4	**AGENDA ITEM** **Planning & Zoning**
	Meeting

11/19/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 2, 2026**

FROM: **Abrielle Genest, Senior Planner** **PHONE:** **904 209-0598**

SUBJECT OR TITLE: **MAJMOD 2026-11 Hanania Auto Group**

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

PRESENTER: **Ellen Avery-Smith, Rogers Towers, P.A.**

BACKGROUND INFORMATION:

Request for a Major Modification to the Travel Center at State Road 207 PUD (Ordinance 2019-06, as amended) to add approximately 0.64 acres (Parcel ID 136550-0000): currently zoned Commercial Highway Tourist (CHT), to increase the maximum square footage of commercial space from 40,000 square feet to 180,000 square feet, to change the name of the PUD from "Travel Center at State Road 207" to "Hanania Auto Group" and provide other revisions within an updated MDP Text and Map.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of MAJMOD 2026-11 Hanania Auto Group based upon six (6) findings of fact as provided in the Staff Report.
DENY: Motion to recommend denial of MAJMOD 2026-11 Hanania Auto Group based upon seven (7) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-11 Hanania Auto Group

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	November 9, 2026
Subject:	**MAJMOD 2026-11 Hanania Auto Group,** a request for a Major Modification to the Travel Center at State Road 207 PUD (Ordinance 2019-06, as amended) to add approximately 0.64 acres (Parcel ID 136550-0000): currently zoned Commercial Highway Tourist (CHT), to increase the maximum square footage of commercial space from 40,000 square feet to 180,000 square feet, to change the name of the PUD from "Travel Center at State Road 207" to "Hanania Auto Group" and provide other revisions within an updated MDP Text and Map.
Applicant:	Shannon Acevedo, AICP | SD Planning Solutions
Owner:	H3 St Augustine, LLC
Hearing Dates:	Planning and Zoning Agency – November 19, 2026 Board of County Commissioners – December 1, 2026
Commissioner District:	District 3

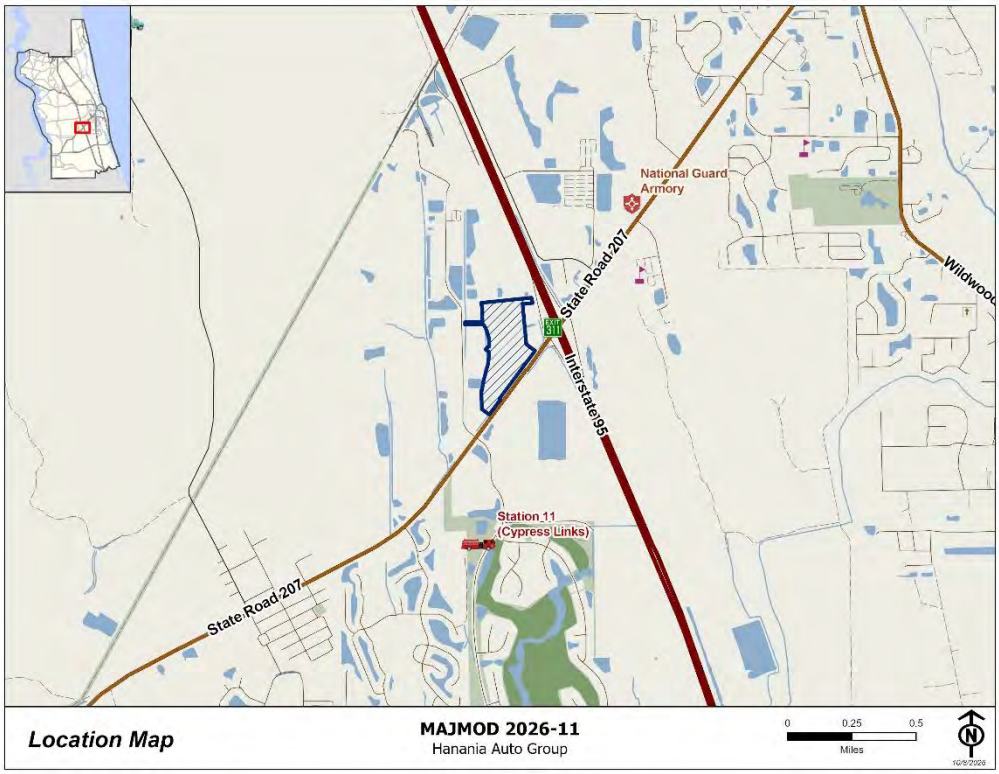
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **MAJMOD 2026-11 Hanania Auto Group** based upon six (6) findings of fact as provided in the Staff Report.

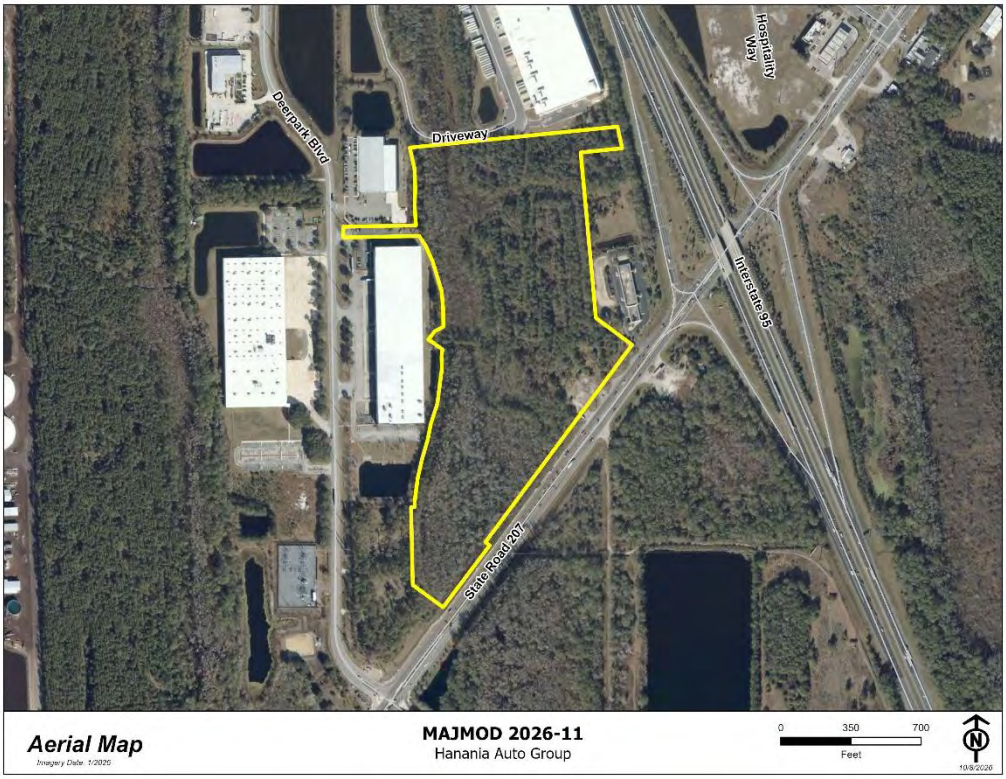
DENY: Motion to recommend denial of **MAJMOD 2026-11 Hanania Auto Group** based upon seven (7) findings of fact as provided in the Staff Report.

MAP SERIES

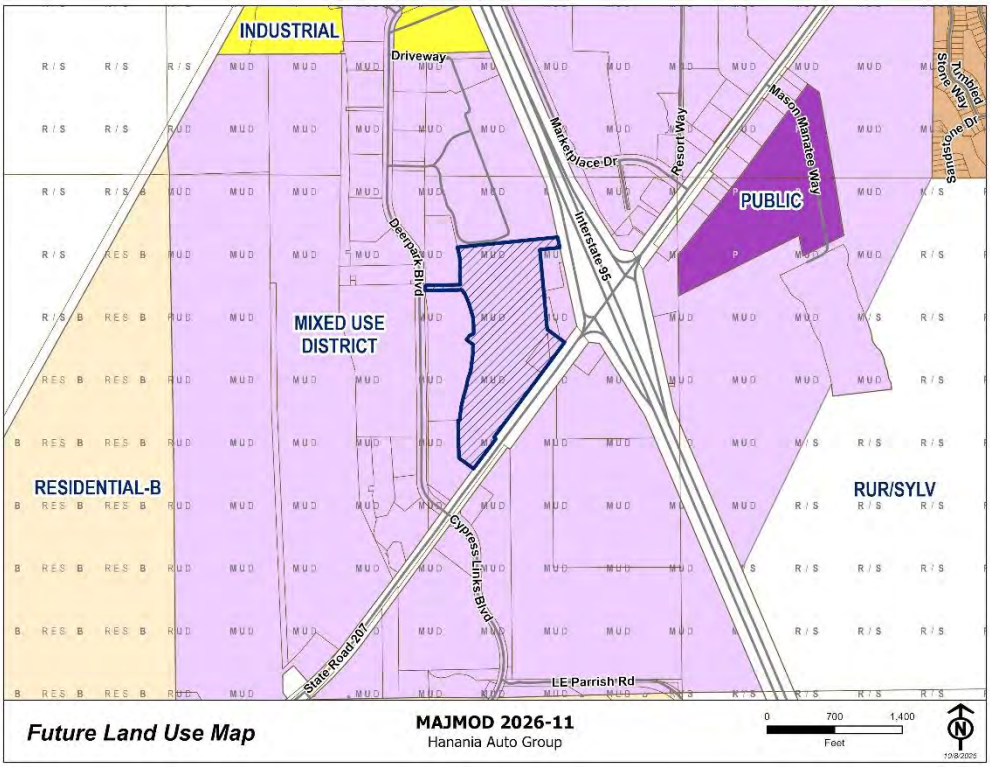
Location: The subject property is located east of Deerpark Boulevard, west of Interstate 95, and north of State Road 207.



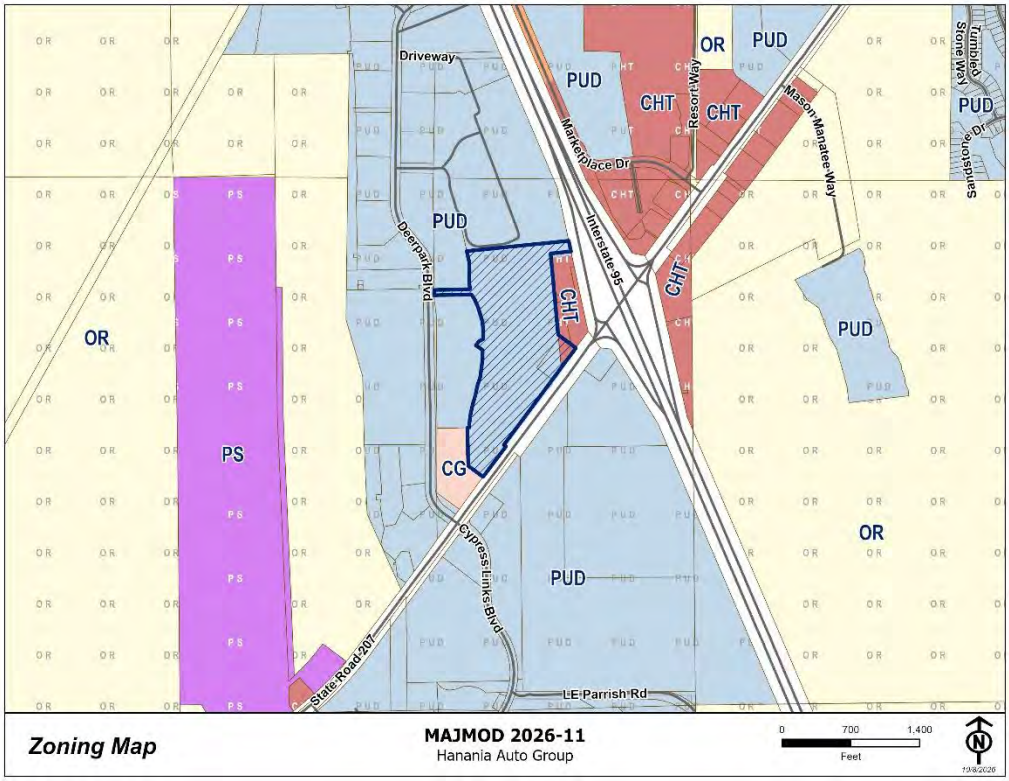
Aerial Imagery: The subject parcel is comprised of approximately 1.2 acres of undeveloped land. The area to the north and west of the project boundary is developed with industrial uses and buildings for warehousing and distribution. The area to the east of the project boundary consists of a motel.



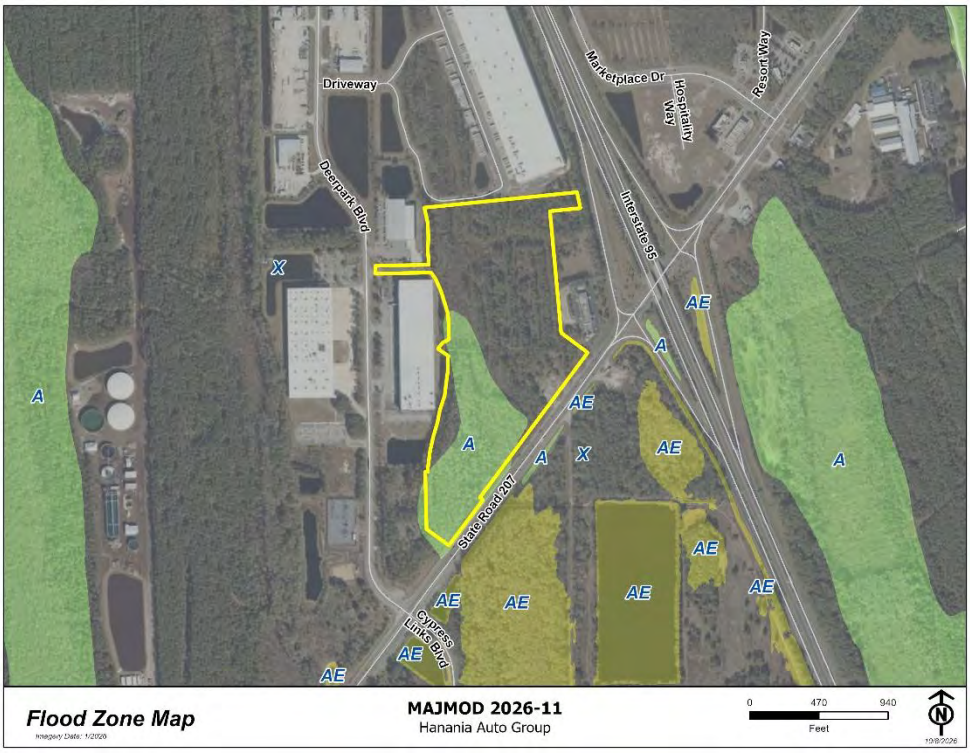
Future Land Use: The subject property and surrounding area are designated Mixed Use on the Future Land Use Map.



Zoning District: The subject property is zoned Planned Unit Development (PUD) within the Graham and Company Distribution PUD (Ordinance 2007-5, as amended), specifically Phase 3, identified as Travel Center at 207 PUD and most recently amended by Ordinance 2019-6. Approximately 0.64 acres of the project boundary is currently zoned Commercial Highway Tourism (CHT) and is proposed for rezoning into the existing PUD. Adjacent properties are zoned Commercial General (CG), CHT, and St. Augustine 500,000 Warehouse PUD.



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



APPLICATION SUMMARY

The Applicant is seeking to modify the Travel Center at State Road 207 PUD (Ord. 2007-05, as amended) located at the northwest intersection of State Road 207 and Interstate 95. The modification is to include the following changes:

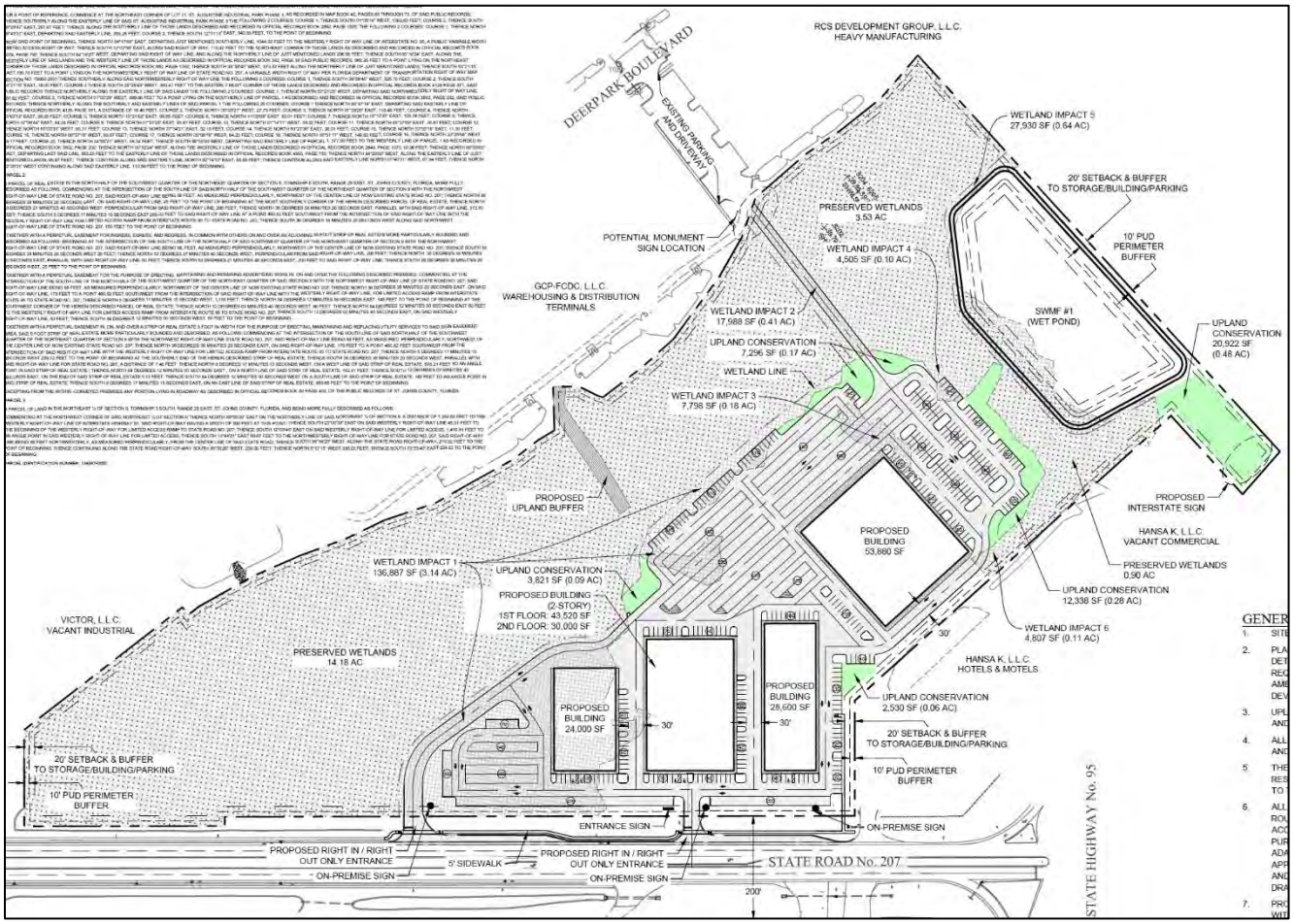
1. Incorporate an approximately 0.64-acre parcel, currently zoned Commercial Highway Tourism (CHT), into the PUD (parcel ID# 136550-0000)
2. Increase the maximum square footage of Phase 3 from 40,000 square feet of commercial space to 180,000 square feet
3. Change the name of the PUD from Travel Center at SR 207 to Hanania Auto Group

The Hanania Auto Group PUD, previously known as the Travel Center at State Road 207 PUD and Graham and Company Distribution Project PUD, consists of approximately 36.9 acres and was originally adopted by Ordinance 2007-05. This PUD has been developed in three (3) phases, with this Major Modification request only applying to the third and final phase of the PUD. According to the Master Development Plan (MDP) text, Phase 1 includes 203,320 square feet of developed industrial space, and Phase 2 includes 32,867 square feet of developed industrial space.

Ordinance 2019-6 modified Phase 3 of this PUD to change the project from industrial warehouse development to a commercial project, with the intent to provide commercial/retail space, including a fuel and convenience center serving the Interstate 95 and State Road 207 area. This proposed Major Modification intends to keep the commercial nature of the site while increasing the maximum square footage by 140,000 square feet.

The revised Master Development Plan (MDP) Text can be found in **Attachment 1 - Recorded Documents**. The red-line marked-up version of changes made to the Text versus the original Text approved through Ordinance 2020-20 can be found in **Attachment 2 – Supporting Documents**.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (provided in part):



SITE DATA TABLE		
TOTAL SITE	36.91 AC	1,607,725 SF
WETLANDS	23.21 AC	1,011,050 SF
WETLAND IMPACT	4.59 AC	199,914 SF
WETLAND PRESERVED	18.62 AC	811,136 SF
UPLAND BUFFER REQUIRED		6,998 SF
UPLAND BUFFER PROVIDED		7,279 SF
MAXIMUM BUILDING AREA		180,000 SF
PARCEL INFORMATION		
PARCEL NUMBER(S)		136550-0000, 136530-0000, 136387-0000
911 ADDRESS		2645 SR 207
FEMA PANEL NUMBER		12109C0360J
FLOOD ZONE		(ZONE(S) X AND A)
ZONING ORDINANCE		2007-5, AS AMENDED
FLUM DESIGNATION		INDUSTRIAL (I)
ZONING DESIGNATION		PUD (2019-06)
MAXIMUM ISR		75%
MAXIMUM FAR		70%
SETBACKS (FRONT/SIDE/YARD)		20' / 20' / 20'
MAXIMUM BUILDING HEIGHT		45'
MINIMUM BUILDING SEPARATION		10'
MINIMUM OPEN SPACE		25% (9.27 AC)
MINIMUM UPLAND NATURAL VEGETATION		5% (0.95 AC)
UPLAND NATURAL VEGETATION PROVIDED		7.88% (1.08 AC)

PARKING CALCULATIONS			
BUSINESS/COMMERCIAL SERVICE - INTERIOR SALES/DISPLAY AREA		1 SPACE PER	500 SF
BUSINESS/COMMERCIAL SERVICE AREA (INTERIOR)		180,000 SF	360 SPACES
TOTAL REQUIRED	=	360 SPACES	

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE	
WETLANDS	
WETLANDS IMPACTS	
UPLAND BUFFER	

The MDP map depicts the approximate 36.9-acre subject site. The previously recorded MDP text and map allow only 40,00 square feet of commercial space and depicted a single convenience store with automobile fuel pumps, truck fuel pumps, and truck parking. Per the proposed MDP map, the 180,00 square feet of commercial space will be dispersed across the 36.9-acre site in 4 buildings, ranging from a 24,000-square-foot building to a 73,520-square-foot, 2-story building. To accomplish this, the project will preserve 18.62 acres of wetlands while impacting 4.59 acres of wetlands. The full MDP Map is included within **Attachment 1 - Recorded Documents.**

APPLICABLE CODE REGULATIONS

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

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

C. Major Modification

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

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

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

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

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

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s). Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Fire Services:

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

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

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

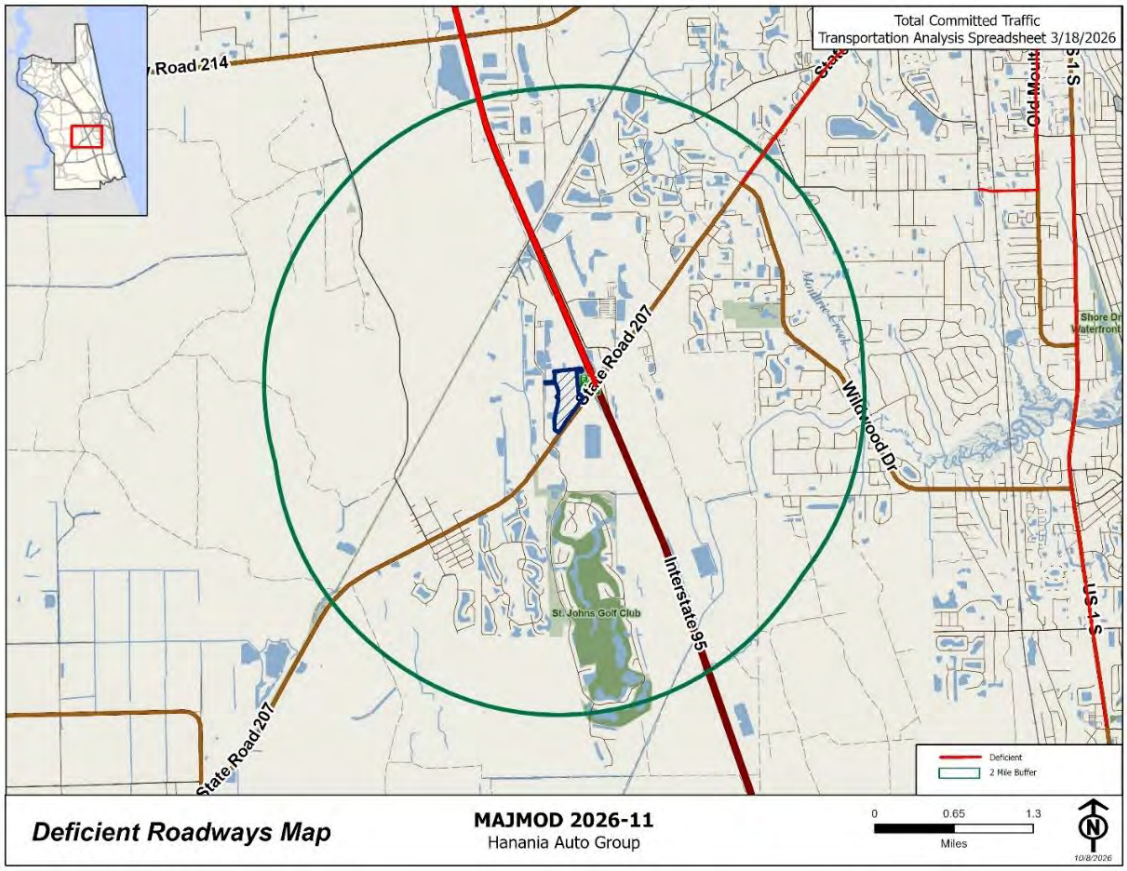
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #136387-0000, as well as the current primary fire station location at 4435 Cypress Links Blvd. and creditable water supply, ISO would assign a rating of Class 3.

Concurrency/Transportation Planning Review:
The applicant is requesting to modify the Travel Center at State Road 207 PUD to add additional acreage, change the name of the PUD, and increase the maximum square footage to a total of 180,000 square feet of commercial uses. The MDP text states that uses may include those within the Highway Commercial, High Intensity Commercial, General Business and Commercial Uses. A detailed site access analysis and operational analysis is required prior to Construction Plan approval for all non-residential developments generating 300 or more P.M. peak hour trips to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. Any access or improvements on SR 207 will be subject to FDOT permitting. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.

The directly accessed roadway segment, Link 107.3 (SR 207 from Cypress Links Blvd. to I-95), is currently operating at 58% of capacity based on existing 2025 P.M. peak hour traffic, and 79.8% of capacity based on total committed peak hour traffic.

Deficient Roadways Map: The following map displays deficient roadway segments within a 2-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Planning and Zoning Division Review:

The applicant is requesting a Major Modification to the Travel Center at 207 PUD, enacted through Ordinance 2007-5, as amended, with the most recent amendment through Ordinance 2019-6.

Project History

Ordinance 2007-5	Project: PUD 2006-11 Graham and Company Distribution Project Rezoning from OR to PUD for 39.9 acres to allow: • 500,000 square feet of industrial uses • Developed in 1 Phase, with commencement and completion within 5 years of PUD approval
Ordinance 2015-73	Project: MAJMOD 2015-11 Graham and Company Distribution Project PUD • Revised the phasing for Phases 2 and 3, commencement within 10 years of modification, completion within 10 years of commencement
Ordinance 2019-6	Project: MAJMOD 2018-11 Travel Center at 207 • Modified Phase 3 of the PUD • Renamed the Phase to Travel Center at 207 PUD • Added approx. 15 acres to the development • Changed the proposed development from Industrial Warehouse to Commercial • Allowed a maximum 40,000 square feet of commercial space

The application includes the following requested changes:

1. **Incorporate an approximately 0.64-acre parcel, currently zoned Commercial Highway Tourism (CHT) to the PUD (parcel ID# 136550-0000)**

   Existing: The Hanania Auto Group PUD currently consists of approximately 36.3 acres. Parcel ID# 136550-0000 is directly adjacent to the subject PUD, located to the southeast.

   Modification: The applicant is requesting to rezone the 0.64-acre parcel from CHT to PUD to incorporate the property into the overall PUD boundary.

   Staff Review: During the 2019 Major Modification to this PUD, enacted by Ordinance 2019-6, a companion Special Use Permit was requested to allow the proposed truck stop development to extend onto the CHT parcel located southeast of the then-named Travel Center at SR 207 PUD. At that time, the owner of the CHT parcel did not oppose including the property in the truck stop development but did not want the parcel incorporated into the PUD through a Major Modification. The Special Use Permit, SUPMAJ 2018-15, was approved by the PZA; however, since development did not commence within one year of approval, the approval is null and void.

   In 2022, the CHT parcel was sold to the owner of the Phase 3 lands of the subject property. The parcel is now proposed to be incorporated into the PUD as part of this Major Modification, thereby formally including the property within the PUD in conjunction with the planned development of the Phase 3 lands.

   Staff review finds no projected issues with including this parcel in the Hanania Auto Group PUD. The approximately 0.64-acre parcel is relatively small in size and is contiguous with the existing Phase 3 lands under common ownership. Incorporation of the parcel into the PUD would allow for coordinated planning and development of the property with the surrounding Phase 3 lands and would eliminate the need to address the parcel as a separate tract outside of the PUD boundary.

2. **Increase the maximum square footage of Phase 3 from 40,000 square feet of commercial space to 180,000 square feet**

   Existing: Pursuant to Ordinance 2019-6, Phase 3 of the PUD was modified from the previously approved industrial warehouse development to a commercial development, with a maximum of 40,000 square feet of development permitted within the Phase 3 area.

   Modification: The applicant is requesting to increase the maximum allowable development within Phase 3 from 40,000 square feet to 180,000 square feet. This modification would allow for a greater intensity of commercial development within the Phase 3 area while maintaining the property's development standards and commercial nature.

   Staff Review: Per LDC Section 5.03.05.C.1, a change that will result in an increase in intensity of Use greater than two thousand (2,000) square feet of usable floor area to an already approved Planned Unit Development (PUD) triggers a Major Modification. The proposed modification does not change the underlying commercial character of Phase 3, but rather increases the amount of commercial development that may occur within the area.

   The proposed increase in maximum development intensity from 40,000 square feet to 180,000 square feet in allowable square footage. While this represents a substantial increase in development intensity, the additional square footage is associated with the development of a large automobile sales facility and does not appear to be intended to accommodate a general commercial center with a broad mix of unrelated uses. Section F of the MDP Text indicates uses may include those within the Highway Commercial, High Intensity Commercial, and General Business and Commercial Uses categories, as defined in LDC Section 2.02.01, as may be amended.

   State Road 207 in the vicinity of the property contains a mix of commercial and industrial uses, with larger-scale industrial and warehouse development located generally west of Interstate 95. Existing uses east of Interstate 95 include automobile dealerships, convenience stores with fuel pumps, and fast-food restaurants. The proposed automobile sales use is consistent with the auto-oriented commercial character already established along this portion of the State Road 207 corridor.

   Staff recognizes that the increase from 40,000 to 180,000 square feet will increase the intensity of development and will result in additional customer and employee parking demand, vehicle circulation, stormwater runoff, and utility demand. These impacts will be evaluated through the applicable site development review process. Although the proposed 180,000-square-foot development represents a significant increase over the previously approved 40,000 square feet, the increase is associated with a use that is consistent with the existing commercial character of the area.

3. **Change the name of the PUD from Travel Center at SR 207 to Hanania Auto Group**

   Existing: According to Ordinance 2019-6, the development name is Travel Center at SR 207.

   Modification: As provided within the MDP Text, the applicant is requesting a name change to Hanania Auto Group PUD.

   Staff Review: This Phase of the PUD has changed its name once before this request. A new name does not appear as a problem.

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing warehouse facilities, industrial sites, and a hotel.

Figure 2: Compatibility Analysis

Criteria	Subject Property	Property 1	Property 2	Property 3	Property 4	Property 5
FLUM	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District
Zoning	Travel Center at 207 PUD (Ord. 2007-05, as amended)	The Quadrant PUD (Ord. 2022-63)	Commercial Highway Tourism (CHT)	Deerpark Commerce Center PUD (Ord. 2005-91, as amended)	St. Augustine Industrial Park (Ord. 1994-10, as amended)	Graham and Company Distribution Project (Ord. 2007-05, as amended)
Present / Proposed Use	Current: Vacant Proposed: 180,000 square feet of non-residential development	Current: Vacant Proposed: 1,350,000 square feet of non-residential development	Hotel/Motel	Warehousing, storage, packaging and assembly plant, light manufacturing, and related office uses	Industrial and commercial/office space	Industrial space
Property Area	18.3 acres	110.6 acres	2.66 acres	36.8 acres	169.3 acres	18.58
Density/ Intensity	Max. 9,836 square feet per acre	Max. 12,206 square feet per acre	# of rooms unknown	Max. 14,809.8 square feet per acre	Industrial: Max. 12,024 square feet per acre Commercial/office: Max. 10,204 square feet per acre	12,711.9 square feet per acre

Figure 3: Compatibility Map

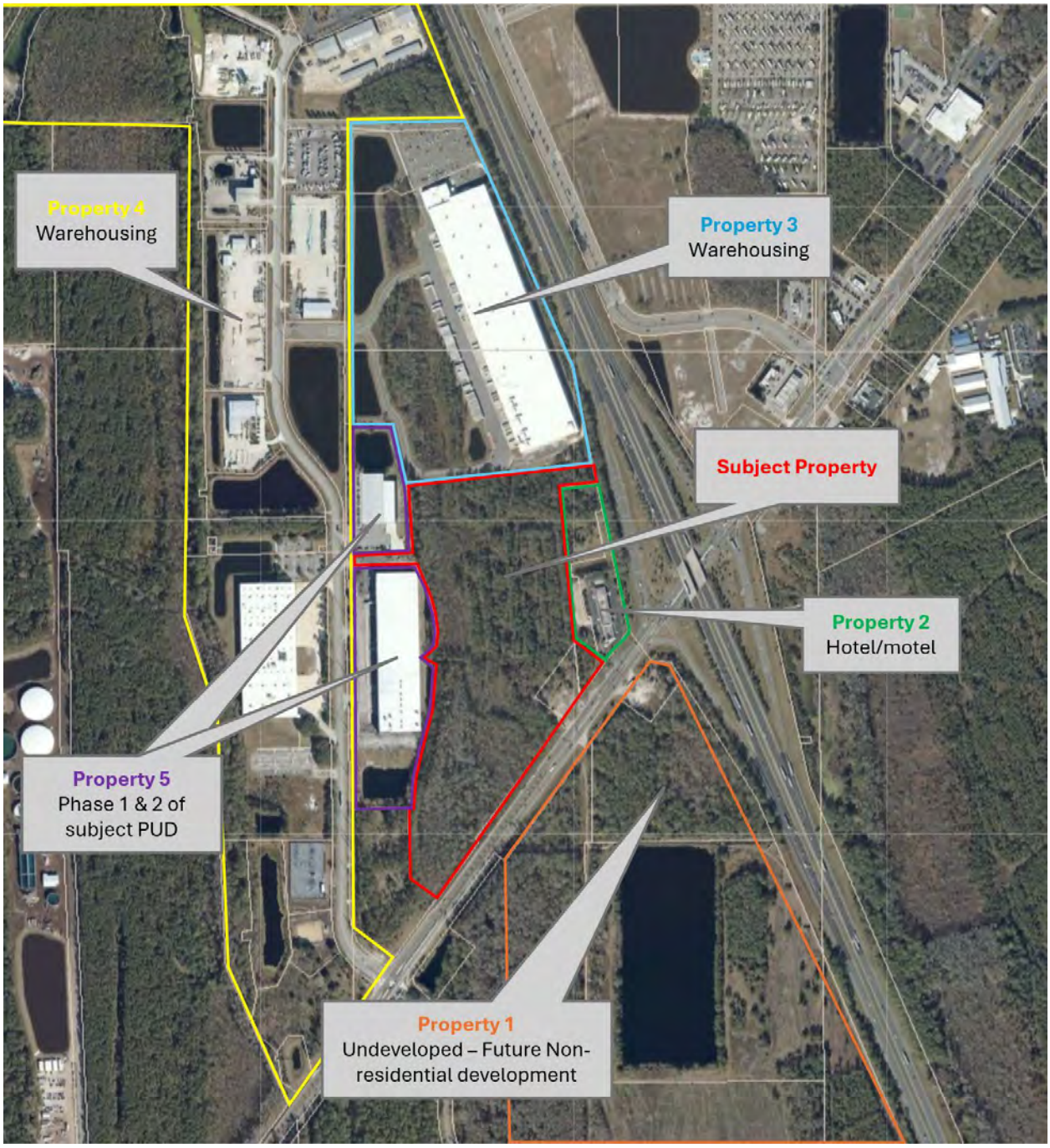


Figure 4 below depicts three (3) car dealerships located east of Interstate 95 (I-95) within areas designated for Commercial Intensive zoning and Business Commerce land use. The properties are situated approximately 0.79 miles North of State Road 207. The total building floor areas on the individual sites are 24,845 square feet, 37,941 square feet, and 118,702 square feet, respectively. In comparison, the subject property is proposing 180,000 square feet of floor area.

Figure 4: Nearby Car Dealerships



This PUD has been amended twice through Major Modifications since its original approval in 2007 along with several Development Order Extensions and Small Adjustments. The amendments have included changes to the development name, site area, permitted uses, development intensity, and phasing. The current Major Modification proposes a substantial change to the maximum intensity within the MDP Text and Map. Overall, the request maintains the development standards of the PUD while increasing the square footage from 40,000 square feet to 180,000 square feet of commercial space.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has not received any correspondence for this request.

ACTION

Staff offers six (6) findings of fact to support a motion to recommend approval or seven (7) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents

PROPOSED FINDINGS OF FACT MAJMOD 2026-11 Hanania Auto Group	
APPROVE	**DENY**
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the **Hanania Auto Group PUD** is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the **Hanania Auto Group PUD** is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	**3.** The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the **Hanania Auto Group PUD** is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	**4.** The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the **Hanania Auto Group PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the **Hanania Auto Group PUD** is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	**6.** The request is not consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE TRAVEL CENTER AT SR 207 UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2007-05, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated July 9, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-11 Hanania Auto Group**, for an amendment to the Travel Center at SR 207 PUD, Ordinance Number 2007-05, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Hanania Auto Group PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2007-05, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

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

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

2. As modified, the Hanania Auto Group PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

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

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

5. The Master Development Plan Text and Map for the Hanania Auto Group PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Hanania Auto Group PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2007-05, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

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

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

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

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT A

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2640, PAGE 1075, OFFICIAL RECORDS BOOK 880, PAGE 1092, AND OFFICIAL RECORDS BOOK 2862, PAGE 1835 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 11, ST. AUGUSTINE INDUSTRIAL PARK PHASE 3, AS RECORDED IN MAP BOOK 42, PAGES 65 THROUGH 73, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ST. AUGUSTINE INDUSTRIAL PARK PHASE 3 THE FOLLOWING 2 COURSES: COURSE 1, THENCE SOUTH 01°02'12" WEST, 1382.63 FEET; COURSE 2, THENCE SOUTH 00°32'45" EAST, 297.87 FEET; THENCE ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2862, PAGE 1835, THE FOLLOWING 2 COURSES: COURSE 1, THENCE NORTH 89°42'33" EAST, DEPARTING SAID EASTERLY LINE, 265.26 FEET; COURSE 2, THENCE SOUTH 12°34'11" EAST, 340.00 FEET, TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 84°14'08" EAST, DEPARTING JUST MENTIONED SOUTHERLY LINE, 1046.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE No. 95, A PUBLIC VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY; THENCE SOUTH 12°03'41" EAST, ALONG SAID RIGHT OF WAY, 49.10 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2640, PAGE 1075; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 12°03'41" EAST, 61.37 FEET TO THE NORTHEAST CORNER AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 797; THENCE SOUTH 84°12'50" WEST, DEPARTING SAID RIGHT OF WAY LINE, AND ALONG THE NORHTLY LINE OF JUST MENTIONED LANDS, 208.00 FEET; THENCE SOUTH 05°17'15" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 382, PAGE 30, SAID PUBLIC RECORDS, 1165.00 FEET;
TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE IF STATE ROAD NO. 207, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78050-2531; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 36°38'20" WEST, 976.88 FEET; COURSE 2, THENCE SOUTH 53°21'40" EAST, 18.00 FEET; COURSE 3, THENCE SOUTH 36°38'20" WEST, 390.83 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4126, PAGE 971, SAID PUBLIC RECORDS; THENCE

NORTHERLY ALONG THE EASTERLY LINE OF SAID LANDS THE FOLLOWING 2 COURSES : COURSE 1, THENCE NORTH 53°21'45" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, 187.75 FEET; COURSE 2, THENCE NORTH 01°00'51" WEST, 389.66 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF PARCEL 1 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3802, PAGE 202, SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING 20 COURSES; COURSE 1, THENCE NORTH 88°46'53" EAST, DEPARTING SAID EASTERLY LINE OF OFFICIAL RECORDS BOOK 4126, PAGE 971, A DISTANCE OF 18.46 FEET; COURSE 2, THENCE NORTH 00°28'48" WEST, 27.75 FEET; COURSE 3, THENCE NORTH 07°27'59" EAST, 118.48 FEET; COURSE 4, THENCE NORTH 13°02'57" EAST, 98.25 FEET; COURSE 5, THENCE NORTH 16°21'31" EAST, 98.65 FEET; COURSE 6, THENCE NORTH 11°02'47" EAST, 83.01 FEET; COURSE 7, THENCE NORTH 18°12'12" EAST, 104.34 FEET; COURSE 8, THENCE NORTH 07°06'23" EAST, 84.24 FEET; COURSE 9, THENCE NORTH 07°41'07" EAST, 91.67 FEET; COURSE 10, THENCE NORTH 01°14'32" WEST 59.22 FEET; COURSE 11, THENCE NORTH 05°36'48" EAST, 36.81 FEET; COURSE 12, THENCE NORTH 55°03'54" WEST, 85.31 FEET; COURSE 13, THENCE NORTH 37°34'00" EAST, 52.15 FEET; COURSE 14, THENCE NORTH 63°27'15" EAST, 38.01 FEET; COURSE 15, THENCE NORTH 53°54'57" EAST, 11.30 FEET; COURSE 16, THENCE NORTH 00°37'39" WEST, 93.67 FEET; COURSE 17, THENCE NORTH 05°08'39" WEST, 84.25 FEET; COURSE 18, THENCE NORTH 16°51'38" WEST, 149.62 FEET; COURSE 19, THENCE NORTH 23°26'19" WEST, 89.17 FEET; COURSE 20, THENCE NORTH 34°00'42" WEST, 4.81 FEET; THENCE SOUTH 88°59'52 WEST, DEPARTING SAID EASTERLY LINE OF PARCEL 1, 409.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DEERPARK BOULEVARD, A 100 FOOT PUBLIC RIGHT OF WAY; THENCE NORTH 07°20'27' WEST, ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE, 24.13 FEET; THENCE NORTH 00°34'20" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, 67.35 FEET; THENCE NORTH 89°05'17" EAST, DEPARTING SAID RIGHT OF WAY LINE, AND ALONG THE SOUTHELRY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4360, PAGE 735 OF SAID PUBLIC RECORDS, 367.60 FEET; THENCE NORTH 04°16'16" WEST, ALONG THE EASTERLY LINE OF JUST MENTIONED LANDS, 101.78 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 02°13'52" EAST, 85.68 FEET; THENCE CONTINUE ALONG SAID EASTERLY NORTH 01°49'35" WEST, 97.94 FEET; THENCE NORTH 12°35'05" WEST CONTINING ALONG SAID EASTERLY LINE, 110.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

HANANIA AUTO GROUP

PLANNED UNIT DEVELOPMENT

(f/k/a Travel Center at SR 207 PUD)

St, Johns County, Florida

November 9, 2026

EXHIBIT "B"

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan text is part of an application for a Major Modification (the "**Application**") to Hanania Auto Group Planned Unit Development, formerly known as the Travel Center at State Road 207 Planned Unit Development, as approved under St. Johns County Ordinance No. 2007-5 (the "**Original PUD**"), as modified by St. Johns County Ordinance Nos. 2015-73 and 2019-6, in compliance with Section 5.03.02.G.1 of the St. Johns County Land Development Code (the "**LDC**" or "**Code**"). This application is filed on behalf of the property owner, H3 St. Augustine, LLC, (the "**Applicant**") for the purpose of adding an additional 0.64 acres, increasing the maximum allowable square footage of commercial space in Phase 3 from 40,000 square feet to 180,000 square feet, and to change the name from "Travel Center at State Road 207" to "Hanania Auto Group".

A. General Description

This application proposes a major modification to Phase 3 of the Travel Center at State Road 207 (FKA Graham and Company Distribution) Planned Unit Development ("PUD"), approved as St. Johns County Ordinance No. 2007-5, as modified by Ordinance No. 2015-73, and Ordinance No. 2019-6 to:

1. Include adjacent Parcel 136550-0000, zoned Commercial Highway Tourist ("CHT.
2. Change the maximum allowable Phase 3 non-residential development to 180,000 square feet of commercial space.
3. Change the project name from Travel Center at State Road 207 to Hanania Auto Group.

This application does not include lands within Phases 1 and 2 of the Graham and Company PUD and does not modify Ordinance Nos. 2007-5 and 2015-73 with respect to Phases 1 and 2. Phase 1 includes 203,320 square feet of industrial space which is constructed and currently owned by ES 4030 Deer Park LLC, and Phase 2 is currently owned by SCP 2009-C34-017 LLC which includes 32,867 square feet of industrial space plus an additional storage expansion of 13,844 square feet. The development summaries set forth in this PUD text and related Master Development Plan ("MDP") Map, **Exhibit "C"**, only relate to Phase 3 of the PUD.

The Hanania Auto Group project (the "Project") includes approximately 36.9 acres owned by H3 St. Augustine LLC, which is described in **Exhibit "A"** attached hereto (the "Property"). The Property has a Future Land Use Map designation of Mixed Use District. The Property is located along State Road 207, west of Interstate 95 and east of Deerpark Boulevard in Elkton, Florida. The Property is comprised of St. Johns County Parcel Identification Nos. 136387-0000, 136530-0000 and 136550-0000.

The proposed "Hanania Auto Group Planned Unit Development" is designed as a primarily commercial project providing for a maximum of 180,000 square feet of commercial/retail space.

Lands to the north, south, east and west of the Property have FLUM designation of Mixed Use District. Lands to the north are zoned PUD, to the south and east are zoned CHT, to the west are zoned PUD, CG and OR. The adjacent PUD-zoned property includes industrial warehouse uses. The CHT-zoned land to the east and south includes a gas station, hotel and other commercial uses.

The Applicant will preserve most of the on-site wetlands to enhance the natural attributes of the site. The design for the PUD may implement Low Impact Development (LID) principles in common landscaped areas, with such principles including planting native vegetation and using bio-swales to collect localized stormwater runoff. It is anticipated that the architectural style of the development will result in a unified, cohesive and compatible plan of development that will:

- Provide commercial services for area residents and passersby on Interstate 95.
- Provide businesses and jobs (including high paying jobs) within the southern portion of the County.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County and Land Development Code (the "Code" or "LDC").
- Conform to the limitations of use, design, density, coverage and phasing stipulated on the proposed development plan.
- Provide development consistent with the Mixed Use District Future Land Use Map ("FLUM") designation and the uses of surrounding lands.

B. Total Acreage

Approximately 36.9 acres.

C. Wetland Acreage

The total number of wetlands acres present on the site is approximately 23.2 acres.

D. Development Area

The maximum amount of developable acres, including approximately 4.59 acres of filled wetlands, is approximately 18.3 acres. Development parcels are illustrated on the MDP Map attached hereto as **Exhibit "C".**

E. Residential Density

Not applicable.

F. Intensity of Non-Residential Development

As referenced in Ord. 2007-5, 203,320 sf and 64,896 sf were entitled for the first two phases respectively. There are currently 18,185 sf of entitlements left for the first two phases of the PUD which are not subject to this Major Modification. Ord. 2007-5 had originally entitled Phase 3 for 208,000 sf of industrial built space. This was reduced when Phase 3 of the PUD was modified for the unique use of a Travel Center and now requests 180,000 sf as the maximum square footage of built space.

The Property (Phase 3 of the existing PUD) has a FLUM designation of Mixed Use District and will include a maximum of 180,000 square feet of commercial space. Impervious surface will not exceed 75 percent of the Property, and maximum built space is far below the 150 % maximum FAR for the Mixed Use District, pursuant to St. Johns County Comprehensive A.1.13.3

Non-residential uses may include those within the Highway Commercial, High Intensity Commercial, and General Business and Commercial Use categories, as defined in the LDC Section 2.02.01, as may be amended.

Retail uses may include development with up to 75,000 square feet per tenant/user in a single building or continuous space and shall not be classified as "large-scale discount supercenters" or "big box" retailers.

The following Special Uses shall be allowed by right within the Property: sale of alcoholic beverages, and truck stops. Any convenience store and truck stop located on the Property will be limited to a maximum of seven (7) fueling stations for trucks and a maximum of 60 fueling stations for cars. It is estimated that of the vehicles visiting the convenience store and truck stop, approximately 80 percent will be cars and the other 20 percent will be trucks.

G. Setbacks, Parking, Signs, and Height

Commercial/Office Development Standards for the Property (Phase 3 of the existing PUD):

1. Setbacks: Building setbacks from external site boundary lines shall not be less than 20 feet, as provided in LDC Section 5.03.03.B.2, which setbacks apply to parking and storage adjacent to road rights-of-way. Setbacks shall be measured in accordance with the Code. Building separation will meet LDC Section 6.03.00.
2. Building height: Buildings shall not exceed 45 feet in height. All buildings over 35-feet will be protected with an automatic fire sprinkler system.
3. Maximum impervious surface ratio: 75 percent of the overall Property.
4. Maximum lot coverage by buildings: 70 percent of the overall Property.
5. Maximum floor area ratio: 70 percent of the overall Property.
6. Parking: Parking will be provided via surface parking. The total number of parking spaces to be provided will comply with applicable Code requirements. Landscaping within parking lots will be provided in accordance with applicable Code requirements. Loading areas will comply with applicable provisions of LDC Section 6.05.02.K.
7. Signage: All Project signs will comply with applicable provisions of LDC Parts 7.02.00 and 7.06.00. Any service station of truck stop located on the Property shall be permitted to have signage on each side of the canopy over the gas pump area that does not exceed 1.5 square feet of advertising display area ("ADA") per linear foot of the applicable canopy, not to exceed 48 square feet. Maximum height for lettering on the canopy is 2.5 feet. A maximum of three (3) canopy signs shall be permitted. The Project will include on-site signage in compliance with LDC 7.02.04, and entry sign in compliance with 7.06.01.B and also include an interstate sign. The location of signage may vary slightly, but is generally depicted on the MDP Map.
8. Lighting: Project lighting will comply with the provisions of the LDC Sections 5.03.06.H.6 and 6.09.00.

H. Infrastructure

1. Drainage: Stormwater will be treated on site within the retention and detention areas. All drainage structures and facilities will be designed and constructed in compliance with the Code in effect at the time of permitting and all applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to commencement of any

construction. The Stormwater Management System will be maintained by the property owner(s) or property owners' association. The extent feasible, however, the stormwater ponds shall incorporate natural features into their design providing vegetation and buffers promoting wildlife habitat. Native trees and grasses will be planted on portions of the pond bands.

2. Vehicular Access/Interconnectivity: As depicted on the MDP Map, Exhibit "C", there will be entrance/exit points to the Property with Parcel Identification No. 136550-000 from State Road 207 and from Deerpark Boulevard (Grant of Reciprocal Access Easements recorded in Official Records Book 3802, Page 243, Public Records of St. Johns County, Florida). The number, locations and types of access points along State Road 207 will be determined during permitting by the Florida Department of Transportation ("FDOT") in cooperation with St. Johns County. State Road 207 access drives for cars may be separated from access drives for trucks and traffic flow and safety purposes. Some of the State Road 207 access points may be right in or right out only. Both cars and trucks can use the Deerpark Boulevard access. Interconnection will be provided throughout the Property and to lands to the south and west via the aforementioned roads. Interconnection to the north is not possible due to the location of wetlands. Potential future interconnection to the east is shown on the MDP Map. If project traffic warrants improvements to Deerpark Boulevard as it approaches State Road 207, the Applicant will make such improvements if permitted by the County and FDOT.
3. Pedestrian Access/Sidewalks: Pedestrian circulation will be provided via sidewalks within the Property. The Applicant will construct sidewalks along State Road 207, in locations permitted by FDOT. Such sidewalks will be constructed in conformance with the requirements of the Code. All pedestrian accessible routes shall meet the requirements of the Code, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36.
4. Open Space: The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, pursuant to LDC Section 5.03.03.A.3. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1. There are approximately 23.2 acres of wetland within the Property, and approximately 18.6 acres of such wetland will be preserved.
5. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer service will be provided by the St. Johns County Utility Department ("SJCUD"). Electricity will be provided by Florida Power and Light. Utility Availability Letters have been provided. The Applicant will coordinate the relocation of an existing Easement for Utilities recorded at Official Records Book 2979, Page

974, Public Records of St. Johns County within the Property with the SJCUD prior to construction plan approval.

6. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Dumpster screening will be consistent with LDC Section 6.06.04.B.8.
7. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00
8. Parking: Parking will be provided in accordance with applicable provisions of LDC Section 6.05.02.E.

I. Water and Sewer

Water and sewer services will be obtained from St. Johns County Utilities via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedication to the St. Johns County Utility Department ("SJCUD") for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with SJCUD standards.

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

J. Soils

Based on the soil survey of St. Johns County, Florida, the following soils are present on the Property (**Environmental Report as provided on Ordinance 2019-6):** 41 Tomoka muck; 26 Samsula muck; 3 Myakka fine sand; 13 St. Johns fine sand; and 30 Westconnett fine sand, frequently flooded.

K. Land Use Cover and Classification

Five (5) types of land use cover classifications were identified in the Environmental Site Assessment (Environmental Report as provided on Ordinance 2019-6) filed with

this application. The applicable Florida Land Use, Covers and Forms Classification System ("FLUCFCS") designations for the Property are summarized as follows: Commercial and Services (140); Pine Flatwoods/Pine Plantation (441); Hydric Pine Flatwoods (620), Wetland Forested Mixed (630); and Trailroad (814).

L. Significant Natural Communities Habitat

There is no Significant Natural Communities Habitat on the Property and no listed species were observed (Environmental Report as provided on Ordinance 2019-6).

M. Historic Resources

There are no known or observed Historic Resources, as defined in the Code, located within the Property.

N. Buffering and Landscaping

The Applicant shall provide a ten (10) foot perimeter buffer with screening as required by LDC Section 5.03.03.A.4, and a twenty (20) foot setback around the property perimeter.. An averaged 25-foot natural vegetative upland buffer and an additional 25-foot building setback to the buffer are provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B. All landscaping, tree removal and tree protection shall be in compliance with the Code in effect at the time of construction plan submittal.

Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

O. Special Districts

The PUD is not located within a Special District defined by the Code.

P. Temporary Uses

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans.

Temporary construction and sales trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for the last building constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Section 7.02.03.

Q. Accessory Uses

The Project may include Accessory Uses for non-residential structures, as permitted by the Code. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way, or located on the ground and screened from view from any adjacent public right-of-way. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except a provided by Florida law), antenna and other similar structures shall be similarly screened. Off-street parking and loading shall also be permitted.

All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations, and Florida Accessibility Code for Building Construction requirements.

R. Phasing Schedule

The Project will be constructed in one (1), 10-year phase. Construction shall commence within five (5) years of PUD Ordinance approval. For purposes of this PUD, "commencement" shall mean securing approved construction drawings. "Completion" shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

S. Impact of Project

The Property has a Comprehensive Plan Future Land Use Map designation of Mixed Use, which allows for the types of uses included within this application. The Comprehensive Plan encourages a mixed use development within the Mixed Use areas pursuant to Objective A.1.9, which states "The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrations 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." Policy A.1.9.3 encourages a mixture of uses within the Mixed Use development parcels 40 acres and larger, with each use comprising at least 10 percent of the developable land

within the project. That policy continues by stating that "While the County requires a mixture of uses on 40 acres or greater, the County recognizes that 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."

The overall area is ideally suited to this type of development and this tract is suitable in character and location for the structure and uses proposed. It has access to major roadways.

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC, the 2025 St. County Comprehensive Plan. The Property is identified as Mixed Use District on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows the requested respective development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the St. Johns County Comprehensive Plan.
- The proposed PUD will be a benefit to the future occupants of the PUD and to the residents of St. Johns County in that the County will be afforded strict control over development of this project. The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will no be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDC.

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

T. Waivers

There are no waivers requested for this Major Modification.

U. Binding Successors and Assigns

The Applicant, its successors and or assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The

Applicant (including its successors and/or assigns) also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

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

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

V. Land Use Designations

The Property is located within the Mixed Use District designation on the 2025 Future Land Use Map of the St. Johns County Comprehensive Plan.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

AA PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2640, PAGE 1075, OFFICIAL RECORDS BOOK 880 PAGE 1082, AND OFFICIAL RECORDS BOOK 2882, PAGE 1835 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 11, ST. AUGUSTINE INDUSTRIAL PARK PHASE 3, AS RECORDED IN MAP BOOK 42, PAGES 65 THROUGH 70, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ST. AUGUSTINE INDUSTRIAL PARK PHASE 3 THE FOLLOWING 2 COURSES: COURSE 1, THENCE SOUTH 01°05'10" WEST, 1382.63 FEET; COURSE 2, THENCE SOUTH 00°29'47" EAST, 297.87 FEET; THENCE ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2882, PAGE 1835, THE FOLLOWING 2 COURSES: COURSE 1, THENCE NORTH 89°40'51" EAST, DEPARTING SAID EASTERLY LINE, 265.24 FEET; COURSE 2, THENCE SOUTH 12°31'17" EAST, 340.00 FEET, TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE NORTH 84°17'36" EAST, DEPARTING JUST MENTIONED SOUTHERLY LINE, 1044.82 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95, A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 05°42'24" WEST, 1382.63 FEET, RECORDED IN MAP BOOK 48 PAGE 160, THENCE SOUTH 84°17'05" WEST, DEPARTING SAID RIGHT OF WAY LINE, AND ALONG THE NORTHERLY LINE OF JUST MENTIONED LANDS 298.98 FEET; THENCE SOUTH 05°16'54" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 382, PAGE 50 SAID PUBLIC RECORDS, 865.35 FEET TO A POINT LYING ON THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 1082; THENCE SOUTH 38°39'45" WEST, 372.32 FEET ALONG THE NORTHERLY LINE OF JUST MENTIONED LANDS; THENCE SOUTH 33°21'15" EAST, 199.78 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78050-2501; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE SOUTH 56°38'45" WEST, 828.75 FEET; COURSE 2, THENCE SOUTH 53°21'15" EAST, 19.00 FEET; COURSE 3 THENCE SOUTH 36°38'45" WEST, 390.47 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4126 PAGE 971, SAID PUBLIC RECORDS; THENCE NORTH 53°21'15" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 1000.00 FEET; THENCE SOUTH 36°38'45" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, 187.62 FEET; COURSE 2, THENCE NORTH 01°19'29" WEST, 389.66 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF PARCEL 1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3802, PAGE 202, SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING 20 COURSES: COURSE 1 THENCE NORTH 89°47'14" EAST, DEPARTING SAID EASTERLY LINE OF OFFICIAL RECORDS BOOK 4126, PAGE 971, A DISTANCE OF 18.48 FEET; COURSE 2, THENCE NORTH 00°28'27" WEST, 27.75 FEET; COURSE 3, THENCE NORTH 07°28'26" EAST, 118.48 FEET; COURSE 4, THENCE NORTH 13°33'18" EAST, 89.29 FEET; COURSE 5, THENCE NORTH 16°31'52" EAST, 86.65 FEET; COURSE 6, THENCE NORTH 11°05'58" EAST, 83.01 FEET; COURSE 7, THENCE NORTH 16°12'33" EAST, 104.34 FEET; COURSE 8, THENCE NORTH 19°39'39" EAST, 84.29 FEET; COURSE 9, THENCE NORTH 23°46'39" EAST, 84.29 FEET; COURSE 10, THENCE NORTH 27°53'39" EAST, 84.29 FEET; COURSE 11, THENCE NORTH 31°59'39" EAST, 84.29 FEET; COURSE 12, THENCE NORTH 36°06'39" EAST, 84.29 FEET; COURSE 13, THENCE NORTH 38°15'53" WEST, 85.31 FEET; COURSE 13, THENCE NORTH 37°34'31" EAST, 52.15 FEET; COURSE 14, THENCE NORTH 63°23'58" EAST, 39.01 FEET; COURSE 15, THENCE NORTH 52°57'16" EAST, 11.50 FEET; COURSE 16, THENCE NORTH 06°37'18" WEST, 93.67 FEET; COURSE 17, THENCE NORTH 03°58'18" WEST, 84.29 FEET; COURSE 18, THENCE NORTH 16°51'11" WEST, 149.62 FEET; COURSE 19, THENCE NORTH 23°25'56" WEST, 69.17 FEET; COURSE 20, THENCE NORTH 34°50'21" WEST, 56.34 FEET; THENCE SOUTH 89°59'59 WEST, DEPARTING SAID EASTERLY LINE OF PARCEL 1, 7.87 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 3802, PAGE 202; THENCE NORTH 00°32'24" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2640, PAGE 1075, 55.96 FEET; THENCE NORTH 88°55'03" EAST, DEPARTING LAST SAID LINE, 393.25 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4340, PAGE 735; THENCE NORTH 04°29'56" WEST, ALONG THE EASTERLY LINE OF JUST MENTIONED LANDS, 95.87 FEET;, THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 00°14'13" EAST, 65.66 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 01°16'05" WEST, 97.94 FEET; THENCE NORTH 89°45'47" EAST CONTINUING ALONG SAID EASTERLY LINE, 13.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF REAL ESTATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID RIGHT-OF-WAY LINE BEING 66 FEET, AS MEASURED PERPENDICULARLY, NORTHWEST OF THE CENTER LINE OF NOW EXISTING STATE ROAD NO. 207; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 25 FEET TO THE POINT OF BEGINNING AT THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF REAL ESTATE; THENCE NORTH 53 DEGREES 21 MINUTES 40 SECONDS WEST, PERPENDICULAR FROM SAID RIGHT-OF-WAY LINE, 200 FEET; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, 372.70 FEET; THENCE SOUTH 5 DEGREES 17 MINUTES 15 SECONDS EAST 206.32 FEET TO SAID RIGHT-OF-WAY LINE AT A POINT 460.82 FEET SOUTHWEST FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS RAMP FROM INTERSTATE ROUTE 95 TO STATE ROAD NO. 207; THENCE SOUTH 36 DEGREES 38 MINUTES 20 SECONDS WEST ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, 1,165.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND RECIPROCAL IN COMMON WITH OTHERS ON AND OVER AN ADJOINING 30 FOOT STRIP OF REAL ESTATE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID RIGHT-OF-WAY LINE BEING 66 FEET, AS MEASURED PERPENDICULARLY, NORTHWEST OF THE CENTER LINE OF NOW EXISTING STATE ROAD NO. 207; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 1,165.00 FEET; THENCE NORTH 53 DEGREES 21 MINUTES 40 SECONDS WEST, PERPENDICULAR FROM SAID RIGHT-OF-WAY LINE, 200 FEET; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, 55 FEET; THENCE SOUTH 53 DEGREES 21 MINUTES 40 SECONDS EAST, 200 FEET TO SAID RIGHT-OF-WAY LINE; THENCE SOUTH 36 DEGREES 38 MINUTES 20 SECONDS WEST, 25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR THE PURPOSE OF ERECTING, MAINTAINING AND REPAIRING ADVERTISING SIGNS IN, ON AND OVER THE FOLLOWING DESCRIBED PREMISES: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID RIGHT-OF-WAY LINE BEING 66 FEET, AS MEASURED PERPENDICULARLY, NORTHWEST OF THE CENTER LINE OF NOW EXISTING STATE ROAD NO. 207; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 175 FEET TO A POINT 460.82 FEET SOUTHWEST FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS RAMP FROM INTERSTATE ROUTE 95 TO STATE ROAD NO. 207; THENCE NORTH 5 DEGREES 17 MINUTES 15 SECONDS WEST, 1,165 FEET; THENCE NORTH 84 DEGREES 12 MINUTES 50 SECONDS EAST, 148 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF REAL ESTATE; THENCE NORTH 84 DEGREES 12 MINUTES 03 SECONDS WEST, 60 FEET; THENCE NORTH 84 DEGREES 12 MINUTES 50 SECONDS EAST 60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS RAMP FROM INTERSTATE ROUTE 95 TO STATE ROAD NO. 207; THENCE SOUTH 12 DEGREES 03 MINUTES 40 SECONDS EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 60 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 50 SECONDS WEST, 45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT IN, ON, AND OVER A STRIP OF REAL ESTATE 5 FOOT IN WIDTH FOR THE PURPOSE OF ERECTING, MAINTAINING AND REPLACING UTILITY SERVICES TO SAID NON EASEMENT PARCEL OF REAL ESTATE, BEING 2.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID RIGHT-OF-WAY LINE BEING 66 FEET, AS MEASURED PERPENDICULARLY, NORTHWEST OF THE CENTER LINE OF NOW EXISTING STATE ROAD NO. 207; THENCE NORTH 36 DEGREES 38 MINUTES 20 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 175 FEET TO A POINT 460.82 FEET SOUTHWEST FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS RAMP FROM INTERSTATE ROUTE 95 TO STATE ROAD NO. 207; THENCE NORTH 5 DEGREES 17 MINUTES 15 SECONDS WEST, 1,165 FEET; THENCE NORTH 84 DEGREES 12 MINUTES 50 SECONDS EAST, 148 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF REAL ESTATE; THENCE NORTH 84 DEGREES 12 MINUTES 03 SECONDS WEST, 60 FEET; THENCE NORTH 84 DEGREES 12 MINUTES 50 SECONDS EAST 60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS RAMP FROM INTERSTATE ROUTE 95 TO STATE ROAD NO. 207; THENCE SOUTH 12 DEGREES 03 MINUTES 40 SECONDS EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 60 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 50 SECONDS WEST, 45 FEET TO THE POINT OF BEGINNING.

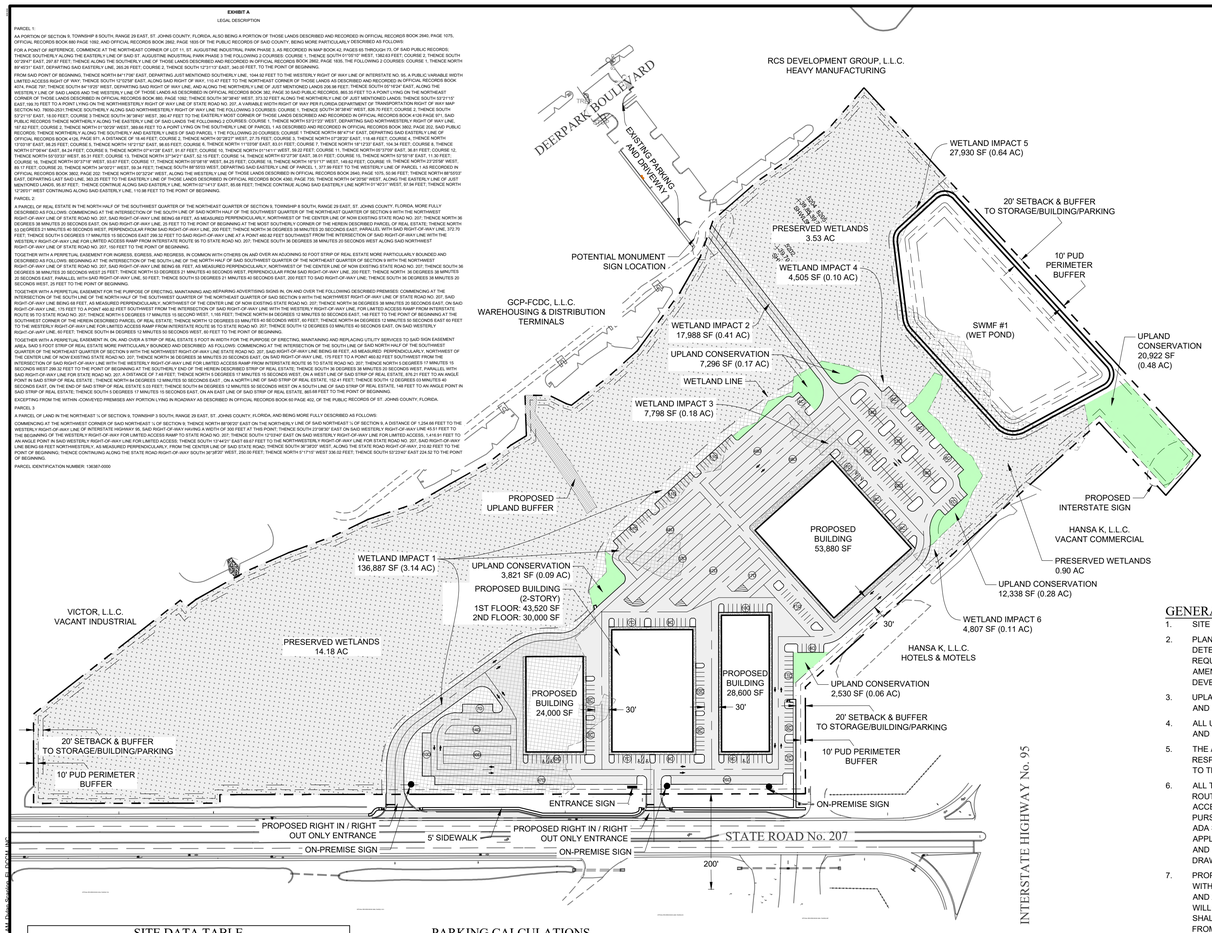
EXCEPTING FROM THE WITHIN -CONVEYED PREMISES ANY PORTION LYING IN ROADWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 69 PAGE 402, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHEAST 1/ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/ OF SECTION 9, THENCE NORTH 88°39'39" EAST ON THE NORTHERLY LINE OF SAID NORTHEAST 1/ OF SECTION 9, A DISTANCE OF 1,254.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95, SAID RIGHT-OF-WAY HAVING A WIDTH OF 300 FEET AT THIS POINT; THENCE SOUTH 23°28'30" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 451.51 FEET TO THE BEGINNING OF THE WESTERLY RIGHT-OF-WAY FOR LIMITED ACCESS RAMP TO STATE ROAD NO. 207; THENCE SOUTH 12°29'45" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS, 1,416.61 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE FOR LIMITED ACCESS; THENCE SOUTH 12°44'07" EAST 69.67 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD NO. 207, SAID RIGHT-OF-WAY LINE BEING 66 FEET NORTHWESTERLY, AS MEASURED PERPENDICULARLY, FROM THE CENTER LINE OF SAID STATE ROAD; THENCE SOUTH 36°38'20" WEST, ALONG THE STATE ROAD RIGHT-OF-WAY, 210.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE STATE ROAD RIGHT-OF-WAY SOUTH 36°38'20" WEST, 250.00 FEET; THENCE NORTH 51°11'0" WEST 336.02 FEET; THENCE SOUTH 53°23'40" EAST 224.52 TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 136387-0000



SITE DATA TABLE

TOTAL SITE	36.91 AC	1,607,725 SF
WETLANDS	23.21 AC	1,011,050 SF
WETLAND IMPACT	4.59 AC	199,914 SF
WETLAND PRESERVED	18.62 AC	811,136 SF
UPLAND BUFFER REQUIRED		6,998 SF
UPLAND BUFFER PROVIDED		7,279 SF
MAXIMUM BUILDING AREA		180,000 SF
PARCEL INFORMATION		
PARCEL NUMBER(S)		136550-0000, 136530-0000, 136387-0000
911 ADDRESS		2645 SR 207
FEMA PANEL NUMBER		12109C0360J
FLOOD ZONE		(ZONE(S) X AND A)
ZONING ORDINANCE		2007-5, AS AMENDED
FLUM DESIGNATION		INDUSTRIAL (I)
ZONING DESIGNATION		PUD (2019-06)
MAXIMUM ISR		75%
MAXIMUM FAR		70%
SETBACKS (FRONT/SIDE/YARD)		20' / 20' / 20'
MAXIMUM BUILDING HEIGHT		45'
MINIMUM BUILDING SEPARATION		10'
MINIMUM OPEN SPACE		25% (9.27 AC)
MINIMUM UPLAND NATURAL VEGETATION		5% (0.95 AC)
UPLAND NATURAL VEGETATION PROVIDED		7.88% (1.08 AC)

PARKING CALCULATIONS

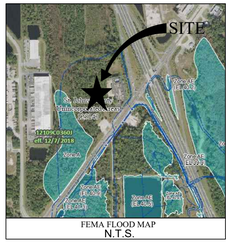
BUSINESS/COMMERCIAL SERVICE - INTERIOR SALES/DISPLAY AREA	1 SPACE PER	500 SF
BUSINESS/COMMERCIAL SERVICE AREA (INTERIOR)	180,000 SF	360 SPACES
TOTAL REQUIRED	=	360 SPACES

HATCH LEGEND

ASPHALT PAVEMENT	
CONCRETE	
WETLANDS	
WETLANDS IMPACTS	
UPLAND BUFFER	



LOCATION MAP
N.T.S.



FEMA FLOOD MAP
N.T.S.

GENERAL NOTES

1. SITE LIES WITHIN FLOOD ZONE X AND AE.
2. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
3. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
4. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
5. THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
6. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
7. PROPOSED SIGNAGE MAY INCLUDE ON-PREMISE SIGNS IN COMPLIANCE WITH LDC 7.02.04.C, AN ENTRY SIGN IN COMPLIANCE WITH LDC 7.06.01.B AND AN INTERSTATE SIGH IN COMPLIANCEWITH LDC 7.02.05. SIGNAGE WILL COMPLY WITH LDC SECTION 7.02 AND 7.06. ON-PREMISE SIGNS SHALL MEET THE SETBACK REQUIREMENTS OF 7.02.07 INCLUDING 5 FEET FROM THE FRONT PROPERTY LINE, 10 FEET FROM THE SIDE PROPERTY LINE, 10 FEET FROM THE REAR PROPERTY LINE AND SHALL NOT EXTEND INTO THE RIGHT-OF-WAY.
8. THE PERIMETER BUFFER MAY REMAIN NATURAL OR BE LANDSCAPED.
9. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS 6 LDC 6.06.04.B.8
10. DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS 6 LDC 6.06.04.B.9
11. OUTDOOR LIGHTING SHALL COMPLY WITH LDC SEC. 5.03.06.H.6 AND 6.09.00.
12. EXACT BUILDING FOOTPRINT SQUARE FOOTAGES MAY CHANGE DURING CONSTRUCTION PLAN PERMITTING WITHOUT AMENDING THIS MDP MAP, PROVIDED THE TOTAL BUILDING SQUARE FOOTAGE DOES NOT EXCEED 180,000 SF
13. NUMBER, LOCATION, AND TYPE OF ACCESS POINTS ARE SUBJECT TO APPROVAL BY FDOT IN COOPERATION WITH SJC.

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGN BY:	DTS
DWG BY:	DTS
CHK BY:	SK
DATE:	10-22-26
JOB No.:	22026

DCCM
7 Waldo Street St. Augustine, FL 32084
904.826.1334 | DCCM.com
Email: MDS.info@DCCM.com

MASTER DEVELOPMENT PLAN
HANANIA AUTO DEALERSHIP - PHASE 3
ST. JOHNS COUNTY, FLORIDA

PREPARED FOR
CAR SALES

SHEET No.: 1
OF 1

S:\DCCM\22026\DWG\22026 - HANANIA AUTO DEALERSHIP\DRAWINGS\22026 - MDP PHASE 3 - 10-22-26.dwg, 10/22/2026 9:14:14 AM, Chris Sherrill, By: DCCM, Inc.

END DOUCMENTS
TO BE RECOREDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

EXHIBIT "B"

~~TRAVEL CENTER AT STATE ROAD 207~~HANANIA AUTO GROUP

PLANNED UNIT DEVELOPMENT

(~~MAJOR MODIFICATION TO PHASE 3 OF THE GRAHAM AND COMPANY DISTRIBUTION PROJECT PUD~~f/k/a Travel Center at SR 207 PUD)

St, Johns County, Florida

~~October 3~~November 9, 202~~618~~

~~Revised January 15, 2019~~

Team Roster

Applicant:

Johnson & Johnson
Elizabeth and Lucas Waring
P.O. Box 157
Madison, Florida 32341

Civil Engineers, Land and Transportation Planning:

Matthews Design Group
Rob A. Matthews, Jeremy Calloway
7 Waldo Street
St. Augustine, Florida 32084
(904) 826-1334

Environmental

Carter Environmental Services, Inc.
Ryan Carter
7 Waldo Street
St. Augustine, Florida 32084
(904) 540-1786

Transportation:

Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8515 Baymeadows Way, Suite 401
Jacksonville, Florida 32256
(904) 422-6923

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibits/Attachments:
Exhibit A – Legal Description
Exhibit C – Master Development Plan
Attachment D – Environmental Report, including Soils and FLUCCS maps

EXHIBIT "B"

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan text is part of an application for a Major Modification (the "**Application**") to Hanania Auto Group Planned Unit Development, formerly known as the Travel Center at State Road 207 Planned Unit Development, as approved under St. Johns County Ordinance No. 2007-5 (the "**Original PUD**"), as modified by St. Johns County Ordinance Nos. 2015-73 and 2019-6, in compliance with Section 5.03.02.G.1 of the St. Johns County Land Development Code (the "**LDC**" or "**Code**"). This application is filed on behalf of the property owner, H3 St. Augustine, LLC, (the "**Applicant**") for the purpose of adding an additional 0.64 acres, increasing the maximum allowable square footage of commercial space in Phase 3 from 40,000 square feet to 180,000 square feet, and to change the name from "Travel Center at State Road 207" to "Hanania Auto Group".

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

This application proposes a major modification to Phase 3 of the Travel Center at State Road 207 (FKA Graham and Company Distribution) ~~Project~~ Planned Unit Development ("PUD"), approved as St. Johns County Ordinance No. 2007-5, as modified by Ordinance No. 2015-73, and Ordinance No. 2019-6 to:

1. Include adjacent ~~lands zoned Open Rural ("OR")~~Parcel 136550-0000, zoned Commercial Highway Tourist ("CHT~~") and PUD (St. Johns County Ordinance No. 2005-91, as modified by Ordinance No. 2015-76 known as the St. Augustine 500,000 Warehouse PUD)~~.
2. Change the ~~nature of Phase 3 of the project from an industrial warehouse development to a commercial development~~ maximum allowable Phase 3 non-residential development to 180,000 square feet of commercial space.
3. Change the project name from ~~Graham and Company Distribution Project to~~ Travel Center at State Road 207 to Hanania Auto Group.
4. ~~Update the PUD text and Master Development Plan Map to meet current St. Johns County Land Development Code (the "Code" or "LDC") standards.~~

This application does not include lands within Phases 1 and 2 of the Graham and Company PUD and does not modify Ordinance Nos. 2007-5 and 2015-73 with respect to Phases 1 and 2. Phase 1 includes 203,320 square feet of industrial space which is constructed and currently owned by ES 4030 Deer Park LLC, and Phase 2 is currently

owned by SCP 2009-C34-017 LLC which includes 32,867 square feet of industrial space plus an additional storage expansion of 13,844 square feet. ~~This application also does not include a majority of the lands within the St. Augustine 500,000 Warehouse PUD (remaining approximately 38 acres), which will remain entitled for a maximum 501,800 square feet of light industrial warehouse space.~~ The development summaries set forth in this PUD text and related Master Development Plan ("MDP") Map, **Exhibit "C"**, only relate to Phase 3 of the PUD.

~~The Travel Center at State Road 207 project (the "Project") includes approximately 37 acres owned by Fountain Partners, LLC, Betty and James Allen, and FCDC Properties, LLC,~~ The Hanania Auto Group project (the "Project") includes approximately 36.9 acres owned by H3 St. Augustine LLC, which is described in **Exhibit "A"** attached hereto (the "Property"). ~~The portion of the Property owned by Fountain Partners, LLC is zoned PUD and OR, the parcel owned by FCDC Properties, LLC is zoned PUD (Ord. 2005-91), as modified by Ord. 2015-76), and the land owned by the Allens is zoned CHT.~~ The Property has a Future Land Use Map designation of Mixed Use District. The Property is located along State Road 207, west of Interstate 95 and east of Deerpark Boulevard in Elkton, Florida. The Property is comprised of St. Johns County Parcel Identification Nos. 136387-0000, ~~136627-0000,~~ 136530-0000 and ~~136386-0000 (portion)~~136550-0000.

The proposed "~~Travel Center at State Road 207~~Hanania Auto Group Planned Unit Development" is designed as a primarily commercial project providing for a maximum of ~~40,000~~180,000 square feet of commercial/retail space~~, including a fuel and convenience center serving the Interstate 95 – State Road 207 area~~.

Lands to the north, south, east and west of the Property have FLUM designation of Mixed Use District. Lands to the north are zoned PUD, to the south and east are zoned CHT, to the west are zoned PUD, CG and OR. The adjacent PUD-zoned property includes industrial warehouse uses. The CHT-zoned land to the east and south includes a gas station, hotel and other commercial uses.

The Applicant will preserve most of the on-site wetlands to enhance the natural attributes of the site. The design for the PUD may implement Low Impact Development (LID) principles in common landscaped areas, with such principles including planting native vegetation and using bio-swales to collect localized stormwater runoff. It is anticipated that the architectural style of the development will result in a unified, cohesive and compatible plan of development that will:

- Provide commercial services for area residents and passersby on Interstate 95.

- Provide businesses and jobs (including high paying jobs) within the southern portion of the County.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County and Land Development Code (the "Code" or "LDC").
- Conform to the limitations of use, design, density, coverage and phasing stipulated on the proposed development plan.
- Provide development consistent with the Mixed Use District Future Land Use Map ("FLUM") designation and the uses of surrounding lands.

B. ~~***The total number of acres included within the Project as requested in the application.***~~***Total Acreage***

Approximately ~~37~~ 36.9 acres.

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

The total number of wetlands acres present on the site is approximately ~~22.6~~23.2 acres.

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

The maximum amount of developable acres, including approximately 4.59 acres of filled wetlands, is approximately ~~19~~ 18.3 acres. Development parcels are illustrated on the MDP Map attached hereto as **Exhibit "C".**

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

~~There is no residential development proposed~~Not applicable.

F. ~~***The total square footage and intensity of non-residential Development.***~~***Intensity of Non-Residential Development***

As referenced in Ord. 2007-5, 203,320 sf and 64,896 sf were entitled for the first two phases respectively. There are currently 18,185 sf of entitlements left for the first two phases of the PUD which are not subject to this Major Modification. Ord. 2007-5 had originally entitled Phase 3 for 208,000 sf of industrial built space. This was reduced when Phase 3 of the PUD was modified for the unique use of a Travel Center and now requests 180,000 sf as the maximum square footage of built space.

The Property (Phase 3 of the existing PUD) has a FLUM designation of Mixed Use District and will include a maximum of 184~~4~~0,000 square feet of commercial space. Impervious surface will not exceed 75 percent of the Property, and ~~floor area ratio will not exceed~~maximum built space is far below the ~~70~~ 150 ~~percent~~ % maximum FAR for the Mixed Use District~~of the site~~, pursuant to St. Johns County Comprehensive A.1.~~9.1.~~13.3

Non-residential uses may include those within the Highway Commercial, High Intensity Commercial, and General Business and Commercial Use categories, as defined in the LDC Section 2.02.01, as may be amended.

Retail uses may include development with up to 75,000 square feet per tenant/user in a single building or continuous space and shall not be classified as “large-scale discount supercenters” or “big box” retailers.

The following Special Uses shall be allowed by right within the Property: sale of alcoholic beverages, and truck stops. Any convenience store and truck stop located on the Property will be limited to a maximum of seven (7) fueling stations for trucks and a maximum of 60 fueling stations for cars. It is estimated that of the vehicles visiting the convenience store and truck stop, approximately 80 percent will be cars and the other 20 percent will be trucks.

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

~~***Project, and the maximum height of all Structures.***~~***Setbacks, Parking, Signs, and Height***

Commercial/Office Development Standards for the Property (Phase 3 of the existing PUD):

1. Setbacks: Building setbacks from external site boundary lines shall not be less than 20 feet, as provided in LDC Section 5.03.03.B.2, which setbacks apply to parking and storage adjacent to road rights-of-way. Setbacks shall be measured in accordance with the Code. Building separation will meet ~~Florida Building Code requirements~~LDC Section 6.03.00.
2. Building height: Buildings shall not exceed 45 feet in height. All buildings over 35-feet will be protected with an automatic fire sprinkler system.
3. Maximum impervious surface ratio: 75 percent of the overall Property.
4. Maximum lot coverage by buildings: 70 percent of the overall Property.
5. Maximum floor area ratio: 70 percent of the overall Property.
6. Parking: Parking will be provided via surface parking. The total number of parking spaces to be provided will comply with applicable Code requirements. Landscaping within parking lots will be provided in accordance with applicable Code requirements. Loading areas will comply with applicable provisions of LDC Section 6.05.02.K.
7. Signage: ~~Signs shall be permitted within the Property, in the locations depicted on the MDP Map attached as Exhibit "C". ~~All Project signs will comply with applicable provisions of LDC Parts 7.02.00 and 7.06.00. Any service station of truck stop located on the Property shall be permitted to have signage on each side of the canopy over the gas pump area that does not exceed 1.5 square feet of advertising display area ("ADA") per linear foot of the applicable canopy, not to exceed 48 square feet. Maximum height for lettering on the canopy is 2.5 feet. A maximum of three (3) canopy signs shall be permitted. ~~The existing interstate sign (currently "BP") along the east property line abutting the Interstate 95 right-of-way will identify a different business entity in the future. This existing interstate sign is located within the Property. The Project will also include an interstate sign located on the adjacent land with St. Johns County Parcel Identification No. 136550-0000 that is subject to Special Use Permit SUPMAJ 2018-15. The location of this interstate sign is depicted on the MDP Map.~~ The Project will include on-site signage in compliance with LDC 7.02.04, and entry sign in compliance with 7.06.01.B and also include an interstate sign. The location of signage may vary slightly, but is generally depicted on the MDP Map.

8. Lighting: Project lighting will comply with the provisions of the LDC Sections 5.03.06.H.6 and 6.09.00.

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

1. Drainage: Stormwater will be treated on site within the retention and detention areas. All drainage structures and facilities will be designed and constructed in compliance with the Code in effect at the time of permitting and all applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to commencement of any construction. The Stormwater Management System will be maintained by the property owner(s) or property owners' association. The extent feasible, however, the stormwater ponds shall incorporate natural features into their design providing vegetation and buffers promoting wildlife habitat. Native trees and grasses will be planted on portions of the pond bands.
2. Vehicular Access/Interconnectivity: As depicted on the MDP Map, Exhibit "C", there will be entrance/exit points to the Property ~~and the adjacent CHT-zoned property~~ with Parcel Identification No. 136550-000 from State Road 207 and from Deerpark Boulevard (Grant of Reciprocal Access Easements recorded in Official Records Book 3802, Page 243, Public Records of St. Johns County, Florida). The number, locations and types of access points along State Road 207 will be determined during permitting by the Florida Department of Transportation ("FDOT") in cooperation with St. Johns County. State Road 207 access drives for cars may be separated from access drives for trucks and traffic flow and safety purposes. Some of the State Road 207 access points may be right in or right out only. Both cars and trucks can use the Deerpark Boulevard access. Interconnection will be provided throughout the Property and to lands to the south and west via the aforementioned roads. Interconnection to the north is not possible due to the location of wetlands. Potential future interconnection to the east is shown on the MDP Map. If project traffic warrants improvements to Deerpark Boulevard as it approaches State Road 207, the Applicant will make such improvements if permitted by the County and

FDOT. ~~The Applicant will provide a financial commitment for a traffic signal at the intersection of State Road 207 and Deerpark Boulevard, if and when warranted.~~

3. Pedestrian Access/Sidewalks: Pedestrian circulation will be provided via sidewalks within the Property. The Applicant will construct sidewalks along State Road 207, in locations permitted by FDOT. Such sidewalks will be constructed in conformance with the requirements of the Code. All pedestrian accessible routes shall meet the requirements of the Code, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36.
4. Open Space: The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, pursuant to LDC Section 5.03.03.A.3. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1. There are approximately ~~22.6~~23.2 acres of wetland within the Property, and approximately 18.6 acres of such wetland will be preserved.
5. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer service will be provided by the St. Johns County Utility Department ("SJCUD"). Electricity will be provided by Florida Power and Light. Utility Availability Letters have been provided. The Applicant will coordinate the relocation of an existing Easement for Utilities recorded at Official Records Book 2979, Page 974, Public Records of St. Johns County within the Property with the SJCUD prior to construction plan approval.
6. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Dumpster screening will be consistent with LDC Section 6.06.04.B.8.
7. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00
8. Parking: Parking will be provided in accordance with applicable provisions of LDC Section 6.05.02.E.

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

Water and sewer services will be obtained from St. Johns County Utilities via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedication to the St. Johns County Utility Department ("SJCUD") for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with SJCUD standards.

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

time of review. Utility connection points shall be installed as listed in the availability letter to minimize impact to the existing infrastructure or to the existing level of service. Water, sewer and/or reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

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

Based on the soil survey of St. Johns County, Florida, the following soils are present on the Property (~~**Attachment "D"**~~**Environmental Report as provided on Ordinance 2019-6**)**:** 41 Tomoka muck; 26 Samsula muck; 3 Myakka fine sand; 13 St. Johns fine sand; and 30 Westconnett fine sand, frequently flooded.

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

Five (5) types of land use cover classifications were identified in the Environmental Site Assessment (~~Attachment "D"~~Environmental Report as provided on Ordinance 2019-6) filed with this application. The applicable Florida Land Use, Covers and Forms Classification System ("FLUCFCS") designations for the Property are summarized as follows: Commercial and Services (140); Pine Flatwoods/Pine Plantation (441); Hydric Pine Flatwoods (620), Wetland Forested Mixed (630); and Trailroad (814).

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

There is no Significant Natural Communities Habitat on the Property and no listed species were observed (Environmental Report as provided on Ordinance 2019-6). ~~The Project Environmental Report is attached as **Attachment "D".**~~

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

There are no known or observed Historic Resources, as defined in the Code, located within the Property.

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

The Applicant shall provide a ten (10) foot perimeter buffer with screening as required by LDC Section 5.03.03.A.4, ~~except as set forth in Section T herof~~and a twenty (20) foot setback around the property perimeter.. An averaged 25-foot natural vegetative upland buffer and an additional 25-foot building setback to the buffer are provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B. All landscaping, tree removal and tree protection shall be in compliance with the Code in effect at the time of construction plan submittal.

Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

O. ~~***PUDs located in Special Districts as defined by Article III of the Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.***~~***Special Districts***

The PUD is not located within a Special District defined by the Code.

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

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans.

Temporary construction and sales trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for the last building constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Section 7.02.03.

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

The Project may include Accessory Uses for non-residential structures, as permitted by the Code. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way, or located on the ground and screened from view from any adjacent public right-of-way. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except a provided by Florida law), antenna and other similar structures shall be similarly screened. Off-street parking and loading shall also be permitted.

All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations, and Florida Accessibility Code for Building Construction requirements.

R. ~~***A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase, a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion.***~~ ***Phasing Schedule***

The Project will be constructed in one (1), 10-year phase. Construction shall commence within five (5) years of PUD Ordinance approval. For purposes of this PUD, "commencement" shall mean securing approved construction drawings. "Completion" shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

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

The Property has a Comprehensive Plan Future Land Use Map designation of Mixed Use, which allows for the types of uses included within this application. The

Comprehensive Plan encourages a mixed use development within the Mixed Use areas pursuant to Objective A.1.9, which states "The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrations 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." Policy A.1.9.3 encourages a mixture of uses within the Mixed Use development parcels 40 acres and larger, with each use comprising at least 10 percent of the developable land within the project. That policy continues by stating that "While the County requires a mixture of uses on 40 acres or greater, the County recognizes that 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."

The overall area is ideally suited to this type of development and this tract is suitable in character and location for the structure and uses proposed. It has access to major roadways.

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC, the 2025 St. County Comprehensive Plan. The Property is identified as Mixed Use District on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows the requested respective development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the St. Johns County Comprehensive Plan.
- The proposed PUD will be a benefit to the future occupants of the PUD and to the residents of St. Johns County in that the County will be afforded strict control over development of this project. The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will no be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDC.

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

T. ~~***A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative***~~

~~*development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Land Development Code shall be provided to justify the need for such waivers.*~~*Waivers*

~~**LDC Section 5.03.03.A.4 10-Foot Natural/Landscaped Buffer**~~

~~The Applicant is the contract purchaser of the parcel to the northeast of the Property with St. Johns County Parcel Identification No. 136550-0000, which has a zoning of Commercial Highway Tourist ("CHT"). The current owner of the CHT-zoned property did not consent to the inclusion of his lands in this Major Modification application has allowed his property to be subject to a Special Use Permit application to allow its uses as a truck stop. Once the Applicant purchases the CHT-zoned property, the Applicant will own that property and the land included within this PUD ordinance, thereby eliminating the need to provide a 10-foot buffer between the parcels. Thus, the Applicant requests that once it purchases the CHT-zoned property, it not be required to have a 10-foot buffer between the land subject to this PUD Ordinance and the CHT-zoned property as long as the Applicant owns both parcels and the companion Special Use Permit (SUPMAJ 2018-15) remains in effect.~~

There are no waivers requested for this Major Modification.

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

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

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

Code ordinance or regulation shall be deemed waived or varied by and provision herein."

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

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

The Property is located within the Mixed Use District designation on the 2025 Future Land Use Map of the St. Johns County Comprehensive Plan.

August 14, 2026

VIA Email: nef.planning@dccm.com

Stephanie Keyser
DCCM
7 Waldo Street
St Augustine, FL 32084

RE: Water & Sewer Availability
Hanania Auto Group PUD **PIN(s): 136530 0000, 136550 0000, 136387 0000**

Ms. Keyser:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 180,000 square foot commercial space with a total anticipated water demand of 18,000 gallons per day (gpd) and wastewater flow of 14,400 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connection Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service can be provided by SJCUD's CR214 Water Treatment Plant (WTP) with connection to the existing 10-inch water main along SR 207. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. See specific conditions below.

Point of Connection - Wastewater:
Wastewater service can be provided by SJCUD's SR 207 Water Reclamation Facility (WRF) with connection to the existing 16-inch force main along SR 207. See specific conditions below.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities for irrigation facilities pursuant to County Ordinance 2026-07. Provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be utilized for irrigation.

General Conditions:

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

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

3. The availability of capacity will expire 180 days from the date of this letter on **February 10, 2027**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2026-07.

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app here.

5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions:

1. Developer shall coordinate with SJCUD staff to grant any necessary easements along SR 207.

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

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
Chief Engineer of Development Services