6	**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: **PUD 2026-01 300 N. Roscoe PUD**

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

PRESENTER: **Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC**

BACKGROUND INFORMATION:

Request to rezone approximately 2.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,000 square feet of office uses and 18,000 square feet of enclosed vehicle spaces and off-street parking, specifically located at 300 North Roscoe Boulevard.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of PUD 2026-01 300 N. Roscoe PUD, based upon nine (9) findings of fact as listed in the staff report.
DENY: Motion to recommend denial of PUD 2026-01 300 N. Roscoe PUD, based upon ten (10) findings of fact as listed in the staff report.

Growth Management Department
Planning Division Report
Application for Planned Unit Development Rezoning
PUD 2026-01 300 N. Roscoe PUD

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	November 9, 2026
Subject:	**PUD 2026-01 300 N. Roscoe PUD,** request to rezone approximately 2.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,000 square feet of office uses and 18,000 square feet of enclosed vehicle spaces and off-street parking, specifically located at 300 North Roscoe Boulevard.
Applicant:	Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC
Hearing Dates:	Planning and Zoning Agency – November 19, 2026 Board of County Commissioners- December 15, 2026
Commissioner District:	District 4

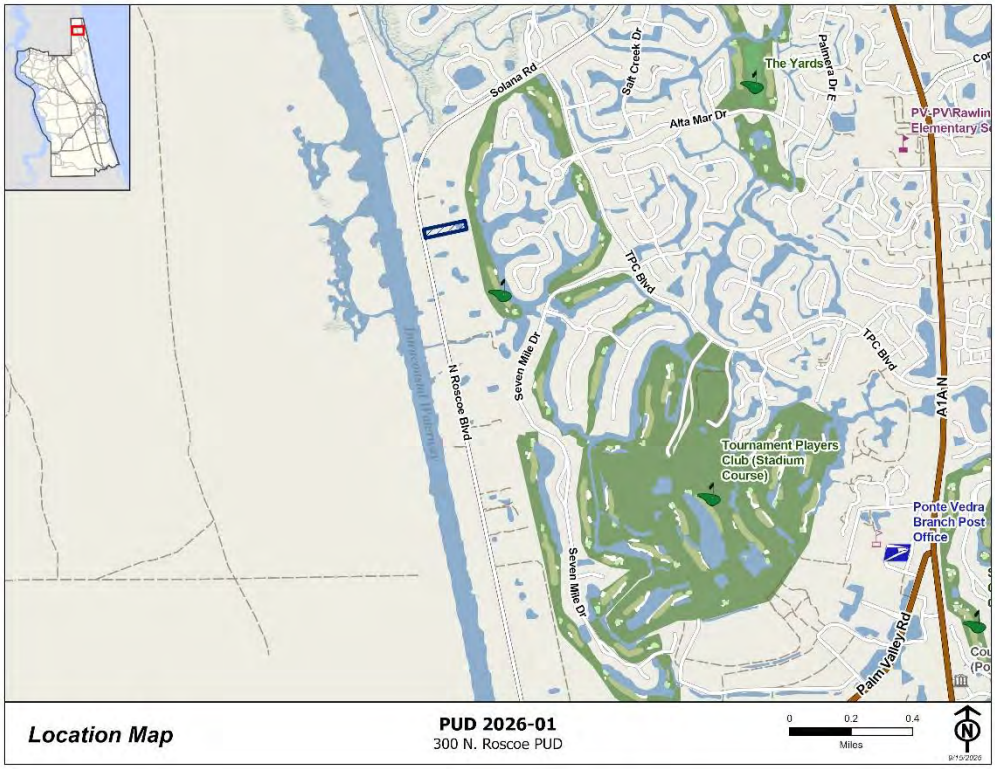
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **PUD 2026-01 300 N. Roscoe PUD,** based upon nine (9) findings of fact as listed in the staff report.

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MAP SERIES

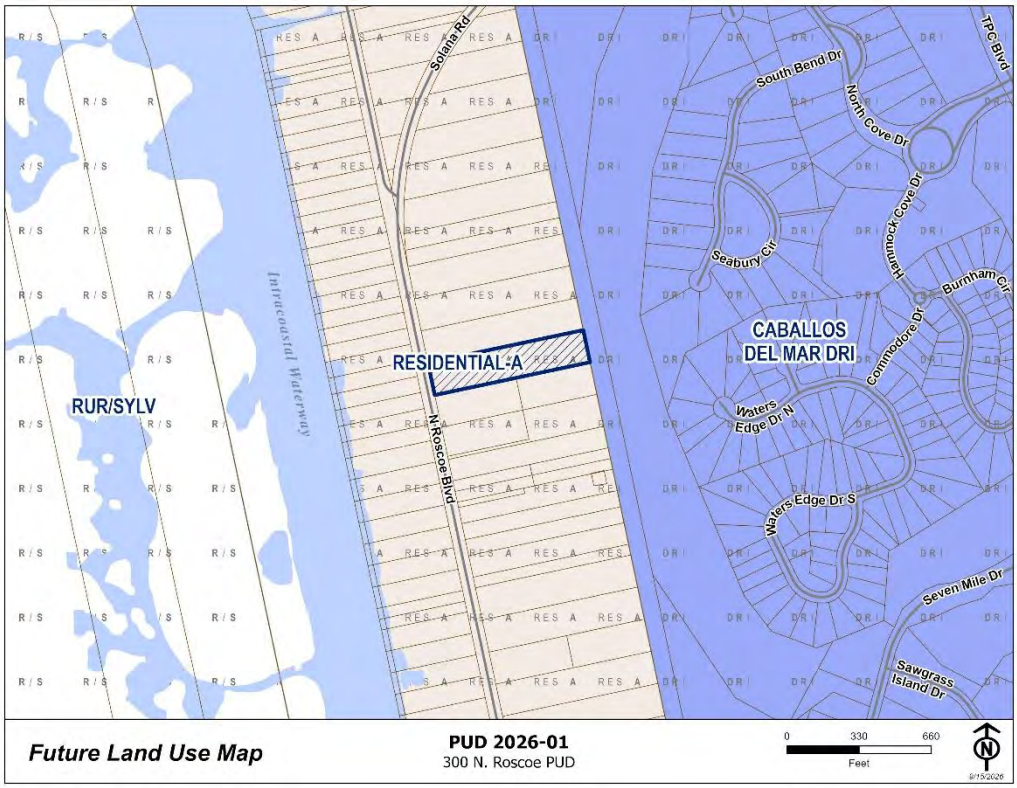
Location: The subject property is located on the east side of North Roscoe Boulevard, approximately 0.15 miles south of the Solana Road and N Roscoe Boulevard intersection.



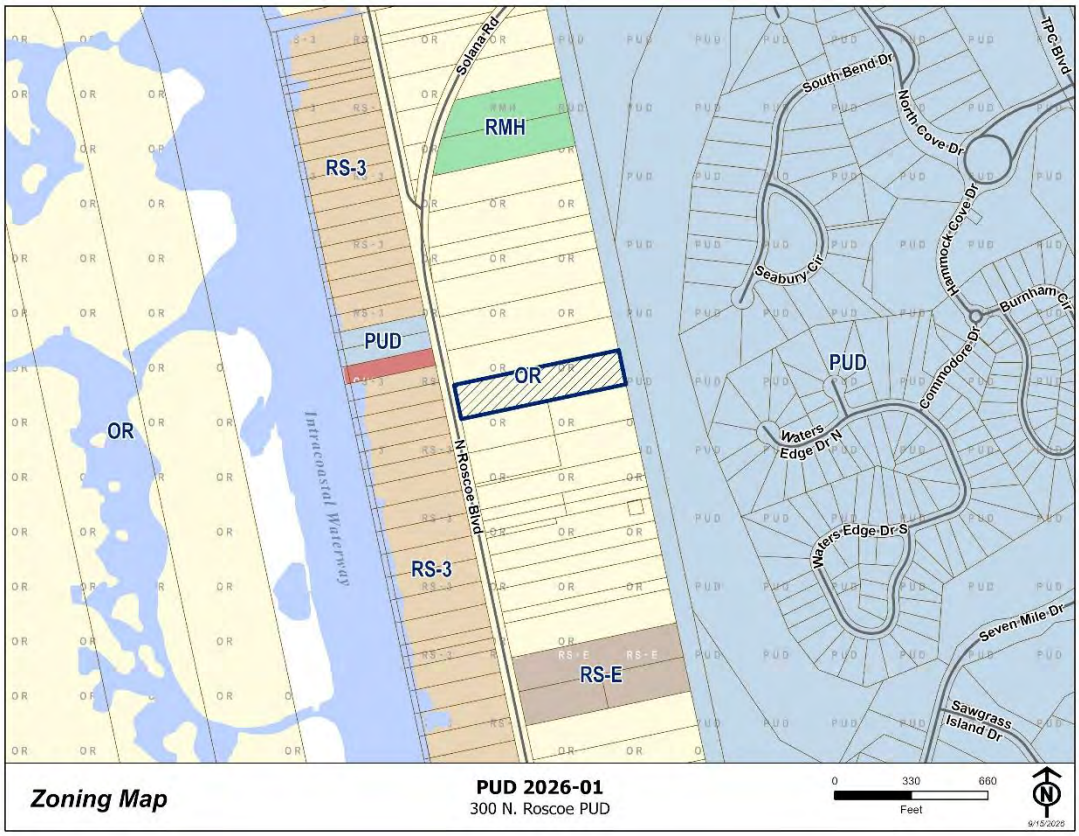
Aerial Imagery: The subject property contains approximately 2.5 acres of land and is currently developed with a mobile home.



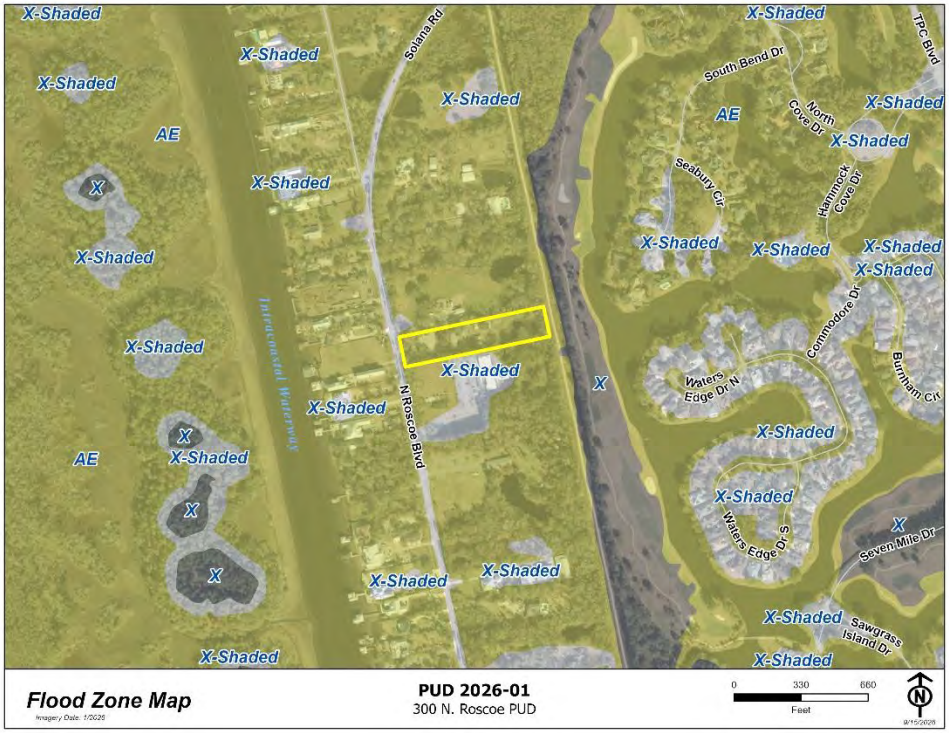
Future Land Use: The subject property and properties to the north, south, and west are designated Residential-A (RES-A) on the Future Land Use Map. Properties to the west are located within the Caballos Del Mar DRI.



Zoning District: The subject property and properties to the north and south are currently zoned Open Rural (OR). Properties across N. Roscoe Blvd are zoned Residential, Single-Family (RS-3), Commercial Highway Tourism (CHT), and North Roscoe restaurant Planned Unit Development (PUD). The properties to the east are located in the Players Club PUD.



Flood Zone: The subject property is located in an AE flood zone.



APPLICATION SUMMARY

The Applicant seeks to rezone an approximately 2.5-acre parcel from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,000 square feet of office space, 18,000 square feet of vehicle garage space, and off-street parking for neighboring businesses, consistent with the allowed Neighborhood Commercial Uses within the Residential-A (RES-A) Comprehensive Plan future Land Use Designation.

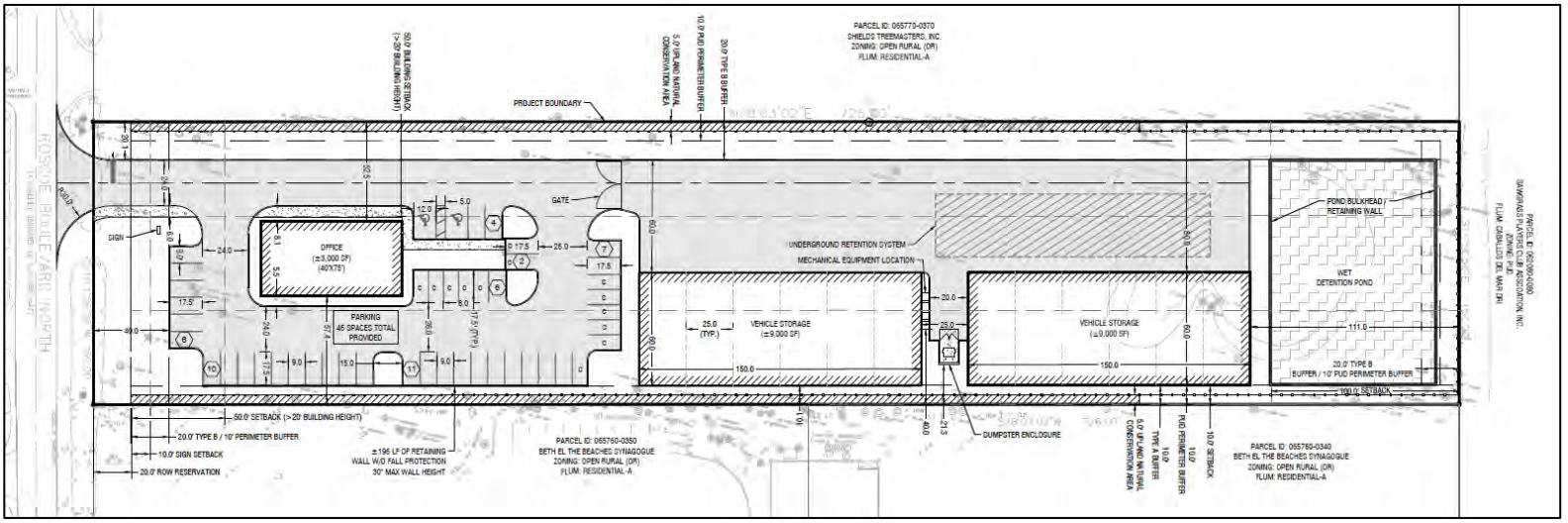
As outlined in the Master Development Plan (MDP) Text and Map, the applicant intends to develop the site with a commercial office building and two six-bay garage buildings to be utilized as private car-condos. Access to the development is proposed via one (1) connection to N Roscoe Boulevard, as indicated on the MDP Map. The applicant indicates that the proposed development will serve the community by providing a much-needed, low-intensity nonresidential use. The applicant is requesting four (4) waivers to the Land Development Code regulations, specifically to the Palm Valley Overlay District regulations outlined in Part 3 of the LDC. These are discussed later in this staff report.

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

Figure 1: Proposed Development Standards	
Development Type	**Commercial**
Maximum Square Footage	3,000 sq ft office building 2 – 9,000 square foot vehicle garage buildings
Total Land Area	2.5 acres
Wetlands	0 acres
Total Developable Acres	2.5 acres
Maximum Floor Area Ratio (FAR)	50%

Maximum Impervious Surface Ratio (ISR)	65%
Minimum Open Space	25% (0.6252.5 acres)
Minimum Upland Preservation	5% (0.125 acres)
Maximum Building Height	25 Feet
Minimum Building Setbacks	Front (west): 50 feet Side (north): 50 feet Side (south):10 feet Rear (east): 100 feet
Buffers	10-foot PUD perimeter buffer 20/B buffer to the north, east, and west 10/A buffer to the south
Parking	13 spaces
Lighting	Per SJC LDC Sec. 5.03.06.H.6, 6.09.00 and 3.06.00
Signage	Per SJC LDC Article 7
Phasing	Commencement to occur within 1 year of PUD approval

Proposed Master Development Plan (MDP) Map (provided in part):



SITE DATA TABLE

PARCEL NUMBER (RE#)	0657700000
SITE AREA	± 108,900 Sq. Ft. (2.50 AC)
PROPOSED USE	OFFICE, ENCLOSED VEHICLE STORAGE
EXISTING ZONING	OR
PROPOSED ZONING	PUD
EXISTING WETLANDS	0 Sq. Ft. (0 AC)
PROPOSED WETLAND IMPACTS	0 Sq. Ft. (0 AC)
PROPOSED WETLAND PRESERVATION	0 Sq. Ft. (0 AC)
LOT & YARD REQUIREMENTS	REQUIRED
FRONT BUILDING SETBACK	50' (W)
REAR BUILDING SETBACK	100' (E)
SIDE BUILDING SETBACK	50' (N),10' (S)
SIGN SETBACK	10' FROM RIGHT-OF-WAY
LANDSCAPE BUFFER (N)	20' TYPE B, 10' PUD PERIMETER
LANDSCAPE BUFFER (E)	20' TYPE B, 10' PUD PERIMETER
LANDSCAPE BUFFER (S)	10' TYPE A, 10' PUD PERIMETER
LANDSCAPE BUFFER (W)	20' TYPE B, 10' PUD PERIMETER
NATURAL CONSERVATION AREA	5,445 Sq. Ft. (0.13 AC) (5%)
OPEN SPACE	27,225 Sq. Ft. (0.63 AC) (25%)
LOT COVERAGE REQUIREMENTS	MAXIMUM
IMPERVIOUS SURFACE AREA (ISR)	65%
FLOOR AREA RATIO (FAR)	50%
FLOOR AREA	25,000 SF

SITE ENVIRONMENTAL DATA TABLE

WETLAND CONSERVATION AREA	0 AC
UPLAND BUFFER AREA	0 AC
UPLAND PRESERVATION AREA	0.13 AC
SIGNIFICANT NATURAL HABITAT AREA	0 AC
TOTAL NATURAL AREA	0.13 AC

SITE PARKING DATA TABLE

PROPOSED USES:	OFFICE SPACE/PERSONAL PROPERTY MINI-WAREHOUSE FACILITIES
PARKING	REQUIRED
TOTAL VEHICLE	13
STANDARD	12
ADA	1

NOTES:
1. REQUIRED VEHICLE PARKING RATE PER LDC SEC 6.05.02.E.
   1.1. BUSINESS OFFICE: 1 SPACE FOR EACH 300 SQ FT OF GROSS FLOOR AREA. 3,000 SF OFFICE BUILDING / 300 SF = 10 SPACES.
   1.2. PERSONAL PROPERTY MINI-WAREHOUSE FACILITY: 1 SPACE FOR EACH 7,000 SQ FT OF GROSS FLOOR AREA. (9,000 SF VEHICLE STORAGE FACILITY *2) / 7,000 SF = 3 SPACES.
   1.3. 10 SPACES + 3 SPACES = 13 SPACES.

NOTES:
LOT COVERAGE REQUIREMENTS PER PALM VALLEY OVERLAY DISTRICT CRITERIA, SJC LDC SECTION 3.06.04.
1. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH LDC SECTION 3.06.09 AND 7.00.00.
2. COMMERCIAL USES SHALL HAVE A MAXIMUM ALLOWABLE GROSS FLOOR AREA (GFA) OF 10,000 SQUARE FEET PER ACRE (PRO RATA) PER SJC LDC SECTION 3.06.04.A.7.
3. UILDING SETBACK REQUIREMENTS PER PALM VALLEY OVERLAY DISTRICT CRITERIA, SJC LDC SECTION 3.06.04.A, 3.06.05.A AND 5.03.03.B.2.
4. ALL BUFFERS PER SJC LDC SECTION 3.05 AND SJC LDC 6.06.04 - TABLE OF INTENSITY FOR BUFFERS AND SCREENING & TABLE 6.20 - MINIMUM BUFFER SCREENING MATRIX. PROPOSED LAND USE CLASSIFICATION = GROUP 4 (GENERAL BUSINESS AND COMMERCIAL). LAND USE CLASSIFICATION FOR ABUTTING NORTHERLY PROPERTY = 1 (RESIDENTIAL - SINGLE-FAMILY)
5. OPEN SPACE REQUIREMENT PER SJC LDC SECTION 5.03.03.A.1
6. TEMPORARY CONSTRUCTION TRAILER MAY BE LOCATED WITHIN THE PROJECT, TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE CERTIFICATION OF OCCUPANCY.
7. STORM WATER COLLECTION AND TREATMENT WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
8. OUTDOOR LIGHTING WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY LDC SECTION 3.05.04.A.5 AND 3.05.13. LIGHTING SHALL BE DOWNWARD FACING FULL CUT-OFF, NO HIGHER THAN 20 FEET AND SHALL HAVE A MAXIMUM ILLUMINATION LEVEL OF 0.30 FOOTCANDLES AT GROUND LEVEL AT THE LOT LINE.
9. SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 3.05.04.A.3 & 5.05.04.B.8.
10. SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND/OR ROOT TOP PER ST JOHNS COUNTY LDC SECTION 3.05.04.A.3 & 5.05.04.B.9.
11. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBILITY ROUTES AND PARKING) SHALL MEET THE FAIR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE , NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ONT HE CONSTRUCTION DRAWINGS.

LOT 37

The proposed MDP Map depicts the proposed site layout of the three commercial buildings. One access point is identified on the north side of the property, which leads into the commercial site with a one-story office building located off N Roscoe Blvd. and two (2) enclosed garage buildings or private car condos situated in the rear of the lot. A 100-foot setback is maintained from the structures to the rear property line. A stormwater retention area is proposed in the rear of the property as well. The full application can be found in **Attachment 2- Supporting Documents**.

APPLICABLE REGULATIONS

Policy A.1.4.11:

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

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

A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties.

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

(a) A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.

(b) A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

(c) A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.

(d) A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

(e) A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

(f) With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

1. permitted uses, structures, and activities allowed within the Future Land Use designation;
2. building location, dimension, height, and floor area ratio;
3. location and extent of parking, access drives, loading areas, and service areas;
4. hours of operation, noise levels, and lighting;
5. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

LDC Section 3.06.03 Application of District Regulations (provided in part):

A. All standards prescribed in this Part shall apply to all Uses contained within all zoning categories (including PUD's, PSD's and PRD's) excluding single-family dwellings; Two Family Dwellings; mobile homes; roadside stands; plant nurseries, barns, corrals, greenhouses and other substantially similar Structures; temporary uses; and boarding stables and riding academies. These requirements shall apply to property proposed for Development as a permitted Use, as well as to additions, exterior remodeling and renovations hereafter undertaken within the Palm Valley Overlay District.

1. Exterior remodeling and renovation shall be defined as any activity changing the exterior of a Structure that requires a County Building Permit, as well as to Construction or alteration of fences or decks.
2. These regulations shall apply to only that portion being added, remodeled, renovated or changed.
3. Landscaping, buffers, signage, parking lots and Structures may be maintained and repaired, Buildings re-painted using the same colors, and roofs repaired and replaced with the same materials and colors, without a review by the Architectural Review Committee (ARC).
4. Any non-conforming Uses or Structures impacted by this Part shall follow Part 10.03.00 of this Code concerning non-conforming regulations.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

Planned Unit Developments are considered rezonings. This application is subject to the general standards outlined in Board of County Commissioners of *Brevard County v. Snyder*, 627. So. 2d 468. Planned Unit Developments are considered rezonings., and therefore the 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 the testimony presented at the evidentiary hearing(s).

Fire Services Review:

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

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

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

Based on this project submitted, parcel 065770-0000, as well as the current primary fire station location at 130 Canal Blvd and creditable water supply, ISO would assign a rating of Class 3.

Technical Division Review:

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

Transportation/Concurrency Division Review:

The following assessment is a non-binding traffic impact analysis for PUD 2026-01 to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of a maximum of 3,000 square feet of professional office, a maximum of 18,000 square feet of enclosed vehicle storage space, and off-street parking.

Intended Plan of Development: Per the PUD text and MDP map, the applicant intends to develop a maximum 3,000 square feet of professional office space, a maximum of 18,000 square feet of enclosed vehicle garage space (two buildings up to 9,000 sq. ft. with six garage bays each), and off-street parking. The proposed development is estimated to generate 43 average weekday trips with 6 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.), based on 3,000 sq.ft. of small office building (ITE LUC 712).

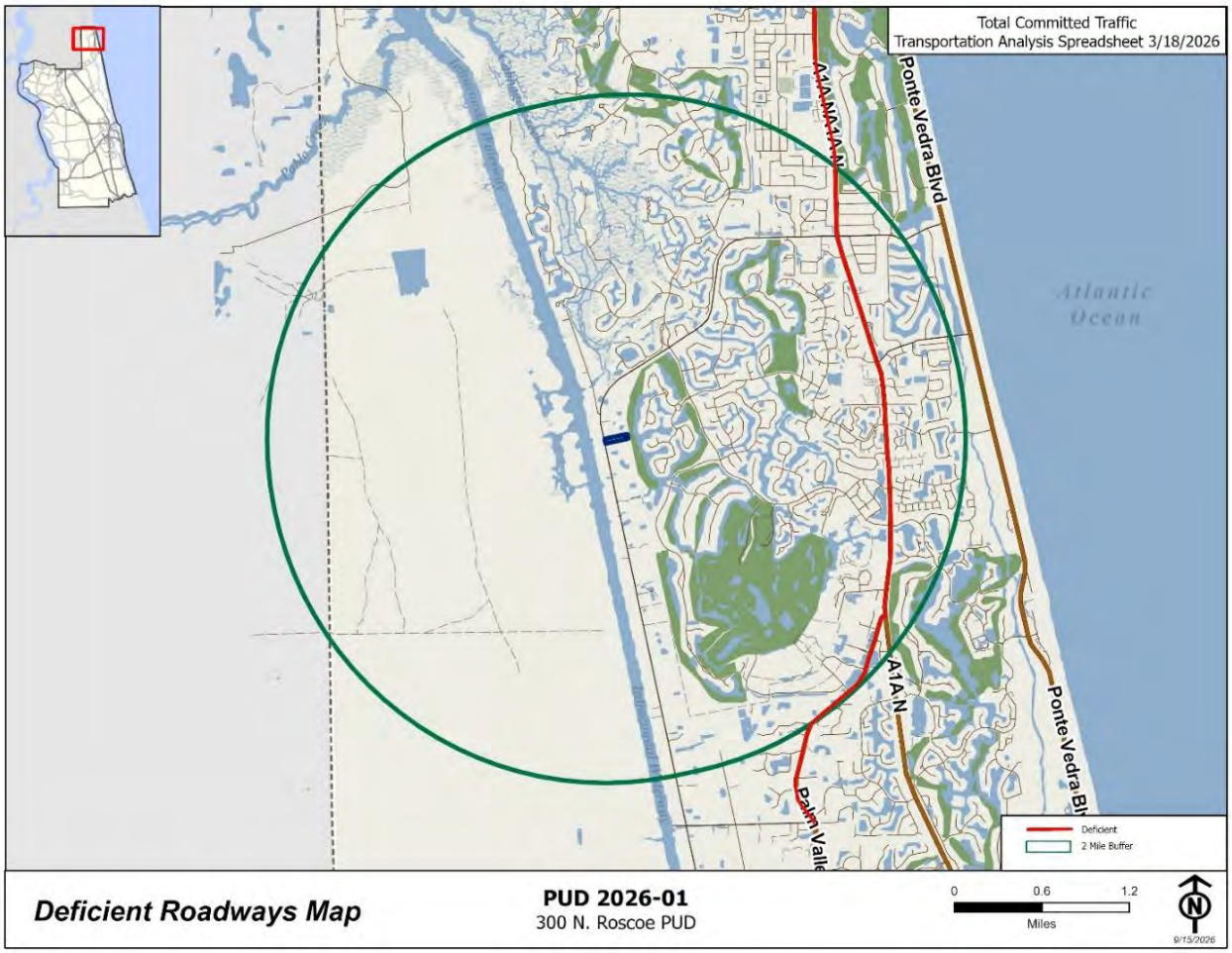
Because enclosed vehicle garage spaces are not included in the ITE manual, Staff used the mini-warehouse land use category (ITE LUC 151). The proposed 18,000 sq.ft. of vehicle garage space is estimated to generate 23 average weekday trips with 3 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.).

The proposed development will be accessed from N Roscoe Blvd. The enclosed garages will be gated. There appears to be adequate stacking distance and parking available onsite to prevent any stacking in the roadway.

The directly accessed roadway segment, Link 43.1 (Roscoe Blvd. from Canal Blvd. to PGA Tour Blvd.), is currently operating at 65.7% of capacity based on existing 2025 P.M. peak hour traffic, and 67% of capacity based on total committed peak hour traffic.

Non-residential: The proposed non-residential development is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide safe and efficient access to the proposed development. 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. Any offsite parking agreements with surrounding businesses will be applicant's responsibility to maintain.

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



Planning and Zoning Division Review:

The applicant seeks to rezone an approximately 2.5-acre parcel from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,000 square feet of office space, 18,000 square feet of vehicle garage space (private car condos), and off-street parking for neighboring businesses, consistent with the allowed Neighborhood Commercial Uses within the Residential-A (RES-A) Comprehensive Plan future Land Use Designation. According to Section S of the MDP Text, the proposed commercial site will positively serve the local community and residents by providing a much-needed low-intensity, non-residential use of the property.

The subject property is located in the Palm Valley Overlay District, which was established to attain the following objectives:

- protection of adjacent residential Uses;
- reduction of visual distraction through uniform Sign criteria;
- enhancement of physical appearance through increased landscaping of public and private property;
- clustering of complementary Uses throughout the various locations throughout the Palm Valley Overlay District;
- provision of architectural design guidelines within specific locations throughout the Palm Valley Overlay District;
- encouraging pedestrian facilities; and
- enhancing the appearance of Development through landscaping

The property currently has a Future Land Use designation of Residential A (RES-A). Comprehensive Plan Policy A.1.13.1(m) provides that residential land uses may include uses that support or complement residential development. Within Density Zone "A," Neighborhood Commercial uses may be appropriate when approved through the Planned Unit Development (PUD) process and designed at a scale and intensity compatible with the surrounding residential area. Accordingly, the proposed office space and enclosed vehicle garages (private car condos) may be considered Neighborhood Commercial uses permitted under the proposed PUD zoning, subject to consistency with the applicable Comprehensive Plan policies and Land Development Code requirements.

Waivers:

The Applicant is requesting the following waivers to the Land Development Code (LDC) and has provided their justification, as follows:

1. Request waiver from LDC Section 3.06.05.A.5 Minimum Yard Requirements. The applicant is requesting a waiver from the Palm Valley Overlay District requirements to allow a reduction to the southern side yard setback from 50 feet to 10 feet.

   Provided Justification: As provided by the applicant, a reduced setback along the southern property line will allow for a unified plan for continuity of setbacks adjacent to an existing cultural/institutional use.

   Code Reference: LDC Section 3.06.05.A (provided in part):

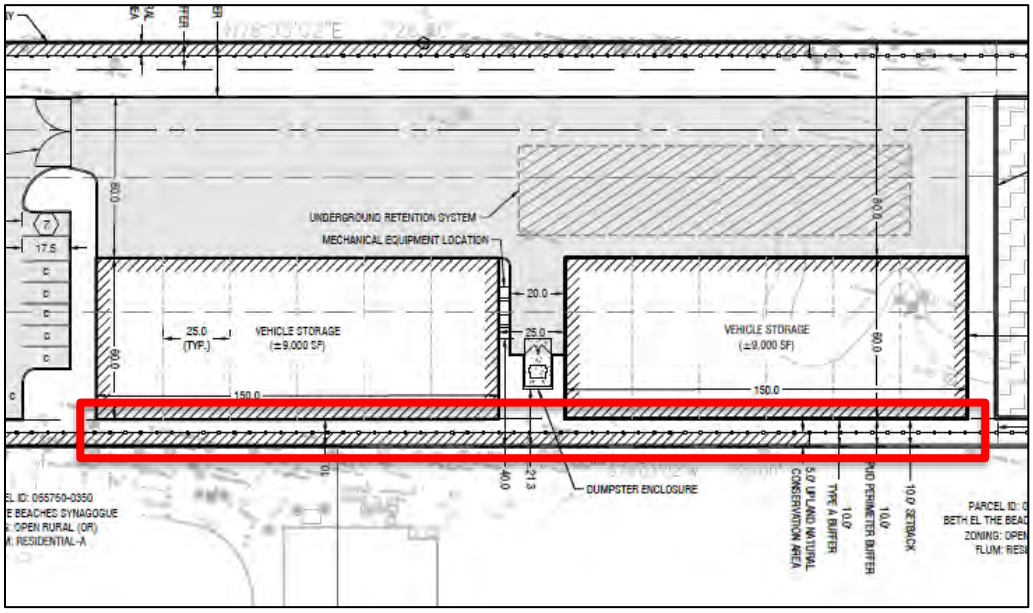
   5. For Buildings proposed on sites which adjoin an existing residential land Use or residentially-zoned Lands, the minimum adjoining Side or Rear Yard, or both is: thirty (30) feet for a Building up to and including twenty (20) feet in height; fifty (50) feet for a Building above twenty (20) feet in height.

   Staff Review: The subject property is surrounded by Open Rural (OR) zoning to the north, west, and south, which permits residential development. Pursuant to LDC Section 3.06.05.A.5, buildings exceeding 20 feet in height that adjoin residentially zoned lands are required to maintain a minimum 50-foot side or rear yard setback. As the proposed enclosed vehicle garage buildings may reach a maximum height of 25 feet, a 50-foot setback from the southern property line is required. The

applicant is requesting a 40-foot reduction to allow a 10-foot setback. The required 50-foot side yard setback will be maintained along the northern side of the proposed garage structures and on both sides of the proposed office building.

Although the requested reduction is substantial, the property immediately south of the subject site is developed with a synagogue, an existing cultural/institutional use, which is located approximately 25 feet from the shared property line. The applicant indicates that the proposed garage buildings will feature pitched roofs, with a height of approximately 20 feet along the southern side and 25 feet along the northern side. This design will reduce the perceived mass and visual impact of the buildings when viewed from the adjoining property.

Additionally, the existing development pattern along this portion of N. Roscoe Boulevard includes two commercial PUDs that have received similar waivers to reduce side yard setback requirements. However, unlike the proposed PUD, both previously approved PUDs are adjacent to existing residential development. Considering the adjoining synagogue, the proposed building design, and the development pattern in the surrounding area, the requested reduction to the southern side yard setback is reasonable and generally consistent with the applicant's stated intent to maintain continuity with the adjacent cultural/institutional use.



2. Request waiver from LDC Section 3.06.06.A.4 Buffers. The applicant requests a reduction in the buffering standards for commercial properties adjacent to residentially zoned properties. The requested reduction is to allow 20/B Incompatibility Buffering in accordance with Section 6.06.04 of the LDC in lieu of the 8-foot-tall masonry wall required by Section 3.06.06.A.4.

   Provided Justification: The applicant justifies this request for a unified plan to maintain continuity in landscaping and screening standards along the southern and northern property lines, commensurate with each adjacent use. The required standards would create an unnatural look regarding the opacity and amount of screening.

   Code Reference: LDC Section 3.06.06.A (provided in part)

   4. Where a Building up to and including twenty (20) feet in height is to be constructed within sixty (60) feet of residentially-zoned property, or where a Building above twenty (20) feet in height is to be constructed within one hundred (100) feet of residentially-zoned property, an eight (8) foot high

masonry wall shall be provided and maintained between the Building and the residentially-zoned property, or alternatively, landscaping and fencing which provides one-hundred percent (100%) opacity to an eight (8) foot height shall be provided and maintained.

Staff Review: The eight-foot masonry wall requirement is intended to provide adequate buffering and screening between commercial development and adjacent residentially zoned properties. The properties to the north and south are zoned OR, which permits residential uses; however, the southern property is currently used as a synagogue, and the northern property is occupied by Shields Tree Masters, a commercial business.

The proposed 20/B buffer includes a 20-foot-wide buffer along the length of the property line with a screening standard "B." The screening standard "B" has options of providing the following: 6' evergreen plants with 75% opacity; or a 6' masonry wall; or a 6' wooden fence; or a 6' berm with 75% opacity; and groundcover plants; and evergreen Canopy Trees not less than 10 feet high with a minimum of 2-inch caliper, and are spaced not more than 20 feet apart within 10 feet of the property line. Staff finds that the proposed 20/B Incompatibility Buffer, in lieu of the required eight-foot masonry wall, will provide sufficient buffering and screening between the subject property and the existing adjacent uses.

3. Request waiver from LDC Section 3.06.06.B.1 and 3.06.10.B.7.a-b. The applicant is seeking relief from the landscaping requirements within the Palm Valley Overlay District buffers. The overlay district established more intense landscaping standards from the right-of-way. The applicant is requesting to waive the overlay regulations and instead provide buffering in accordance with Section 6.06.04 of the Land Development Code.

   Provided Justification: As provided by the applicant, the required standards would create an unnatural look regarding the opacity and amount of screening. The property will be screened and landscaped to provide appropriate and aesthetically appealing buffers.

   Code Reference: LDC Section 3.06.06.B (provided in part)

   1. The minimum twenty (20) foot landscaped buffer from the right-of-way of any Palm Valley Overlay District Delineated Roadway shall contain existing or installed evergreen species Trees which are not less than four (4) inches DBH and twelve (12) feet in height, with a six (6) feet spread, placed not more than twenty (20) feet apart. Shrubbery is also required in this area and shall be not less than three (3) feet above the Established Grade at time of planting. The Established Grade includes the height of any berm on which shrubbery is planted. (Note: The established grade is defined herein to mean the planned elevation of the surface of the ground, driveway or walkway after Construction and landscaping are completed. It does not, however, include any earthen berm placed on top of the ground surface to act as a visual barrier.)

   Code Reference: LDC Section 3.06.10.B (provided in part)

   7. Buffering and screening requirements as described in Section 3.06.06 and landscaped as follows:

   a. The minimum twenty (20) feet landscaped buffer from any Palm Valley Overlay District Delineated Roadway right-of-way shall contain existing or installed evergreen species Trees which are not less than four (4) inches DBH and twelve (12) feet in height, with a six (6) feet spread, placed not more than twenty (20) feet apart. Shrubbery is also required in this area and shall be not less than three (3) feet above the established grade at time of planting. The established grade includes the height of any berm on which shrubbery is planted.

   b. Where commercial or multi-family Development adjoins single-family residential property, a ten (10) feet buffer from the residential property lines shall contain a visual screen consisting of existing or installed evergreen species Trees which are not less that six (6) inches DBH and

twenty (20) feet in height with an eight (8) feet spread, and not more than fifteen (15) feet apart

c. Maintenance plan for Trees and plant materials during Construction and after Development is completed.

Staff Review: The applicant is requesting to utilize the incompatibility buffering standards established in LDC Section 6.06.04 in lieu of the more stringent landscape buffering requirements applicable to roadways within the Palm Valley Overlay District, as established in LDC Sections 3.06.06 and 3.06.10. The Overlay District standards are intended to provide enhanced landscaping and screening along designated roadway rights-of-way, while incompatibility buffers are generally intended to mitigate potential impacts between adjacent properties with differing land uses or zoning designations.

The two buffer types differ in their required landscape components and screening options. Palm Valley Overlay District buffers require preservation of existing native vegetation or, where such vegetation does not exist, landscaping in accordance with LDC Sections 3.06.06.B.1 and 3.06.06.B.2. In contrast, incompatibility buffers allow flexibility in selecting landscape and structural components to satisfy the Type A and Type B screening standards outlined in LDC Section 6.06.02.B.3. The application materials included landscape plans that identify the proposed components intended to satisfy the requested incompatibility buffering standards. Further review of the landscape plans and proposed buffering will be completed by the Palm Valley Architectural Review Committee and county staff.

4. Request waiver from LDC Section 3.06.04. The applicant is requesting a waiver from the minimum roof pitch requirement established in the Palm Valley Overlay District to allow a 1/12 roof pitch for the proposed vehicle garage buildings in lieu of the required minimum 5/12 roof pitch.

Provided Justification: The applicant states that the proposed 1/12 roof pitch would allow the vehicle garage buildings to transition from approximately 20 feet in height along the rear property line to a maximum height of approximately 25 feet at the front of the buildings. The applicant indicates that this design would maintain a lower building height along the side property line adjacent to the existing Beth El The Beach Synagogue property, reducing the perceived mass and visual impact of the structures on the neighboring property.

The applicant further asserts that requiring a minimum 5/12 roof pitch would necessitate a greater overall building height, resulting in additional building mass that could be avoided through the proposed roof design. The applicant believes the requested waiver would maintain the intent of the Code by providing a sloped roof profile rather than a flat roof appearance while minimizing the height of the vehicle garage buildings where they abut the neighboring property.

Code Reference: LDC Section 3.06.04 (provided in part)

A. The following general criteria shall apply within the Palm Valley Overlay District:

1. Flat roof lines, or the appearance of flat roof lines, are not allowed. Pitched roofs, or the appearance of pitched roofs, with a minimum slope of 5/12 are required.

Staff Review: Staff recognizes that the proposed 1/12 roof pitch would allow the vehicle garage buildings (private car condos) to maintain a lower building height along the side property line adjacent to the existing Beth El The Beach Synagogue property. This design approach may help reduce the visual mass and potential visual impact of the proposed structures on the neighboring property.

The applicant indicates that compliance with the minimum 5/12 roof pitch requirement would necessitate a greater overall building height for the vehicle garage buildings. The requested waiver would allow the roof to slope gradually from approximately 20 feet along the rear property line to a

maximum height of approximately 25 feet at the front of the buildings, providing a height transition across the site.

However, the Palm Valley Overlay District specifically requires a minimum roof pitch of 5/12 to prevent flat roof lines or the appearance of flat roof lines. Although the proposed 1/12 pitch provides some slope, it is substantially less than the minimum slope established by the Code.

Overall, the proposed roof configuration offers a potential compatibility benefit by keeping the building height lower along the shared property line and reducing the need for additional building height that may otherwise result from a steeper roof pitch.

Figure 2 provides a Compatibility Map of the subject property in relation to nearby properties, and **Figure 3** provides a table comparing each property.

Figure 2: Compatibility Analysis

Criteria	Subject Property	Property 1 South	Property 2 South	Property 3 North	Property 4 West	Property 5 West	Residential Properties
FLUM	Residential-A	Residential-A	Residential-A	Residential-A	Residential-A	Residential-A	Residential-A
Current / Proposed Zoning	Current: Open Rural (OR) Proposed: Planned Unit Development (PUD)	OR	OR	OR	301 North Roscoe Restaurant PUD (Ord. 2024-48)	Commercial Highway Tourism (CHT)	OR
Current / Proposed Use	Current: Mobile Home Proposed: Office building, enclosed vehicle garages, off site parking lot	Church	Synagogue	Commercial	Restaurant	Restaurant	Single-family or vacant
Property Area	2.5 acres	7.5 acres	6.67 acres	2.7 acres	1.38 acres	0.69	0.69 or 0.92 acres
Maximum height	Proposed: 25 feet	None*	None*	None*	35 feet	40 feet**	35 feet
Density/ Intensity	Proposed: 8,400 square feet per acre	560 square feet per acre	1,619.2 square feet per acre	n/a – site used for outdoor storage	7,246.4 square feet per acre	2,879.7 square feet per acre	1 unit per

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

**The Structure may exceed the prescribed maximum height. Five (5) feet additional setback shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet.

Figure 3: Compatibility Map



North Roscoe Boulevard is generally characterized as a residential street with small pockets of commercial development, typically located near intersections. The subject property is approximately 0.15 miles from the intersection of North Roscoe Boulevard and Solana Road and is bordered by a commercial property to the north, a church and a synagogue to the south, a residential PUD to the east, and a mix of residential properties and two restaurants to the west. The next nearest commercial property is an outdoor garden center approximately 0.8 miles to the south.

Figure 4 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 6: Zoning Designation Allowable Use Comparison

Permitted Use Categories	PUD (Proposed)	OR (Current)
Residential		X
Agricutural		X *
Cultural/Institutional		X
Neighborhood Business and Commercial	X**	
Rural Commercial		
Mining & Extraction		X
Office and Professional		
Outdoor/Passive		X
Neighborhood Public Service		X
Solid Waste & Correctional Facilities		X

* Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses Per Comprehensive Plan Policy A.1.13.1(l).

** The specific Neighborhood Business and Commercial Uses being requested are office space and enclosed vehicle garages.

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

Figure 5: Zoning Designation Development Standards Comparison

Development Standard	PUD (Proposed)	OR – Single Family or Mobile Home	OR – All other uses
Minimum Lot Width:	N/A	100 feet	100 feet
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	N/A	N/A
Maximum Impervious Surface Ratio (ISR):	65%	70%	75%
Maximum Height of Structures:	25 feet	35 feet	None *
Setbacks:	Front: 50 feet Side (north): 50 feet Side (south): 10 feet Rear: 100 feet	Front: 25 feet Side: 10 feet Rear: 10 feet	Front: 25 feet Side: 10 feet Rear: 10 feet
*Maximum height of structures is 35' unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13			

PONTE VEDRA/PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE MEETING (10/28/2026)

This application was presented to the Ponte Vedra/Palm Valley Architectural Review Committee for a workshop during its regularly scheduled meeting on October 28. The applicant presented the site plan and provided an overview of the proposed uses and requested waivers. Committee members asked general questions regarding fire truck turnaround, surrounding uses, impervious surface area, drainage, the location of mechanical equipment, finished floor elevation, landscaping, and lighting. Overall, the Committee expressed support for the proposed use and site layout.

CORRESPONDENCE/PHONE CALLS

As of writing this staff report, staff has not received correspondence on the proposed project.

ACTION

Staff provides nine (9) findings of fact to recommend approval and ten (10) findings of fact to recommend denial of the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents

FINDINGS OF FACT

PUD 2026-01 300 N. Roscoe

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-A.	3. The PUD is not consistent with the Future Land Use Designation of Residential-A.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Sections 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.	9. The PUD as proposed is not consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. 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 NUMBER: 2026 - _____

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

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

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated January 14, 2026, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2026-01 300 N. Roscoe PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.

2. The PUD is consistent with the goals, polices, and objectives of the 2050 Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The PUD rezoning is consistent with the Future Land Use designation of Residential-A (RES-A).

4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.

5. The PUD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.

6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

7. The PUD meets all requirements of applicable general zoning, subdivision, and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application **File Number PUD 2026-01 300 N. Roscoe PUD** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

is hereby changed to Planned Unit Development (PUD).

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 4. 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 5. This Ordinance shall take effect upon receipt by the Secretary of State.

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

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

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
Legal Description

TRACT 36, PALM VALLEY GARDENS, UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 71, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA. TOGETHER WITH 1972 BUDD DOUBLE WIDE MOBILE HOME, IDENTIFICATION NUMBER BF401AF9 (TITLE NUMBER 4868895) AND BF401BF (TITLE NUMBER 4868894, RP#12228538 AND 12228540.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT

Section 5.03.02 (G)(1)

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

This is a request to rezone 300 North Roscoe Boulevard ("Property") from Open Rural (OR) to Planned Unit Development (PUD) for uses to include a new professional office, parking, and enclosed vehicle garage.

Consistent with the Residential-A (RES-A) Comprehensive Plan Future Land Use designation and provisions, a rezoning to PUD is required pursuant to the Comprehensive Plan, in that Neighborhood Commercial uses as provided within a Residential land use designation may be permitted through the PUD regulations.

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

2.5 acres (+/-).

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

The property has no wetlands.

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

The amount of proposed developable acreage is approximately 2.5 acres as depicted on Exhibit C MDP Map.

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

There will be no residential units in this PUD, and the applicant waives the right to develop under the Live Local Act.

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

The development will be constructed in an orderly manner pursuant to the LDC and Palm Valley Overlay District, or as otherwise described in this PUD, for up to 3,000 square feet of professional office space (a single-story office building (single-story) and up to 18,000 square feet of enclosed vehicle garage space (two single-story garage buildings up to 9,000sf each with six garage bays each) and off-street parking. The proposed commercial uses meet the neighborhood commercial provisions of the Comprehensive Plan and Palm Valley Overlay District. The uses will be commensurate with and limited to business/professional office use that will operate primarily in the daytime and may be open seven days a week, and enclosed vehicle garage for private use and the area will be gated and accessible 24/7 by the owners of each enclosed vehicle garage bay. The uses are not private clubs, and no uses are planned that exceed the parking ratio of 1 space per 300 square feet of gross floor area.

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

The development will adhere to the following site development standards listed below and as depicted on the MDP map:

1.	Building Setbacks (Min.):	North 50’, East 100’, South 10’ (See Section T), West 50’,
2.	Parking (Min.):	13 required spaces (see note below);
3.	Building Height:	Shall not exceed 25’;
4.	Accessory Structures:	Per LDC unless further described in this PUD;
5.	Signage:	Per LDC Part 7.00.00 and Palm Valley Overlay District;
6.	Maximum ISR:	65%
7.	Maximum FAR:	50%
8.	Lighting:	Per LDC and Palm Valley Overlay District.
9.	Gross Floor Area (Max.):	Up to 21,000sf

The minimum parking standard is 1 space per 300 square feet for the office and 1 space per 7,000 square feet for the personal property (enclosed vehicle storage).

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

Drainage is proposed to be conveyed to a master stormwater pond for treatment in compliance with all St. Johns County and St. Johns River Water Management District regulations.

The primary ingress/egress to the PUD will be from North Roscoe Boulevard, as depicted on the MDP Map. Site access improvements for the PUD will be provided pursuant to applicable requirements of the LDC and comply with St. Johns County standards. There is currently no pedestrian access by way of sidewalk infrastructure on North Roscoe Boulevard and based on that there is currently no pedestrian interconnectivity between parcels in the County ROW.

Water will be provided by JEA, and sanitary sewer will be provided by St. Johns County Utility Department, respectively. Solid waste will be provided by the licensed franchisee in the area. Fire protection will comply with LDC Part 6.03.00.

Project will comply with the Land Development Code and the most current edition of the Florida Fire Prevention Code.

A minimum of 25% open space and 5% of conservation of upland vegetation will be provided as part of the PUD perimeter landscape buffer areas on the property.

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

A water availability letter from JEA and the sanitary sewer availability letter from St. Johns County Utility Department (SJCUD) are included with this application.

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

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

Water and/or sewer lines that are to be dedicated to the SJCUD and or JEA 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 and/or pressurized mains unless otherwise approved by SJCUD and or JEA.

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.

A detailed geotechnical exploration report was provided by AGES of Jax, Inc. dated October 13, 2025, and is included as part of this PUD request. The soil conditions consist of Tocoi fine sand and Winder fine sand, which are a combination of fine sands, slightly silty fine sands, silty fine sands, and clayey fine sands. They are suitable for development with proper engineering and construction techniques.

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.

The FLUCCS map as part of the March 6, 2026, Oneida Listed Wildlife and Habitat Assessment Report ("environmental report") depicting the classifications is included with this application, which include Residential, Low Density (FLUCCS 18212), Rural Open Forested (FLUCCS 18311), Artificial/Farm Pond (FLUCCS 3210).

l. The type and extent of any Significant Natural Communities Habitat as defined by this Code including listed species information including locations, densities and extent of habitat.

The Environmental Report found no Significant Natural Communities Habitat on the property. The March 6, 2026, Oneida Listed Wildlife and Habitat Assessment Report ("environmental report") did not document any state or federally listed wildlife species utilizing the property during the on-site assessment transect survey.

m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply.

During October of 2025 Bland and Associates, Inc. (BAI) conducted an intensive cultural resource assessment survey of the Property, which is included as part of this request. This investigation was undertaken as part of the permitting for a proposed development to comply with tribal, federal, and state regulations regarding the identification and management of cultural resources that might occur within the project tract.

The goals of this project were to locate, identify, delineate, and evaluate cultural resources within the tract. The term "cultural resources" as used herein is meant to refer to those districts, structures, sites and objects that would qualify as "historic properties" as the latter term is defined in 36 CFR 800.16(1), as those such entities meeting the criteria for eligibility for inclusion in the National Register of Historic Places given at 36 CFR 60.4.

No previously recorded cultural resources occur within the project tract. No artifacts, historic structures, or historic structural remnants were noted during fieldwork, which consisted of pedestrian survey, followed by fourteen negative shovel tests.

Based upon the absence of cultural material and the lack of evidence for occupation, as well as the environmental conditions on-site, no further archaeological investigation is warranted, and it is recommended that this project be allowed to proceed without further concern for impacts to cultural resources.

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

A typical 10' PUD perimeter landscape buffer will be provided along all Property lines in accordance with LDC Section 5.03.03.A.4, within the required Palm Valley Overlay setbacks and buffers.

Per LDC 3.06.06 or as otherwise described and depicted in this PUD, a 20' buffer with a Type "B" screening standard will be applied to the north property line. A minimum 10' buffer with a Type "A" screening standard will apply to the southern property line adjacent to the existing church/synagogue use. A 20' buffer with Type "B" screening standard will apply to the east and west property lines.

The above referenced buffers are depicted and labeled on Exhibit C.

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

The PUD is within the Palm Valley Overlay District. Certain waivers are requested as described and depicted in the PUD. Applicable plans and exhibits will be provided as part of the Palm Valley Architectural Review Committee (ARC) application submittal and review process.

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

Temporary signage shall be allowed within the Property and shall comply with LDC. A temporary construction trailer may be utilized and placed on the site upon approval of the construction plans in the location shown on the construction plans and will be allowed to remain until completion of the last building but must be removed no later than thirty (30) days of approval of the certificate of occupancy.

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

Accessory structures will meet the applicable requirements of the LDC Sections 3.06.05.A.7 and 3.06.04.A.3, unless otherwise depicted on the MDP map.

r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.

Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. It is anticipated construction to be complete within two (2) years from date of commencement. Completion of construction is defined as receipt of approval from the County of the post-construction as-built surveys for the horizontal construction improvements or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

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

This is a request to rezone 300 North Roscoe Boulevard ("Property") from Open Rural (OR) to Planned Unit Development (PUD) for a new professional office, parking and enclosed vehicle garage.

Consistent with the Residential-A (RES-A) Comprehensive Plan Future Land Use designation and provisions, a rezoning to PUD is required pursuant to the Comprehensive Plan, in that neighborhood commercial uses as provided within a Residential land use designation may be permitted through the PUD regulations. The project will positively serve the local community

and residents to provide much needed low intensity non-residential use of the property. This is low intensity non-residential use with no impacts to the St. Johns County School District capacities.

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

1) Section 3.06.05A.5 (Palm Valley Overlay District Minimum Yard Requirements): The PUD includes a waiver request to this Section for a reduction of the side yard area from 30' to 10' on the southern property line side yard adjacent to the enclosed vehicle garages. The justification is for the allowance of a unified plan for continuity of setbacks along the southern property line adjacent to the existing Beth El The Beach Synagogue property (an existing non-residential cultural/institutional use).

2) Section 3.06.06.A.4 (Palm Valley Overlay District Buffers): The PUD includes a waiver request to this Section for a reduction of the buffering/screening requirements from 100' to 50' for the office building and from 60' to 10' for the enclosed vehicle garage buildings, as further described. The office building height and the vehicle garage building height is up to 25'. The justification is for the allowance of a unified plan for continuity of landscaping and screening standards along the southern and northern property lines commensurate with each adjacent use. The required standards would create an unnatural look regarding the opacity and amount of screening. The property will be screened and landscaped to provide appropriate and aesthetically appealing buffers as depicted on the landscape plan as an alternate to the required 8' high masonry wall and landscaping.

3) Sections 3.06.06.B.1 and 3.06.10.B.7.a-b (Palm Valley Overlay District Buffers): The PUD includes a waiver request to this Section for a reduction in required landscaping within Palm Valley Overlay District buffers. Alternatively, incompatibility buffers as listed in Section n. and shown on the MDP Map and Landscape Plan are proposed. The required standards would create an unnatural look regarding the opacity and amount of screening. The property will be screened and landscaped to provide appropriate and aesthetically appealing buffers.

4) Section 3.06.04 (Palm Valley Overlay Minimum Roof Slope): The PUD includes a waiver request to this Section for a roof slope lower than the required 5/12 pitch specifically for the vehicle garage buildings. The request will allow an approximate 1/12 pitch to accommodate the slope from the rear of the building at 20' in height along the property line to a height of up to 25' at the front of the building. This allows the height to be lower near the side property line along the existing Beth El The Beach Synagogue property and furthers the spirit and intent of the Code regarding the visual appearance and prohibition of flat roof lines. Meeting the 5/12 pitch would require an unnecessary higher maximum building height for the vehicle garages.

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

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

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

Not applicable.

SITE DATA TABLE

PARCEL NUMBER (RE#)	0657700000
SITE AREA	± 108,900 Sq. Ft. (2.50 AC)
PROPOSED USE	OFFICE, ENCLOSED VEHICLE STORAGE
EXISTING ZONING	OR
PROPOSED ZONING	PUD
EXISTING WETLANDS	0 Sq. Ft. (0 AC)
PROPOSED WETLAND IMPACTS	0 Sq. Ft. (0 AC)
PROPOSED WETLAND PRESERVATION	0 Sq. Ft. (0 AC)
LOT & YARD REQUIREMENTS	REQUIRED
FRONT BUILDING SETBACK	50' (W)
REAR BUILDING SETBACK	100' (E)
SIDE BUILDING SETBACK	50' (N),10' (S)
SIGN SETBACK	10' FROM RIGHT-OF-WAY
LANDSCAPE BUFFER (N)	20' TYPE B, 10' PUD PERIMETER
LANDSCAPE BUFFER (E)	20' TYPE B, 10' PUD PERIMETER
LANDSCAPE BUFFER (S)	10' TYPE A, 10' PUD PERIMETER
LANDSCAPE BUFFER (W)	20' TYPE B, 10' PUD PERIMETER
NATURAL CONSERVATION AREA	5,445 Sq. Ft. (0.13 AC) (5%)
OPEN SPACE	27,225 Sq. Ft. (0.63 AC) (25%)
LOT COVERAGE REQUIREMENTS	MAXIMUM
IMPERVIOUS SURFACE AREA (ISR)	65%
FLOOR AREA RATIO (FAR)	50%
FLOOR AREA	25,000 SF

SITE ENVIRONMENTAL DATA TABLE

WETLAND CONSERVATION AREA	0 AC
UPLAND BUFFER AREA	0 AC
UPLAND PRESERVATION AREA	0.13 AC
SIGNIFICANT NATURAL HABITAT AREA	0 AC
TOTAL NATURAL AREA	0.13 AC

SITE PARKING DATA TABLE

PROPOSED USES	OFFICE SPACE/PERSONAL PROPERTY MINI-WAREHOUSE FACILITIES
PARKING	REQUIRED
TOTAL VEHICLE	13
STANDARD	12
ADA	1

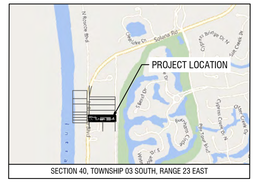
NOTES:

1. REQUIRED VEHICLE PARKING RATE PER LDC SEC 6.05.02.E.
   - 1.1. BUSINESS OFFICE: 1 SPACE FOR EACH 300 SQ FT OF GROSS FLOOR AREA. 3,000 SF OFFICE BUILDING / 300 SF = 10 SPACES.
   - 1.2. PERSONAL PROPERTY MINI-WAREHOUSE FACILITY: 1 SPACE FOR EACH 7,000 SQ FT OF GROSS FLOOR AREA. (9,000 SF VEHICLE STORAGE FACILITY *2) / 7,000 SF = 3 SPACES.
   - 1.3. 10 SPACES + 3 SPACES = 13 SPACES.

NOTES:

LOT COVERAGE REQUIREMENTS PER PALM VALLEY OVERLAY DISTRICT CRITERIA, SJC LDC SECTION 3.06.04.

1. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH LDC SECTION 3.06.09 AND 7.00.00.
2. COMMERCIAL USES SHALL HAVE A MAXIMUM ALLOWABLE GROSS FLOOR AREA (GFA) OF 10,000 SQUARE FEET PER ACRE (PRO RATA) PER SJC LDC SECTION 3.06.04.A.7.
3. UILDING SETBACK REQUIREMENTS PER PALM VALLEY OVERLAY DISTRICT CRITERIA, SJC LDC SECTION 3.06.04.A, 3.06.05.A AND 5.03.03.B.2.
4. ALL BUFFERS PER SJC LDC SECTION 3.06 AND SJC LDC 6.06.04 - TABLE OF INTENSITY FOR BUFFERS AND SCREENING & TABLE 6.20 - MINIMUM BUFFER SCREENING MATRIX. PROPOSED LAND USE CLASSIFICATION = GROUP 4 (GENERAL BUSINESS AND COMMERCIAL). LAND USE CLASSIFICATION FOR ABUTTING NORTHERLY PROPERTY = 1 (RESIDENTIAL - SINGLE-FAMILY)
5. OPEN SPACE REQUIREMENT PER SJC LDC SECTION 5.03.03.A.1
6. TEMPORARY CONSTRUCTION TRAILER MAY BE LOCATED WITHIN THE PROJECT, TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE CERTIFICATION OF OCCUPANCY.
7. STORM WATER COLLECTION AND TREATMENT WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
8. OUTDOOR LIGHTING WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY LDC SECTION 3.06.04.A.5 AND 3.06.13. LIGHTING SHALL BE DOWNWARD FACING FULL CUT-OFF, NO HIGHER THAN 20 FEET AND SHALL HAVE A MAXIMUM ILLUMINATION LEVEL OF 0.30 FOOTCANDLES AT GROUND LEVEL AT THE LOT LINE.
9. SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 3.06.04.A.3 & 6.06.04.B.8.
10. SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND/OR ROOT TOP PER ST JOHNS COUNTY LDC SECTION 3.06.04.A.3 & 6.06.04.B.9.
11. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBILITY ROUTES AND PARKING) SHALL MEET THE FAIR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE , NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ONT HE CONSTRUCTION DRAWINGS.



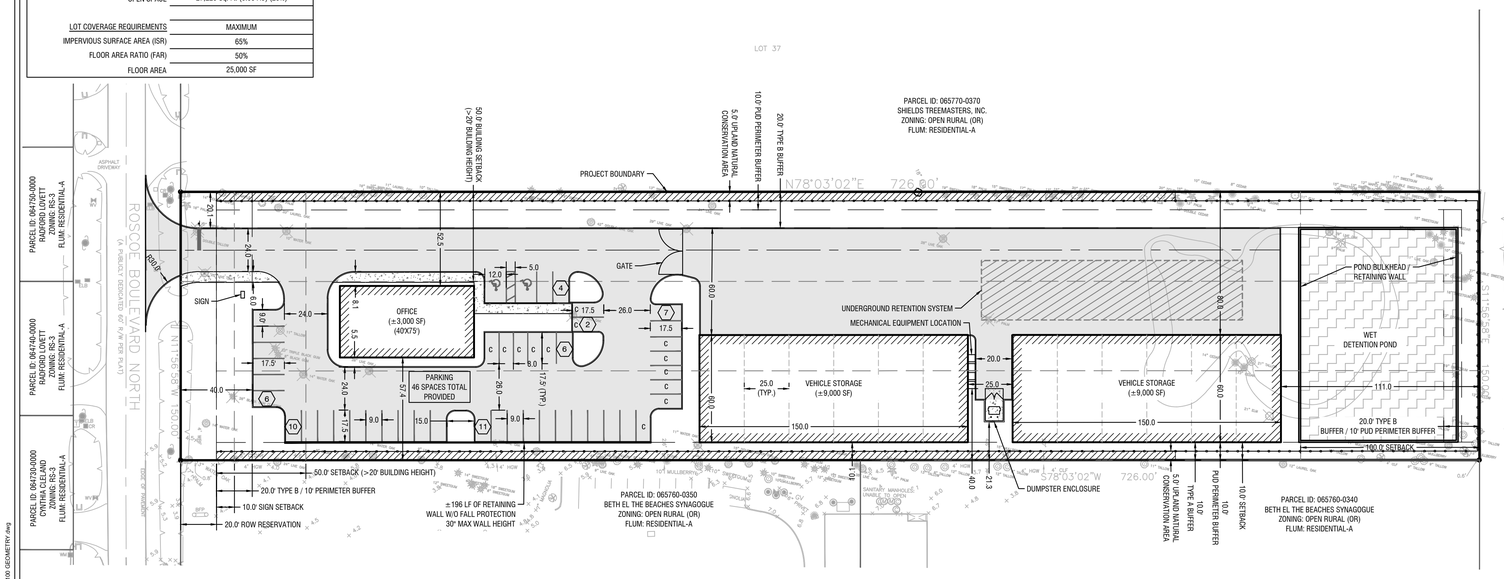
VICINITY MAP
1" = 2,000'

LEGAL DESCRIPTION

TRACT 36, PALM VALLEY GARDENS, UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 71, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA. TOGETHER WITH 1972 BUDD DOUBLE WIDE MOBILE HOME, IDENTIFICATION NUMBER BF401AF9 (TITLE NUMBER 4868895) AND BF401BF (TITLE NUMBER 4868894), R#12228538 AND 12228540.

LEGEND

- BUILDING EXTENTS
- NATURAL CONSERVATION AREA
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- SETBACK LINE
- BUFFER LINE
- PROPOSED RETAINING WALL



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NO. _____

FILE # _____

N

0 40' 80'

SCALE: 1" = 40'

Revisions		
No.	Date	Description

9995 GATE PARKWAY NORTH, SUITE 200
JACKSONVILLE, FLORIDA USA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380FL LC 26000645

Seal

EXHIBIT C

Project No.: 62634.001

Issued: 9/2/2026

Drawn By: MJA

Checked By: CBS

Scale: 1"=40'

Project Name

300 N ROSCOE BLVD

Prepared For

300 N ROSCOE, LLC

MASTER DEVELOPMENT PLAN

Sheet Number

MDP-1

A:\62000s\62634\001\LDC\ADO\Sheet\C-100 (GEOMETRY).dwg
McKenzie Anderson
2:37:46 PM
9/2/2026

END DOUCMENTS
TO BE RECOREDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

Availability Letter

McKenzie Anderson

11/7/2025

Halff Associates, Inc.

9995 Gate Pkwy N Suite 200

JACKSONVILLE, Florida 32256

Project Name: 300 N Roscoe Blvd

Availability #: 2025-3695

Attn: McKenzie Anderson

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity and Capacity Fees:

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

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-3695
Request Received On: 10/23/2025
Availability Response: 11/7/2025
Prepared by: Christian Gamit
Expiration Date: 11/07/2027

Project Information

Name: 300 N Roscoe Blvd
Address: 300 N ROSCOE BLVD, Jacksonville, FL 32082
County: St. Johns County
Type: Chilled Water,Electric,Reclaim,Sewer,Water
Requested Flow: 480
Parcel Number: 065770 0000
Location:
Description: Proposed project includes (1) ±3,200 SF Office Building, (2) ±10,600 SF Vehicle storage facilities with associated parking lot and infrastructure

Potable Water Connection

Water Treatment Grid: Palm Valley

Connection Point #1: Existing JEA Water Customer.

Connection Point #2: Existing 6-inch water main along N Roscoe Blvd and abuts the parcel.

Water Special Conditions:

Sewer Connection

Sewer Grid: N/A

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA is not the service provider for this property.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

Electric Availability:

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

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special Conditions:

General Conditions:

Subsequent steps you need to take to get service:

FOR SEWER AND RECLAIMED WATER SERVICE:

JEA Sewer and Reclaimed connections are not available at this time. No additional steps required.

JEA is not the sewer service provider for this property.

November 14, 2025

VIA Email: manderson@halff.com

McKenzie Anderson
Halff Associates
9995 Gate Pkwy N, Suite 200
Jacksonville, FL 32246

RE: Water & Sewer Availability
300 N Roscoe Blvd – Sewer Only **PIN(s): 065770 0000**

Ms. Anderson:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 3,200 square feet office building with 16 vehicle storage units with a total anticipated wastewater flow of 1,680 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service is currently provided by JEA.

Point of Connection - Wastewater:
The wastewater capacity can be provided by the Marsh Landing Wastewater Treatment Plant (WWTP) with connection to the existing 4-inch force main along N Roscoe Blvd. Existing service connections may be used contingent upon the EOR demonstrating to SJCUD that the current service connections can provide adequate capacity for the proposed development.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and qualifies for an exemption for reclaimed water connections pursuant to County Ordinance 2022-37, as amended. This development shall utilize an alternative water source for irrigation that is separate from the potable water distribution system. 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 **May 13, 2026**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37, as amended.

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.

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

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

Sincerely,

Teri Shoemaker

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



Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 1/13/2026

FLUM



Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 1/13/2026

ZONING MAP

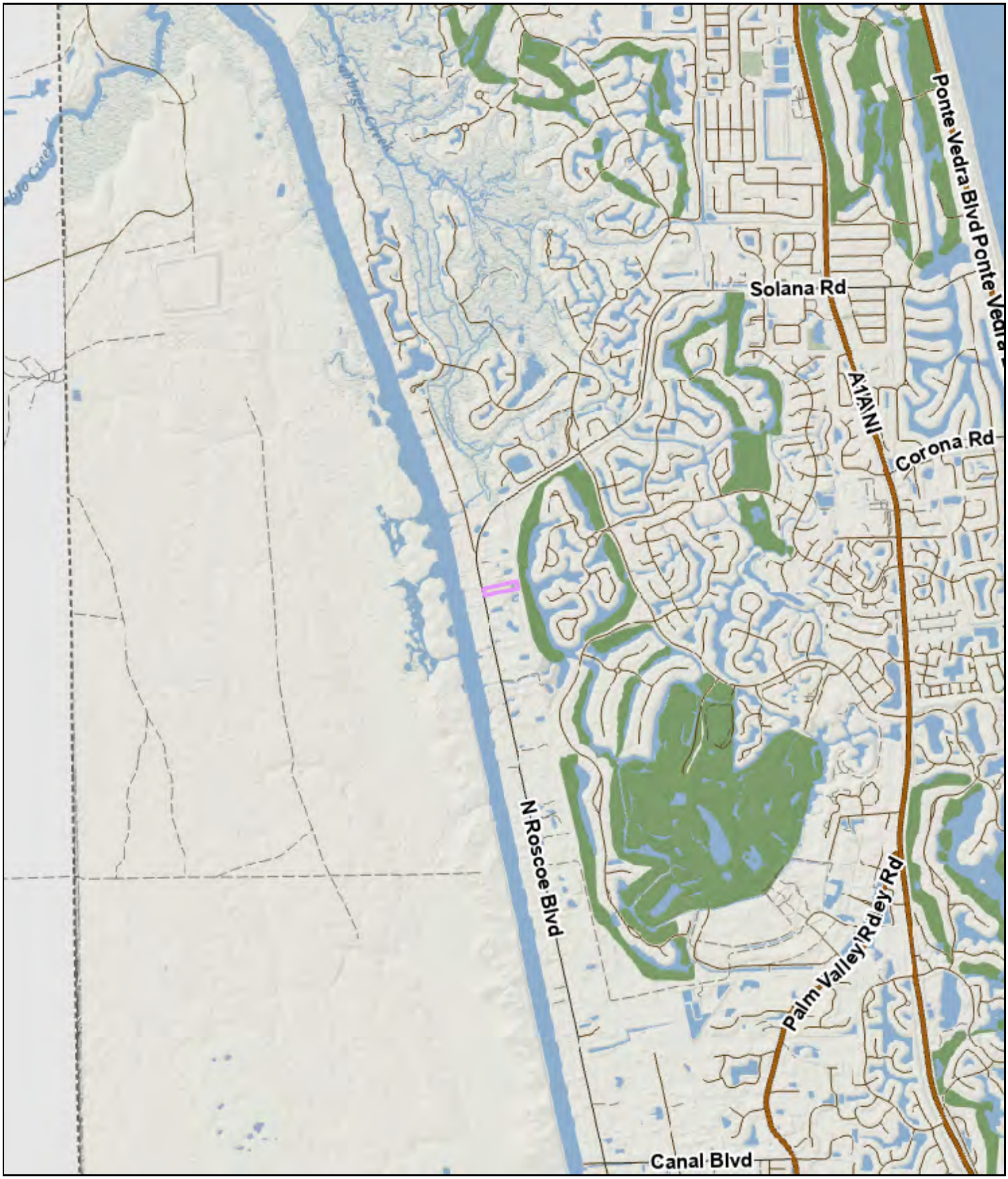


Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 1/13/2026

AERIAL MAP



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DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 1/13/2026

LOCATION MAP

Listed Wildlife and Habitat Assessment Report

300 North Roscoe

300 N Roscoe Boulevard

Ponte Vedra Beach, St. Johns County, Florida

Parcel Identification Number: 0657700000

March 6, 2026

Project Number: 322026002

Task Number: 0022

Prepared for

300 N Roscoe
2 South Roscoe
Ponte Vedra Beach, Florida 32082

Prepared by

Oneida Environmental
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256

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Appendix B FNAI Biodiversity Matrix Report and IPaC Endangered Species List

ACRONYMS AND ABBREVIATIONS

BGEPA	Bald and Golden Eagle Protection Act
CWA	Clean Water Act
FE	Federally Endangered
FT	Federally Threatened
FLCCS	Florida Land Cover Classification System
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
GPS	Global Positioning System
IPaC	Information for Planning and Consultation
LDC	Land Development Code
OE	Oneida Environmental
SJC	St. Johns County
SSC	Species of Special Concern
ST	State Threatened
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

1.0 INTRODUCTION

On February 11, 2026, Oneida Environmental (OE) conducted a listed wildlife and habitat assessment of the subject property in St. Johns County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species and their associated habitats listed as endangered, threatened, and/or Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands and St. Johns County (SJC) Significant Natural Community Habitats, were examined and their approximate extents mapped.

The subject property is in Township 3 South, Range 29 East, Section 40 on the U.S. Geological Survey (USGS) 7.5-minute *Palm Valley* Topographic Quadrangle map (Appendix A: Figure 1). The subject property is bordered to the north and south by residential development, to the east by a dirt road, and to the west by Roscoe Boulevard North (Appendix A: Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for St. Johns County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). FWC databases (FWC 2018 and 2025), FNAI Biodiversity Matrix (FNAI 2025), Audubon EagleWatch Program database (Audubon 2025), USFWS Information for Planning and Consultation (IPaC) Endangered Species List (USFWS 2025), U.S. Army Corps of Engineers (USACE) Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), were assessed in order to determine the potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Cover Classification System (FLCCS) (FWC 2018). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA SOIL SURVEY

The *Soil Survey of St. Johns County* (USDA-Natural Resource Conservation System 1987) reported two soil types on the subject property. The soil types are described on the following page in Table 1 and depicted in the attached Appendix A: Figure 3.

Table 1 – Soil Descriptions

Map Unit	Soil Type	Drainage	Parent Material	Depth to Water Table (inches)	Slope
34	Tocoi fine sand	Poorly drained	Sandy marine deposits	6 – 18	0 – 2
48	Winder fine sand, frequently flooded	Poorly drained	Sandy and loamy marine deposits	0 – 12	0 – 2

4.0 SITE VISIT SUMMARY

On February 11, 2026, OE biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern and occurrences were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visit were reported as fair skies with an average high temperature of 66°F. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined audibly and visually, by evidence of tracks, scat, nests, burrows, and/or dens. Significant natural communities observed are described in Section 4.2. Observed wildlife species were recorded and are described in Section 4.3.

4.1 OBSERVED VEGETATIVE COMMUNITIES

During the site assessment, OE biologists conducted a series of pedestrian transects throughout the subject property to categorize the on-site vegetative communities in accordance with FLCCS criteria. The vegetative communities observed onsite are described below and are depicted in the attached Appendix A: Figure 4.

4.1.1 Uplands

Residential, Low Density (FLCCS 18212) – This land cover classification consisted of a residential dwelling and associated outbuildings surrounded by mowed bahia grass (*Paspalum notatum*).

Rural Open Forested (FLCCS 18311) – This land cover classification contained scattered live oak (*Quercus virginiana*), camphor tree (*Cinnamomum camphora*, American sycamore (*Platanus occidentalis*), and mowed bahia grass.

4.1.2 Surface Water/Other

Artificial/Farm Pond (FLCCS 3210) – This land cover classification contained an excavated area for a man made pond.

4.1.3 Jurisdictional Wetlands

In addition to wildlife and vegetative communities, the property was assessed for jurisdictional wetlands. The property was assessed pursuant to the current regulations and guidelines of the U.S. Army Corps of Engineers (USACE), St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP). The property was found to contain no wetlands, only a

small pond. Additionally, a Pre-Application site review was conducted with Nicholas Madderom of SJRWMD who confirmed the findings of OE.

4.2 SIGNIFICANT NATURAL COMMUNITY HABITATS

The St. Johns County Land Development Code (LDC) protects imperiled and/or rare natural community habitats on properties that are 10-acres or larger. These Significant Natural Community Habitats include Sandhill, Scrub, Xeric Hammock, Maritime Hammock, Beach Dune, Coastal Grassland and Coastal Strand Communities. During the field investigation, it was determined that no Significant Natural Community Habitats occurred within the property. Additionally, the subject property is 2.5-acres in size and does not meet the LDC requirements for Significant Natural Communities consideration. If the subject property is going to be permitted through SJC, additional mapping of the onsite habitats may be requested.

4.3 WILDLIFE

During the site assessment, OE biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed below in Table 2.

Table 2 – Observed Wildlife Species

Common Name	Scientific Name	Observation	Listing Status
American Crow	*Corvus brachyrhynchos*	Auditory	None
Northern cardinal	*Cardinalis cardinalis*	Visual/Auditory	None
Red-shouldered hawk	*Buteo lineatus*	Auditory	None

4.3.1 Sensitive Species and Supporting Habitats

Sensitive species are those species listed as federally endangered (FE), State of Florida and federally threatened (ST and FT), and State of Florida SSC by the FWC and/or USFWS. Prior to conducting the site assessment, OE biologists reviewed online databases including, but not limited to; FNAI biodiversity matrix, Audubon EagleWatch Program database, and USFWS IPaC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed zero “documented,” one “likely,” and nine “potential” wildlife species expected to inhabit the surrounding area. The IPaC listed four additional federally listed wildlife species, highlighted in grey. The wildlife species mentioned in both reports are detailed on the following page in Table 3 and are attached as Appendix B.

Table 3 – Listed Wildlife Species

FNAI Biodiversity Matrix Listed Wildlife Species

Result	Common Name	Taxonomic Name	Observed On-Site	Listing Status*
Likely	Wood stork	*Mycteria americana*	No	FT
Potential	Atlantic sturgeon	*Acipenser oxyrinchus oxyrinchus*	No	FE
Potential	Worthington's marsh wren	*Cistothrous palustris griseus*	No	N
Potential	Rafinesque's big-eared bat	*Corynorhinus rafinesquii*	No	N
Potential	Eastern indigo snake	*Drymarchon couperi*	No	FT
Potential	Red-cockaded woodpecker	*Dryobates borealis*	No	FT
Potential	Gopher tortoise	*Gopherus polyphemus*	No	ST
Potential	Atlantic salt marsh mink	*Neovison vison lutensis*	No	N
Potential	Florida manatee	*Trichechus manatus latirostris*	No	FT
Potential	Florida black bear	*Ursus americanus floridanus*	No	N
USFWS IPaC Endangered Species List				
Result	**Common Name**	**Taxonomic Name**	**Observed On-Site**	**Listing Status***
Potential	West Indian manatee	*Trichechus manatus*	No	FT
Potential	Red-cockaded woodpecker	*Dryobates borealis*	No	FT
Potential	Rufa red knot	*Calidris canutus rufa*	No	FT
Potential	Whooping crane	*Grus americana*	No	EXPN
Potential	Eastern black rail	*Laterallus jamaicensis ssp. Jamaicensis*	No	FT
Potential	Eastern indigo snake	*Drymarchon couperi*	No	FT
Potential	Southern hognose snake	*Heterodon simus*	No	PT

NOTES:

*Federally-designated endangered (FE); Federally-designated threatened (FT); State-designated threatened (ST); Experimental population, non-essential (EXPN); Proposed Federally-designated threatened (PT); No longer listed (N).

State and federal listed threatened and endangered wildlife species that occurred, or could potentially occur, within the subject property are discussed below. The marine aquatic dependent wildlife species (Florida manatee and Atlantic sturgeon) mentioned in the IPaC report are omitted from the following discussion because the proposed project site does not contain habitats which could sustain these species. Additionally, the Wood Stork is listed on the FNAI; however, it has been omitted from the following discussion as it is no longer a listed species as of March 9, 2026. Wildlife species listed in the FNAI and IPaC reports, but not classified as threatened or endangered by FWC and/or USFWS, are not included in the discussion below because these species are not regulated by State or federal management guidelines.

Gopher Tortoise

The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code [F.A.C.]). The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is

oblong and generally tan, brown, or gray in color. They prefer upland habitats with open canopies and well drained soils.

Gopher tortoises and/or their burrows were not observed during the site assessment. The subject property contained upland habitat with a closed canopy of pine trees and dense understory not suitable for gopher tortoises. Following FWC gopher tortoise survey guidelines, 100% of this upland habitat was surveyed for gopher tortoise presence (Appendix A: Figure 5). At the time of this assessment, the proposed project is not likely to adversely affect this species.

Eastern Indigo Snake

The eastern indigo snake is listed as threatened by the federal Endangered Species Act (ESA) and as federally designated threatened by Florida's Endangered and Threatened Species Rule. They are non-venomous, bluish-black colored snakes that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats including sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the site assessment. The subject property contained a potentially suitable habitat which could sustain eastern indigo snakes; however, gopher tortoise burrows in which they tend to cohabitate, and other underground refugia, were not observed onsite.

The USFWS Eastern Indigo Snake Programmatic Key, only applicable for projects that require a federal permit application, was reviewed to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key, projects that do not contain gopher tortoise burrows or other underground refugia results in a "Not Likely to Adversely Impact" (NLAA) determination, provided the Standard Protection Measures for the eastern indigo snake are followed during site preparation and site construction. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Eastern Black Rail

The eastern black rail is listed as threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. They are 4-6 inches long with a pale to blackish-gray body and bright red eyes. According to the USFWS, Eastern black rails inhabit salt to freshwater marshes with dense cover and upland areas around these marshes.

The eastern black rail was not observed during the site assessment. The subject property did not contain suitable marsh habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Rufa Red Knot

The red knot is listed as threatened by the federal ESA and as federally designated threatened by Florida's Endangered and Threatened Species Rule. They are robin-sized shorebirds with reddish breeding plumage and mottled pale grey winter plumage. Red knots do not breed in Florida but winter in the southeastern U.S., to include Florida. Red knot wintering habitats generally consist of coastal marine and estuarine habitats with large areas of exposed intertidal sediments and sandy inlets.

Red knots were not observed during the site assessment. The subject property did not contain suitable coastal or estuarine habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Red-Cockaded Woodpecker

The red-cockaded woodpecker is listed as threatened by the federal ESA and as federally designated threatened by Florida's Endangered and Threatened Species Rule. Red-cockaded woodpeckers are about the size of a common cardinal, with a back that is barred with black and white horizontal stripes and a black cap and nape that encircle large white check patches. Red-cockaded woodpeckers prefer mature pine forests, especially longleaf pine trees.

Red-cockaded woodpeckers were not observed during the site assessment. The subject property did not contain suitable mature pine habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Bald Eagle

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act. In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

Bald eagles and/or their nests were not observed during the site assessment. The subject property did not contain mature pine trees capable of sustaining bald eagles and/or their nests. OE searched the Audubon EagleWatch Program database for documented bald eagle nests within the proximity of the property (EagleWatch search results may not be 100% accurate). The search results identified sixteen bald eagle nests within five miles of the subject property. The closest nest, SJ051a, is located approximately 0.75 miles southeast of the subject property (Audubon 2025). At the time of this assessment, the proposed project is not likely to adversely affect this species.

If a bald eagle nest is later identified within the subject property, any active development should cease, and SJC Environmental Division should be contacted to discuss suitable precautionary measures. The SJC LDC provides Management Zones, Primary and Secondary Zones, that detail prohibitions and standards for the protection of bald eagle nests (LDC Section 4.01.08 and Comprehensive Plan Policy E.2.8.12). The SJC Primary Zone extends 750-feet outward from the nest tree, and disturbances to this area are not authorized without securing a waiver. The Secondary Zone extends an additional 750-feet from the Primary Zone, totaling 1,500-feet from the nest tree. Certain construction activities are allowed within the Secondary Zone, but likely would require bald eagle nest construction monitoring.

5.0 CONCLUSION AND SUMMARY

The 300 North Roscoe Property was evaluated for the purpose of assessing on-site habitats and vegetative communities and to identify and document the presence of any state or federally protected

wildlife species occurring on-site. During the listed wildlife site assessment, OE biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species.

OE did not document any state or federally listed wildlife species utilizing the property during the on-site assessment. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, gopher tortoise and eastern indigo snake. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

6.0 REFERENCES

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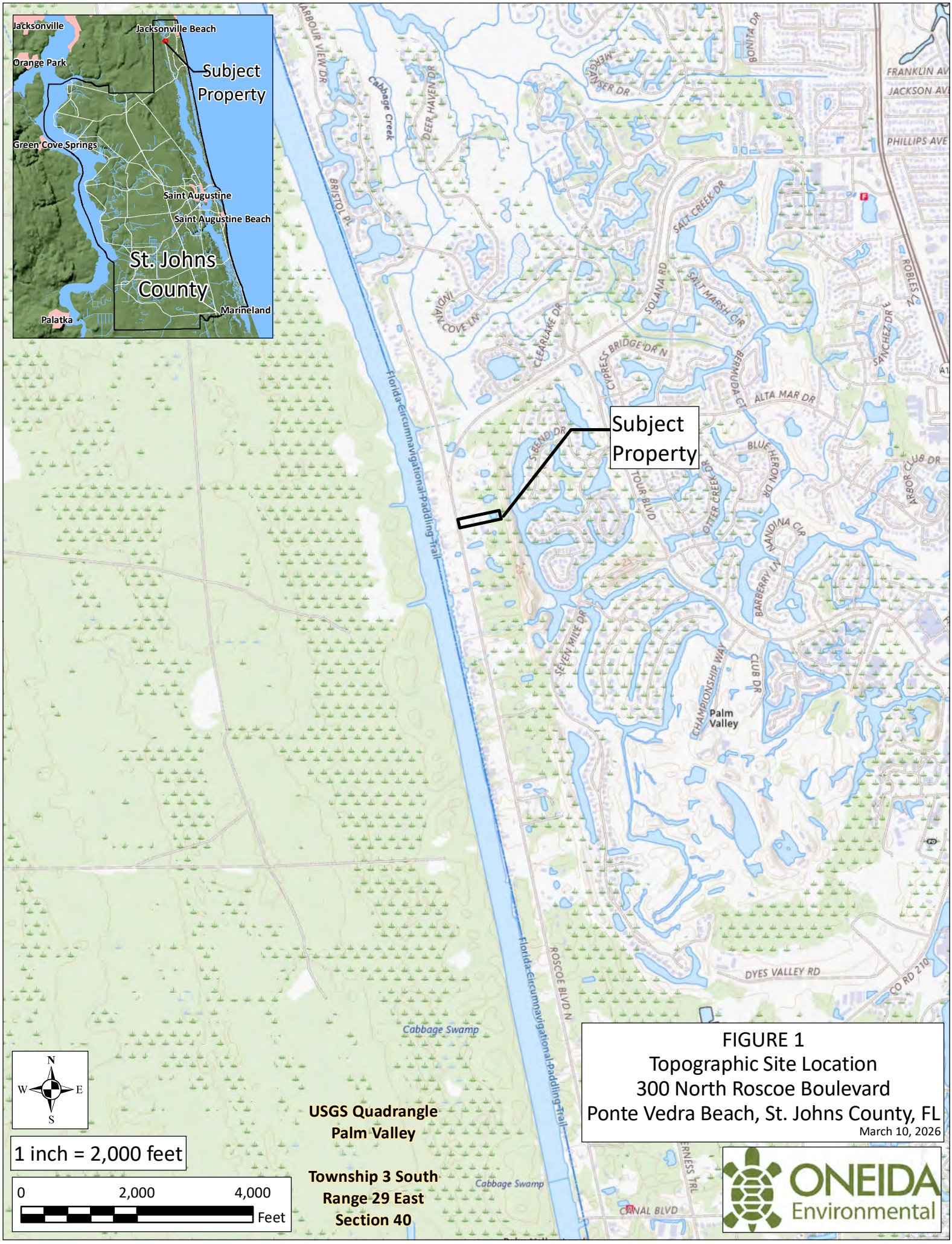
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Appendix A

Figures 1 – 5



USGS Quadrangle
Palm Valley

Township 3 South
Range 29 East
Section 40

FIGURE 1
Topographic Site Location
300 North Roscoe Boulevard
Ponte Vedra Beach, St. Johns County, FL
March 10, 2026

ONEIDA Environmental



FIGURE 2
Aerial Photograph
300 North Roscoe Boulevard
Ponte Vedra Beach, St. Johns County, FL
March 10, 2026

ONEIDA Environmental

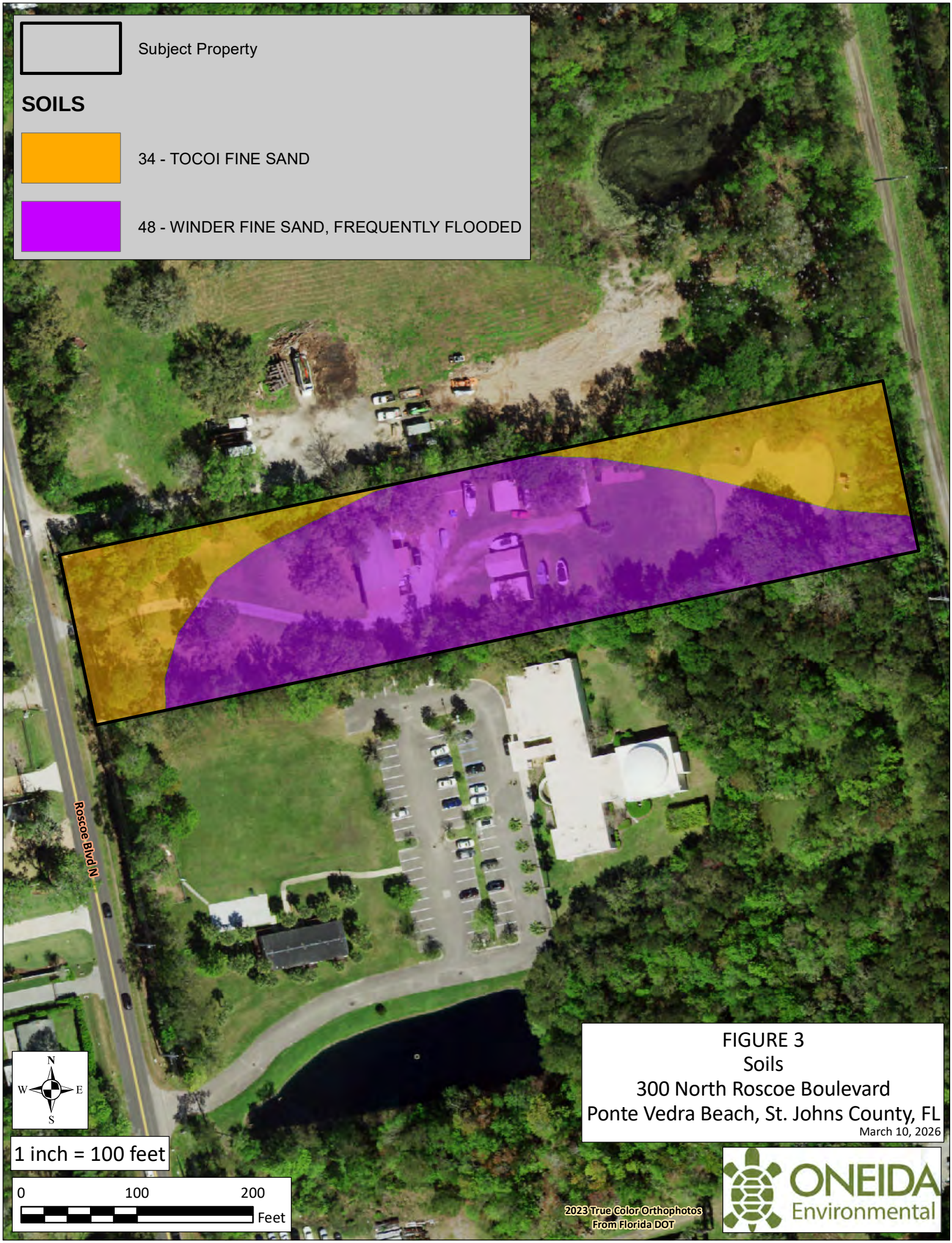


FIGURE 3
Soils
300 North Roscoe Boulevard
Ponte Vedra Beach, St. Johns County, FL
March 10, 2026

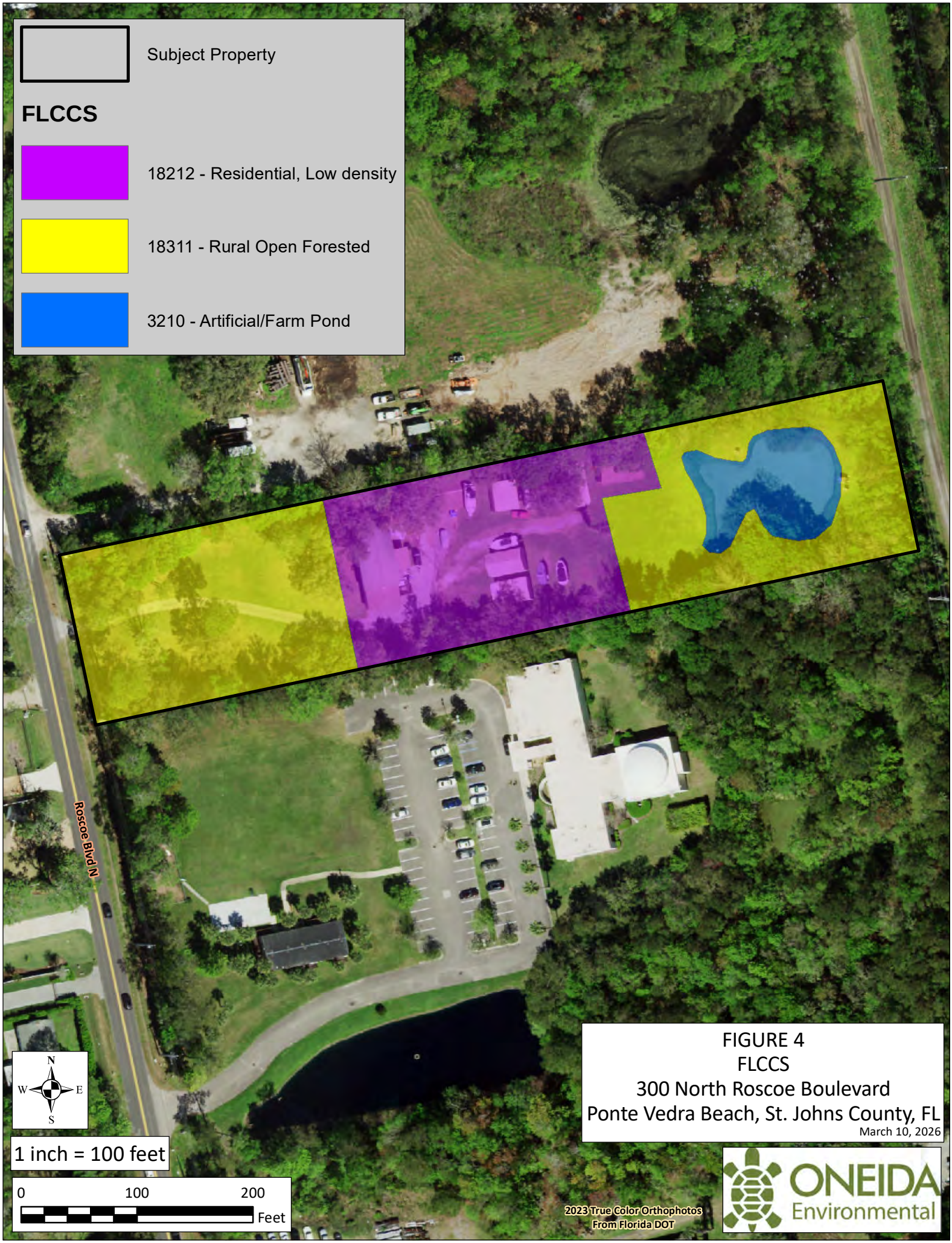


FIGURE 4
FLCCS
300 North Roscoe Boulevard
Ponte Vedra Beach, St. Johns County, FL
March 10, 2026

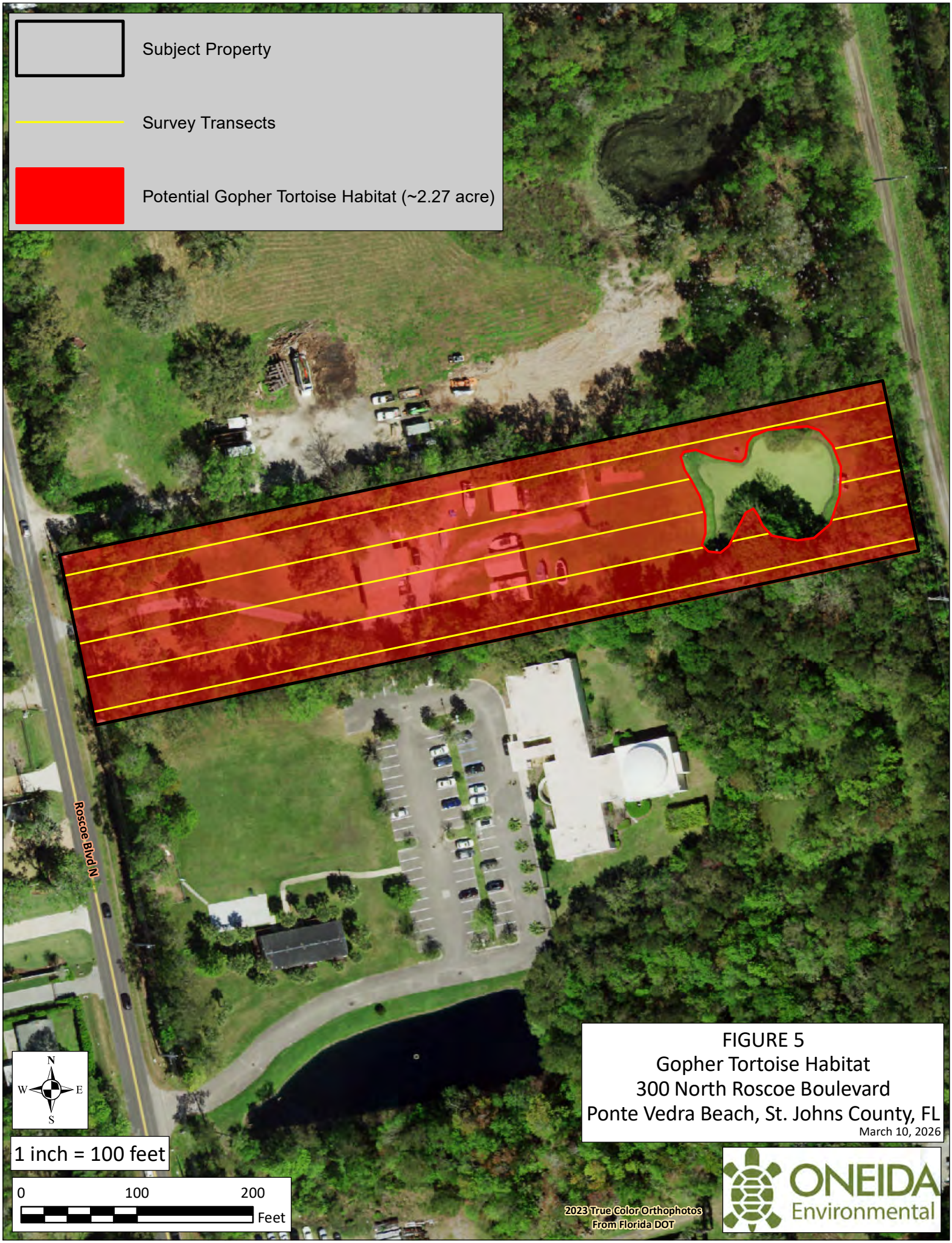


FIGURE 5
Gopher Tortoise Habitat
300 North Roscoe Boulevard
Ponte Vedra Beach, St. Johns County, FL
March 10, 2026

Appendix B

FNAI Biodiversity Matrix Report and IPaC Endangered Species List

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 3/12/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 45649



Descriptions

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

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

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

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 45649

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 45649

24 **Potential** Elements for Matrix Unit 45649

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

Acipenser oxyrinchus oxyrinchus Atlantic Sturgeon	G3T3	S1	E	FE
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Cistothorus palustris griseus Worthington's Marsh Wren	G5T3	S2	N	ST
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Verbesina heterophylla variable-leaf crownbeard	G2	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

St. Johns County, Florida



Local office

Florida Ecological Services Field Office

(352) 448-9151
(772) 562-4288
fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
West Indian Manatee Trichechus manatus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Birds

NAME	STATUS
Eastern Black Rail Laterallus jamaicensis jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Red-cockaded Woodpecker Dryobates borealis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	Threatened
Rufa Red Knot Calidris canutus rufa Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1864	Threatened

NOT FOR CONSULTATION

Whooping Crane Grus americana — EXPN

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/758

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Southern Hognose Snake Heterodon simus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3248	Proposed Threatened

Insects

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

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

NOT FOR CONSULTATION

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

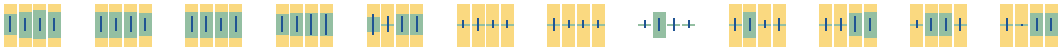
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



MODELO PARA CONSULTA

Bald Eagle
Non-BCC Vulnerable



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds

- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher Haematopus palliatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer Rynchops niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Gull-billed Tern Gelochelidon nilotica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
Least Tern Sternula antillarum antillarum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere

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Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting Passerina ciris This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Ruddy Turnstone Arenaria interpres morinella This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Whimbrel Numenius phaeopus hudsonicus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Wilson's Plover Charadrius wilsonia This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Aug 20
Worthington's Marsh Wren Cistothorus palustris griseus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Aug 31

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

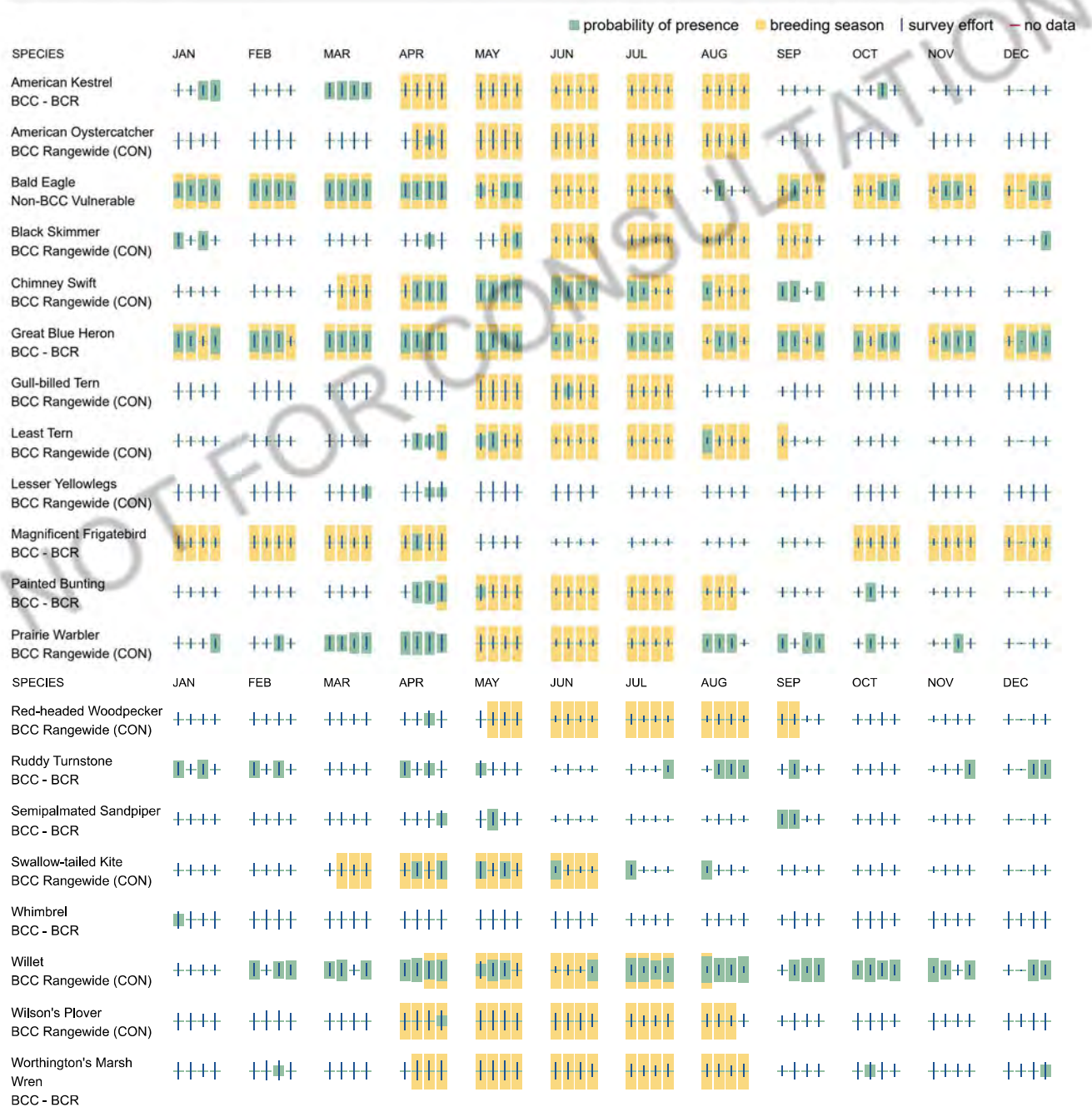
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a

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lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Marine mammals

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME
West Indian Manatee Trichechus manatus https://ecos.fws.gov/ecp/species/4469

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

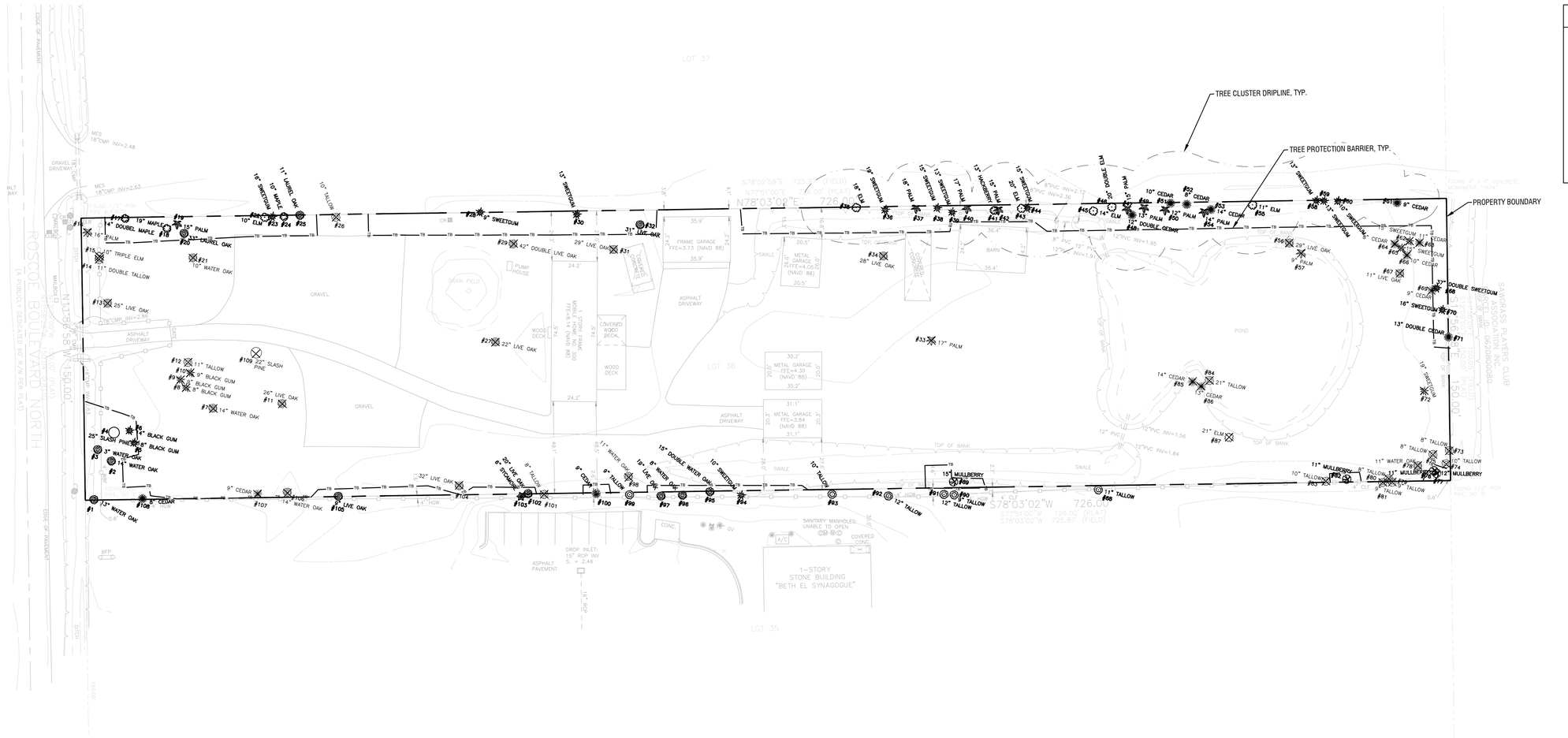
Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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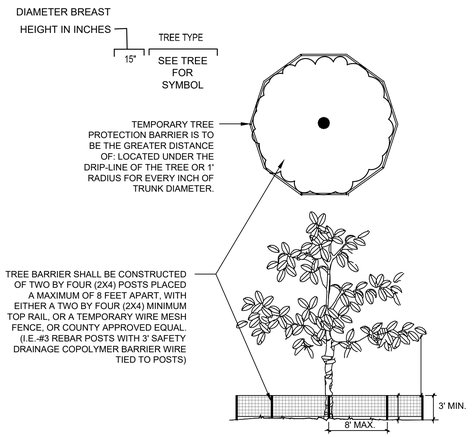


NOTE: INVASIVE CHINESE TALLOW TREES TO BE REMOVED FROM THE WETLANDS MEET EXEMPTION CRITERIA OUTLINED IN 62-330.051(2), F.A.C. WETLAND TREES TO BE REMOVED ARE TO BE REMOVED MANUALLY AND CHEMICALLY TREATED WITH HERBICIDES.

AS PER SJC LDC, TREE PROTECTION BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES ARE COMPLETED.

Always call 811 two full business days before you dig

Sunshine811.com



1 TM-100 TREE PROTECTION DETAIL

N.T.S.

SEC. 656.1207. - TREE PROTECTION DURING DEVELOPMENT.

GENERAL TREE PROTECTION / DEMOLITION NOTES:

1. BARRICADES MAY BE WOOD RAIL AS DETAILED OR WIRE MESH FENCE, OR SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.
2. THE TEMPORARY BARRIER SHALL BE AT LEAST THREE FEET HIGH, SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE AND INCLUDE AT LEAST 50% OF THE DRIPLINE OF ANY PROTECTED TREE OR TREES.
3. REMOVE VINES AND DEADWOOD FROM TREES. REMOVE SUCKERS AND MIS-SHAPEN LIMBS TO 12' HEIGHT.
4. REQUIRED BARRICADES ARE TO REMAIN INTACT THROUGHOUT CONSTRUCTION. EXCEPTION: BARRICADES MAY BE REMOVED TO COMPLETE LANDSCAPE WORK. NOTIFY CONSTRUCTION MANAGER PRIOR TO REMOVAL OF BARRICADES.
5. NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
6. NO ATTACHMENT (WIRES, SIGNS, ETC...) SHALL BE ATTACHED TO A PROTECTED TREE.
7. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.
8. ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.
9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
10. CONTRACTOR TO VERIFY WATER, SEWER, ELECTRICAL AND NATURAL GAS SERVICES ARE DISCONNECTED PRIOR TO DEMOLITION. ALL DECOMMISSIONINGS, DISCONNECTS AND REMOVAL TO BE EXECUTED ACCORDING TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND GOVERNMENT REGULATIONS.
11. CALL PUBLIC WORKS FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION, DIGGING OR DEMOLITION.

N

0 30' 60'

SCALE: 1" = 30'

PROJECT NAME
300 N ROSCOE BLVD.
ST. JOHNS COUNTY, FL.

PREPARED FOR
300 N ROSCOE BLVD., LLC

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REVISION

NO	DATE	DESCRIPTION

SEAL

PRELIMINARY

PROJECT NO.:	62634.001
ISSUED:	09/02/2026
DRAWN BY:	AS
CHECKED BY:	JL
SCALE:	1" = 30'

SHEET TITLE
TREE MITIGATION PLAN

SHEET NUMBER
TM-100

FILE NAME: A:\62000s\62634.001\LA\CADD\Sheets\TREE MITIGATION PLANS-62634.001.dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH5958

TREE MATRIX

Tree ID	Tree Species	Tree Size Inches	Disposition	Comments	Credit Inches Saved	Bonus Credits per Article 4.01.05 (E-1)	Credit Inches Removed*	Protected Tree
1	Water Oak	13	Save		13			Yes
2	Water Oak	14	Save		14			Yes
3	Water Oak	3	Save					No
4	Slash Pine	25	Save					No
5	Black Gum	8	Save		8			Yes
6	Black Gum	14	Save		14			Yes
7	Water Oak	14	Remove	Poor Condition				Yes
8	Black Gum	8	Remove				8	Yes
9	Black Gum	9	Remove				9	Yes
10	Black Gum	9	Remove				9	Yes
11	Live Oak	26	Remove				26	Yes
12	Tallow	11	Remove	Invasive				No
13	Live Oak	25	Remove				25	Yes
14	Tallow	11	Remove	Double				No
15	Elm	10	Remove	Triple			10	Yes
16	Palm	16	Remove				16	Yes
17	Maple	14	Save	Double	14			Yes
18	Maple	19	Remove				19	Yes
19	Palm	15	Remove				15	Yes
20	Laurel Oak	33	Remove				33	Yes
21	Water Oak	10	Remove				10	Yes
22	Elm	10	Save		10			Yes
23	Sweetgum	16	Save		16			Yes
24	Maple	10	Save		10			Yes
25	Laurel Oak	11	Save		11			Yes
26	Tallow	10	Remove	Invasive				No
27	Live Oak	22	Remove				22	Yes
28	Sweetgum	9	Save		9			Yes
29	Live Oak	42	Remove	Double			42	Yes
30	Sweetgum	13	Save		13			Yes
31	Live Oak	29	Remove				29	Yes
32	Live Oak	31	Save		31			Yes
33	Palm	17	Remove				17	Yes
34	Live Oak	28	Remove				28	Yes
35	Elm	18	Save		18	18		Yes
36	Sweetgum	19	Save		19	19		Yes
37	Palm	18	Save		18	18		Yes
38	Sweetgum	15	Save		15	15		Yes
39	Sweetgum	13	Save		13	13		Yes
40	Palm	17	Save		17	17		Yes
41	Hackberry	13	Save		13	13		Yes
42	Palm	15	Save		15	15		Yes
43	Elm	20	Save		20	20		Yes
44	Sweetgum	15	Save		15	15		Yes
45	Elm	14	Save		14	14		Yes
46	Elm	20	Save	Double	20	20		Yes
47	Palm	15	Save		15	15		Yes
48	Cedar	12	Save	Double	12	12		Yes
49	Palm	13	Save		13	13		Yes
50	Palm	12	Save		12	12		Yes
51	Cedar	10	Save		10	10		Yes
52	Cedar	8	Save		8	8		Yes
53	Cedar	14	Save		14	14		Yes
54	Palm	14	Save		14	14		Yes
55	Elm	11	Save		11	11		Yes
56	Live Oak	29	Remove				29	Yes
57	Palm	9	Remove				9	Yes
58	Sweetgum	13	Save		13	13		Yes
59	Sweetgum	13	Save		13	13		Yes
60	Sweetgum	10	Save		10	10		Yes
61	Cedar	9	Save		9	9		Yes
62	Sweetgum	15	Remove				15	Yes
63	Cedar	11	Remove				11	Yes
64	Cedar	8	Remove				8	Yes
65	Sweetgum	15	Remove				15	Yes
66	Cedar	10	Remove				10	Yes
67	Live Oak	11	Remove				11	Yes
68	Sweetgum	37	Save	Double	37			Yes
69	Cedar	9	Remove				9	Yes
70	Sweetgum	16	Save		16			Yes
71	Cedar	13	Save	Double	13			Yes
72	Sweetgum	19	Remove				19	Yes
73	Tallow	8	Remove	Invasive				No
74	Tallow	10	Remove	Invasive				No
75	Tallow	8	Remove	Invasive				No
76	Mulberry	11	Save		11			Yes
77	Mulberry	12	Save		12			Yes
78	Water Oak	11	Remove				11	Yes
79	Tallow	9	Remove	Invasive				No
80	Tallow	8	Remove	Invasive				No
81	Tallow	9	Remove	Invasive				No
82	Mulberry	11	Save		11			Yes
83	Tallow	10	Remove	Invasive				No
84	Tallow	21	Remove	Invasive				No
85	Cedar	14	Remove				14	Yes
86	Cedar	13	Remove				13	Yes
87	Elm	21	Remove				21	Yes
88	Tallow	11	Save	Invasive-Off Property				No
89	Mulberry	15	Save		15			Yes
90	Tallow	9	Save	Invasive-Off Property				No
91	Tallow	12	Save	Invasive-Off Property				No
92	Tallow	12	Save	Invasive-Off Property				No
93	Tallow	10	Save	Invasive-Off Property				No
94	Sweetgum	10	Save		10			Yes
95	Water Oak	15	Save	Double	15			Yes
96	Water Oak	8	Save	Off-Property				Yes
97	Live Oak	19	Save	Off-Property				Yes
98	Water Oak	11	Remove				11	Yes
99	Tallow	9	Save	Invasive-Off Property				No
100	Cedar	9	Save		9			Yes
101	Tallow	8	Remove	Invasive				No
102	Live Oak	20	Save		20			Yes
103	Sycamore	6	Save		6			Yes
104	Live Oak	32	Remove				32	Yes
105	Live Oak	9	Save		9			Yes
106	Water Oak	14	Remove				14	Yes
107	Cedar	9	Remove				9	Yes
108	Cedar	8	Save		8			Yes
109	Slash Pine	22	Remove					No
					TOTAL SAVED	TOTAL BONUS	TOTAL REMOVED	
					1057	351	579	

COMMERCIAL PROJECT AREAS MINIMUM TREE INCH REQUIREMENTS		
ACREAGE FOR COMMERCIAL PROJECT (DEVELOPABLE AREA/LAND ONLY AS PER CODE)	2.5 AC (108921.81 SQ FT)	
TOTAL TREE INCHES REQUIRED IN COMMERCIAL PROJECT AREAS TO ACHIEVE 80"/AC (80 x 2.5 AC=200) PER ARTICLE 4.01.05.F.a	200	
INCHES TO BE PRESERVED IN COMMERCIAL PROJECT	1057	
INCHES TO BE PLANTED IN COMMERCIAL PROJECT	130	
TOTAL BONUS PRESERVED INCHES	351	
INCHES TO BE REMOVED IN COMMERCIAL PROJECT	579	
TOTAL TREE INCHES IN COMMERCIAL PROJECT FROM PLANTED & PRESERVED TREES AFTER SUBTRACTING REMOVED TREES	608	

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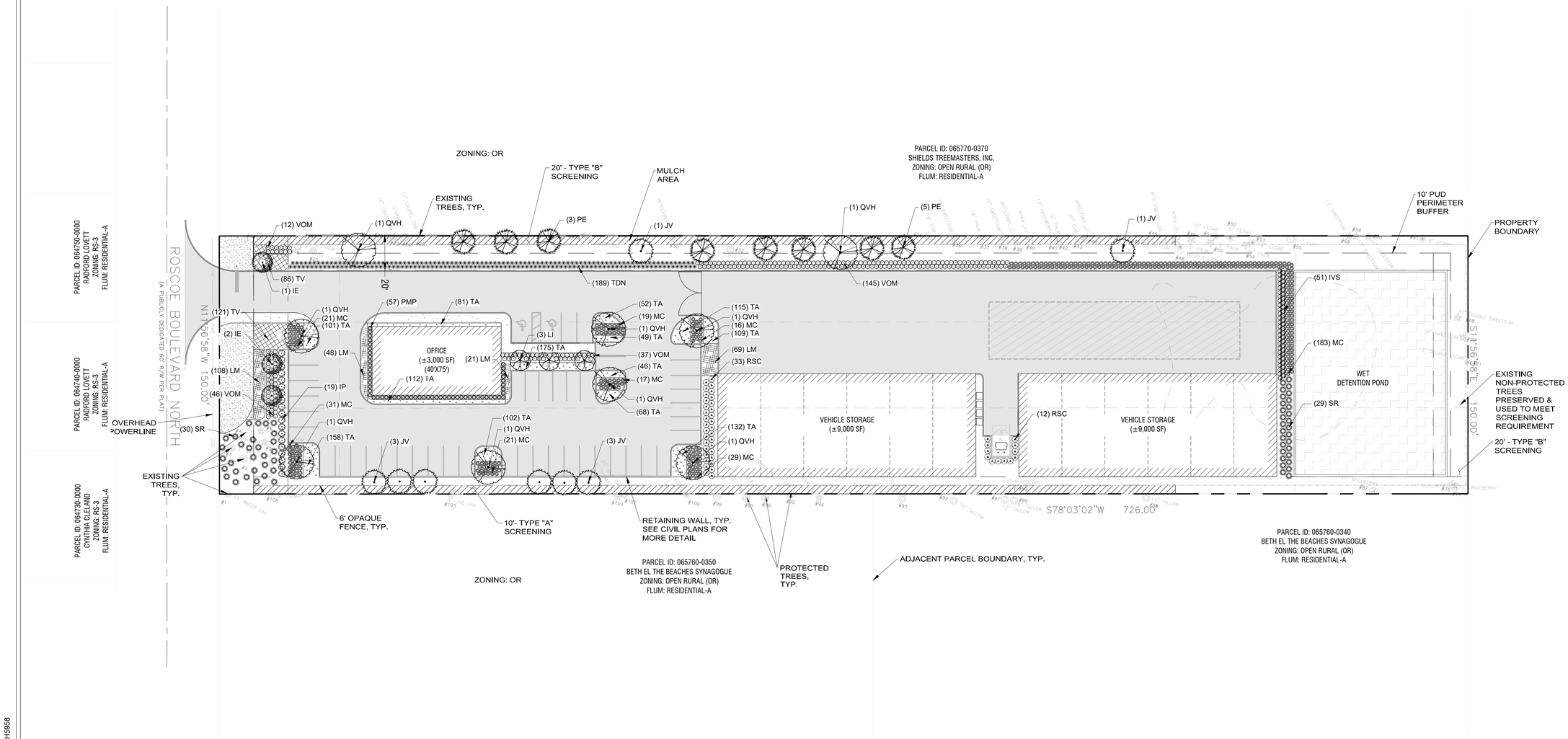
PRELIMINARY

PROJECT NO.:	62634.001
ISSUED:	09/02/2026
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CHECKED BY:	JL
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SHEET TITLE
TREE MITIGATION SCHEDULE

SHEET NUMBER
TM-101

FILE NAME: A:\620006\62634\001\LACADD\Sheets\TREE MITIGATION PLANS-62634.001.dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH5958



LANDSCAPE NOTES:

1. EVEN IF NOT SHOWN GRAPHICALLY ON LANDSCAPE PLAN, ALL ABOVE GROUND UTILITIES, INCLUDING FPL BOXES, ETC. WILL BE SCREENED WITH LIVE GREENERY.
2. THERE SHALL BE 3" OF CLEAN PINE BARK MINI-NUGGETS MULCH INSTALLED AROUND ALL NEW AND EXISTING TREES, PALMS, AND THROUGHOUT PLANTING BEDS, MULCH SHALL BE KEPT 3 INCHES AWAY FROM THE TRUNKS OF PLANTS AND STEMS OF PLANTS.

ST. JOHNS COUNTY SPECIFIC NOTES:

1. GROUND COVER PLANTS SHALL BE SPACED SO AS TO PRESENT A FINISHED APPEARANCE AND HAVE REASONABLE COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. THE USE OF NON-LIVING GROUNDCOVER SUCH AS MULCH, BGRAVEL, ROCKS, ETC. SHALL BE IN CONJUNCTION WITH LIVING PLANTS AS TO COVER EXPOSED SOIL.
2. VEGETATION THAT EXCEEDS TWENTY (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
3. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FORM TOP ONE-THIRD OF ROOT BALL.
4. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10' FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30', DEPENDING ON THE SPECIES.
5. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE.
6. PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED AT A MINIMUM OF TWO OR THREE INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
7. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TRUNK.
8. IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. TREES SHALL HAVE AN MINIMUM HEIGHT OF (8) TO (10) FEET AND (2) TWO INCHES OF CALIPER.
10. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
11. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTING, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
12. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.

LEGEND

- PROPERTY LINE
- EASEMENT
- 50 EXISTING CONTOUR
- TREE REMAINING

0 30 60
SCALE: 1"=30'

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LANDSCAPE CODE REQUIREMENTS (ST. JOHNS COUNTY AND PALM VALLEY OVERLAY)

MISCELLANEOUS CODE REQUIREMENTS

TYPE	REQUIRED	PROVIDED	COMMENTS
VUA CANOPY TREES (6.06.03(A))	70%	81%	25 / 31 TREES = 81%
NATIVE TREES (6.06.02(A)(3))	50%	94%	29 / 31 TREES = 94%
NATIVE SHRUBS (6.06.02(A)(3))	50%	89%	821 / 923 = 89%
50% MAX. SAME TREE SPECIES	YES	YES	SEE PLANT SCHEDULE
EIGHTY OR FORTY TREE INCHES PER ACRE	200"	200"+	80" X 2.5 AC = 200" REQ.; PRESERVED & PLANTED TREES USED TO MEET REQ.

PALM VALLEY OVERLAY- 3.06.06 & 3.06.10

TYPE	REQUIRED	PROVIDED	COMMENTS
20 FT. LANDSCAPE BUFFER WHERE R.O.W. ABUTS A VEHICULAR USE AREA (3.06.06(A)(1))	YES	YES	R.O.W. PLANTED WITH EVERGREEN TREES AND SHRUBS. PRESERVED TREES UTILIZED IN BUFFER.
R.O.W. EVERGREEN TREES TO BE MINIMUM 4 INCH CALIPER, 12 FT HEIGHT X 6 FT SPREAD, AND 20 FT O.C. (3.06.06(B)(1))	6	6	150 LF P/L MINUS 30 FT. OF DRIVEWAY AND SIDEWALK = 120 LF 120 LF/20 LF = 6 TREES; PRESERVED AND PLANTED TREES USED TO MEET THIS REQUIREMENT
TREES IN ISLANDS BE 14 FT HEIGHT AND 4 INCH CALIPER AT TIME OF PLANTING. SHRUBS TO BE 3 GALLONS. (3.06.10(B)(5))	YES	YES	SEE PLANT SCHEDULE

PERIMETER BUFFER ADJACENT TO ROAD RIGHT-OF-WAY- 6.06.03

TYPE	REQUIRED	PROVIDED	COMMENTS
3 FT HEIGHT X 2 FT SPREAD AT THE TIME OF PLANTING OPAQUE SCREENING OF LANDSCAPE WHERE R.O.W. ABUTS A VEHICULAR USE AREA (6.06.03(C))	YES	YES	SHRUBS PLANTED TO SCREEN VUA FROM ROW.

PERIMETER BUFFER ADJACENT TO PARKING AREA DRIVEWAY 6.06.03

TYPE	REQUIRED	PROVIDED	COMMENTS
8 FT MINIMUM WIDTH BUFFER WITH 3 FT HEIGHT X 2 FT SPREAD OPAQUE SCREENING OF LANDSCAPE AT THE TIME OF PLANTING (BORDER WHERE A DRIVEWAY IS GOING INTO A PARKING AREA) (6.06.03(D))	YES	YES	SCREENING TYPE "B" IS MORE STRINGENT. IT IS BEING APPLIED HERE. EXISTING TREES AND PLANTED TREES ARE BEING USED TO MEET THIS CODE REQUIREMENT, ALONG WITH A 6' OPAQUE FENCE

BUFFERING AND SCREENING REQUIREMENTS - 6.06.04

SOUTHERN PROPERTY LINE	REQUIRED	PROVIDED	COMMENTS
SCREENING STANDARD "A"- EITHER EVERGREEN PLANTS SIX (6) FEET IN HEIGHT AND OVERALL SCREENING OPACITY OF SEVENTY-FIVE PERCENT (75%) OR A SIX (6) FOOT MASONRY WALL OR A SIX (6) FOOT SOLID WOOD FENCE OR A BERM AND LAWN, LOW-GROWING EVERGREEN PLANTS, EVERGREEN GROUND COVER, OR ROCK MULCH COVERING THE BALANCE OF THE BUFFER. 6.06.04 (B)(3)	YES	YES	SIX FOOT OPAQUE FENCE PROVIDED
NORTHERN PROPERTY LINE			
SCREENING STANDARD "B"- THE REQUIREMENTS OF "A" AND A ROW OF EVERGREEN CANOPY TREES WHICH ARE NOT LESS THAN TEN (10) FEET HIGH AT THE TIME OF PLANTING, ATWO (2) INCH CALIPER, AND ARE SPACED NOT MORE THAN TWENTY (20) FEET APART. THE TREES ARE TO BE PLANTED WITHIN TEN (10) FEET OF THE PROPERTY LINE. 6.06.04 (B)(4)	YES	YES	726 LF P/L / 20 LF = 36 TREES REQUIRED, PRESERVED AND PLANTED TREES ARE BEING USED TO MEET THIS REQUIREMENT, ALONG WITH A 6 FT. HIGH OPAQUE FENCE ADDITIONALLY, NON-PROTECTED TREES (NOT SHOWN ON PLAN) ON NORTH, EAST AND SOUTH SIDE OF OF THE PROPERTY ARE BEING USED TO MEET THIS REQUIREMENT.
EASTERN (REAR) PROPERTY LINE SCREENING STANDARD "B"- 6.06.04 (B)(4)	YES	YES	PRESERVED TREES AND PLANTED TREES, ALONG WITH A 6 FT HIGH OPAQUE FENCE ARE USED TO MEET THIS REQUIREMENT. 150 LF P/L / 20 LF = 8 TREES.

OTHER PERIMETER BUFFER REQUIREMENTS - 6.06.03

NORTH TYPE	REQUIRED	PROVIDED	COMMENTS
SHRUBS TO BE 3 FT HEIGHT X 2 FT SPREAD AT TIME OF PLANTING (6.06.03(E)(1)) (VUA ONLY)	YES	YES	TYPE "B" SCREENING IS BEING APPLIED ON THE NORTH SIDE, WHICH IS MORE STRINGENT, SO IT APPLIES HERE.
60% OPACITY AND 5 FT HEIGHT TO BE ACHIEVED AT TIME OF PLANTING (6.06.03(F))	YES	YES	SEE ABOVE
SOUTH TYPE			
BUFFER TO BE 6 FT WIDE WITH SHRUBS TO BE 3 FT HEIGHT X 2 FT SPREAD AT TIME OF PLANTING (6.06.03(E)(1)) (VUA ONLY)	YES	NO	TYPE "A" SCREENING IS BEING APPLIED HERE BECAUSE IT IS MORE STRINGENT; 6 FT HIGH OPAQUE FENCE REPLACE SHRUBS TO SCREEN VUA FROM NEIGHBORING PROPERTY. PRESERVED VEGETATION WILL ALSO PROVIDE ADDITIONAL SCREENING ON BOTH SIDES OF THE PROPERTY LINE.
1 TREE SHALL BE PLANTED FOR EACH 50 LF OF PROPERTY PERIMETER (6.06.03(F)(1))	15	15	726 LF / 50 LF = 15 TREES; PRESERVED & PLANTED TREES USED TO MEET THIS REQUIREMENT.

INTERIOR REQUIREMENTS - 6.06.03

TYPE	REQUIRED	PROVIDED	COMMENTS
WITHIN EACH VEHICULAR USE AREA OF 9,000 SF OR MORE THERE SHALL BE A MINIMUM OF 5% OF LANDSCAPE AREA (6.06.03(G)(2)(a))	1,880 SF	> 5,000 SF	37,591 SF VUA x 5% = 1,880 SF
TREE ISLANDS TO TERMINATE ALL ROWS OF PARKING SPACES (6.06.03(G)(1))	YES	YES	SEE PLANTING PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL.	TOTAL CAL.	NATIVE		REMARKS
TREES										
	IE	3	Eagleston Holly	Ilex x attenuata 'Eagleston'	Field Grown	4"	12	Yes		14-16` Ht., 5-7` Sprd., 3' Clear trunk
	JV	8	Southern Red Cedar	Juniperus virginiana	B&B	4"	32	Yes		10-12` Ht., 4-5` Sprd.
	LI	3	Muskogee Crape Mrytle	Lagerstroemia x `Muskogee`	45G	6"	18	No		10-12` Ht., 5-6` Sprd., 6" Cal., Min. of 3 Stems, 2" Min. Per Stem, F.L.S.
	PE	8	Slash Pine	Pinus elliottii densa	Field Grown	4"	32	Yes		14' Ht. Min., 5' Sprd.
	QVH	9	High Rise Live Oak	Quercus virginiana `High Rise`	Field Grown	4"	36	Yes		14-16` ht., 7-8` Sprd., F.L.S.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	WATER		NATIVE	SPACING	REMARKS
SHRUBS										
	IP	22	Yellow Star Anise	Illicium parvifolia	7G			Yes	48" O.C.	36-42" Ht., 36-42" Sprd.
	IVS	51	Dwarf Yaupon Holly	Ilex vomitoria `Schillings Dwarf`	3G			Yes	30" O.C.	15-18" Ht., 15-18" Sprd.
	MC	337	Pink Muhly	Muhlenbergia capillaris	3G			Yes	30" O.C.	24-30" Ht., 18-24" Sprd.
	PMP	57	Dwarf Podocarpus	Podocarpus macrophyllus `Pringles`	3G			No	30" O.C.	24-30" Ht., 18-24" Sprd.
	RSC	45	Southern Charm Indica Azalea	Rhododendron indicum 'Southern Charm'	7G			No	42" O.C.	24" Ht., 24" Sprd.
	SR	59	Saw Palmetto	Serenoa repens	3G			Yes	48" O.C.	12-18" Ht., 12-18" Sprd.
	TDN	189	Dwarf Fakahatchee Grass	Tripsacum dactyloides nana	3G			Yes	30" O.C.	24-30" Ht., 18-24" Sprd.
	VOM	235	Mrs. Schillers Delight Walter's Viburnum	Viburnum obovatum 'Mrs. Schiller's Delight'	3G			Yes	30" O.C.	12-18" Ht.,12-18" Sprd.
GROUND COVERS										
	LM	246	Liriope	Liriope muscari `Emerald Goddess`	1G			No	18" O.C.	Full Plant
	TA	1,300	Asiatic Jasmine	Trachelospermum asiaticum	1G			No	12" O.C.	4-6" Ht., 6-8" Sprd.
	TV	207	Society Garlic	Tulbaghia violacea	1G			No	18" O.C.	10-12" Ht., Full Plant
SOD/SEED										
	PA	1,581 sf	Bahia Grass	Paspalum notatum `Argentine`	Pallets			No		

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SJC CODE REQUIREMENT & SCHEDULE

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LANDSCAPE SPECIFICATIONS

MATERIALS:

1. PLANTING SOIL BACKFILL MIX: TREE PITS, SHRUBS AND GROUNDCOVERS: MIX 50% EXISTING TOPSOIL TO 50% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS DECOMPOSED PINE BARK OR PEAT MOSS, 1/3 PARTS COW MANURE, AND 1/3 PARTS IMPORTED TOPSOIL AND SOIL AMENDMENTS AS REQUIRED TO BRING THE pH TO BETWEEN 5.5 TO 6.5. ALTERNATE PLANTING SOIL BACKFILL MIXTURE: MIX 50% EXISTING TOPSOIL AND 50% 'FLORIDA MUCK' AND SOIL AMENDMENT AS REQUIRED TO BRING pH TO BETWEEN 5.5 AND 6.5.

2. TOP SOIL SHALL BE DEFINED AS THE UPPER 4" TO 6" OF NATURALLY OCCURRING SOILS SUITABLE FOR AGRICULTURAL PRODUCTION AND ARE WITHOUT DRAINAGE LIMITATIONS. IMPORT TOPSOIL FROM OFF-SITE SOURCES, IF REQUIRED. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. UNDER NO CIRCUMSTANCES SHOULD TOPSOIL BE OBTAINED FROM BOGS OR MARSHES.

3. PLANTING BED AND TREE MULCH: MINI PINE NUGGETS TO MATCH COMMUNITY LANDSCAPE PLAN REQUIREMENTS. PROVIDE FOR 3" LAYER, AFTER SETTLING.

4. SOD: LAWN AREAS TO BE BAHIA GRASS

5. SEEDING: QUICK GROWING / TEMPORARY COVER
MARCH-APRIL PLANTING: ANNUAL RYEGRASS
MAY PLANTING: BROWN TOP MILLET
JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT
SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS

6. FERTILIZER: FOR PLANT BEDS USE 8-8-8 RATIO, AND FOR LAWN AREAS USE 16-4-8 RATIO, EACH WITH AT LEAST 25% OF THE NITROGEN IN A WATER INSOLUBLE ORGANIC FORM.

7. TREE GUYING: STRAPS SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE. ALL WOOD STAKES SHALL BE LOCATED BEYOND THE EDGE OF THE ROOT BALL.

SUBMITTALS:

1. SOD CERTIFICATE FROM GROWER.

2. SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).

3. SOIL TEST REPORT FOR pH WITH RECOMMENDATIONS FOR pH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS AND PLANTING BACKFILL MIX)

4. WRITTEN PLANT GUARANTEE.

5. SUBMIT MANUFACTURER DATA WITH INSTRUCTIONS FOR APPLICATIONS FOR ALL HERBICIDES.

6. PLANTING AREA / BED PREP HERBICIDES
A. FOR GRASS AND WEEK KILL PRIOR TO TILLING, TOP DRESSING OR MULCHING: ROUNDUP BY MONSANTO

7. PALM FERTILIZER
A. BALANCE OF NITROGEN (N), POTASH (P), POTASSIUM (K), AND MAGNESIUM (Mg), IN A 2N-1P-3K-1Mg RATIO, AND ALSO CONTAINING 1-2% MANGANESE (Mn), 1-2% IRON (Fe),
SULFUR (S), AND TRACE AMOUNTS OF ZINC (Zn), COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).

8. FUNGICIDE
A. FOR ROT AND WILT DISEASES: BROAD SPECTRUM SYSTEMIC FUNGICIDE THAT IS ALSO LABELED FOR THE CONTROL OF PHYTOPHTHORA BUD ROT. B. FOR GRAPHIOLA
LEAF SPOT: MANEB, MANCOZEB OR BROAD SPECTRUM COPPER FUNGICIDE SUCH AS KOCIDE 101. COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN
CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).

9. INSECTICIDE
A. SYSTEMIC INSECTICIDE SUCH AS LINDANE OR SEVIN.

EXECUTION:

1. PERFORM ALL WORK AS SHOWN AND IN STRICT ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.

2. PLANTING PREPARATION:
A. INCORPORATE BACKFILL MIX AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.
B. ADJUST SOIL AND BACKFILL pH TO 5.5 AND 6.5.
C. ADJUST SOIL pH TO 5.5-6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE pH AND USE HYDRATED LIME OR DOLOMITE TO RAISE THE pH.

3. PLACE ALL PLANT MATERIALS WHERE SHOWN ON DESIGN PLANS.

4. AFTER PLANTS ARE INSTALLED EACH TREE SHALL HAVE 1/4 LBS. OF 8-8-8 FERTILIZER APPLIED PER CALIPER INCH.

5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN TO MAINTAIN VERTICAL ALIGNMENT.

6. APPLY 2-1/2 INCHES OF MULCH (AFTER SETTLING) TO ALL TREES, SHRUB AND GROUNDCOVER BEDS. REDUCE MULCHING TO 1-1/2" DEPTH IN ANNUAL PLANTING AREAS.

7. ALL TREES PLACED IN LAWN AREAS SHALL UTILIZE A 3-FOOT DIAMETER CIRCLE OF LANDSCAPE MULCH BENEATH-SOD SHALL BE REMOVED.

GRASSING:

1. SOIL PREPARATION:
A. REMOVE STONES OVER 1-1/2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER FROM ALL LAWN AREAS.
B. ADJUST SOIL pH AS RECOMMENDED BY THE SOIL TEST FOR GRASS SPECIFIED.
C. ROTO-TILL SOIL 4" DEEP AND RAKE LAWN AREAS TO A SMOOTH EVEN SURFACE. IN AREAS TO BE SODDED, ALLOW FOR SOD THICKNESS, PROVIDING A FINISH GRADE 2" BELOW ADJACENT PAVEMENTS.
D. MOISTEN PREPARED LAWN AREAS PRIOR TO PLANTING IF DRY.

2. SEEDING:
A. ALL DISTURBED AREAS OF THE PROJECT SITE THAT ARE NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED.
B. APPLY QUICK GROWING / TEMPORARY SEED UNIFORMLY AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
C. RAKE SOIL LIGHTLY TO LOOSEN SURFACE PRIOR TO SEED APPLICATION. COVER SEEDED AREAS WITH THIN LAYER OF OAT OR WHEAT STRAW AND ROLL LIGHTLY. WATER THOROUGHLY WITH A FINE SPRAY TO ESTABLISH SOIL MOISTURE TO 4" DEPTH. MAINTAIN APPROPRIATE SOIL MOISTURE LEVEL TO OPTIMIZE SEED ESTABLISHMENT.

3. SODDING:
A. INSTALL SOD WHERE SHOWN ON DESIGN PLANS.
B. APPLY FERTILIZER OVER PREPARED SOIL IN ALL AREAS TO BE SODDED, EXCEPT SLOPES ADJACENT TO WATER'S EDGE. APPLY MATERIAL AT A RATE OF 6 LBS. PER 1,000 SQUARE FEET. SECOND APPLICATION-AS SPECIFIED UNDER LAWN MAINTENANCE AND WARRANTY.
C. LAY SOD WITHIN 36 HOURS OF HARVESTING TIME.
D. LAY SOD IN STRAIGHT, (NOT CURVED) PARALLEL ROWS TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, WITHOUT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS. WORK TOPSOIL INTO MINOR CRACKS.
E. ROLL ENTIRE SODDED AREA WITH A 200 LB. ROLLER.
F. WATER SOD IMMEDIATELY AFTER ROLLING, THEREAFTER WATER SUFFICIENTLY TO KEEP SOIL MOIST TO A DEPTH OF 4" UNTIL ESTABLISHED.

CLEANUP:

1. AT THE END OF EACH WORK DAY, REMOVE ALL DEBRIS RESULTING FROM THE WORK, CLEAN PAVED SURFACES AND BARRICADE ALL HAZARDS.

2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

INITIAL INSPECTION AND ACCEPTANCE:

1. THE WARRANTY SHALL BEGIN AFTER INITIAL LANDSCAPE INSPECTION AND ACCEPTANCE.

2. INSPECTION SHALL BE MADE BY THE OWNER OR OWNER'S REPRESENTATIVE WITHIN ONE WEEK OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR THAT INSTALLATION IS COMPLETE. PLANTS ARE SUBJECT TO INSPECTION AT ANY TIME.

PLANT GUARANTEE:

1. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY, AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR A PERIOD OF (1) ONE YEAR FROM INITIAL INSPECTION AND ACCEPTANCE. SOD SHALL BE GUARANTEED TO BE HEALTHY, FREE OF NOXIOUS WEEDS, DISEASE AND INSECT INFESTATION FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF INITIAL ACCEPTANCE.

MAINTENANCE AND WARRANTY:

1. BEGIN MAINTENANCE OF LANDSCAPE WORK IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE FOR THE MAINTENANCE PERIOD SPECIFIED.

2. PLANT MAINTENANCE AND WARRANTY:
A. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL FOR THE DURATION OF THE ESTABLISHMENT PERIOD.
B. THE ESTABLISHMENT PERIOD FOR PLANT MAINTENANCE AND WARRANTY SHALL BE 365 DAYS AFTER INITIAL ACCEPTANCE.
C. INSPECTIONS WILL BE CONDUCTED ON 90 DAY INTERVALS THROUGHOUT THE ESTABLISHMENT PERIOD TO ASSURE ALL PLANTINGS ARE BEING MAINTAINED IN A CONDITION OF GOOD HEALTH AND ACTIVE GROWTH. ANY DEAD OR DYING PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN 2 WEEKS FOLLOWING THE DATE OF INSPECTION. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION AND TIGHTEN OR REPAIR GUYS AND STAKES AS NECESSARY. RE-MULCH TREES, SHRUBS AND GROUNDCOVER BEDS AS NECESSARY TO MAINTAIN THE SPECIFIED MULCH LAYER THROUGHOUT THE ESTABLISHMENT PERIOD.

D. ONE MONTH PRIOR TO THE END OF THE 365 DAY ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER TO COORDINATE A DATE FOR FINAL INSPECTION OF ALL PLANTINGS AS BASIS FOR FINAL ACCEPTANCE.

3. LAWN MAINTENANCE AND WARRANTY:
A. MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 60 DAYS AFTER INITIAL ACCEPTANCE.
B. WATER LAWN SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES UNTIL FINAL ACCEPTANCE.
C. MOW LAWNS WHEN SOD IS FIRMLY ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.
D. FERTILIZE LAWNS 6 WEEKS AFTER PLANTING WITH 16-4-8 AT A RATE OF 6 LBS. PER 1000 SQUARE FEET.

REPLACEMENTS AND CONDITIONS:

1. REPLACEMENTS FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE MADE WITHIN 2 WEEKS FOLLOWING EACH 90 DAY ESTABLISHMENT PERIOD INSPECTION, INCLUDING THE FINAL INSPECTION.

2. A REPLACEMENT WILL BE OF THE SAME SIZE AS THE ORIGINAL WITH NO ADDITIONAL SOIL ADDITIVES TO BE USED.

3. AFTER INITIAL INSPECTION THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, THEFT, RELOCATION OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

4. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE OR SEVERE FREEZING.

FINAL INSPECTION AND ACCEPTANCE:

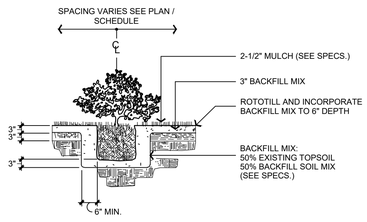
1. FINAL INSPECTION: THE LANDSCAPE CONTRACTOR WILL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ESTABLISHMENT PERIOD FOR LAWNS AND PLANT MATERIALS.

2. PLANT MATERIALS:
A. REPLACE ANY MATERIAL NOT IN HEALTHY CONDITION OR WHICH FAILS TO MEET SPECIFICATIONS.
B. DECIDUOUS MATERIAL WILL BE GUARANTEED TO BREAK DORMANCY IF PLANTED IN DORMANT SEASON.

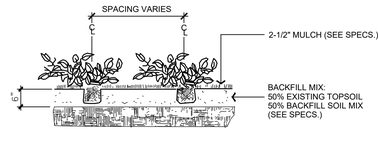
3. LAWNS:
A. AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.
B. SEEDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT. GRASS STANDS SHALL BE WELL ROOTED, EVEN-COLORED AND FREE OF WEEDS, DISEASE AND INSECT INFESTATION.

PLANT INSTALLATION NOTES

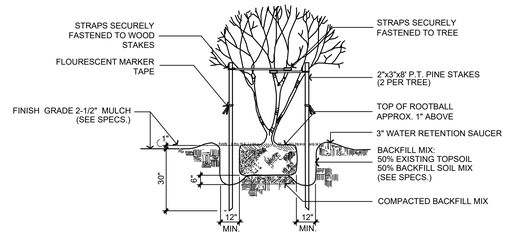
1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
2. CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT ADJUSTING THE LOCATIONS OF CERTAIN PLANTS AND TREES IN THE FIELD.
3. ALL TREES AND SHRUBS SHALL BE OF THE SIZES AS CALLED FOR IN THE PLANT MATERIALS SCHEDULE. ANY PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT AS NOT MEETING THE SIZES AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM THE SITE.
4. ALL PLANT MATERIALS SHALL BE EQUIVALENT TO FLORIDA #1 OR BETTER AS OUTLINED BY GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
5. IF QUANTITIES DIFFER BETWEEN THE PLAN AND SCHEDULE, THOSE ON THE SCHEDULE SHALL GOVERN. THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES INDICATED WILL PROVIDE THE COVERAGE AS SPECIFIED AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING TO THE LANDSCAPE ARCHITECT.
6. ALL SHRUB MATERIAL SHALL BE PLANTED IN STAGGERED ROWS, SPACED ON CENTER (O.C.) AS SPECIFIED, UNLESS OTHERWISE SHOWN ON DESIGN PLANS.
7. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY ADVERSELY AFFECT PLANTING OPERATIONS IMMEDIATELY UPON SUCH FINDINGS.



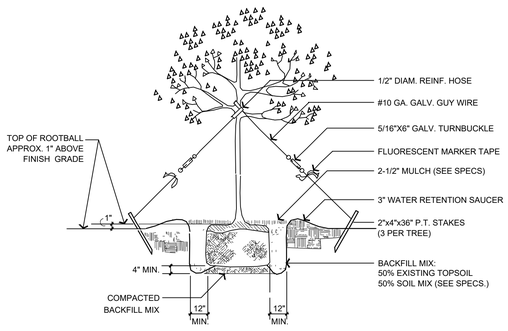
1 LS-102 TYPICAL SHRUB PLANTING N.T.S.



2 LS-102 TYPICAL GROUNDCOVER PLANTING N.T.S.



3 LS-102 TREE PLANTING (MULTI-TRUNK) N.T.S.



4 LS-102 TYPICAL TREE PLANTING AND GUYING
Trees 4" and Greater N.T.S.

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PROJECT NAME
300 N ROSCOE BLVD.
ST. JOHNS COUNTY, FL.

PREPARED FOR
300 N ROSCOE BLVD., LLC

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9906 GATE PARKWAY N. SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL LC 26000645

REVISION
NO. | DATE | DESCRIPTION

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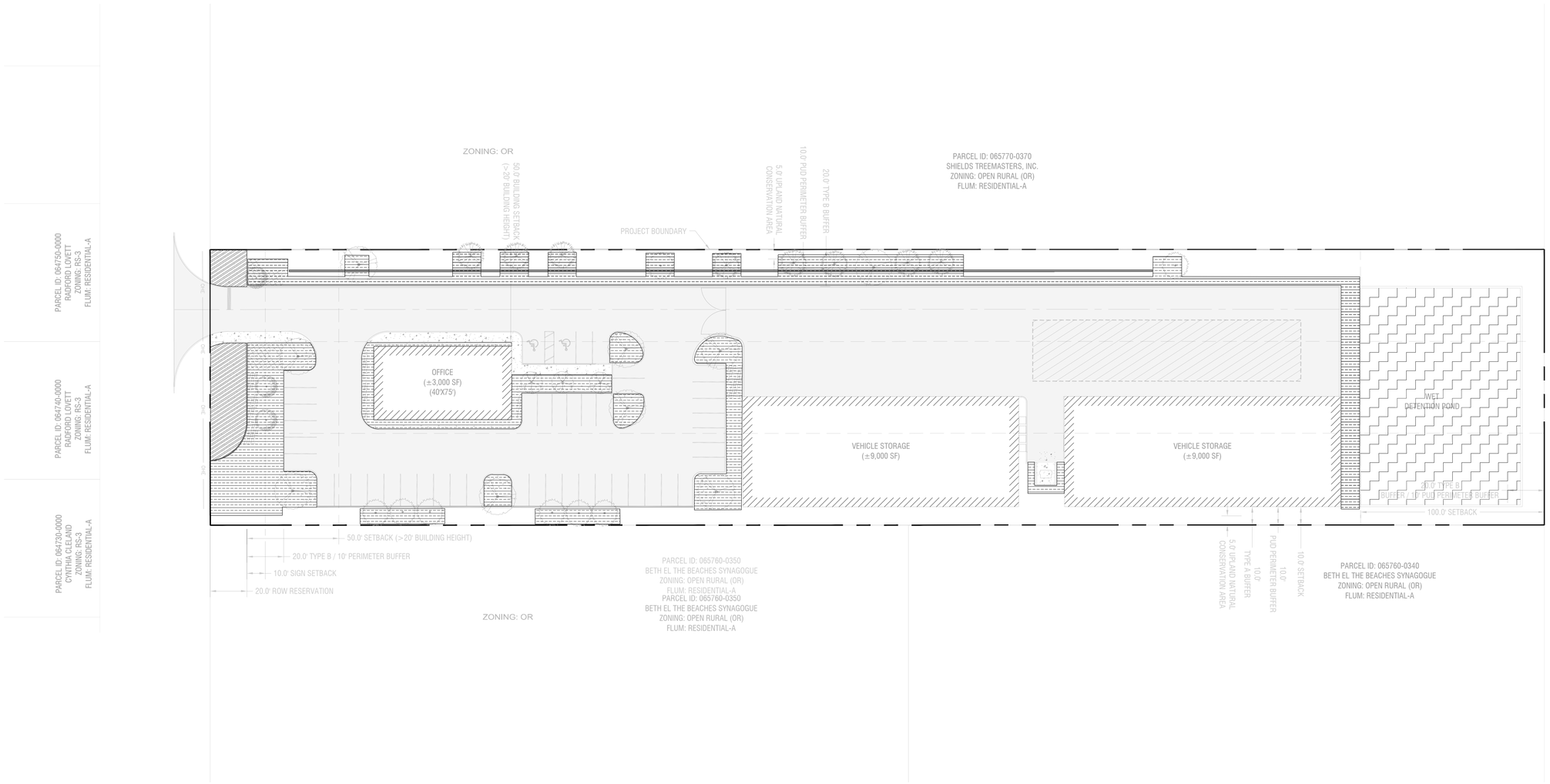
PRELIMINARY

PROJECT NO.:	62634.001
ISSUED:	09/02/2026
DRAWN BY:	AS
CHECKED BY:	JL
SCALE:	AS NOTED

SHEET TITLE
LANDSCAPE SPECIFICATIONS & DETAILS

SHEET NUMBER
LS-102

FILE NAME: A:\62000s\62634\00\11\LA\CADD\Sheets\LANDSCAPE PLANS-62634.001.dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH5958



IRRIGATION DESIGN STANDARDS
WATER USE ZONES

50% MAXIMUM HIGH VOLUME IRRIGATION

LANDSCAPE AREA BEING IRRIGATED**	16,172 SF
LOW VOLUME AREA (DRIPLINE, MICRO, ETC.)	14,631 SF
HIGH VOLUME IRRIGATION AREA	1,541 SF
PERCENTAGE OF HIGH VOLUME IRRIGATION	9.5%

****COMMON AREA**

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100% COVERAGE ON ALL NEWLY LANDSCAPING PLANT MATERIAL. THE IRRIGATION SYSTEM WILL CONSISTS OF AN AUTOMATIC UNDERGROUND SYSTEM.
2. A LOW VOLUME IRRIGATION SYSTEM SHOULD BE USED WHEREVER POSSIBLE TO MINIMIZE EVAPORATION. SUCH AS, DRIP IRRIGATION IN SHRUB AND GROUNDCOVER AREAS. AT LEAST 50% OF THE IRRIGATED AREA SHALL BE LOW VOLUME IRRIGATION (LESS THAN 30 GALLONS PER HOUR EMITTERS).
3. THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE.
4. BUBBLERS WILL BE USED ON ALL NEWLY PLANTED TREES IN THE COMMON AREAS (LOW VOLUME IRRIGATION). BAHIA GRASS WILL BE USED IN ALL LOW PROFILE COMMON AREAS AND WON'T BE IRRIGATED. HIGH VOLUME IRRIGATION WILL BE LIMITED TO HIGH PROFILE COMMON AREAS (I.E. AMENITY CENTER) WHERE THE USE OF ST. AUGUSTINE GRASS WILL BE USED. THE HIGH PROFILE AREAS WILL BE LIMITED TO NO MORE THAN 50% OF THE OVERALL COMMON AREA.

IRRIGATION AREAS LEGEND

SYMBOLS	DESCRIPTION
	HIGH VOLUME (HV) IRRIGATION IN LAWN AREAS. FOR EXAMPLE, THE USE OF SPRAYHEADS (E.G. RAINBIRD 1800 SERIES) OR ROTORS WHEN APPROPRIATE.
	LOW VOLUME (LV) IRRIGATION IN PLANTING BED AREAS. FOR EXAMPLE, THE USE OF RAINBIRD XFS 09-12 LANDSCAPE DRIPLINE WITH COPPER SHIELD, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED 12" APART WITH EMITTERS OFFSET IN TRIANGULAR SPACING.

N

0 30' 60'

SCALE: 1"= 30'

FILL-IN LANDSCAPE ARCHITECT OF

PROJECT NAME
300 N ROSCOE BLVD.
ST. JOHNS COUNTY, FL.

PREPARED FOR
300 N ROSCOE BLVD., LLC

halff
9906 GATE PARKWAY N. SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA: 33380 FL LC: 26000645

REVISION NO.	DATE	DESCRIPTION

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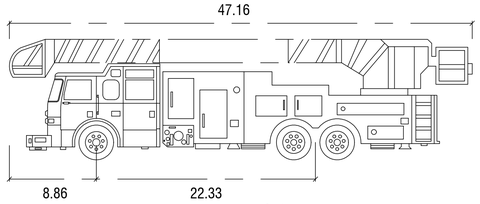
PRELIMINARY

PROJECT NO.:	62634.001
ISSUED:	09/02/2026
DRAWN BY:	AS
CHECKED BY:	JL
SCALE:	1" = 30'

SHEET TITLE
IRRIGATION COVERAGE PLAN

SHEET NUMBER
IRR-300

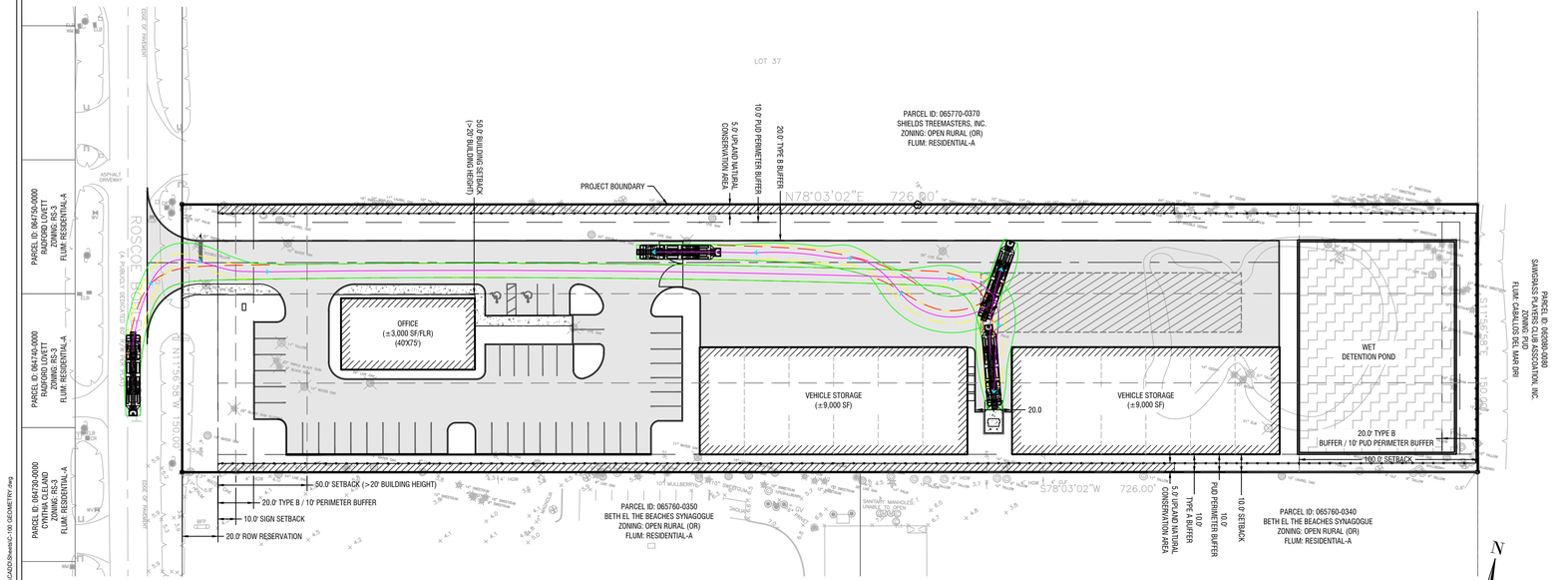
FILE NAME: A:\62000s\62634\001\LA\CADD\Sheets\SJC Irrigation Areas - 62634.001.dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH5958



TOWER LADDER 19:
PIERCE 110FT ASCENDANT AERIAL PLATFORM CHASSIS:

INSIDE TURN:	18'4"
CURB TO CURB:	34'0"
WALL TO WALL:	41'5"
OVERALL LENGTH	47'0"
WHEELBASE:	19'5"
CHASSIS OVERHANG:	7'92"
FRONT OVERHANG:	5'5"
REAR OVERHANG:	9'0"

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5



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Craig Smith
6:19:51 PM
08/17/26

Revisions		
No.	Date	Description

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JACKSONVILLE, FLORIDA USA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380FL LC 26000645

Seal

EXHIBIT

Project No.: 62634.001
Issued: 8/17/2026
Drawn By: MJA
Checked By: CBS
Scale: 1"=40'

Project Name
300 N ROSCOE BLVD

Prepared For
300 N ROSCOE, LLC

FIRE ACCESS ROUTE

Sheet Number
EX-1