (vv) The property known as Parkway Place Additional Land, per CPA(SS) 2020-03; Ordinance No. 2020-53, as legally described, has land uses permitted within the Property shall be limited to Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as amended. Floor area and impervious surface ratios shall be as permitted in the Mixed Use Future Land Use Map category. The scenic edge along St. Johns Parkway shall be 30 feet wide and will be planted with enhanced landscaping, pursuant to Comprehensive Plan Land Use Element Policy A.2.1.4. The development edge adjacent to the JEA power line easement to the east of the Property shall be 20 feet wide.
- (ww) The property known as 4560 Race Track Road as described in Ordinance 2020-55 is assigned the Community Commercial future land use designation; provided, however, the floor area of buildings within the project shall not exceed 170,000 square feet. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.
- (xx) The property known as TrailMark Added Lands, containing approximately 71 acres as legally described in Ordinance No. 2021-7, is assigned a Residential-C Future Land Use Map classification. The TrailMark Added Lands are within and subject to the Saint Johns DRI as set forth in Resolution 2021-82. No new development rights are created by this amendment to the Future Land Use Map as existing Saint Johns DRI development rights will be utilized to develop the TrailMark Added Lands. The density and intensity of development within the TrailMark Added Lands will be consistent with the Residential-C Future Land Use Map classification.
- (yy) The property located on State Road 16, identified as Parcel # 0283900040, approximately 5.7 acres in size,

as legally described in Ordinance No. 2021-14, is assigned a future land use designation of Mixed Use District as shown on the Future Land Use Map. Development is limited to a maximum of 79,000 square feet of commercial uses.

(zz) The property known as Bannon Lakes, a 580+/- parcel, is being capped at a maximum of 1,286 residential units, 105,000 square feet of commercial space and 15,000 square feet of office space. Conservation easements in favor of the St. Johns River Water Management District shall be established pursuant to Section 704.06, Florida Statutes, in order to preserve and maintain no fewer than one hundred-eighty (180) acres of wetlands along with adjacent uplands. The easements shall be placed in the Public Records of St. Johns County, Florida prior to construction plan approval for any development upon the Subject Property.

(aaa) The property located on County Road 210 West, identified as Parcel # 010180-0000, approximately 7 acres in size, as legally described in Ordinance No. 2021-20, is assigned a future land use designation of Community Commercial as shown on the Future Land Use Map. Development is limited to a maximum of 84,000 square feet of non-residential uses.

(bbb) The properties located on Don Manuel Road, identified as Parcels # 033120-0020 and # 033120-0040, approximately 5 acres (total) in size, as legally described in Ordinance No. 2021-21, are assigned a future land use designation of Residential-A as shown on the Future Land Use Map. Development is limited to the Residential-A land use designation and the design standards of the Open Rural zoning classification per Land Development Code section 6.01.01.

(ccc) The property known as the Indian Branch Farms (COMPAMD 2020-09) containing approximately 33.46 acres, as legally described in Ordinance 2021-45, is designated Residential-A on the Future Land Use Map, but is limited to a maximum of six (6) residential units.

(ddd) The Stonecrest property legally described in Ordinance No. 2021-56 is assigned the future land use designation of Residential-C as shown on the Future

Land Use Map. Residential use on the Stonecrest property shall be limited to a maximum of 147 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

(eee) The Shaw property legally described in Ordinance No. 2021-72 is assigned the future land use designations of Residential-A as shown on the Future Land Use Map. Residential use on the Shaw property shall be limited to a maximum of 7 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan. A 20-foot undisturbed, vegetative buffer will be provided along the far northern property boundary.

(fff) Development within the approximately 49.8 acres of the TGC Parcel C Mixed Use Property (COMPAMD 2021-05), shall be limited to a maximum of 300 multi-family residential units and a maximum of 50,000 square feet of commercial uses. Floor area and impervious surface ratios shall be as permitted in the Mixed Use Future Land Use Map category. Proposed changes to increase the density or add other non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

(ggg) Development within the approximately 733 acres of the Adler Creek Property, as defined in Ordinance 2021-87, shall be limited to a maximum of 1,682 residential units. No non-residential development will be permitted within the Adler Creek Property. Proposed changes to increase the residential density or to add non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

(hhh) The Wallace property, approximately 8.16 acres, legally described in Ordinance No. 2022-4 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Wallace property shall

be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(iii) With respect to Silverleaf, Ordinance No. 2022-36, COMPAMD 2021-12 provides:

1. Development within Silverleaf Parcel 40 will not be permitted until the First Coast Expressway is open to traffic or January 1, 2030, whichever first occurs. More specifically, St. Johns County will not approve the first residential plat or commercial horizontal construction plans for development in Parcel 40 until the First Coast Expressway is opened or January 1, 2030, whichever first occurs.
2. Lots located adjacent to the development edges within Parcel 40 shall be a minimum of one-half acre.
3. Lots within the portions of Parcel 40 adjacent to land located along Hardwood Landing Road between Penny Brooke Lane and the southern end of Hardwood Landing Road and lots adjacent to and land located along Collier Road which are adjacent to the development edge within Parcel 40, will be a minimum of 100 feet wide and 200 feet deep and a minimum of one-half acre. Each of such lots shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of the lot adjacent to the development edge.
4. Lakes and berms may be located within the Parcel 40 development edges to provide additional buffering and screening from adjacent lands.
5. Specific land uses permitted within SilverLeaf Parcel 40 are set forth in the SilverLeaf Planned Unit Development, St. Johns County Ordinance No. 2021-93, as may be amended (the "PUD").

6. SilverLeaf will not connect to Hardwood Landing Road or Collier Road.
7. Lots adjacent to the development edges within the portions of SilverLeaf adjacent to the property with Parcel Identification Nos. 011565-0000 and 011566-0000 shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of such lots adjacent to the development edge along such parcels.
8. Development within SilverLeaf Parcels 41A, 41B and 42 shall not exceed a total of 195 single-family lots, resulting in a gross density of approximately one (1) unit per five (5) acres, which is compatible with the uses of surrounding lands.
9. Development within Parcel 41B shall include no more than 34 single-family lots, and such lots shall be a minimum of three (3) acres.
10. Lots within Parcel 41A that are adjacent to State Road 13 or Collier Road, or are adjacent to lots that front on State Road 13, shall be a minimum of three (3) acres, and the remainder of the lots in Parcel 41A shall be a minimum of one (1) acre.
11. Lots within Parcel 42 that are adjacent to State Road 13 or are adjacent to lots that front on State Road 13 shall be a minimum of three (3) acres, and the remainder of lots within Parcel 42 shall be a minimum of one (1) acre.
12. No non-residential uses shall be permitted within Parcels 41A, 41B, and 42 except for (i) equestrian and farming uses ancillary to the single-family lots located therein, and (ii) agricultural and silvicultural uses.

(jjj) The 7501 Cowpen Branch property located along State Road 206 W, east of State Road 207, and south of Cowpen Branch Road (approximately 16 acres), is designated as Residential-A and is described in

Ordinance 2022-46 [CPA(SS) 2022-03]. The number of residential dwelling units on the Residential-A area of the 7501 Cowpen Branch Property shall be limited to a maximum of one (1) single family dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(kkk) The Hicks property legally described in Ordinance No. 2022-60 is assigned the Future Land Use designation of Residential-A, as shown on the Future Land Use Map. Residential uses on the Hicks property shall be limited to a maximum of two (2) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes.

(lll) Greenbriar Helow- Development of the Property shall be limited to a maximum of 2,500,000 square feet of commercial and office space and a maximum of 3,500 residential units. Land uses permitted within the Mixed Use District (Md) Future Land Use designation shall be limited to Residential, Regional Commercial, High Intensity Commercial, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as may be amended. Floor area and impervious surface ratios within Md shall be as permitted in Comprehensive Plan Land Use Element Policy A.1.9.4. The scenic edge along Longleaf Pine Parkway, Greenbriar Road and Veterans Parkway shall be an average of seventy five (75) feet, minimum 30 feet wide except where non-residential development is allowed a 30 foot scenic edge with enhanced landscaping as provided under Comprehensive Plan Land Use Element Policy A.2.1.4. The onsite Regional Preserve Network will encompass a minimum of five hundred (500) acres, as determined based on wetland delineations approved by the St. Johns River Water Management District "SJRWMD" and Florida Department of Environmental Protection "FDEP".

(mmm) The McCrary Family property legally described in Ordinance No. 2023-20 is assigned the future land use

designation of Residential-A as shown on the Future Land Use Map. Residential uses on the McCrary Family property shall be limited to a maximum of 6 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(nnn) The property located on State Road 16, known as Little Florence Cove and legally described in Ordinance No. 2023-25, identified as parcel #0113100000, approximately 19.81 acres, is assigned a future designation of Residential-A. Development shall not exceed 5 dwelling units.

(ooo) The property known as The Landings at Greenbriar (CPA (SS) 2022-01) (the “Landings CPA Property”) is contiguous to other land owned by the same owner known as “The Landings at St. Johns” Site. In locations where the Landings CPA property is contiguous to The Landings at St. Johns site, no Development Edge will be required within either the Landings CPA Property or The Landings at St. Johns Site. The property will be required to provide Development Edges where it is contiguous to land owned by others.

(ppp) The property known as The Landings at St. Johns (Active Adult) (COMPAMD 2022-06) (the “Property”) is contiguous to other land owned by the same owner known as “The Landings at Greenbriar” Site. In locations where the Property is contiguous to The Landings at Greenbriar Site, no Development Edge will be required within either the Property or The Landings at Greenbriar Site. The Property will be required to provide Development Edges where it is contiguous to land owned by others.

(qqq) The subject property legally described in Ordinance No. 2024-25, located on unaddressed property to the north of 1511 St. Marks Road Blvd., is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the property shall be limited to a maximum of 2 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes,

regarding amendments to the Comprehensive Plan.

- (rrr) The subject property legally described in Ordinance No. 2024-37 at 8460 CR 13 S property located along state road 13. The number of residential dwelling units on the Residential-A area of 8460 CR 13 property shall be limited to a maximum of one (1) single family dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (sss) The property known as Arnold Family Legacy (CPA 2024-02) containing approximately 11.29 acres, as legally described in Ordinance 2024-46, is designated Residential A on the Future Land Use Map, but is limited to maintaining a zoning of Open Rural and to a total of 7 residential parcels, with uses limited to those described within the Open Rural zoning category as provided for within the St. Johns County Land Development Code.
- (ttt) The Colee Cove Hamlet property legally described in Ordinance No. 2024-59 is assigned the Future Land Use Map designation of Residential-A, as shown on the Future Land Use Map. Residential uses on the property shall be limited to a maximum of eleven (11) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes.
- (uuu) The Hardee Family property legally described in Ordinance No. 2024-60 is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the Hardee Family property shall be limited to a maximum of five (5) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (vvv) The Pacetti property legally described in Ordinance No. 2025-32 is assigned the future land use designations of Residential-A as shown on the Future Land Use Map. Residential use on the Shaw property shall be limited to a maximum of 4 single-family

residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

(www) The Elam Family Legacy Property, approximately 5.74 acres, legally described in Ordinance No. 2025-38 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Elam Family Legacy Property shall be limited to a maximum of four (4). Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(xxx) The McHone property legally described in Ordinance No. 2025-41 is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the McHone property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(yyy) The subject property legally described in Ordinance No. 2026-3 is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the subject property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

- (n) **New Town** – as provided in Objective A.1.19 of this Comprehensive Plan.
- (o) **Town Center Mixed Use District** – as provided in Goal A.3 and Objectives 3.1 and 3.2 and related polices.
- (p) **Mixed Use District**
 - Neighborhood Business and Commercial;
 - General Business and Commercial;

- High Intensity Commercial;
- Highway Commercial;
- Light Industrial
- Heavy Industrial subject to Policy A.1.9.8;
- Agricultural uses when not incompatible with the surrounding area.
- Solid Waste and Correctional Facilities when not incompatible with the surrounding area and subject to Policy A.1.9.9.
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment;
- Residential up to 13 units per acre.

A.1.11.2 Neighborhood and Community Commercial uses provided within Residential Land Use designations as depicted on the Future Land Use Map and as provided in Land Use Element Policy A.1.11.1, may be permitted under the following conditions:

- (a) the development is approved through the Planned Development land development regulations if a rezoning of the property is required to allow Neighborhood or Community Commercial uses;
- (b) the commercial use is provided at a size and scale compatible with the surrounding residential area
- (c) the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern characterized by continuous linear commercial frontage along the roadway.
- (d) Notwithstanding A.1.11.2 (a) above, in West Augustine, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation or Overlay District regulations.

A.1.11.3 In addition to all other applicable Plan policies and requirements, the intensity and bulk of the types development listed below shall, without limitation, be additionally controlled by the establishment of a maximum impervious surface area. Impervious surface area shall include, at a minimum, that portion of a proposed development site which is covered by buildings, pavement, or other improvements through which water cannot penetrate. Impervious Surface Ratio (ISR) shall be as defined in the Land Development Code. Nothing in this provision shall be construed to guarantee the achievement of the maximum ISR for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual ISR achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations and concurrency management regulations. These additional controls may restrict the ISR of a proposed development to less than the maximum provided for in this provision. The Floor Area Ratio (FAR) is determined by the numerical value obtained by dividing the gross floor area of the building by the area of the lot on which the building is constructed. This determines the maximum building size allowed on a specific lot. The FAR establishes the development characteristics on a particular lot. The maximum Impervious Surface Ratio (ISR) and Floor Area Ratio (FAR) for the listed land use classifications shall be established as follows:

LAND USE	Maximum ISR¹²	FAR¹²
Residential ⁶		
- Residential – A	0.70	50% ¹⁰
- Residential – B	0.70	50% ¹⁰
- Residential – C	0.70	50% ¹⁰
- Residential – D	0.70	50% ¹⁰
Commercial		
- Neighborhood Commercial ¹	0.70	50%
- Community Commercial ²	0.70	50% ¹⁴
- Intensive Commercial	0.75	50%
- Rural Commercial ¹	0.60	50%
Industrial	0.75	70%
Mixed Use Districts ⁵	0.75	70%
Town Center Mixed Use District	0.75	80%
Hotel, Motel, and Club Facilities Located in Residential “D” Density Zones	0.75	50%
Parks, Recreation and Open Space ⁴		
- Active	0.50	20%
- Passive	0.20	10%

Public Buildings, Facilities and Grounds and Non-Commercial Community Facilities ⁵	0.70	70%
Agribusiness Operation ⁷	0.60	50%
Business and Commerce Park ⁸	0.75	70%
Rural/Silviculture (R/S) ⁹	0.60	70%
Agricultural – Intensive (A-I) ⁹	0.60	70%
Airport District (AD) ¹¹	0.70	70%

Notes:

1. In addition to the maximum ISR and FAR, these uses are also limited in intensity to a maximum of 10,000 square feet of floor area per acre (10 KSF/acre).
2. In addition to the maximum ISR and FAR, these uses are also limited in intensity to a maximum of 12,000 square feet of floor area per acre (12 KSF/acre).
3. In the event of a conflict between the maximum ISR and FAR for an individual land use classification and the maximum ISR and FAR established for Mixed Use Districts, the ISR and FAR for Mixed Use Districts shall control. The actual maximum ISR achieved by developments proposed within Mixed Use Districts shall be additionally subject to the Plan’s applicable Mixed Use District policies and controls established through the implementing land development regulations. Mixed Use Districts are further governed by Objective A.1.9 and related Policies.
4. Project types are varied and range from large passive recreation open space to smaller urban type and water-oriented active recreational facilities. See also separate ISR and Floor Area Ratio (FAR) standards for recreation uses in Conservation areas.
5. In the event a lower ISR is established for the individual use or land use classification in which the public facility or use is located, then the lesser ISR shall control.
6. In addition to the Maximum ISR and FAR, residential developments in Residential - A and Residential – B, are subject to maximum lot coverage by all buildings at 0.25 unless the individual zoning district is less. Residential developments in Residential – C and Residential – D are subject to maximum lot coverage by all buildings at 0.35 unless the individual zoning district requires less. For Planned Developments, the above lot coverage standards shall apply to the overall development parcel; however, no maximum coverage on any individual residential lot by all buildings shall exceed 0.65 in any Residential Planned Developments.
7. Agribusiness operations are furthered governed through Policy A.1.6.9 of this Plan and the Land Development Code.

8. Business and Commerce Parks are further governed through Policy A.1.11.1 of this Plan and the Land Development Code.
9. Development in R/S and A-I is further governed through Objective A.1.6 and related Policies in this Plan and the Land Development Code.
10. Applies to Non-residential development.
11. Airport District uses are further governed through the Land Development Code.
12. See Policy A.3.2.6 for ISR and FAR established for preservation of Historic structures in the Vilano Beach Town Center Mixed Use District.
13. Deviations to allow development to exceed the ISR and FAR in the Vilano Beach Town Center Mixed Use District shall only be allowed where there are practical difficulties in meeting the requirements. Deviations shall be subject to a nonzoning variance or waiver review and approval in accordance with the provisions established in the Land Development Code.
14. Within the boundaries of the Hastings Overlay District (See Exhibit A.1.11.), development within Community Commercial land use designations abutting Main Street are permitted a maximum FAR of 1.00.
15. The SR 207 & Wildwood Self-Storage property legally described in Ordinance No. 2022-89, having a land Use designation of Mixed Use on the Future Land Use Map, shall be allowed Floor Area Ratio (FAR) to increase from 70% to a maximum of 120% for self-storage use.
16. The subject property legally described in Ordinance No. 2023-47, specifically located at 11280 US Highway 1 North, having a land Use designation of Intensive Commercial on the Future Land Use Map, shall be allowed an increase in the maximum Floor Area Ratio (FAR) to 110% in lieu of the required 50% for Personal Property Mini-Warehouse/Self-Storage use only.

A.1.11.4 All County land development regulations including zoning, subdivision regulations, and Zoning Atlas shall be subordinate to the County Comprehensive Plan and Future Land Use Map.

A.1.11.5 The exact boundaries of the land use designations on the Future Land Use Map may require interpretation in order to determine the appropriate land use designation of various parcels and lots. When necessary, the following criteria shall be used to establish the location of a specific boundary and to allow minor deviations, if not clearly delineated on the Future Land Use Map:

- (a) The closest parcel or lot line when a land use designation boundary splits a specific parcel or lot. This provision will carry additional weight if the

portion of the split lot or parcel is precluded from development as defined by the Land Use Element. However, in no instance shall a boundary line be extended more than two hundred (200) feet to incorporate the entire parcel or lot. A specific boundary line may not be extended more than one time unless changed by a Comprehensive Plan amendment.

- (b) In the absence of a nearby parcel or lot line, any geographic, manmade, or environmental features that serve as natural boundaries (e.g. roads, canals, streams, wetlands, municipal boundary, or township, range, section lines). However, in no instance shall a boundary line be extended more than two hundred (200) feet. A specific boundary line may not be extended more than one time unless changed by a Comprehensive Plan amendment.
- (c) The landward boundary of tidal marsh designated Conservation shall be the mean high-water line and shall also include those upland islands located waterward of the mean high water line of the tidal marsh. The exact landward boundary of other areas designated Conservation lands on the Future Land Use Map shall be determined by a field survey performed pursuant to applicable regulatory requirements.

A.1.11.6 The County recognizes that the Plan's Objectives and Policies sometime serve to support competing interests. Accordingly, in such instances, and in the absence of a mandatory prohibition of the activity at issue, it is the County's intent that the Plan be construed as a whole and that potentially competing Objectives and Policies be construed together so as to render a balanced interpretation of the Plan. It is the further intent that the County interpretation of the Plan, whether by County staff, the Planning & Zoning Agency, or the Board of County Commissioners, shall be afforded appropriate deference. County interpretations of the Plan that balance potentially competing Objectives and Policies shall not be overturned in the absence of clear and convincing evidence that the County interpretation has misapplied the Plan construed as a whole.

A.1.11.7 In the event of a conflict between any of the Maps and the text of the Plan, the text of the Plan shall control.

A.1.11.8 Existing uses of land which, following adoption of the Plan, are not consistent with the Future Land Use Map designation of this Plan shall become non-conforming land uses under this Plan. Continued use or development of non-conforming uses shall be subject to the non-conforming use provisions of the St. Johns County land development regulations except for the following:

- (a) structures damaged by natural disaster, accidental fire, or other disastrous force may be reconstructed within the pre-disaster footprint and within the same pre-disaster dwelling units, height and square footage, subject to compliance with current health and safety requirements established in the Land Development Code and the Building Code. Such request to reconstruct must be made within two years of the natural disaster, accidental

fire, or other disastrous force.

- (b) existing non-conforming residential structures may be allowed to add patios, balconies, decks, and similar accessory uses up to a cumulative maximum 100 square feet; such addition shall not remove the nonconforming status of the structure and such addition shall be in compliance with the land development regulations and permitting requirements with respect to such issues as setbacks, lot coverage, etc.

A.1.11.9 The County shall continue to review and analyze traffic capacity and the extent of needed road network within the Northwest Sector. The County shall review and analyze funding mechanisms from new development and other sources. The County will also identify the strategies that it may employ to address the overall transportation needs of the area, including DRIs and such other sources as impact fees, infrastructure sales tax, and the sources listed in Florida Statutes. The County will not be required to commit to any one approach for transportation funding.

**Objective A.1.12
Dredged Spoil Disposal Sites**

The County shall provide sufficient land for dredged spoil disposal and shall establish standards for new disposal sites consistent with the Plan.

Policies

A.1.12.1 The County shall consider standards for designation of dredged spoil disposal sites in the County land development regulations based on following site selection criteria:

- (a) sites should be located near waterways to be dredged;
- (b) preferred sites should be areas that have been previously altered or disturbed containing non-native vegetation;
- (c) sites should not abut residential land uses unless sites are sufficiently large to adequately buffer the residential areas;
- (d) sites should not support Essential Habitat, Listed Species, or contain historically significant resources;
- (e) sites should not contain wetlands, unless the wetlands are degraded/non-functional, and the wetland impacts are mitigated;
- (f) sites shall be approved by all agencies that have jurisdiction over these facilities.

A.1.12.2 The County shall coordinate with the Florida Inland Navigation District (FIND) for the future planning and locations of spoil disposal sites to ensure the availability of appropriate sites.

**Objective A.1.13
Community and Neighborhood Creation and Preservation**

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

Policies

- A.1.13.1 The character of existing neighborhoods and surrounding areas shall be considered in the approval of land development proposals as provided in Policy A.1.3.11.
- A.1.13.2 Land development proposals shall consider the provision of civic gathering places/sites (e.g. performing arts pavilions, open air plazas, markets, common areas, fountains) within proximity to communities and neighborhoods.
- A.1.13.3 Mixed Use Districts and Planned Developments shall provide criteria that supports the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources.
- A.1.13.4 The County shall promote the redevelopment of areas through the support of programs and grant applications (e.g. Main Street, Waterfront Redevelopment) for such redevelopment.
- A.1.13.5 The County shall partner with the Tourist Development Council, Chamber of Commerce, and other applicable groups to promote the establishment of eco-cultural opportunities and provide incentives to preserve, restore, or establish historic, cultural, and environmental resources.

Objective A.1.14
Public School Location Planning and Siting

The County shall coordinate with the School District for the planning and siting of new public schools.

Policies

- A.1.14.1 The County shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.
- A.1.14.2 The County shall collaborate with the School District on the siting of County facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.
- A.1.14.3 New public schools shall be located within land use designations as provided in Policy A.1.11.1.
- A.1.14.4 Public schools should be sited so as to provide direct access from the County or State Collector or Arterial roadway system.
- A.1.14.5 The County shall coordinate with the School District to ensure that pedestrian and bicycle facilities are provided adjacent to school sites to allow safe access for pedestrians and bicyclists.
- A.1.14.6 Elementary and middle schools should be located and planned so as to allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections.
- A.1.14.7 High schools should be located and planned so as to provide sufficient buffers to adjacent residential uses and ensure sufficient on-site parking and traffic controls to avoid disruptive traffic congestion.

Objective A.1.15
Comprehensive Plan Amendment and Review

The County shall have a mechanism for review and amendment of the Comprehensive Plan.

Policies

- A1.151 St. Johns County shall provide for the amendment of the Comprehensive Plan in accordance with the provisions of Chapter 163, F.S. Applications to amend the Future Land Use Map may be submitted by the owner or agent for the owner of property proposed for re-designation; by the County; by the Planning & Zoning Agency; or by the Board of County Commissioners. Applications to amend other portions of the Comprehensive Plan may be submitted by any interested party, by the County, by the Planning & Zoning Agency, or by the Board of County Commissioners. The County shall establish an appropriate fee for the review of the proposed amendments.
- A1.152 Applications requesting amendment to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to, the following:
- (a) consistency with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan;
 - (b) consistency with the Northeast Florida Strategic Regional Policy Plan;
 - (c) impacts on public facilities and services;
 - (d) environmental impacts; and,
 - (e) compatibility with surrounding areas.
 - (f) the need to modify land uses and development patterns within antiquated subdivisions.
- A1.153 The County may amend the Comprehensive Plan according to applicable law.
- A1.154 Pursuant to applicable law, the County shall evaluate the effectiveness of the Comprehensive Plan. As applicable, the County may prepare and consider adoption of amendments to the Plan as identified in the evaluation.

Objective A.1.16

RESERVED

**Objective A.1.17
Public Participation**

The County shall provide opportunity for public review and comment of all Comprehensive Plan amendments.

Policies

- A1.171 All Comprehensive Plan amendments and the Evaluation and Appraisal Report shall be available for public review in appropriate County buildings and on the County website prior to the Planning & Zoning Agency and Board of County Commission public hearings for their review.

- A1.172 The Planning & Zoning Agency and Board of County Commission will hold publicly advertised hearings on all Comprehensive Plan amendments to solicit public input. These hearings will be advertised in local newspapers of general circulation, as required by applicable law. The County may, in addition, advertise in a specific newspaper that serves the affected area.

- A1.173 The County shall use its Neighborhood Bill of Rights (NBR) process to encourage public participation.

**Objective A.1.18
Developments of Regional Impact (DRIs)**

St. Johns County shall review and regulate Developments of Regional Impact (DRIs) pursuant to the requirements of Chapter 380, Florida Statutes, and applicable local ordinances.

Policies

A.1.18.1 St. Johns County shall adopt Development of Regional Impact (DRIs) land use designations which depicts DRIs that were approved prior to the adoption of the 1990 Comprehensive Plan and the Future Land Use Map. Any existing DRI that adds a land use not approved in the original DRI shall constitute a land use amendment change.

A.1.18.2 The Caballos Del Mar DRI was approved prior to the adoption of the 1990 Comprehensive Plan with the following land uses:

- Residential
- Commercial
- Marina
- Golf Course
- Resort Village
- Community Support / Recreational
- Hotel

Adding a land use to the DRI shall require a Comprehensive Plan Amendment.

A.1.18.3 The Saint Johns DRI was approved prior to the adoption of the 1990 Comprehensive Plan with the following land uses:

- Residential
- Office
- Retail
- Industrial / Warehouse
- Golf Course
- Hotel Rooms
- PGA Hall of Fame

Adding a land use to the DRI shall require a Comprehensive Plan Amendment.

A.1.18.4 The Julington Creek DRI was approved prior to the adoption of the 1990 Comprehensive Plan with the following land uses:

- Residential
- Institutional
- Commercial
- Office
- Open Space

Adding a land use to the DRI shall require a Comprehensive Plan Amendment.

Objective A.1.19
New Town Development

The New Town Future Land Use designation means a new urban activity center and community designated on the Future Land Use Map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. New Towns shall be of sufficient size, population, and land use composition to support a variety of economic and social activities. New Towns shall include basic economic activities, major land use categories, and a centrally provided range of public facilities and services. New Towns shall be based on a master plan and provide a clear distinction between the New Town and surrounding land uses.

The New Town Future Land Use designation shall guide development into a series of clearly identified and distinct villages that together form a larger New Town. Within the New Town there is a clear hierarchy of development types utilizing neighborhoods as the basic development unit. Several neighborhoods and one or two village centers combine to form a village, and several villages form a New Town. A central village functions as the Town Center Village, and includes the main employment, shopping, and cultural activities for the New Town. Villages shall have central focal points of higher densities and intensities that create an identity and a sense of place. The planned mix of uses of New Towns shall help to provide a positive fiscal impact for the County. New Towns shall offer a wide range of housing choices including affordable housing.

The New Town Future Land Use category may be requested for any Development of Regional Impact that meets the policies set forth herein. The Board of County Commissioners may approve or deny any New Town on a project-by-project basis, after the New Town review.

Policies

A1.19.1 **IN GENERAL.** The New Town Future Land Use designation means a new urban activity center and community designated on the Future Land Use Map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. New Towns shall be of sufficient size, population, and land use composition to support a variety of economic and social activities. New Towns shall include basic economic activities, major land use categories, and a centrally provided range of public facilities and services. New Towns shall be based on a master plan and provide a clear distinction between the New Town and surrounding land uses.

New Towns shall be required to apply for development approval as a Development of Regional Impact and the County's Planned Development land development regulations and must submit a master internal circulation plan for approval. The master circulation plan shall depict the traffic circulation system including the pedestrian, bicycle, and other non-automobile transportation networks. The traffic circulation system shall also include interconnectivity to the Town Center Village

and interconnectivity to the villages, neighborhoods, and employment centers. Interconnectivity shall also be provided between the New Town and adjacent property. Interconnectivity principles are described in Policies A.1.19.8 and A.1.19.9.

Land uses within areas designated as New Town on the Future Land Use Map may include Rural/Silviculture, Commercial (including Neighborhood Commercial, Community Commercial, Intensive Commercial, and Rural Commercial), Conservation, Industrial, Mixed Use, Parks and Open Space, Public, and Residential. The New Town category is intended to provide for areas of commercial, light industrial, office, and varying residential density development supported by urban services, such as, but not limited to, the provision of central water and sewer which creates development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability.

The overall residential density within a New Town shall be between 3 and 8 units per net developable residential acre. Net developable residential lands include all lands that are not wetlands, conservation areas, golf courses, or reserved for nonresidential purposes.

A1.192 **MINIMUM SIZE.** The New Town Land Use designation may be used throughout the County to encourage sustainable communities. The minimum size for a New Town shall be 2,500 acres. All applicable St. Johns County, regional, State, and Federal rules and regulations shall apply to New Town development.

A1.193 **OVERALL MIX OF USES.** To encourage a mixture of land uses, the following mixed use goals are established for the total developable land area within the New Town category as designated on the Future Land Use Map. At least 35% of lands within a New Town development shall be reserved for Open Space/Conservation lands and shall preserve a connected system of environmentally sensitive and passive recreation areas that will form a greenway system. The greenway system will serve the additional goal of surrounding and defining villages and the Town Center Village. At least 15% of this open space component must be uplands. For purposes of New Town, open space/conservation is defined as undeveloped natural areas of land that is provided for public uses. Greenways, wetlands, and similar natural areas are open space/conservation. Open space/conservation does not include parks, golf courses, and other designated recreational lands.

Table 1: New Town Land Uses (percentage of net developable acres)¹

Use	Minimum
Residential	40%
Workplace (retail, service, office, industrial,) ²	5%

Notes: ¹ Net developable acres would include all areas within villages and Town Centers, and would exclude Open Space/Conservation/Greenway lands.

² Minimum area for non-residential uses to be adjusted by any credit given to nearby nonresidential development, as further described in Policy A.1.19.9.

Table 2: Residential Uses (percentage of residential units)

Use	Minimum
Residential Single-Family	50%
Residential Multi-Family	30%

A1.194

AFFORDABLE HOUSING. New Towns shall provide for a wide range of housing choices, including, but not limited to, the provision of small lot subdivisions, garage and accessory apartments, which may be located throughout the New Town. Multi-family housing shall be provided within the Town Center Village and village centers. New Towns shall provide affordable housing serving the needs of very-low, low, and moderate income households. Affordable housing provisions shall be provided within the DRI Development Order or equivalent review process. The developer is encouraged to provide a minimum of 50 percent of the intended affordable housing within the New Town and 50 percent within a twenty minute drive time from the New Town. The developer may reduce the minimum by up to 30 percent by contributing to the County's affordable housing efforts. In no case shall the affordable housing within the New Town be less than 20 percent of the intended affordable housing units.

A1.195

ENVIRONMENTAL CONSIDERATION. In considering whether a proposed amendment to the Future Land Use Map to designate an area as a New Town, the County shall consider the environmental characteristics of the proposed site and require that the Applicant provide data and analysis regarding potential environmental impacts including, but not limited to, impacts to wetlands, sub-surface waters, and surface waters and the presence of plant and animal species that are listed by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission as threatened, endangered, or as a species of special concern. Significant environmental characteristics will be incorporated into the New Town design, particularly into the greenway system. At least 35% of lands within a New Town development shall be reserved for Open Space/Conservation lands and shall preserve a connected system of environmentally sensitive and passive recreation areas that will form a greenway system. The greenway system will serve the additional goal of surrounding and defining villages and the Town Center Village. At least 15% of this open space component must be uplands. Open Space/Conservation shall not include parks, golf courses, and recreation lands.

- A1.196 **PROVISION OF LANDS.** At a minimum, New Towns shall provide land for libraries, fire stations, local government annexes, school sites, and similar public uses and shall provide minimum park acreage equivalent to Comprehensive Plan LOS requirements. Principle civic uses shall be located within the Town Center Village. Elementary schools shall be located in village centers. Any provision of lands will be determined with the DRI review or equivalent review process.
- A1.197 **FISCAL ANALYSIS.** As part of the Comprehensive Plan amendment, New Towns shall provide a cost -benefit analysis addressing the New Town's economic impact to the County.
- A1.198 **COMMUNITY FORM.** New Towns shall develop within compact and well-defined villages. Villages shall be surrounded by greenways, golf courses, natural, and manmade features that provide for edges and shall be designed with identifiable character. Elementary and middle schools, community and neighborhood parks shall be sized and located to define neighborhoods or a cluster of neighborhoods. Other public use places, such as libraries, civic centers, community clubs, museums, performing arts centers, and similar uses shall be located adjacent to schools where feasible. Neighborhoods shall be compact, pedestrian friendly, environmentally friendly, and have a mix of housing types. Higher density housing and higher intensity non-residential uses shall be located within the Town Center Village. New Towns shall be designed to achieve a diverse housing and economic mix, including housing for very low, low, and moderate incomes. Workplace/Employment Centers and Commercial uses shall be provided to encourage a job-to-housing balance and create a balance that shall sustain the economic health of the New Town. Transportation and mobility within the New Town shall be provided through a series of interconnected streets and provide access to the arterial and collector transportation system. Villages shall be interconnected with a street system including a pedestrian/bikeway system and shall provide access to the Town Center Village. A grid street pattern shall be used where feasible and where appropriate, considering environmental, buffering, and land use constraints. Interconnectivity to adjacent parcels of land outside of the New Town shall be provided. A pedestrian/bikeway system shall be provided throughout the New Town. Alleys may be included in the New Town and may serve a variety of purposes.
- A1.199 **SPECIFIC USE STANDARDS.** The following standards shall be required based on the size and scale of the development. The specific design of the New Town shall be provided in the Planned Development Master Development Plan.
- Retail - At a minimum, 50 square feet of retail space per dwelling unit designed to serve the development shall be provided in a Town Center Village and in village centers. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail uses within village centers shall be of limited scale and intensity to ensure compatibility with the low-intensity character of the predominantly residential villages.

Civic - At a minimum, 30 square feet of civic space per dwelling unit shall be required in Town Center Village of which up to 50 percent may be outdoor plazas, gardens, fountains, and similar outdoor gathering places. At a minimum, each Village shall provide 5 square feet of civic space per dwelling unit of which 50 percent may be outdoor plazas, gardens, fountains, and similar outdoor gathering places. Civic buildings include community centers, libraries, museums, auditoriums, government buildings, and similar public places.

Workplace/Employment Center - At a minimum, 150 square feet of workplace space per dwelling unit designed to serve the development shall be provided in a Town Center Village and in village centers. Workplace can include office or industrial uses.

Greenways - Greenways shall be in the form of linear connected natural corridors that will serve jointly as a greenway system that bound and define villages. Greenways will serve as conservation areas for habitat preservation and also provide passive recreation areas for walking, bicycling, birding, and other low intensity recreation activities. Greenways shall include a variety of vegetative communities, significant environmental features, and environmentally sensitive areas. The greenway system will serve the additional goal of surrounding and defining villages and the Town Center Village. At least 15% of this open space component must be uplands. Greenways shall be mapped on the DRI and Planned Development Master Development Plan and shall be deed-restricted to the Property Owners Association or Community Development District, or their successors, in the PUD.

Pedestrian/Bicycle System - A pedestrian/bicycle system consisting of sidewalks, bike paths, and/or trails shall link villages to each other and the Town Center Village. Bike paths and sidewalks will allow for safe non-automobile travel and a system of greenway trails will serve both recreation and pedestrian/bicycle travel needs of the residents.

Transit Design - Project design shall accommodate potential internal transit and links to external transit. Land shall be set aside for transit purposes. Future potential transit stops should be located in the Town Center Village, close to high density residential developments, and in or near the village centers.

Vehicular Interconnectivity - The street network shall be designed to provide connectivity between uses within villages and between villages. Connections of major streets to existing or planned streets outside villages shall be provided although this will occur on a more limited basis due to the need to limit impacts to wetlands and/or greenways/greenbelts. Interconnections between villages shall be supplemented by pedestrian and bicycle paths. Within villages, the street network shall create a hierarchy of interconnected streets to allow access between neighborhoods.

Housing Density - In order to encourage walking, biking, and other forms of non-vehicular transportation, New Towns shall provide for higher density in and around the Town Center and Village Centers. A minimum of sixty-six percent (66 %) of the residential dwelling units shall be located within one-half (1/2) mile of the Town Center Mixed Use Core and Village Centers.

Miscellaneous Design Guidelines - Basic standards shall apply to the New Town to ensure an attractive image and human-scale design principles, as represented by the following examples. The specific design of the New Town shall be provided in the Planned Development Master Development Plan.

- a) Sidewalks shall be required on both sides of all streets. A separate sidewalk, separated from the roadway by a landscape strip, may be used to satisfy this requirement for arterial roadways. Sidewalks are not required for cul-de-sacs with less than five residential lots.
- b) Bicycle lanes are required on both sides of collector and arterial roads. A separate bike path, separated from the roadway by a landscape strip, may be used to satisfy this requirement for arterial and major collector roadways.
- c) Street tree location shall be guided by a master tree plan. A master tree plan is required and shall be provided with the Planned Development.
- d) Varying lot sizes within blocks shall be allowed to encourage a variety of housing types. Similar housing design and front lot facades are discouraged within same street blocks.
- e) Specific design criteria shall be developed for lots with more than one structure including garage apartments.
- f) The road network within villages should emphasize the use of two-lane neighborhood streets in a connected road pattern rather than four-lane or wider arterials and streets. Neighborhood streets shall use traffic calming design standards to slow traffic to a reasonable speed that does not negatively affect neighborhood safety and viability. Such traffic calming design may include, but is not limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks between trees and the streets, and the allowance of on-street parking.
- g) Collector roads linking villages shall be designed as parkways with landscaped medians and sides.
- h) All project utilities shall be underground.
- i) An overall signage program shall be adopted. An overall signage program

is required and shall be provided with the Planned Development.

- j) Access control measures shall include medians on collector roadways that limit left turns and limit curb cuts.
- k) Residential and non-residential developments shall be linked by streets, sidewalks, and in some cases by separate systems of pedestrian, bike, and/or golf cart paths.
- l) Alleys may be utilized throughout the New Town. Alleys may serve a variety of functions.
- m) On-street parking shall be allowed on local streets and within the Town Center Village and Village Centers. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience, including, but not limited to, parallel and angle parking.
- n) Sidewalks and bicycle paths shall be of sufficient width to accommodate multiple users.
- o) Elementary schools shall be accessed by local streets, pedestrian, and bicycle facilities, and shall be allowed in or adjacent to village centers and in the Town Center Village, provided that such local streets provide adequate access as is needed by the School District.

A.1.19.10

TOWN CENTER VILLAGE. The Town Center Village is intended to serve as the cultural, shopping, employment, and civic center for the New Town, and shall include a mixture of office uses and higher density residential uses surrounding a mixed-use core. The Town Center Village shall include a mixed-use retail core as further described in Policy A.1.19.11. Allowable uses within the Town Center Village may consist of the following: Rural/Silviculture (on areas as yet to be developed), Neighborhood Commercial, Community Commercial, Intensive Commercial, Conservation, Industrial (except Heavy Industrial, Mining and Extraction, Solid Waste, and Correctional Facilities), Public, and Residential. The mixed-use core shall have the characteristics of a downtown. The size of the Town Center Village shall be between 15 and 30% of a project’s net developable lands. The following standards shall govern the Town Center Village:

Table 3: Town Center Village Residential Use Mix (percentage of Units)

Use	Minimum
Residential Single Family	10%
Residential Multi-Family	30%

Table 4: Town Center Village Nonresidential Use Mix (percentage of square feet)

Use	Minimum
Retail/Personal Service	10%
Office	40%

Land Uses - The following Town Center Village land uses shall be allowed and shall be subject to design standards that will ensure ongoing market success as well as provide a human scale development design:

Traditional Neighborhoods - Traditional Neighborhoods shall be allowed within the Town Center Village as described herein. Traditional neighborhoods shall be designed with grid streets, street trees, sidewalks, uniform street, lighting, front porches, alleys, short blocks, building variety, and limitations on the appearance and location of garages. Each development shall have an overall net residential density that is between 4 and 6 units per acre. Permitted uses include single-family detached residential, accessory apartments, guest houses, home occupations, home offices, and neighborhood parks. Multi-family structures and limited retail, service, and professional office are also allowed.

Multi-Family Uses. Multi-Family uses may include apartment, townhome, or condominium developments.

Nonresidential Uses. The Town Center Village generally serves as the employment center and multi-family housing area and surrounds the retail/civic Main Street. Permitted nonresidential uses include retail and service uses, light industrial uses, professional and corporate offices; civic/governmental uses; and community parks.

Town Center Village Standards - Basic standards shall apply to the Town Center Village as represented by the following examples:

- a) Human-scale guidelines shall be adopted, including but not limited to:
 - Street trees along pedestrian pathways, sidewalks, and similar areas, in accordance with the Master Tree Plan.
 - Unified Town Center Village signage program. An overall signage program is required and shall be provided with the Planned Development.
 - Identification of appropriate maximum and minimum building and block dimensions for various situations, uses, and locations (not applicable to campus office uses).
- b) The primary stormwater treatment for the Town Center Village will consist of a master stormwater management system.

- c) Interconnectivity of pedestrian and vehicular routes throughout the Town Center Village to encourage multi-modal circulation.
- d) Flexible setbacks and performance standards shall be developed for specific uses and locations.
- e) Guidelines and performance standards shall encourage the use of shared facilities and infrastructure, including parking.

A1.19.11

TOWN CENTER VILLAGE MIXED-USE CORE. Town Center Village Mixed-Use Core - The Town Center Village Mixed-Use Core is a pedestrian-oriented "Main Street" area of retail, service, office, residential, and civic uses. The following design standards will be applied to this area. The mixed-use core shall be a minimum size of 20 acres and not exceed a maximum size of 150 acres. The Town Center Village Mixed Use Core shall be arranged in a manner that emphasizes pedestrian-oriented design (with buildings fronting the sidewalk and street, short blocks, wide sidewalks, street furniture, and similar requirements). The following standards shall govern the Town Center Village Mixed-Use Core:

Table 5: Town Center Village Mixed-Use Core Use Mix Table (percentage of net developable acres)

Use	Minimum
Nonresidential	65%
Residential	10%

Table 6: Town Center Village Mixed-Use Core Nonresidential Use Mix Table (percentage of square feet)

Use	Minimum
Retail/Personal Service	40%
Office	20%

Town Center Village Mixed-Use Core Standards - Basic standards shall apply to the Town Center Village Mixed-Use Core as represented by the following examples:

- a) The Town Center Village mixed-use core shall be laid out in the form of a gridiron to allow for dispersion of traffic and to promote walkability.
- b) Street furniture and hardscape will be used to encourage pedestrians.
- c) Overhangs, porches, awnings, arcades, and colonnades shall be encouraged.
- d) Wide sidewalks will be required for main shopping streets.
- e) Main shopping streets will mainly be served by on-street parking. On-site parking for uses on main shopping streets will not be allowed unless it is in the rear of a building. Such parking areas should be accessed by local streets

and/or rear alleys, not on-site driveways.

- f) Building entrances will be required for pedestrian access from adjacent sidewalks.
- g) Upper level residential units shall be encouraged with ground-level retail, office, and similar business activities.

A.1.19.12 **VILLAGES.** Village identity shall be strengthened through a generally compact form, a distinctive name for each village, and clear village boundaries outlined by adjacent greenways. The following standards for Villages shall not apply to the Town Center Village, which is governed by Policy A.1.19.10. A village shall contain distinct neighborhoods that will each have a central neighborhood park, which shall be called the neighborhood commons. The maximum size for a village shall be 1000 acres. At least 10% of a village shall be retained in open space/conservation areas. The following residential types shall be allowed within villages:

Low-Density Residential - Low-Density Residential uses shall be located outside of the Village Centers. Low-Density Residential developments shall have an overall net residential density that is between 1 and 2 units per acre. Permitted uses include single-family detached residential, accessory apartments, guest houses, golf courses, home occupations, home offices, and neighborhood parks.

Medium-Density Residential – Medium-Density Residential Uses may be located inside and outside of Village Centers. Medium Density Residential developments will have an overall net density that is between 2 and 6 units per acre. Permitted uses include single-family detached residential, accessory apartments, guest houses, small-scale multi-family uses, golf courses, home occupations, home offices, and neighborhood parks.

Traditional Neighborhoods - Traditional Neighborhoods shall be allowed in or adjacent to defined Village Centers as defined in Policy A.1.19.13. Traditional neighborhoods shall be designed with grid streets, street trees, sidewalks, uniform street lighting, front porches, alleys, short blocks, building variety, and limitations on the appearance and location of garages. Traditional Neighborhoods shall not be located in peripheral areas of the villages. Each development shall have an overall net residential density that is between 4 and 6 units per acre. Permitted uses include single-family detached residential, accessory apartments, guest houses, home occupations, home offices, and neighborhood parks. Multi-family structures and limited retail, service, and professional office are allowed in conjunction with performance standards.

Parks - All dwelling units shall be within ¼ mile of a park or greenway. No dwelling units may be more than ½ mile from a park. Each neighborhood shall have a central area with a neighborhood commons.

Accessory Apartments - Accessory apartments shall be allowed in all neighborhoods with guidelines that ensure uses are not intrusive, limited in size and scale, and are allowed only in conjunction with individual owner-occupied single-family dwellings.

Home Office and Home Occupation - Home-based businesses will allow and encourage residents to work out of their homes which may result in reduced peak travel demand. Standards for home office and home occupations shall be provided with the Planned Development. All home offices and home occupations shall be required to apply for an occupational license prior to operation of the home office or home occupation.

A.1.19.13 **VILLAGE CENTERS.** Village centers are mixed use districts within villages that serve the civic and limited shopping needs of a village. Limited intensity and human-scale retail, service, and office uses are allowed, as well as small-lot single-family detached residential homes and accessory apartments, guest houses; home occupations, home offices; multi-family uses; elementary schools; civic/governmental uses; and community parks. Up to two village centers shall be allowed in each village, located either in a central area or at the main entrance to the village. The maximum size for a village center shall be 75 acres. Depending upon the village population and proximity to the Town Center Village shopping and services, Village Centers shall have varying levels of intensity and density. All villages shall have community parks, civic spaces, and/or commons, including at least one community building that shall be constructed by the developer during the first two years of residential development within a village.

Table 7: Village Center Use Mix Table (percentage of net developable acres)

Use	Minimum
Nonresidential	45%
Residential	10%

A.1.19.14 **Comprehensive Plan Amendment.** For all developments processed as New Town Land Use amendment, the Comprehensive Plan amendment to designate the development as a New Town on the Future Land Use Map must be accompanied by a text amendment that establishes the allowable uses and mix of land uses for the approved New Town. For New Towns which are approved as a Development of Regional Impact under Chapter 380.06, Florida Statutes, the DRI Application for Development Approval, sufficiency responses, and DRI Development Order for any New Town are recognized as the supporting data and analysis for the New Town land use designation on the Future land Use Map.

A.1.19.15 **Nocatee Development of Regional Impact.** The Nocatee Development of Regional Impact complies with the provisions of Objective A.1.19 and its related policies through the DRI Development Order as a mixed use community that

includes a mix of residential, retail, office, light industrial, hotels, churches, schools, civic, and recreational uses. The allowable uses and mix of uses within the Nocatee Development of Regional Impact is as set forth in the Development of Regional Impact Development Order dated February 23, 2001, Resolution No. 2001-30 as may be modified pursuant to applicable law.

A.1.19.16 Amendments adopted on March 25, 2003 pursuant to the Mediation Settlement Agreement between St. Johns County and the Florida Wildlife Federation (Resolution No. 2001-212, adopted November 6, 2001) shall not apply to the Nocatee DRI as approved by Resolution No. 2001-30, dated February 23, 2001.

Objective A.1.20
Greenway, Blueway & Trails

The County shall consider its Greenway, Blueway & Trails Master Plan as a guide when reviewing new development and in obtaining grant funds.

Policies

- A.1.20.1 All new development shall use the St. Johns County Greenway, Blueway & Trails Master Plan as a guide in the planning and design of the new development, in providing access and interconnectivity between adjacent lands, and within the new development.
- A.1.20.2 All new development that lies within or adjacent to the trails depicted on the Greenway, Blueway & Trails Master Plan shall be reviewed for internal and external connections.
- A.1.20.3 When acceptable to the property owners, the County may consider dual use of utility corridors for greenway, blueway and trail connections and crossings. Such utility corridors may include, but are not limited to, drainage easements, stormwater retention areas, gas pipeline easements, private trail connectors, mitigation sites, buffers and/ easements (which are not required to remain undisturbed), scenic edges, development edges, water and sewer transmission lines easements; telephone, cable, and fiber-optic communication easements; overhead electric transmission and distribution lines and existing road crossings.
- A.1.20.4 The County shall update the Greenway, Blueway & Trail Master Plan when determined necessary. The update shall at a minimum show development in and adjacent to the trails, connections, dual use connections, scenic edges, federal, state and locally publicly acquired parklands and conservation lands, mitigation sites, and any other publicly owned lands that is utilized as greenways/blueways.
- A.1.20.5 St. Johns County shall coordinate with federal, state, regional, and local governmental agencies on the greenway and blueways and trails planned in St. Johns County when these new greenways, blueways, and trails are adjacent to or connect to such federal, state, regional owned lands or to adjacent local governments.
- A.1.20.6 The County may consider land development regulations that include, but not be limited to, the use of incentives, such as, but not limited to, density bonuses, transfer-of-development rights, impact fee credits, park and open space credits, and tree credits for new developments that set-aside land within a greenway and blueway.

Objective A.1.21
Economic Development

The County shall enhance the economic diversity and prosperity of its citizens through economic development opportunities, expansion, and diversification of the County’s Tax Base.

Policies

- A.1.21.1 St. Johns County shall encourage recruitment of businesses and industries to enhance the County’s economic base. Emphasis will be placed on attracting businesses that create new high-wage opportunities for the citizens of St. Johns County.
- A.1.21.2 St. Johns County recognizes existing large and small businesses and industries are vital to the economy. Retention and expansion of existing businesses and industries is an important component for the overall diversification of the economic base. Retention and expansion of existing businesses and industries shall be an integral part of the County’s economic development program.
- A.1.21.3 St. Johns County recognizes Business and Commerce Parks, Mixed Use Areas, and Industrial areas as economic assets to the community. The County shall place importance on large and small businesses that locate or expand within these areas.
- A.1.21.4 The County shall review its purchasing policies to provide maximum opportunity for increased participation by local and small businesses.
- A.1.21.5 St. Johns County shall initiate efforts and support efforts of other agencies to obtain grant monies (e.g. Community Development Block Grants) and other funds designed to assist local economic development projects.
- A.1.21.6 St. Johns County shall support and participate in, when appropriate, the efforts of the Northeast Florida Regional Council in the implementation of the Regional Comprehensive Economic Development Strategy (CEDS).
- A.1.21.7 St. Johns County shall continue to work with the Chamber of Commerce, Economic Development Council, Industrial Development Authority, and other organizations to locate appropriate economic development uses in areas with adequate infrastructure.

Objective A.1.22
Energy Conservation

The County shall implement cost-effective energy efficiency measures to reduce energy consumption and promote energy conservation, carbon reduction, green building, and economic development.

Policies

- A.1.22.1 The County shall continue to implement cost-effective energy efficiency measures to reduce energy consumption in the County's fleet management, operations, building construction, and maintenance programs.
- A.1.22.2 The County shall promote energy saving techniques through the public information program established by Policy C.1.7.2. The County shall continue to enforce the Florida Energy Efficiency Code through the Development permit review and approval process.
- A.1.22.3 The County shall promote energy conservation by supporting alternative forms of transportation through the programs established in Policies F.1.1.1, B.1.5.3, and B.1.6.2.
- A.1.22.4 The County shall promote energy conservation by supporting alternative energy resources including biofuel, solar, and wind and ensure that Land Development Regulations (LDRs) do not prohibit their use.
- A.1.22.5 The County shall encourage the research, development, demonstration, and application of alternative energy resources, particularly renewable energy resources, by allowing agribusiness renewable energy operations, solar farms, wood, and debris recycling facilities as related to alternative fuel production operations consistent with Policy A.1.6.9 and by ensuring the Land Development Regulations (LDRs) do not prohibit the use of alternative energy resources, where appropriate.
- A.1.22.6 St. Johns County public buildings shall be constructed with cost-effective efficiency construction standards and whenever feasible shall meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally or state recognized, high-performance green building rating system as approved by the Florida Department of Management Services.
- A.1.22.7 The County shall encourage that all private buildings constructed in the County be constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building

Coalition standards, or a nationally or state recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

- A.1.22.8 The County shall consider amendments to modify the Land Development Code establishing Low Impact Development standards.
- A.1.22.9 The County shall continue to ensure that its vehicle fleet is used efficiently and is energy efficient by analyzing work priorities, standardizing the size, type, and number of vehicles as may be necessary to meet functional requirements and, where possible, rotate between high and low utilization and work areas to maximize vehicle life/cost per mile/reliability, energy conservation, and reduction of harmful emissions.
- A.1.22.10 Upon its completion, St. Johns County will investigate the Florida Residential Retrofit program to determine applicability in the retrofitting of older homes in St. Johns County in order for these homes to become more energy efficient. The County may investigate a long-term market-based program that offers a whole-house approach for reducing energy use.
- A.1.22.11 Consistent with the State's initiative to improve the sustainability of Florida's energy production and consumption patterns and to minimize the County's own carbon footprint, the County shall identify opportunities and funding for local implementation of renewable energy options that apply to the built environment, infrastructure, utilities and transportation sectors, using the Florida Green Building Council, Green Local Government Standard as a guide.
- A.1.22.12 In accordance with §163.3205, F.S., the County shall prepare buffer/screening standards in the land development regulations for solar facilities in all zoning districts in which they are allowed.

Goal A.2

To ensure that the Northwest Sector of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people and provide a healthy social and cultural environment for all residents. For the purpose of this Goal, the Northwest Sector shall be defined as the area of St. Johns County bounded by Duval County, the St. Johns River, CR 208, and Interstate 95.

Vision Statement

The Northwest Sector Overlay provides St. Johns County with a community planning approach to respond to regional growth trends that are creating a sprawl development pattern of single use and disconnected residential “bedroom” subdivision development within the Northwest Sector. The Northwest Sector Overlay allows St. Johns County to make development decisions in the context of complete and sustainable communities and to understand the impact of the growth trends on community patterns, community life cycles, the environment, economy, and transportation networks.

Natural environmental features within the Northwest Sector and the goal to provide an interconnected transportation network guide the Northwest Sector Overlay vision. Environmental features will be incorporated into conservation areas, greenways, greenbelts, open space, and recreation areas to create a development pattern that accommodates sustainable development while protecting the rural character held sacred by residents.

Proper design using the following goals, objectives, and policies will allow a balance between development and the natural environment and adhere to the following Vision Principles:

- Creation of a development edges and recreational trails system that connect the associated uplands, wetlands, recreational areas, and greenbelt corridors.
- Provision of scenic edge along designated roadway corridors to maintain the rural character of existing and future roadways.
- Recognition of the need for compatibility between new and existing development within the Northwest Sector.
- Balance a variety of land uses and housing to reduce reliance on the regional roadway network.
- Improve jobs-to-housing balance within the Northwest Sector of St. Johns County.
- Provide commercial centers that include commercial, civic, cultural, and recreational uses designed at a human scale and provide a sense of place.

**Objective A.2.1
Northwest Sector Overlay**

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

Policies

A.2.1.1 Northwest Sector General Administrative

- (a) The Northwest Sector shall be developed with neighborhoods and communities that are served by commercial support uses, schools, parks and open spaces, and civic spaces.
- (b) The Northwest Sector shall be developed with an orderly compact planned interconnected transportation network with an interconnected network of scenic edges and development edges and recreational trail system. Commercial support uses may be developed in nodes along intersections of Major Collector or arterial roadways. Neighborhood Commercial uses may be located Minor Collector intersections within a nodal pattern. Strip commercial development is prohibited.
- (c) New development or rezoning, which increases the potential density and/or intensity of the sites within the Northwest Sector, shall be submitted and reviewed pursuant to the planned development land development regulations, the Northwest Sector Overlay Map and the goals, objectives, and policies contained herein.
- (d) Priority for mitigation of environmental impact within the Northwest Sector shall be to enhance connectivity among connected wetlands, recreational areas and parks, scenic edges, development edges, and recreational trails within the Northwest Sector. All wetland impacts and subsequent mitigation are subject to compliance with all applicable County, regional, State, and Federal permitting requirements.
- (e) New development within the Northwest Sector shall use a community planning approach that requires public participation from residents and landowners within the proposed new development's defined community impact area.
- (f) New development within the Northwest Sector may be required to identify and reserve land or provide appropriate mitigation for the following public facilities and services if it is determined that the proposed new development has an impact on the public facilities and services.

- (1) Right-of-way for limited access, arterial, major collector, and other roads as designated on the Northwest Sector Overlay Map.
- (2) Water and wastewater treatment facility sites.
- (3) Regional parks, community parks, and neighborhood parks.
- (4) School sites.
- (5) Police, emergency medical services, and fire station sites.
- (6) Public library sites.
- (7) Right-of-way for bikeways and recreational trails.

Impact fee credits may be requested for the provision of the public facilities and services pursuant to the requirements established in the County Impact Fee Ordinances. In lieu of impact fee credits, the Board of County Commissioners may consider incentives in exchange for these public facilities lands. Such incentives may include, but are not limited to, additional density, flexible setbacks, or an accelerated timing and phasing of development.

- (g) The County may use other methods of acquiring Rights of Way for County roadways that may be allowed by law.
- (h) The County may require special studies if deemed necessary to sufficiently review the amendment.
- (i) Within the Northwest Sector, St. Johns County supports the protection of agricultural and silvicultural lands. The County shall investigate measures to protect these lands. Protection measures may include, but are not limited to, the transfer of development rights, State and Federal rural conservation programs, County acquisition of the land, and County subsidies to off-set loss of continued agriculture and silviculture activities.

A.2.1.2 Northwest Sector Circulation

- (a) The Northwest Sector Overlay Map generally depicts arterial and major collector roadways and other designated roadways.
- (b) These identified roadway corridor rights-of-way shall be protected from encroachment by development.
- (c) Specific roadway corridor rights-of-way shall be determined with an appropriate analysis similar to the Florida Department of Transportation

Project Development and Environmental (PD&E) Study process.

- (d) Arterial and major collector roads shall be designed to connect commercial support services to the regional transportation network.
- (e) Minor collector and local road networks shall provide multiple travel routes within each planned development and throughout the Northwest Sector. Connectivity shall be provided from neighborhoods to commercial support services. Where feasible, connectivity shall be provided between adjacent neighborhoods through roadways, pedestrian, and bicycle paths.
- (f) Wildlife crossings, at a minimum, shall be provided at the general locations shown on the Northwest Sector Overlay Map. The design of the wildlife crossings shall be determined at permitting.
- (g) Local roads shall be designed and constructed with the proper lanes to accommodate traffic demand within the area. Major and Minor Collector roadways shall be designed and constructed with lanes needed to accommodate traffic throughout the Northwest Sector.
- (h) A roadway network that provides multiple alternate routes between residential communities and commercial services shall be the preferred design option.
- (i) Access management standards shall be used for arterial and major collector roadways that control the spacing of intersections, median openings, and traffic signals.
- (j) Major collector and arterial roadways shall not divide neighborhoods. Connectivity shall be controlled to preserve natural systems, maintain neighborhood development edges, and to direct the movement of traffic, bikes, and pedestrians.
- (k) SR 13 is recognized as the William Bartram Scenic and Historic Highway and shall be protected for its scenic and historic value to the Northwest area. New development shall comply with the scenic edge described in this Plan. In the event the scenic edge is averaged or enhanced by performance standards, the edge shall not be reduced below the scenic highway buffers established in the Land Development Code, unless the Board of County Commissioners finds justification to allow a smaller buffer. The Board of County Commissioners may also find justification to protect scenic quality, tree canopy, and scenic view sheds by requiring additional scenic highway buffer width as a project is reviewed.
- (l) To protect the quality of scenic highways, scenic edge standards may be

enhanced with xeriscape landscaping, berms, additional native tree plantings, and increased building setbacks on designated scenic highways.

- (m) Additional needed roadway capacity across the St. Johns River shall be provided at the existing Shands Bridge location.

A.2.1.3 Northwest Sector Development Edges and Recreational Trail System

Development edges and recreational trail systems provide a foundation of the Northwest Overlay. Development edges that provide natural corridors, passive recreational opportunities such as trail systems, aesthetics, habitat protection and open space, maintain rural character and provide screening from roadways and adjacent development. Development edges and the recreational trail system serve the additional goal of providing edges for communities and neighborhoods. Development edges are further defined by the following:

- (a) Except in areas where a Scenic Edge is required, development edges shall be a minimum of 35 feet in width and located along the edge of the development boundary. Deviations to the 35 foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property. When a deviation is requested, an average 35 foot development edge shall be maintained along the edge of development boundary that maintains native vegetation and in sparse areas shall be revegetated with native plants. Deviations shall be subject to non-zoning variance or waiver review and approval in accordance with the provisions established in the Land Development Code. Additional buffer and screening requirements may be imposed as a condition of approval of the non-zoning variance or waiver to minimize the effect of the reduced development edge and ensure intent of the Northwest Sector. Except in the case where non-residential development abuts non-residential development, deviations to the development edge shall maintain a minimum of 20 feet.
- (b) Development edges and recreational trails shall be identified with the proposed development. Performance standards may be considered to allow flexibility and enhancement to assure rural character and provide for view corridors to parks, scenic areas, wetlands, and permanently protected agricultural or silviculture areas. Performance standards may include, but are not limited to, natural landscaping that limits the visual impacts of development, installation of pedestrian paths and trails, observation areas, natural areas, and similar areas that provide for outdoor passive recreation.
- (c) Development edges and recreational trails shall serve as natural or landscaped edges that define project and community boundaries. Edges,

where possible, shall form interconnected trail systems, which connect communities and neighborhoods, historical sites, cultural sites, passive recreation areas, scenic areas, preservation areas, and conservation areas within the Northwest Sector.

- (d) Development edges and recreational trails may also include hiking and biking trails, nature study areas, nature trails, historic areas and structures, community gardens, and passive parks. Stormwater ponds may be allowed within the development edge when the pond is designed as an amenity to the neighborhood and is permanently protected from development.
- (e) Development edges and recreational trails shall be interconnected to areas outside the Northwest Sector and surrounding neighborhoods, where feasible.
- (f) PRDs within the Northwest Sector Overlay shall not be permitted to amend the Reserve Area of the PRD for development purposes if incorporated into the development edge or recreational trail system.
- (g) New road construction or reconstruction of existing roads that are designated on the Northwest Sector Overlay Map shall provide for pedestrian trails, bike trails, upland wildlife and wetland crossings, as feasible or appropriate.
- (h) Ravines along the St. Johns River shall be protected through the use of innovative design approaches that ensure protection of the ravines.

A.2.1.4 Northwest Sector Scenic Edges

- (a) Scenic edges shall be provided to preserve the rural character and preserve and enhance scenic view sheds, such as scenic vistas, the St. Johns River, natural areas, and agricultural areas within the Sector. The primary purpose of scenic edges is to screen development and be designed in a way that creates a natural edge between development and the roadway through the use of existing natural vegetation and enhancement, where necessary, with a variety of native canopy trees, understory trees, bushes, shrubs, and ground cover. Scenic edges are also an integral part of the development edges and recreational trail system that provide trails, sidewalks, and cart paths. Recreational trails, sidewalks, and cart paths may be incorporated into the scenic edge; however, the overall goal of rural character and visual screening shall be met.

Scenic edges shall be provided along all existing arterial and major collector roads depicted on the Northwest Sector Overlay Map and any newly proposed arterial or major collector road and shall provide for an average 75 feet in width located outside the road right-of-way. The specific width

and extent of these scenic edges shall be determined and identified with the proposed development. The scenic edge shall be in addition to any required right-of-way dedication or reservation.

Within the Community Commercial Future Land Use Map designation located at SR 13 and Racetrack Road, within any commercially zoned property or the commercial component of a planned development (except along SR 13 where only Community Commercial Land Uses may qualify), or where the lot depth of a development parcel, or portion thereof, measured from the property line or reserved right-of-way is less than 500 feet, the scenic edge shall be allowed to be reduced to 30 feet through the application of performance standards that will provide sufficient landscaping to preserve or enhance the rural character along the roadway. These performance standards shall be incorporated into the Land Development Code and may include, but are not limited to enhanced landscaping through the use of canopy trees, understory evergreen plants, and low growing shrubs and hedges. Where little or no natural vegetation exists within the 30-foot scenic edge, enhanced landscaping shall be provided to achieve a tree canopy or opacity along the roadway similar to surrounding roadway edges. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the scenic edge as enhanced landscaping.

Deviations to allow development not addressed above to encroach within the required minimum 30-foot scenic edge shall only be allowed where there are practical difficulties in the meeting the scenic edge requirement due to exceptional shallowness or unusual shape of a specific piece of property or other extraordinary condition of such property. Deviations shall be subject to non-zoning variance or waiver review and approval in accordance with the provisions established in the Land Development Code. Additional buffer and screening requirements may be imposed as a condition of approval of the non-zoning variance or waiver to minimize the effect of the reduced scenic edge and ensure intent of the Northwest Sector. In no case shall a deviation result in a scenic edge of less than 30 feet in depth unless the Board of County Commissioners finds justification to allow a smaller buffer.

To provide a 30-foot scenic edge, the applicant shall submit a landscape plan depicting existing vegetation proposed to be used and the enhanced landscape elements as described above.

Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features including subdivision signage and provide view corridors to, parks, scenic areas, and other publicly accessible areas. Commercial properties located adjacent to the scenic edge shall be allowed to maintain visibility to commercial structures,

signage, and entrance features.

- (b) Where feasible, a coordinated pedestrian and bicycle system consisting of sidewalks, bike paths, or trails and parks shall link Neighborhoods to each other as follows:
 - (1) Schools.
 - (2) Commercial services.
 - (3) Bike paths and sidewalks shall allow for safe non-automobile travel and be integrated into a system of trails to serve both recreation and pedestrian/bicycle travel needs of area residents.
 - (4) Sidewalks shall be required on at least one side of all new roads.
 - (5) Bike lanes shall be required on both sides of all arterial and major collector roadways unless an alternative path is provided.
 - (6) Trails and bikeways should connect to elementary schools. The County shall work with School District to locate elementary and middle schools in close proximity to neighborhoods to encourage walkability.

A.2.1.5 Northwest Sector Blueways

The St. Johns River is a scenic focal point of the Northwest Sector and is incorporated into the Blueway Plan. St. Johns County shall support the development of riverfront parks and canoe trails from Durbin Creek south along the St. Johns River to Picolata.

New development located along the St. Johns River shall reserve land for public access to the river except where the County determines such access is not needed.

A.2.1.6 Northwest Sector Greenways

The Northwest Sector Vision Process identified the need for a Greenway system, including wetlands and uplands, to provide wildlife habitat, recreational opportunities, natural corridors, aesthetics, and open space.

The County shall identify funding sources to purchase lands that fall within an identified greenway. As such potential greenway land and funding sources become available the County may purchase these systems or provide tax incentives, transfers of development rights, or perpetual conservation easement to protect them.

New development within the Northwest Sector may contribute land or funding

sources to the County to facilitate the creation of the greenway. The Board of County Commissioners may consider incentives in exchange for these lands. Such incentives may include, but are not limited to, additional density, flexible setbacks, transfer of development rights, or an accelerated timing and phasing of development.

A.2.1.7 Community Planning Public Participation

Proposed Comprehensive Plan amendments, planned development applications, and DRI applications shall provide for community public participation. Following pre-application submittal with the County, but prior to the Planning and Zoning Agency and Board of County Commissioners public hearings, new development within the Northwest Sector shall be planned with community public participation comprised of the County, the applicant, existing residents, and landowners. Community shall be defined at the time of the pre-application review for the planned development based upon impacts that may occur to the surrounding area. The boundaries of the community shall be provided within the planned development application.

One or more public community workshops shall be conducted prior to development approval with the residents of the defined community within a public place accessible to the residents and the landowners of the defined community. Such workshops shall be held every six months or prior to the Planning and Zoning Agency hearings, whichever comes first. Property owners within the defined community, St. Johns County Planning Division, St. Johns County Board of County Commissioners, and special interest groups that may operate within the community shall be notified of the workshop in a manner as designated by the County. A summary of the meeting shall be taken and submitted to St. Johns County prior to setting the application for hearing. A St. Johns County Planning staff employee shall attend the public workshop. The applicant shall pay all costs associated with the community public participation workshop.

The applicant shall present the proposed plan of development for public review, input, and comment. The applicant shall present to those in attendance at the public workshop the location and proposed density/intensity of the proposed development and its estimated impact upon the defined community, schools, parks, open spaces, and community commercial support uses and how these impacts are addressed through the proposed new development. Illustrative examples of preliminary design concepts shall be presented. The applicant shall provide how the new development is integrated into the defined community.

Public review, input, and comment shall be documented in the workshop summary. All written comments shall be provided with the summary. The summary shall include the name and address of all speakers and their comment.

A.2.1.8 Northwest Sector Land Use Diversity

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

A.2.1.9 Northwest Sector General Development Pattern

- (a) Development shall respect existing development patterns and provide for compatibility, quality, and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls, and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.
- (b) Incompatibilities between existing neighborhoods shall be mitigated through context-sensitive design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.
- (c) Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.
- (d) Development shall avoid the creation of urban sprawl and strip development.
- (e) Development shall provide accessible open space in the form of squares, plazas, parks, greens, and similar open space design. The extent, scale, and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.
- (f) Residential, commercial, retail, office, and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office, and other non-residential uses shall be interconnected with residential areas with vehicular, bike, and pedestrian ways to assist in alleviating traffic congestion on other roadways.

- (g) When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.
- (h) Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.
- (i) When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites, and parks in accordance with the requirements of these policies.
- (j) Development shall identify major, minor collector roadways, and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.
- (k) Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.
- (l) Development shall identify the extent, type, and location of natural features and vistas in the planned development.
- (m) Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.
- (n) Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.
- (o) Development shall identify the developable land area within the development.
- (p) When determined appropriate, Development shall identify public facilities and services available to the area, available capacity, and any deficiencies.
- (q) Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.
- (r) Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives, and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.

- (s) Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.
- (t) When determined appropriate, the Development shall identify the proposed locations for rights-of-way and reserve rights-of-way for roadways depicted on the Northwest Sector Overlay Map.
- (u) Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as, but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.

A.2.1.10 Northwest Sector Neighborhood Design

- (a) The basic building block within the Northwest Sector is neighborhoods. Generally, neighborhoods are sized to include up to four hundred (400) dwelling units.
- (b) Neighborhoods shall include neighborhood support facilities and services.
- (c) Neighborhoods shall be planned and designed as follows:
 - (1) Except in areas where a Scenic Edge is required or a deviation is approved each neighborhood shall provide a minimum 35-foot development edge. The development edge shall contain uplands.
 - (2) Each neighborhood shall have a centrally located civic space or public gathering place in the form of a square, green, or common area to serve as a focal point of the neighborhood. These civic spaces shall be identifiable through the use of greens, parks, landscape features, and public art.
 - (3) The road network within a neighborhood shall emphasize the use of two-lane streets that connect to adjacent neighborhoods.
 - (4) Neighborhood streets shall use traffic calming design standards. Such traffic calming design may include, but is not limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks, street trees, and the allowance of on-street parking.
 - (5) Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces, where applicable.

- (6) Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces, where applicable.
- (7) A variety of block lengths shall be provided.
- (8) Lot sizes shall be varied throughout each neighborhood.
- (9) Dwelling unit setbacks and lot location may also vary within block.
- (10) Variety in housing design and front lot facades shall be encouraged but not required.
- (11) Front porches, alleyways, and detached garages may be allowed.
- (12) A mixture of single family residential detached dwelling units, multi-family residential dwelling units, duplexes, zero lot line detached and attached residential dwelling units shall be encouraged within neighborhoods.
- (13) Accessory uses, such as, but not limited to, guesthouses, garage apartments, and home offices may be allowed.
- (14) All utilities within developments shall be underground unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the scenic and development edges.
- (15) Low wattage street lighting shall be provided in a uniform manner throughout the Neighborhood.
- (16) Each Neighborhood shall have a Neighborhood park, a minimum of five (5) acres per 1,000 design population of the neighborhood, pro rata with a minimum of one acre. The park shall be designed with activities and facilities that serve the projected population of the neighborhood and to accommodate all age groups of the project's projected population.

A.2.1.11 Community Support Uses

- a) It is recognized that commercial areas, office areas, employment centers, and similar non-residential uses are needed to support the livability of the Northwest Sector. Commercial areas, office areas, employment centers, and similar non-residential uses developed within the Northwest Sector shall be designed to provide a unique sense of place through context-sensitive design and a mixture of compatible uses in a compact setting. These areas shall serve as commercial retail and service areas for the residents within the Northwest Sector. Such

development shall be designed with respect to compliance with the general overall design concepts established in this Policy to promote a compact unified commercial business district. Strip commercial development is prohibited.

- b) Non-residential development design shall provide for a mix of land uses including retail, office, personal and household service establishments, institutional uses, medical uses, public/civic facilities, cultural and social facilities, parks, playgrounds, community gardens, and other similar uses. When mixed, the projects shall include at least 10% Open Space and at least two uses chosen from Commercial, Office, or Industrial; the mix of uses should fall within 10% to 90% of the remaining land within the project. The Impervious Surface Ratio (ISR) and Floor Area Ratio (FAR) shall be as provided in Policy A.1.11.3.
- c) Non-residential development shall be arranged in a manner that emphasizes human-scale, pedestrian-oriented design with buildings fronting the sidewalk and street, short blocks, wide sidewalks, street furniture, and similar requirements.
- d) Non-residential development shall be oriented to serve the needs of the surrounding neighborhoods. Development parcels shall be accessed from collectors and internal streets not directly from an arterial roadway.
- e) Non-residential development shall be designed to accommodate future linkage with a regional transit system, if or when available, with transit stops located so that they are easily accessible to commercial uses.
- f) Non-residential development design shall provide for parking in the following manner:
 - (1) On-street parking may be allowed on local streets.
 - (2) On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience, including, but not limited to, parallel and angle and reverse angle parking.
 - (3) Where feasible and appropriate, parking other than on-street parking shall be located in the rear or side of the commercial structures.
- g) Sidewalks and bicycle paths shall be of sufficient width to accommodate multiple users and commercial uses, such as outdoor markets and cafes.
- h) Street trees shall be provided along pedestrian pathways, streets, sidewalks, and similar areas.

Goal A.3

Develop new, redevelop, and revitalize blighted areas and existing inefficient development patterns that inadequately address the needs of residents to provide for the gradual transformation of these areas into sustainable, efficient, economically viable, attractive, and self-contained patterns of development, as represented by traditional American towns and villages.

The traditional American town or village provides one of the most efficient patterns of development and a very high quality of life for its residents. The pattern of development exhibited within traditional American towns and villages represents a template for the evaluation and successful retrofit, revitalization, and improvement of blighted areas and for areas with inefficient development patterns. In its ideal form, the traditional American town or village includes the following characteristics:

- A well-defined center and edge,
- A hierarchy of interconnected streets, providing for small block sizes,
- Streets designed as beautiful public space, suitable for both cars and people,
- A great diversity of housing types and affordability, providing a place for various household types that it takes to make a community,
- Places of work and shopping in close proximity to where people live,
- Well located civic uses and a variety of open spaces, including: small “shouting distance” parks close to where people live, formal greens, squares and plazas, and under the best circumstances, country side at the edge.
- Design and architectural character that is at human pedestrian-friendly scale and are consistent and compatible with the character of the neighborhoods they serve and that build upon any existing historical, cultural, or natural features that help to create a sense of place.

Within the traditional American town or village it is possible to have a high quality of life without the absolute necessity of owning a car, thereby addressing the needs of the elderly, children too young to drive, and those that may not be able to easily afford a car. Because of their compact mixed use characteristics it is possible to walk to work, to school, and to meet essential shopping needs. Further, as a direct result of their compactness, traditionally planned towns and villages can easily be served by transit systems that interconnect one area with another, thus providing access to the opportunities afforded by a much larger community. Attention to the design of public space and the mix of uses that occur within town centers, including civic anchors, markets, and frequently used services, encourage the congregation and social interaction of residents.

Objective A.3.1
Town Center Mixed Use

The creation of the Town Center Mixed Use District (TCMUD) Future Land Use designation, to assist in the redevelopment and revitalization of existing inefficient development patterns to create sustainable towns, villages, and neighborhoods.

The purpose of the Town Center Mixed Use District (TCMUD) land use designation is to provide for the redevelopment, revitalization, and in some cases, retrofit of existing developed areas into sustainable, efficient, and self-contained forms of development. Efficient, sustainable, and self-contained development may be represented by the traditional American towns and villages, which have a well-defined mixed use center or mixed use “Main Street” Commercial District. The TCMUD is intended to provide services within close proximity to where people live, work, and play, strengthen the sense of community and place, and create complete communities.

The establishment of an attractive, recognizable, well-defined, and economically viable town or village center is critical to providing a community with an identity and sense of place. The town or village center provides community services frequently used by residents of the surrounding neighborhoods, including: neighborhood groceries, drugstores, bakeries, barber and beauty shops, book stores, banks, post office, medical offices, pubs and restaurants. Civic uses within the town center typically include community centers, play house, churches, and libraries.

Town centers also provide residential opportunities in a denser and more compact format than might exist outside the center. Apartments above ground floor retail, live/work opportunities, town houses, condominiums, and apartment buildings are typical residential types within the town or village center. Streets connect the center to surrounding single family neighborhoods. Historically, the center has higher densities of residential than surrounding neighborhoods.

Policies:

General

A.3.1.1 St. Johns County shall evaluate its existing patterns of development and identify opportunities to remediate existing blighted areas and inefficient development patterns by the provision of Town Center Mixed Use District (TCMUD) wherever there is a sufficient local market to support neighborhood retail and services and where establishment of such centers would improve the quality of life and sense of community in surrounding neighborhoods, improve the economic viability of the area, facilitate needed redevelopment, and would reduce and shorten vehicle trip lengths and impacts on roadways.

A.3.1.2 TCMUD shall only be established within existing Development Area boundaries and for areas that conduct a community-based visioning process that results in the acceptance of a Vision Plan by the St. Johns County Board of County Commissioners.

When TCMUD involves the retrofit or revitalization of portions of existing, established neighborhoods and communities, it is essential that the proposed plans

for the retrofit or revitalization have broad based community buy-in and support.

A.3.1.3 Areas receiving a TCMUD land use designation shall not be required to be developed under the existing Planned Unit Development (PUD) requirements in Section 5.03.00 of the St. Johns County Land Development Code (LDC) providing they are determined to be consistent with all policies included under Objective A.3.1 and applicable LDC provisions.

A.3.1.4 The TCMUD shall be designed as a traditional small town or village “Main Street,” or “Town Square,” or a combination of these two models. The “Main Street” or “Town Square” form of development requires buildings to be pulled up to wide sidewalks and the street. Where feasible, parking shall be provided on-street, behind buildings, or in parking garages hidden from view and lined by occupied space. Buildings facing the “Main Street” or “Town Square” shall have predominantly ground floor retail frontages with office or residential uses above the ground floor. Buildings shall form a nearly continuous frontage along the street or square face with few if any gaps between buildings, thereby creating a street space that forms an outdoor public room that is at a scale attractive and comfortable for both people and cars.

Size

A.3.1.5 TCMUD shall not be larger than 70 acres in size unless it can be demonstrated that a larger area is necessary to meet the commercial and complimentary land use needs of residential populations that exist within 1/2 mile of the proposed district’s approximate center.

Location

A.3.1.6 TCMUD shall be located at or very near the center of the residential neighborhoods they are intended to serve, and, where feasible, shall be interconnected to those neighborhoods by a network of walkable streets.

The TCMUD shall be conveniently close to where people live and easy to access by walking as well as by automobile.

A.3.1.7 The Town Center Mixed Use District shall be established on a main thoroughfare serving the surrounding neighborhoods or at a location traditionally recognized as the town or village center.

Compatibility

A.3.1.8 The TCMUD should not be buffered or physically separated from the surrounding residential areas it serves. Compatibility with the surrounding areas shall be provided by good design, massing, screening, and architectural techniques. Physical separation of the center from the areas it serves would increase the distance people would need to walk to access the district and would undermine a primary function of the district.

The variety of uses appropriate for inclusion within the TCMUD does not require physical separation from residential areas or buffering. The TCMUD includes residential uses and is made compatible with surrounding residential areas by careful attention to design. The successful TCMUD should be considered an aesthetically pleasing addition that increases the value of homes that are within easy walking distance.

Separation from surrounding residential areas may occur as a result of the provision of small parks or efforts to preserve important natural areas, but separation should be avoided to the greatest extent consistent with achieving other goals and objectives.

Architecture

A.3.1.9 TCMUD shall have a design and architectural character that is consistent and compatible with the character of the neighborhoods they serve and that builds upon any existing historical, cultural, or natural features that create a sense of place.

Streets, Blocks, Sidewalks, and Alleyways

A.3.1.10 The TCMUD shall include a hierarchy of interconnected streets designed as well-proportioned and aesthetically pleasing public spaces that accommodate both pedestrians and vehicles. The streets and alleyways provided shall provide for pedestrian and vehicle circulation within the District as well as between the District and surrounding neighborhoods. The network of streets and alleyways provided shall meet the following basic criteria:

- a. The District shall be well connected to the surrounding neighborhoods by multiple access points accommodating both vehicles and pedestrians.
- b. The hierarchy of new interconnected streets within the TCMUD should form blocks that predominantly have block faces between 300 and 500 feet. No new block face should ever exceed 750 feet.
- c. The hierarchy of streets and alleyways shall, when possible, provide a continuous network of vehicular, pedestrian, and bicycle circulation.
- d. All streets shall be detailed with sidewalks, on-street parking, regularly placed street trees, and pedestrian-scaled lighting.

- e. Sidewalks shall be continuous within the District and shall have a minimum width of 8 feet in existing areas and 12 feet in new areas on mixed use streets, and a minimum width of 4 feet in existing areas and 5' in new areas on residential streets. Within areas intended to provide for sidewalk restaurant and café seating wider sidewalks are encouraged.
- f. Use of arcades or awning over sidewalks is encouraged within commercial areas.
- g. Alleyways, when possible, shall be provided to accommodate rear-loaded parking, municipal and utility services, and for the loading and unloading of goods.
- h. Streets shall be designed so that buildings facing the street are properly proportioned to the width of the street, forming a sense of enclosure and the feeling of an outdoor room. The proportion of building height to street width should fall within a range of 1:1 to 1:6 and should never be less than 1:6. Where building height to street width is less than 1:6, the sense of enclosure and spatial definition is lost.
- i. Buildings should be built to the front property line adjacent to sidewalks.

Uses

A.3.1.11 TCMUD shall include the mix of uses necessary to address the regular needs of surrounding residential areas and provide places of work and shopping in close proximity to where people live.

The mix of uses that are proposed for a specific TCMUD will vary depending upon an analysis of the surrounding neighborhoods proposed to be served and the identified needs of the area.

Anticipated uses within all designated TCMUD's would include: retail shopping, entertainment opportunities, office, restaurants, service and professional uses, multifamily residential, open space in the form of a town green or square, and civic uses such as community centers, meeting halls, libraries, theatres, and churches.

A.3.1.12 Retail and commercial uses permitted within the TCMUD shall be limited to those that: 1) can be provided on a walkable pedestrian scale, 2) provide for the regular daily needs of residents in the surrounding neighborhoods, eliminating vehicle trips or reducing the length of vehicle trips, 3) are compatible with residential areas, and 4) can be provided in a manner consistent with the Vision Document and Conceptual Master Design Plan developed during the public participation vision process and implemented through the Land Development Code.

A.3.1.13 All buildings constructed within TCMUD shall have a minimum ground floor to ceiling height of 12 feet. Retail shall be a required ground floor use in areas designated as requiring ground floor retail in the regulatory plan for the TCMUD. In all other areas of the TCMUD, retail uses may be allowed on the ground floor, but not required.

Retail uses require higher ceilings than residential uses. A floor to floor height of 12 feet provides for the needs of small-scale retail, including space for air ducts and equipment. A floor to ceiling height of 12 feet also accommodates residential uses and provides for the reuse of buildings over time as the needs of the district change. It is noted that within historic neighborhoods where high ceilings were provided within residential structures that formerly residential buildings have been converted to restaurants and shops over time as the needs of the community change.

A.3.1.14 Office/Professional uses providing service to the surrounding neighborhoods shall be allowed throughout the TCMUD above the ground floor, and as ground floor uses within mixed use office/residential buildings in those areas not required to have ground floor retail, providing the ground floor, floor to ceiling height is at least 12 feet.

A.3.1.15 Residential densities within the TCMUD shall be no greater than 13 units per acre in the Mainland Area and no greater than 8 units per acre in the Coastal Area. Ideally the average residential density within a radius of .25 miles of the District center should average at least 6 units per acre, which provides for single family homes on large lots to be balanced by the provision of multifamily units to meet the objective average density.

Higher density within close proximity of businesses is needed to have viable Town Center. Higher densities support a larger number of businesses and services for the residents in close proximity to where they live.

A.3.1.16 Multifamily residential uses, including apartments, town/row houses, and condominiums shall be allowed throughout the TCMUD above the ground floor retail. Buildings not required to have ground floor retail may be used as entirely residential provided the ground floor, floor to ceiling height is at least 12 feet. Detached, single family housing shall be permitted within the TCMUD, but only in those areas designated for such use within the regulating plan.

A.3.1.17 Uses other than retail, office, residential, open space, and civic may only be included with TCMUD providing the use has been specifically included as allowable within the adopted regulatory plan for the subject area, and further, to the extent authorized by sections of the St. John's County Land Development Code pertaining to the specific TCMUD.

Some uses, such as hotel and motel, may be appropriate within areas that have traditionally included such uses, but may not be appropriate in other locations. Beyond the basic retail, office, residential mix, uses should be tailored to the needs of the surrounding neighborhoods they serve and geared toward balancing deficiencies.

A.3.1.18 Architectural features such as porches, courtyards, fountains and snippets, shall be

encouraged and included in building design to the extent consistent with the intent of the Master Plan and Policy A.3.1.9.

Open Space/Civic Buildings

A.3.1.19 Provision for at least one public open space in the form of a well-defined public green, square, plaza, or pavilion shall be required within TCMUD.

A.3.1.20 At least one prominently located building site, to be used exclusively for the construction of a multi - purpose civic building that allows for a range of community-based activities, meeting place, holiday socials, in-door recreational activities, and of at least 5,000 sq. ft., shall be reserved within the TCMUD. Proposed building locations shall have a prominent location, such as the termination of a vista along an important street or anchoring and facing the required public green, square, or plaza pursuant to Policy A.3.1.19 unless there is an existing civic structure located within a 1/2 mile radius connected to the TCMUD.

Parking

A.3.1.21 Parking provided within TCMUD shall conform to the following design criteria:

- a. Where feasible, all streets within the district shall provide the capability of on street parking,
- b. All surface parking lots shall be located behind the primary building façade and screened from street view with buildings, garden walls, and/or landscaping,
- c. Parking structures shall be located to the interior of the block and are to be screened on all sides facing a street by habitable uses on all floors,
- d. Adjacent commercial properties shall be required to interconnect parking areas so that vehicles can move between lots without entering the street, and
- e. Parking incentives shall be established in the TCMUD regulations, including on-street shared parking credits and urban scale parking standards.

Vendors

A.3.1.22 Vendors may be allowed within the TCMUD.

Public Art

A.3.1.23 Public art shall be encouraged and promoted throughout the TCMUD, such as wall murals and sculptures for cultural purposes and to promote a sense of place. Public art shall be reviewed and approved by the Design Review Board, if applicable.

Outdoor Sales & Markets

A.3.1.24 Outdoor retail sales adjacent to retail uses are allowed on sidewalks. Appropriate permits are required. Outdoor markets may be allowed as provided in the Land Development Code.

Signage

A.3.1.25 Pedestrian friendly signage on sidewalks will be encouraged. Signage shall comply with land development regulations and permitting requirements. Monument signage is prohibited unless designed of a size and scale suited for a pedestrian walkable place.

Billboards

A.3.1.26 Billboards shall be prohibited in the TCMUD.

Drive-through Facilities

A.3.1.27 Drive-through facilities shall be prohibited in the TCMUD unless provisions of Policy A.3.2.8 are met.

Objective A.3.2
Establishment of the Vilano Beach /Town Center Mixed Use District

The model for the creation of the Town Center Mixed Use land use designation is the Vilano Beach Town Center Project, a Waterfronts and Main Street Florida Community. This project began with a vision process accepted by the County and with technical and financial support from the State Land Planning Agency and other state, regional, and federal agencies. This effort is recognized by the state as a model for sustainable growth and successful and proactive partnering between the community and government.

The Vilano Beach Town Center vision is to create a place that maintains the small beach town community character through the delicate balance of the old with the new. The Vilano Beach Town Center provides a mixture of residential and commercial uses that provides goods, services, and places for a synergetic life style center for residents and visitors, alike.

The Vilano Beach Town Center contains a Main Street that will be developed with a range of commercial uses, grocery store, drycleaners, hotels professional offices, restaurants, specialty retail, and art galleries. The second and third floor will allow for commercial uses, however, it will also allow for residential uses to that support a Traditional Neighborhood Development (TND) concept, for example, live work opportunities. Hotels and motels, including extended stay and Bed & Breakfast, is allowed but shall not exceed commercial or residential uses within the Town Center.

The Vilano Beach Town Center has terminus at the Atlantic Ocean and Intracoastal Waterway. Structures and businesses shall be built and designed to promote the character of a beach community, to view the natural beauty of the area, i.e., scenic vistas of downtown St. Augustine, the Intracoastal and the Atlantic Ocean, sunrises and sunsets of the area, and take advantage of coastal breezes.

The community civic pavilions located at the Atlantic Ocean and the Intracoastal Waterway are envisioned to be the hub for social and cultural activities for the surrounding community and visitors. These pavilions help make the area a lively and fun place to live and visit.

Policies:

A.3.2.1 The Vilano Beach Town Center Mixed Use District shall be implemented through the St. Johns County Land Development Code by the following regulatory framework:

- a. A Regulatory Plan for the Vilano Beach Town Center Mixed Use District (a graphic document that maps the location of all streets and alleys, the building types to be accommodated, and the location of any public open space and required civic sites) and
- b. Development Regulations for the Vilano Beach Town Center Mixed Use District (defining the Building Types, and for each type:

Building Placement, Building Uses, Architectural Standards, Building Preservation, Sign Standards, Parking and Loading Standards, and Landscape Standards).

A.3.2.2 The Vilano Beach Town Center Mixed Use District was developed pursuant to the objectives set forth in Goal A.3 the policies included under objective A.3.1. Per the regulatory framework laid out above and the land area included within the district, the build-out of the Vilano Beach TCMUD will not exceed:

Retail Office	33%
Residential	33% or limited to 8 units per acre as averaged over the Vilano Beach Town Center Mixed Use District.
Hotel/Motel	30%
Civic	4%

A.3.2.3 The Vilano Beach Town Center Mixed Use District shall be exempt from the civic space requirement listed in Policy A.3.1.20.

A.3.2.4 Structures shall be built to preserve the Vilano Bridge view shed for aesthetic and economic purposes.

A.3.2.5 Economic Redevelopment Residential Units Exchange program shall allow exchange of residential unit rights between properties (sending and receiving properties) within the Vilano Beach Town Center Mixed Use District so long as any exchange of residential units results in an equal reduction of residential unit rights from a sending property located within the Vilano Beach Town Center Mixed Use District based on the boundary of the District as adopted in 2015 as shown on Exhibit 3.2.5.E below, and pursuant to implementing regulations of the County's Land Development Code. In no case shall an exchange of residential units result in a maximum density on any receiving site exceeding 16 units/acre.

A.3.2.6 In an effort to promote the preservation of historic "landmark" structures that establish the unique historic character and "sense of place" in the Vilano Beach Town Center, property owners may consider the following options:

- (a) Incentives for owners who restore and preserve a qualified historic structure on the property. These incentives include:
 1. Increase in the Floor Area Ratio of the buildable property from 0.80 to 1.5, excluding the floor area of the historic structure.

2. Increase in the Impervious Surface Ratio of the buildable property from 0.75 to 0.90, excluding the historic footprint.
3. Elimination of parking requirements for Commercial/Retail/Office uses if buildable property is under 30,000 square feet.
4. A fifty percent (50%) reduction of parking requirements for Commercial/Retail/Office uses if buildable property is over 30,000 square feet.

(b) Additional opportunities supporting the preservation and restoration of qualified historic structures include Historic Preservation Ad Valorem Tax exemptions for a 10-year period, the Economic Redevelopment Residential Units Exchange Option, and potential building code waivers.

A.3.2.7 Vendors may be allowed pursuant to the Land Development Code.

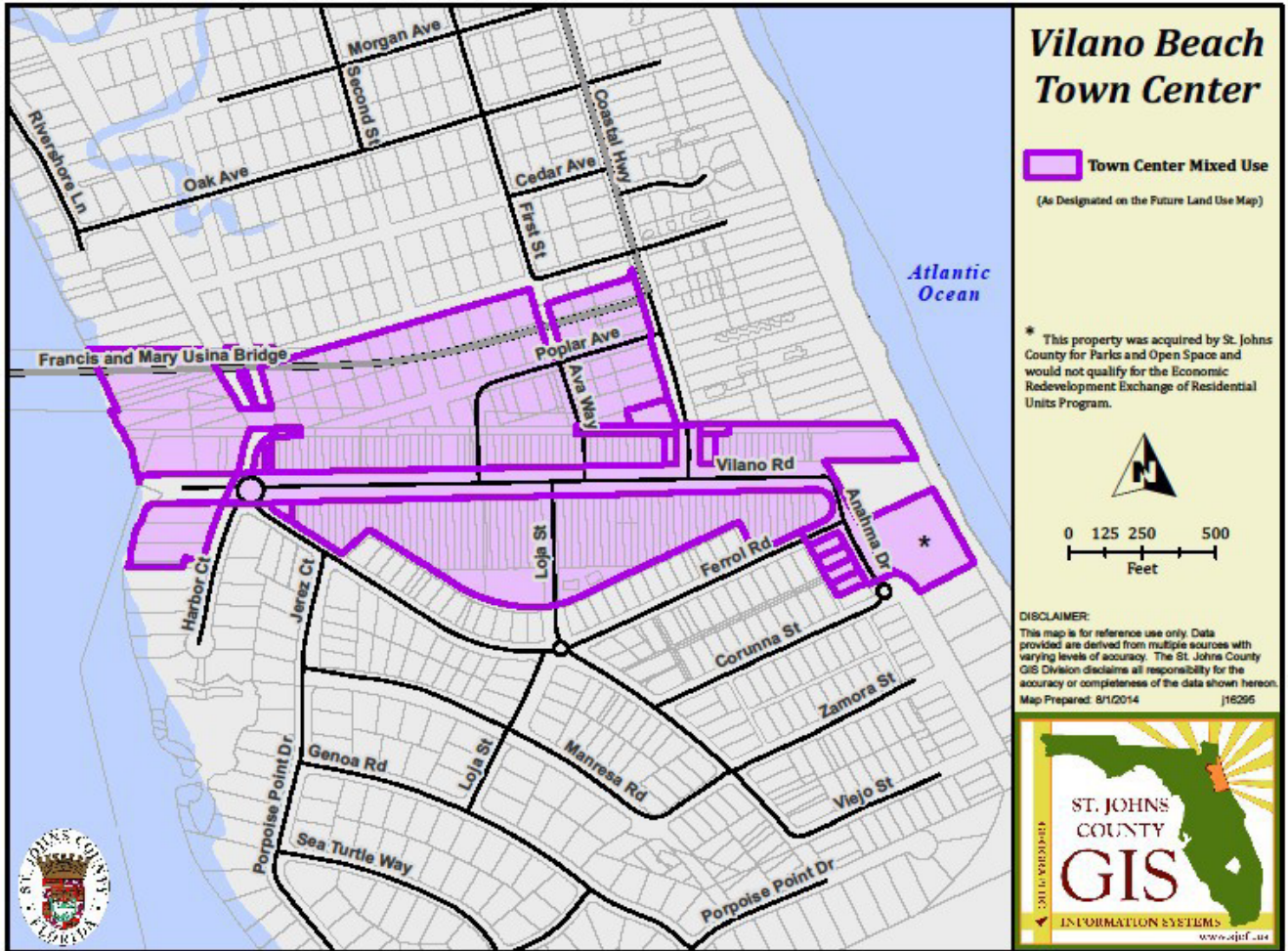
A.3.2.8 Due to the fact that financial institutions are appropriate for the Vilano Beach Town Center Mixed Use District (VBTCMUD) and that modern financial institutions are typically built with a drive-in and drive-up facility, the County may approve drive-in facilities attached to neighborhood-serving financial institutions and such financial institutions with drive-in/drive-up facilities may only be located within the area of the VBTCMUD bounded by Vilano Road, Coastal Highway, and Poplar Road. Prior to a drive-in and drive-up facility being permitted the County shall amend the Land Development Code to include standards and procedures to implement this policy.

1. Drive-in and drive-up facilities may only be allowed as accessory to a neighborhood serving financial institution.
2. Based on the size and configuration of the block, its location within the VBTCMUD, the fact that this particular block already attracts significant vehicular traffic due to the size and use of the retail development, and the configuration of the buildings and parking currently thereon, which allow the site and design requirements described below, and to preserve the Vilano Beach Town Center ideals, a drive-in and drive-up facility may only be located within the block of the VBTCMUD bounded by Vilano Road, Coastal Highway, and Poplar Road.
3. The drive-in and drive-up windows may not be visible from Vilano Road or Coastal Highway. The drive-in and drive-up windows must be located in the rear of a building or the interior of a parking area

and shall be screened from view along public streets and adjacent property by using enhanced landscaping, roof-top coverage, walls, fences, canopies, or other similar design elements.

4. The drive-in and drive-up windows must be located with access from an alley or the interior of a parking area.
5. The establishment containing such drive-in and drive-up window must be designed consistent with an urban pedestrian-oriented design concept and include the following elements:
 - (a) Locate the building's main entrance fronting on Poplar Avenue with direct route from the public sidewalk.
 - (b) Financial institutions shall have no more than three (3) drive-in lanes, one (1) of which may be a drive-up window.
 - (c) The stacking lanes shall not be located closer than 100 feet from Vilano Road. Stacking and drive-in or drive-up lanes shall be screened from view along public streets by using enhanced landscaping, screening, walls, fences, or other similar design elements, with only the driveway entrance/exit areas and corresponding line-of-sight areas being visible as needed.
6. If the financial institution vacates the building and another one does not relocate on the site within one (1) year, the drive in or drive-up lanes must be removed or converted to a compatible use with the new commercial/retail use, e.g. patio, outdoor seating area, etc.
7. If developed, any such facility shall comply with the standards herein as well as with any other applicable standards as may be provided by this Plan and the Land Development Code.

EXHIBIT 3.2.5.E



Amendments:
 Ordinance No. 2012-16 June 19, 2012;
 Ordinance No. 2014-3 January 21, 2014;
 Ordinance No. 2015-13 February 17, 2015;
 Ordinance No. 2021-52 August 17, 2021;
 Ordinance No. 2021-54 August 17, 2021;
 Ordinance No. 2022-36 May 17, 2022;
 Ordinance No. 2023-19 June 6 2023