| 7 | **AGENDA ITEM**<br>**Planning & Zoning** |
|---|---|
| | Meeting |

**11/19/2026**

**MEETING DATE**

**TO:** **Planning and Zoning Board Members** **DATE:** **October 29, 2026**

**FROM:** **Trevor Steven, Planner** **PHONE:** **904 209-0587**

**SUBJECT OR TITLE:** **PUD 2026-05 Palm Valley Landing Professional Center**

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

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

**BACKGROUND INFORMATION:**

Request to rezone approximately 1.79 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 16,200 square feet of professional office and medical uses, specifically located at 5165 Palm Valley Road.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to recommend approval of PUD 2026-05 Palm Valley Landing Professional Center, based upon nine (9) findings of fact as listed in the staff report.
DENY: Motion to recommend denial of PUD 2026-05 Palm Valley Landing Professional Center, 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 2026-05 Palm Valley Landing Professional Center

| | |
|---|---|
| **To:** | Planning and Zoning Agency |
| **From:** | Trevor Steven, Planner |
| **Date:** | November 9, 2026 |
| **Subject:** | **PUD 2026-05 Palm Valley Landing Professional Center,** request to rezone approximately 1.79 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 16,200square feet of professional office and medical uses, specifically located at 5165 Palm Valley Road. |
| **Applicant:** | Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC |
| **Property Owner:** | PVB AMELIA GROUP LLC |
| **Hearing Dates:** | Planning and Zoning Agency – November 19, 2026<br>Board of County Commissioners- December 15, 2026 |
| **Commissioner District:** | District 4 |

## SUGGESTED MOTION/ACTION

**APPROVE:** Motion to recommend approval of **PUD 2026-05 Palm Valley Landing Professional Center,** based upon nine (9) findings of fact as listed in the staff report.

**DENY:** Motion to recommend denial of **PUD 2026-05 Palm Valley Landing Professional Center**, based upon ten (10) findings of fact as listed in the staff report.

## MAP SERIES

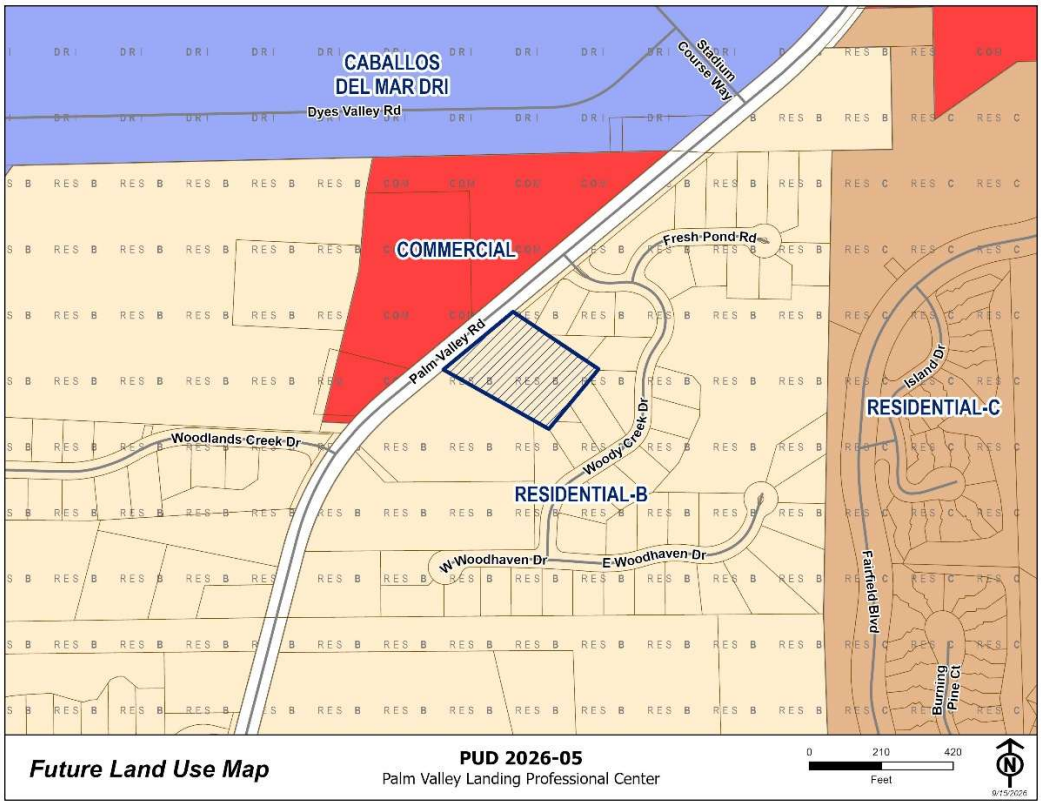
**Location:** The subject property is located on the east side of Palm Valley Road, approximately 0.65 miles south of the intersection of Palm Valley Road and A1A N.



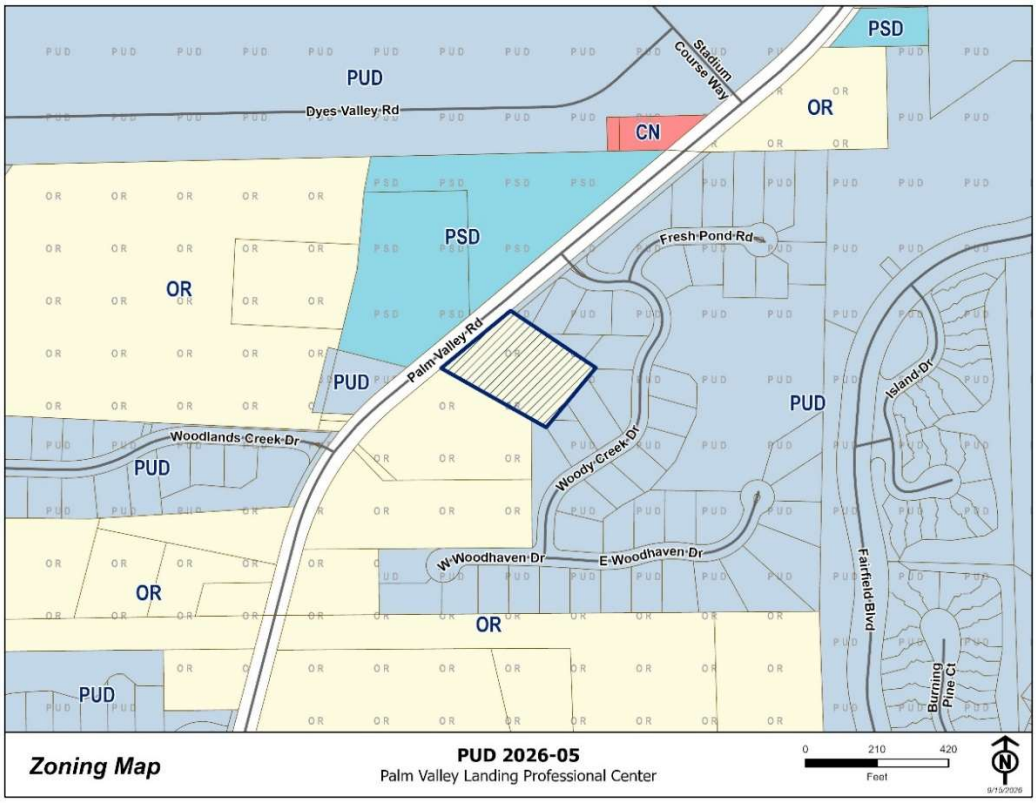

**Aerial Imagery:** The subject property contains approximately 1.79 acres of land and is currently developed with a mobile home built in 1978.



**Future Land Use:** The subject property and surrounding properties to the east, south, and southwest are designated Residential-B (RES-B) on the Future Land Use Map. Properties to the north across Palm Valley Road are designated as Commercial.




**Zoning District:** The subject property and property adjacent to the southwest are currently zoned Open Rural (OR). A single-family residential Planned Unit Development (PUD) borders the property to the northeast/east, and a non-residential Planned Special Development (PSD) exists across Palm Valley Road to the north.

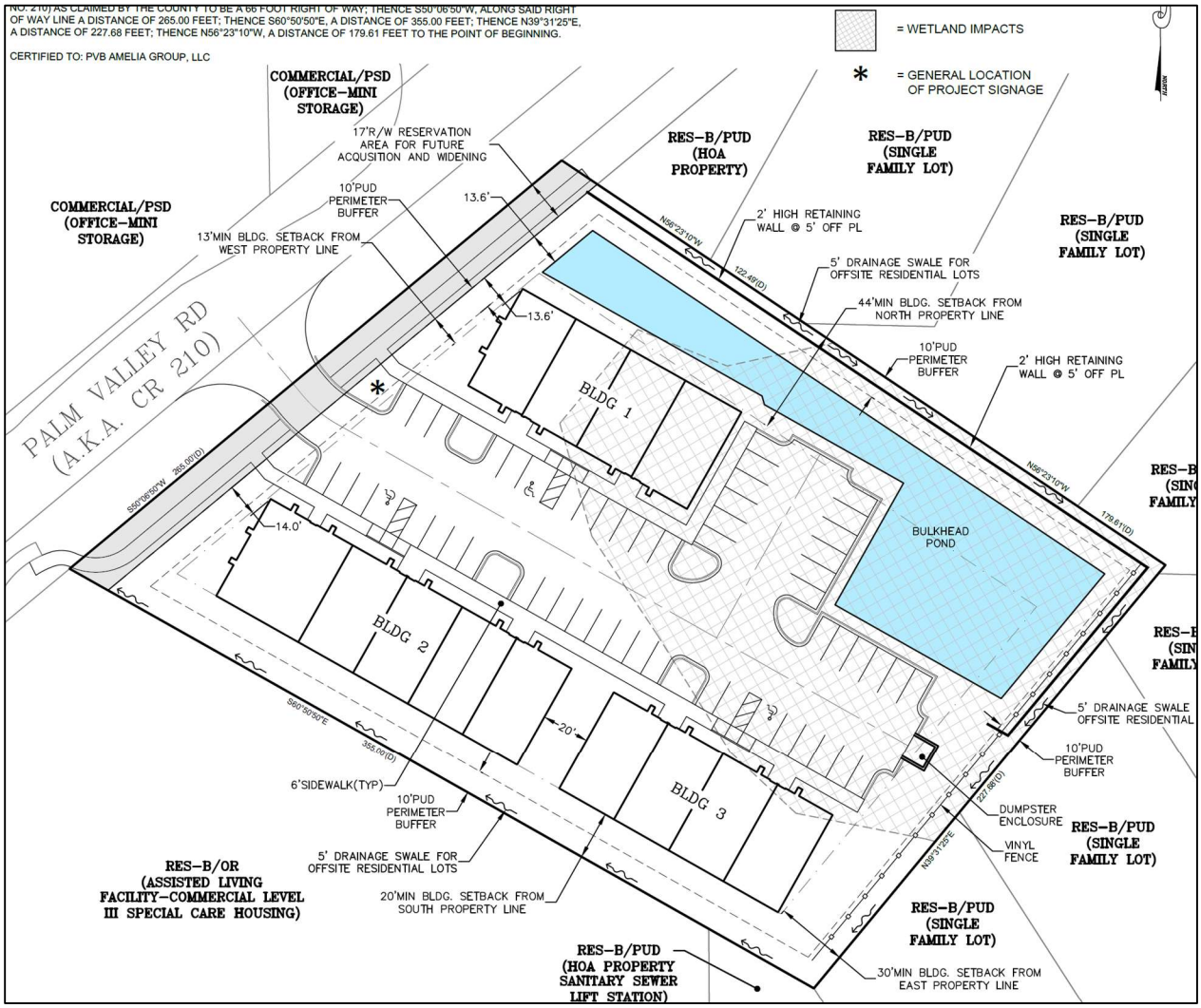


## APPLICATION SUMMARY

The Applicant seeks to rezone approximately 1.79 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 16,200 square feet of professional office and medical uses. The applicant states that the proposed uses "*will be compatible with RES-B land use and the surrounding character of the area and will include professional and medical office uses commensurate with Part 12.01 Definitions in the Land Development Code for "Business, Office and Professional" uses that operate primarily in the daytime. However, commercial uses such as retail, shopping, surgical/clinical outpatient procedures, storage, indoor recreation, private club, restaurant, vape/smoke shops, massage establishments, adult bookstores, or other similar types of commercial uses shall not be allowed in this PUD.*" The proposal includes three (3) buildings with a maximum height of 20'. There are 0.73 acres of wetlands on site, with all 0.73 acres proposed to be impacted. There are four (4) waivers being requested to requirements within the Land Development Code; an analysis of these waivers can be found on pages 10-11 within this Staff Report.

The proposed MDP Map, shown below, shows the proposed layout of the three (3) buildings, parking layout, stormwater pond location, and driveway access to Palm Valley Road. The Site Data Table can be seen on the following page. The full versions can be seen in the **Supporting Documents** section.

**Proposed Master Development Plan (MDP) Map and site data table (provided in part):**



| SJC PIN: 0663750010 | SITE DATA | |
|---|---|---|
| PROJECT SIZE | | = 1.79 Ac. |
| WETLANDS | | = 0.73 Ac. |
| UPLAND AREA | | = 1.06 Ac. |
| WETLAND IMPACT | | = 0.73 Ac. |
| DEVELOPMENT AREA (INCLUDING IMPACTS) | | = 1.79 Ac. |
| PERIMETER BUFFER | | = 0.31 Ac. |
| OPEN SPACE (25% REQ) | | = 0.60 Ac. |
| MAX. BLDG. HEIGHT ALLOWED | | = 35Ft. |
| MAX. BLDG. HEIGHT PROPOSED | | = 20Ft. |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) ALLOWED | | = 65% |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) PROPOSED | | = 50% |
| MAX. GFA ALLOWED | | = 17,900SF |
| MAX. GFA PROVIDED | | = 16,200SF |
| BLDG SETBACK (MIN.) | NORTH | = 44Ft. |
| | EAST | = 30Ft. |
| | SOUTH | = 20Ft. |
| | WEST | = 13Ft. |
| PARKING SUMMARY | | |
| REQUIRED PARKING | | |
| 1 SPACE PER 300SF BUILDING AREA 16,200SF / 300= | | 54 |
| PROVIDED PARKING | | |
| REGULAR | | = 51 |
| ADA ACCESSIBLE | | = 3 |
| TOTAL PARKING PROVIDED | | = 54 |

## 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 066375-0010, 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 2026-05 to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of a maximum of 16,200 square feet of professional and medical office uses.

Intended Plan of Development: Per the PUD text and MDP map, the applicant intends to develop a professional business office center consisting of up to three single-story buildings for a total of 16,200 square feet. The PUD

text limits the uses to business or professional office uses and excludes other commercial uses, such as retail, storage, and restaurants. During staff review of application materials, the applicant was advised that if the project developed as all medical office, both right and left turn lanes would be required. At a minimum, based on daily trip generation for either general office or medical, a right turn lane will be required.

Based on a total 16,200 sq. ft. of medical office building (ITE LUC 720), the proposed development is estimated to generate 583 average weekday trips with 54 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.). If the proposed project is all general office use (ITE LUC 710), the development is estimated to generate 308 total weekday trips with 47 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.)

The directly accessed roadway segment, Link 40 (Palm Valley Road from Canal Blvd. to SR A1A), is currently operating at 102.7% of capacity based on existing 2025 P.M. peak hour traffic, and 111.3% 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.

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



**Planning and Zoning Division Review:**

The applicant is seeking to rezone approximately 1.79 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to permit up to 16,200 square feet of professional office and medical uses. The underlying Future Land Use designation of Residential-B allows for Neighborhood Commercial uses when combined with a Planned Unit Development (PUD) rezoning, in accordance with Comprehensive Plan Policy A.1.13.1(m). Additionally, LDC Section 3.06.04.A.7 sets a maximum Gross Floor Area of 10,000 square feet per acre, which this proposal complies with.

Section f of the MDP Text only contemplates professional and medical office uses as being allowed within the proposed development, which would fall under the Neighborhood Commercial category per Comprehensive Plan Policy A.1.13.1(d) and LDC Table 2.03.01. The applicant further clarifies in Section F that uses such as *"retail, shopping, surgical/clinical outpatient procedures, storage, indoor recreation, private club, restaurant, vape/smoke shops, massage establishments, adult bookstores, or other similar type of commercial uses"* would not be allowed. Verification of use types would be reviewed at the time of tenant buildout permit submittal.

The definition for "Office, Business or Professional within LDC Article 12 is as follows:

> "An office for such operations as real estate agencies, advertising agencies (but not sign shop), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureau (but not finance company), abstract and title insurance companies, management consultants, stockbroker, and the like; or an office for the use of a person or persons generally classified as professionals such as architects, engineers, attorneys, accountants, doctors, lawyers, dentists, veterinarians, psychiatrists, psychologists, and the like. For the purpose of this Code, a barber or beauty shop shall not be deemed a business or professional office."

The applicant states within the MDP Text that the proposed development will be in line with the above definition.

The subject property is located in the Palm Valley Overlay District, which was established to attain the following objectives per LDC Section 3.06.01:

- 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

Should this PUD be approved, the applicant will be required to submit for design approval through the Palm Valley Architectural Review Committee (PVARC) to demonstrate compliance with Sections 3.06.04 through 3.06.14 of the Land Development Code. The applicant presented the proposal at a workshop before the PVARC on August 26, 2026. A summary of the presentation is provided on page 13 of this Staff Report.

**Waivers:**
The Applicant requests four (4) waivers from the Land Development Code. Requested waivers are provided below with the Applicant's justification, along with a Staff Analysis.

1. Waiver from **LDC Sections 3.06.05.A.2 and 3.06.06.A.1**
   3.06.05.A.2 Minimum Yard Requirements
   Front along any other collector or local roadway: Thirty (30) feet for a Building up to and including twenty (20) feet in height

   3.06.06.A.1 Buffering Requirements
   A minimum twenty (20) foot buffer from the right-of-way of the Palm Valley Overlay District Delineated Roadway

   **Provided Justification:** "*The PUD includes a waiver request to the 30' building setback and 20' buffer requirements along the frontage of Palm Valley Road (CR-210).The applicant has provided for the 17' right-of-way reservation area in the PUD along Palm Valley Road because of existing inadequate county road width. The 30' building setback and 20' buffer standards from the new boundary line because of the 17' right-of-way reservation area creates a hardship. LDC Section 6.04.04.H.2 allows for consideration of flexible setbacks because of right-of-way acquisition and reservation area impacts on the development. Additionally, the unique shape and condition of the property boundary, as well as the orientation of the face of each building that is angled and not parallel with the right-of-way line necessitate this waiver to compliment the full use of the property and maintain the required buffer and yard areas abutting the residential lots to the rear of the development. A small portion of a corner area of each building along the frontage encroaches into the required setback and buffer, respectively. Parking, signage or buildings will not be in the 17' right-of-way reservation area. Landscaping amounts for the purposes of buffering and screening will still be provided in certain areas of the frontage as depicted and calculated on the Exhibit C MDP map."*

   **Staff Analysis:** There is no staff objection to the request. LDC Section 6.04.04.H.1 states that no new non-residential development shall be permitted within future County right-of-way corridors. LDC Section 6.04.04.H.2 continues on to contemplate that "flexible setbacks" may be granted in consideration for right-of-way dedication. The applicant is incorporating the required 17' right-of-way reservation along Palm Valley Road into their development plan with no development proposed within this area. The applicant will provide landscaping in the areas not encumbered by buildings within the new 30' area – this can be seen in the submitted landscaping plan found in the **Supporting Documents** section.

2. Waiver from **LDC Sections 3.06.05.A.5**
   3.06.05.A.5 Minimum Yard Requirements
   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

   **Provided Justification:** "*The PUD includes a waiver request for a reduction in the required side setback from 30' to 20' along the southern PUD boundary because the subject area abuts an existing Special Care Housing Level III type use (34,916 square foot "Ponte Vedra Gardens" assisted living/memory care facility). Even though the abutting property is zoned Open Rural (OR) with a Residential-B Future Land Use, the use is defined as a Special Care Housing Level III facility because of its size and capacity and is defined as a commercial type of facility by St. Johns County. The justification is for the allowance of a reduced side yard building setback from 30' to 20' because the proposed professional office will abut an existing commercial use and will be developed and operate in harmony as a compatible low intensity use."*

**Staff Analysis:** There is no staff objection to the request. Although the property to the south has a residential Future Land Use designation, it is currently developed with a Level III Special Care Housing facility which is considered a commercial use pursuant to the current Land Development Code definition within Article 12. When the facility was built in 2015, all Special Care Facilities were allowed by right within Open Rural (OR) zoning. This changed in 2024 when the LDC was updated to be in Line with State Statute and divided Special Care Facilities into the three categories that exist today.

3. Waiver from **LDC Sections 3.06.06.A.4 and 3.06.06.B.2**

   3.06.06.A.4 Buffering Requirements

   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.

   3.06.06.B.2 Buffering Requirements

   Where commercial or multi-family Development adjoins single-family residential property, a ten (10) foot 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.

   **Provided Justification:** "*The PUD includes a waiver request from the 8' high fence/masonry wall requirement along the northern edge of the property between the proposed office use and a residential zoned property but instead use landscaping as the screening. The relief from the fence/wall requirement only applies to the northern property edge. An 8' high vinyl 100% opaque screening fence will be installed along the eastern side of the property within the 10' perimeter buffer adjacent to the residential lots, as depicted and described on the Exhibit C MDP map, Landscape Plan and Cross Section exhibits as part of this PUD application. Additionally, an enhanced landscape tree and vegetated buffer that will include evergreen species trees which are not less than 6" inches DBH and 20' in height with an 8' spread, and not more than 15' apart and will be installed along the eastern side of the property as designed and programmed with the adjacent residential community, as depicted and described in the Landscape Plan as part of this PUD application. The north property edge includes an increase in the evergreen tree spacing from 15' to 30' on center, including shrubs to be installed at 5' in height and allowed to grow to the required 8' height. The West property line includes the use of evergreen and semi-evergreen trees within the landscape buffer due to the proximity of future overhead powerline wires. The South property line abutting the Special Care Housing Level III type use (34,916 square foot "Ponte Vedra Gardens" assisted living/memory care facility) includes a standard 10' buffer along the abutting commercial use with trees every 50' on center. The aforementioned is depicted on the Landscape Plan as part of this PUD application."*

   **Staff Analysis:** There is no staff objection to the request. The applicant provided correspondence with adjacent neighbors indicating that the proposed alternate screening/buffering detailed in the MDP Text and Landscaping Plan is preferred by the homeowners.

4. Waiver from **LDC Section 5.03.03.A.3**

   5.03.03.A.3 Natural Environment

   Minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat

   **Provided Justification:** "*The PUD includes a waiver request from the requirement to provide a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat. As a result of the site conditions and requirements to elevate the site in conformance with the surrounding*

*properties and infrastructure it is not feasible to maintain a minimum of 5% of conservation of upland vegetation as part of the PUD."*

**Staff Analysis:** Total site upland area is 1.06 acres providing a minimum conservation of upland natural vegetation of 0.05 acres (5% of 1.06 acres) in accordance with LDC Section 5.03.03.A.3. Applicant is stating an inability to meet this LDC requirement due to proposed site engineering and elevation requirements.

**Figure 1** below provides a compatibility map labeling nearby properties, while **Figure 2** shows a compatibility table of the subject property in comparison to adjacent properties.

**Figure 1: Compatibility Map**




**Figure 2: Compatibility Analysis**

| Criteria | Subject Property | Property 1 | Property 2 | Property 3 | Property 4 | Property 5 |
|---|---|---|---|---|---|---|
| **Zoning Designation** | Open Rural (OR), proposed Planned Unit Development (PUD) | Planned Unit Development (PUD) (Ord. 1998-23) | Planned Unit Development (PUD) (Ord. 1998-23) | Open Rural (OR) | Planned Special Development (PSD) (Ord. 1998-46) | Planned Special Development (PSD) (Ord. 1998-46) |
| **Future Land Use Designation** | Residential-B | Residential-B | Residential-B | Residential-B | Commercial | Commercial |
| **Present Use** | Mobile Home | Single-Family | Single-Family | 34,454sf Assisted Living Facility (ALF) | 45,000sf of Business Office Park uses | 43,800sf of Warehousing and Storage uses |
| **Proposed Use** | 16,200 square feet of professional office and medical uses | N/A | N/A | N/A | N/A | N/A |
| **Property Area** | 1.79 acres | 0.47 acres | 0.37 acres | 2.66 acres | 3.61 acres | 3.81 acres |

The subject property is situated on a section of Palm Valley Road located north of its intersection with Canal Boulevard and south of its northern terminus at A1A N. This corridor includes a variety of residential and non-residential uses, several of which are detailed in the compatibility analysis on the previous page. The proposed professional office park appears to be consistent with the non-residential uses present in the immediate area. It is also acknowledged that there are numerous single-family residential communities in the area, including The Woodlands, which borders the subject property on two sides and has six (6) homes sitting adjacent to the north and south.

**Figure 3** depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed uses allowed in the MDP Text for the proposed Planned Unit Development (PUD) rezoning:

**Figure 3: 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 |
| 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).
** Limited to Professional Office and Medical uses as described in section f of the MDP Text

## PALM VALLEY / PONTE VEDRA ARCHITECTURAL REVIEW COMMITTEE (AUGUST 26, 2026)

The Palm Valley / Ponte Vedra Architectural Review Committee (PVARC) heard the proposed PUD 2026-05 Palm Valley Professional Center as a workshop item during their publicly held meeting on August 26, 2026. The presenter(s) and Committee members discussed a multitude of elements for the design of the professional center's buildings, including the light exterior colors, the quality of the exterior building materials, and the size of the two buildings; as well as the cost of the project, the landscaping plan with no fencing, the location and design of the retention pond, the future signage, and the screening of the trash area. Committee members were supportive of the proposed professional center.

## CORRESPONDENCE/PHONE CALLS

Staff had initially received written correspondence from neighbors directly adjacent to the east that were opposed to the request. Some of the concerns involved the proposed screening, landscaping, and drainage of the project. The applicant has since been in contact with these neighbors, and they have come to an agreement on a proposed screening/landscaping placement along the eastern property boundary. All correspondence can be found in **Attachment 3**.

## 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. Application and Supporting Documents
3. Correspondence

# FINDINGS OF FACT

## PUD 2026-05 Palm Valley Professional Landing

| 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-B. | 3. The PUD is not consistent with the Future Land Use Designation of Residential-B. |
| 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 May 21, 2026, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2026-05 Palm Valley Landing Professional Center**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below-described special provisions of this Ordinance, the below-described provisions shall prevail.

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

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

2. The PUD is consistent with the goals, policies, and objectives of the 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-B (RES-B).

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 2026-05 Palm Valley Landing Professional Center** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

**is hereby changed to Planned Unit Development (PUD).**

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

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

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

**SECTION 6.** 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

PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 ALL IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE TRUE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE N88°49'08"W, A DISTANCE OF 473.52 FEET TO THE POINT OF BEGINNING; THENCE N56°23'10"W, A DISTANCE OF 122.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD (COUNTY ROAD NO. 210) AS CLAIMED BY THE COUNTY TO BE A 66 FOOT RIGHT OF WAY; THENCE S50°06'50"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.00 FEET; THENCE S60°50'50"E, A DISTANCE OF 355.00 FEET; THENCE N39°31'25"E, A DISTANCE OF 227.68 FEET; THENCE N56°23"10"W, A DISTANCE OF 179.61 FEET TO THE POINT OF BEGINNING.

**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 5165 Palm Valley Road ("Property") from Open Rural (OR) to Planned Unit Development (PUD) for use as a professional business office development to be known as "Palm Valley Landing Professional Center" and will include parking and stormwater infrastructure.

Consistent with the Residential-B (RES-B) Comprehensive Plan Future Land Use designation and provisions, a rezoning to PUD is required pursuant to Comprehensive Plan Policy A.1.11.2, in that Neighborhood Commercial uses as provided within a Residential land use designation may be permitted through the PUD regulations.

The allowed neighborhood commercial uses will be compatible with RES-B land use and the surrounding character of the area and will include professional and medical office uses commensurate with Part 12.01 Definitions in the Land Development Code for "Business, Office and Professional" uses that operate primarily in the daytime. However, commercial uses such as retail, shopping, surgical/clinical outpatient procedures, storage, indoor recreation, private club, restaurant, vape/smoke shops, massage establishments, adult bookstores, or other similar type of commercial uses shall not be allowed in this PUD. The development is planned for up to three (3) buildings of single-story in height (up to 20' height at peak of roof) and comprised of 16,200 square feet total.

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

1.79 acres (+/-).

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

The property includes approximately 0.73 acres (+/-) of 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 1.79 acres (+/-) and includes impact to the approximate 0.73-acre (+/-) wetland area 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 16,200 square feet total of professional and medical office uses commensurate with Part 12.01 Definitions in the Land Development Code for "Business, Office and Professional" uses and planned for up to three (3) buildings of single-story in height and will operate primarily in the daytime. Commercial uses such as retail, shopping, surgical/clinical outpatient procedures, storage, indoor recreation, private club, restaurant, vape/smoke shops, massage establishments, adult bookstores, or other similar type of commercial uses shall not be allowed in this PUD.

**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: | North 44'; East 30'; South 20'; West 13'; |
| 2. Parking: | 54 spaces (includes 3 ADA spaces); |
| 3. Building Height: | Shall not exceed 20'; |
| 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 GFA: | 16,200 square feet (per LDC 3.06.04.A.7) |
| 8. Lighting: | Per LDC and Palm Valley Overlay District. |

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 system on site 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 Palm Valley Road, 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. Sidewalk infrastructure will be provided along Palm Valley Road.

Water and sanitary sewer will be provided by St. Johns County Utility Department. Solid waste will be provided by the licensed franchisee in the area.

Fire protection will comply with LDC Part 6.03.00 and the most current edition of the Florida Fire Prevention Code.

As a result of the site conditions and requirements to elevate the site in conformance with the surrounding properties and infrastructure it is not feasible to maintain a minimum of 5% of conservation of upland vegetation as part of the PUD, and as such a waiver is requested and described in Section T. A minimum of 25% open space will be provided per LDC 5.03.03.A.1, and as depicted on the Exhibit C, MDP Map.

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

A water and sewer availability letter from St. Johns County Utility Department (SJCUD) is 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 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 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. 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 will be provided during the final design and permitting phase of the project. The NRCS soils map as part of the Carter Environmental Services, Inc. Environmental Assessment dated April 14, 2026, described the soil condition to include Tocoi fine sand. This which is 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 Property consists of approximately 1.79 acres (+/-) that includes approximately 0.73 acres of wetlands. The FLUCCS map as part of the Carter Environmental Services, Inc. Environmental Assessment dated April 14, 2026, described the site as including Residential, Low Density (FLUCFCS 110, +/- 0.41ac), Temperate Hardwood (FLUCFCS 425, +/- 0.65ac), Wetland Hardwood Forest (FLUCFCS 610, +/- 0.73ac).

**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 Carter Environmental Services, Inc. Environmental Assessment dated April 14, 2026, determined that no endangered, threatened or species of special concern (SSC) or their habitats were observed during the site review by the biologists. Additionally, there are no Significant Natural Communities present on the property based on field review and analysis of vegetative communities. The Environmental Assessment concludes this commercial PUD project will have no effect on any listed species or Significant Natural Communities.

**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.**

According to the May 2026 CRAS report prepared by Heritage Cultural Services, LLC., archaeological and historical investigations, including systematic subsurface testing, metal detector surveys, probing, surface investigations, and a historic map review across the 1.79-acre Palmetto Palm Valley Professional Center Office Park development property in northeastern St. Johns County, Florida, resulted in the discovery of no archaeological or historical sites, including original historical structures. Because no significant cultural resources were found on the subject property, it is the opinion and recommendation of Heritage Cultural Services, LLC, that no historical or archaeological sites eligible for listing in the *National Register of Historic Places* will be adversely impacted by development of the

Palmetto Palm Valley Professional Center Office Park property. No further archaeological work is recommended.

**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 minimum 10' PUD perimeter buffer will be provided and integrated with the SJRWMD requirement to provide stormwater drainage conveyance for the abutting residential properties around the development to the Palm Valley Road right-of-way drainage infrastructure by way of swale and retaining walls as depicted on the MDP map. A minimum 44' building setback and landscape buffer will be provided on the north and a 30' building setback on the east property lines adjacent to the existing residential lots that are occupied by single family homes as depicted and labeled on the MDP Map. A 20' building setback and landscape buffer will be provided on the south property line adjacent to the assisted living/memory care facility, which is designated as a commercial Level III Special Care Housing development. The west property line along Palm Valley Road will include a minimum 13' setback and buffer because of the proposed 17' right-of-way reservation area. The landscape buffers are depicted on the MDP map and landscape plan and as further described in Section T of this PUD. The dumpster enclosure is considered an accessory structure and is allowed in the 30' setback area along the east property line. An 8' high vinyl 100% opaque screening fence will be installed along the eastern side of the property within the 10' perimeter buffer, as depicted and described on the Exhibit C MDP map, Landscape Plan and Cross Section exhibits as part of this PUD application. Additionally, an enhanced landscape tree and vegetated buffer will be installed along the eastern side of the property as designed and programmed with the adjacent residential community, as depicted and described in the Landscape Plan as part of this PUD application.

**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 Property is within the Palm Valley Overlay District and will comply with the provisions of this District unless otherwise described and or 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 unless otherwise depicted on the MDP map, which includes a dumpster enclosure within the 30' setback area on the eastern boundary of the PUD. The dumpster enclosure shall not be any closer than 25' from the east property line. AC units, pumps, generators and or mechanical type equipment is allowed in the setback areas but shall be no closer than 10' from the north and south property lines, and no closer than 30' from the east property line.

**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. Completion of construction is defined as receipt of approval from the County of the post-construction infrastructure as-built surveys 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 5165 Palm Valley Road ("Property") from Open Rural (OR) to Planned Unit Development (PUD) for use as a professional business office development, including parking and stormwater infrastructure.

The allowed neighborhood commercial uses will be compatible with RES-B land use and the surrounding character of the area and will include professional and medical office uses commensurate with Part 12.01 Definitions in the Land Development Code for "Business, Office and Professional" uses that operate primarily in the daytime. However, commercial uses such as retail, shopping, surgical/clinical outpatient procedures, storage, indoor recreation, private club, restaurant, vape/smoke shops, massage establishments, adult bookstores, or other similar type of commercial uses shall not be allowed in this PUD. The development is planned for up to three (3) buildings of single-story in height (up to 20' height at peak of roof) and comprised of 16,200 square feet total.

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. The project will positively serve the local community and residents to provide much needed low intensity commercial use of the property and increase the County tax base as a commercial use and provide employment opportunities in the local area. This is low intensity commercial 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) Palm Valley Overlay Sections 3.06.05.A.2 and 3.06.06.A.1: The PUD includes a waiver request to the 30' building setback and 20' buffer requirements along the frontage of Palm Valley Road (CR-210). The applicant has provided for the 17' right-of-way reservation area in the PUD along Palm Valley Road because of existing inadequate county road width. The 30' building setback and 20' buffer standards from the new boundary line because of the 17' right-of-way reservation area creates a hardship. LDC Section 6.04.04.H.2 allows for consideration of flexible setbacks because of right-of-way acquisition and reservation area impacts on the development. Additionally, the unique shape and condition of the property boundary, as well as the orientation of the face of each building that is angled and not parallel with the right-of-way line necessitate this waiver to compliment the full use of the property and maintain the required buffer and yard areas abutting the residential lots to the rear of the development. A small portion of a corner area of each building along the frontage encroaches into the required setback and buffer, respectively. Parking, signage or buildings will not be in the 17' right-of-way reservation area. Landscaping amounts for the purposes of buffering and screening will still be provided in certain areas of the frontage as depicted and calculated on the Exhibit C MDP map.

2) Palm Valley Overlay Section 3.06.05.A.5: The PUD includes a waiver request for a reduction in the required side setback from 30' to 20' along the southern PUD boundary because the subject area abuts an existing Special Care Housing Level III type use (34,916 square foot "Ponte Vedra Gardens" assisted living/memory care facility). Even though the abutting property is zoned Open Rural (OR) with a Residential-B Future Land Use, the use is defined as a Special Care Housing Level III facility because of its size and capacity and is defined as a commercial type of facility by St. Johns County. The justification is for the

allowance of a reduced side yard building setback from 30’ to 20’ because the proposed professional office will abut an existing commercial use and will be developed and operate in harmony as a compatible low intensity use.

3) Palm Valley Overlay Sections 3.06.06.A.4 and 3.06.06.B.2: The PUD includes a waiver request from the 8’ high fence/masonry wall requirement along the northern edge of the property between the proposed office use and a residential zoned property but instead use landscaping as the screening. The relief from the fence/wall requirement only applies to the northern property edge. An 8’ high vinyl 100% opaque screening fence will be installed along the eastern side of the property within the 10’ perimeter buffer adjacent to the residential lots, as depicted and described on the Exhibit C MDP map, Landscape Plan and Cross Section exhibits as part of this PUD application. Additionally, an enhanced landscape tree and vegetated buffer that will include evergreen species trees which are not less than 6” inches DBH and 20’ in height with an 8’ spread, and not more than 15’ apart and will be installed along the eastern side of the property as designed and programmed with the adjacent residential community, as depicted and described in the Landscape Plan as part of this PUD application. The north property edge includes an increase in the evergreen tree spacing from 15’ to 30’ on center, including shrubs to be installed at 5' in height and allowed to grow to the required 8' height. The West property line includes the use of evergreen and semi-evergreen trees within the landscape buffer due to the proximity of future overhead powerline wires. The South property line abutting the Special Care Housing Level III type use (34,916 square foot “Ponte Vedra Gardens” assisted living/memory care facility) includes a standard 10' buffer along the abutting commercial use with trees every 50' on center. The aforementioned is depicted on the Landscape Plan as part of this PUD application.

4) LDC Section 5.03.03.A.3: The PUD includes a waiver request from the requirement to provide a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat. As a result of the site conditions and requirements to elevate the site in conformance with the surrounding properties and infrastructure it is not feasible to maintain a minimum of 5% of conservation of upland vegetation as part of the PUD.

**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.

# "EXHIBIT C"

## LEGAL DESCRIPTION

DESCRIPTION AS FURNISHED:

PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 ALL IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE TRUE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE N88°49'08"W, A DISTANCE OF 473.52 FEET TO THE POINT OF BEGINNING; THENCE N56°23'10"W, A DISTANCE OF 122.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD (COUNTY ROAD NO. 210) AS CLAIMED BY THE COUNTY TO BE A 66 FOOT RIGHT OF WAY; THENCE S50°06'50"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.00 FEET; THENCE S60°50'50"E, A DISTANCE OF 355.00 FEET; THENCE N39°31'25"E, A DISTANCE OF 227.68 FEET; THENCE N56°23'10"W, A DISTANCE OF 179.61 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: PVB AMELIA GROUP, LLC

GRAPHIC SCALE

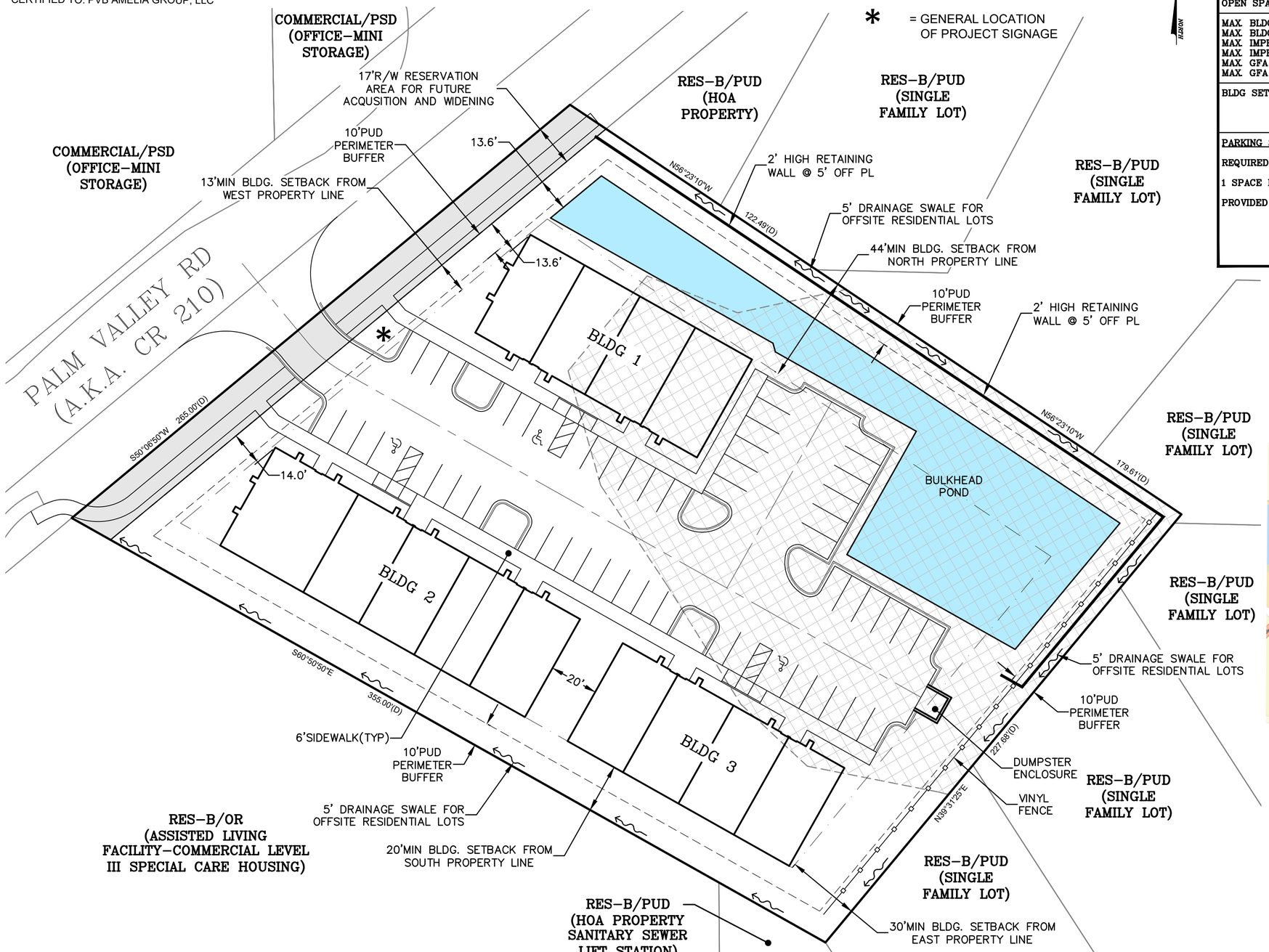
30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## LEGEND

= WETLAND IMPACTS

* = GENERAL LOCATION OF PROJECT SIGNAGE




| SJC PIN: 0663750010 | SITE DATA | |
|---|---|---|
| PROJECT SIZE | | = 1.79 Ac. |
| WETLANDS | | = 0.73 Ac. |
| UPLAND AREA | | = 1.06 Ac. |
| WETLAND IMPACT | | = 0.73 Ac. |
| DEVELOPMENT AREA (INCLUDING IMPACTS) | | = 1.79 Ac. |
| PERIMETER BUFFER | | = 0.31 Ac. |
| OPEN SPACE (25% REQ) | | = 0.60 Ac. |
| MAX. BLDG. HEIGHT ALLOWED | | = 35Ft. |
| MAX. BLDG. HEIGHT PROPOSED | | = 20Ft. |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) ALLOWED | | = 65% |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) PROPOSED | | = 50% |
| MAX. GFA ALLOWED | | = 17,900SF |
| MAX. GFA PROVIDED | | = 16,200SF |
| BLDG SETBACK (MIN.) | NORTH | = 44Ft. |
| | EAST | = 30Ft. |
| | SOUTH | = 20Ft. |
| | WEST | = 13Ft. |
| PARKING SUMMARY | | |
| REQUIRED PARKING | | |
| 1 SPACE PER 300SF BUILDING AREA 16,200SF / 300= | | 54 |
| PROVIDED PARKING | | |
| REGULAR | | = 51 |
| ADA ACCESSIBLE | | = 3 |
| TOTAL PARKING PROVIDED | | = 54 |

### FLOOD ZONE

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X", PER FEMA MAP NO. 12109C0095J DATED DEC. 7, 2018 (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).




## LOCATION MAP

N.T.S.

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 NUMBER: _____

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY: |
| | | | |

| | |
|---|---|
| DESIGNED BY: | LOE |
| DRAWN BY: | MR/NS |
| CHECKED BY: | GRW |
| SCALE: | 1" = 30' |
| DATE: | October 29, 2026 |
| PROJ. NO.: | 2068–1 |


LIVE OAK ENGINEERING
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
JAX: (904)363-8916 BHAM: (205)637-3115
www.liveoakengineering.com


PALM VALLEY LANDING PROFESSIONAL CENTER
FOR: PVB AMELIA GROUP, LLC
ST. JOHNS COUNTY, FLORIDA
MASTER DEVELOPMENT PLAN

Sheet No. 1 of 1

MDP–1
DWG. NO.

PALM VALLEY COMMERCIAL

# END DOCUMENTS
# TO BE RECORDED

# ATTACHMENT 2
# SUPPORTING DOCUMENTS

# St. Johns County Growth Management Department

Application for: Rezoning

Date: May 11, 2026 | Property Tax ID No: 066375-0010

Project Name: Palm Valley Landing Professional Center

Property Owner(s): PVB Amelia Group, LLC | Phone Number: --

Address: 190 Coastal Grove Ct. | Fax Number: --

City: Ponte Vedra Bch | State: FL | Zip Code: 32082 | e-mail: -

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

Applicant/Representative: Brad Wester | Phone Number: 904-294-3768

Address: One Independent Drive, Suite 1200 | Fax Number:

City: Jacksonville | State: FL | Zip Code: 32082 | e-mail: bwester@drivermcafee.com

Property Location: 5165 Palm Valley Road

Major Access: Palm Valley Road | Size of Property: 1.79ac | Cleared Acres (if applicable):

Zoning Class: OR | No. of lots (if applicable): | Overlay District (if applicable): Ponte Vedra/Palm Valley

Water & Sewer Provider: SJCUD | Future Land Use Designation: B-RES

Present Use of Property: Vacant Residential | Proposed Bldg. S.F.: See MDP

Project Description (use separate sheet if necessary)

This is a request to rezone 5165 Palm Valley Road from OR to PUD for the development of a professional office and business center comprised of three buildings, all single-story in height, with parking and stormwater facilities.

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

---

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

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

Signed By

Printed or typed name(s): Brad Wester

Revised August 24, 2015

# Owner's Authorization Form

Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC is hereby authorized TO ACT ON BEHALF OF

PVB Amelia Group, LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Rezoning/Modification & Overlay ARC Review

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( DEED ), have been notified of the requests.

*(Identify what document)*

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name ROBERT HAHNEMANN

Signature of Owner

Print Name

Telephone Number 904-669-0339

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5th day of MAY, 2026, by Robert Hahnemann as Owner for PUD Housing Permit.

CEDRIC WILLIAMS
MY COMMISSION # HH 741097
EXPIRES: February 22, 2030

Cedric Williams
Notary Public, State of Florida
Name: Cedric Williams
My Commission Expires: 2/22/2030
My Commission Number is: HH741097

Personally Known ____ OR Produced Identification ✓

Type of Identification Produced Florida DL

Revised August 30, 2011

Instr #2026032861 BK: 6346 PG: 361, Filed & Recorded: 4/17/2026 11:53 AM #Pgs:2 Doc. D $7,875.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

**Prepared By and Return To:**
Kevin Harris
Esquire Title & Trust
501 W. Bay Street
Jacksonville, FL 32202

Order No.: 26-0044
Property Appraiser's Parcel I.D. (folio) Number:
066375-0010

## WARRANTY DEED

THIS WARRANTY DEED dated this the 13th day of April, 2026, by Terell H. Sheetz, an unmarried man, whose post office address is 38 Sandy Ct, Lake Grove, NY 11755 (the "Grantor"), to PVB AMELIA GROUP, LLC, a Florida Limited Liability Company, whose post office address is 190 Coastal Grove Court, Ponte Vedra, FL 32082 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of St Johns, State of Florida, viz:

A. PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 ALL IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE TRUE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE N 88°49'08"W. A DISTANCE OF 473.52 FEET TO THE POINT OF BEGINNING; THENCE N 56°23'10°W, A DISTANCE OF 122.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD (COUNTY ROAD NO. 210) AS CLAIMED BY THE COUNTY TO BE A 66 FOOT RIGHT OF WAY; THENCE S 50°06'50"W., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.00 FEET; THENCE S 60°50'50" E, A DISTANCE OF 355.00 FEET; THENCE N 39°31'25"E. A DISTANCE OF 227.68 FEET; THENCE N 56°23110"W. A DISTANCE OF 179.61 FEET TO THE POINT OF BEGINNING

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

SUZANNE CZAK
Printed Name of First Witness

38 Sandy Court
Address of First Witness Lk Grove NY 11755

Witness Signature

Leanora Gordon
Printed Name of Second Witness

1312 Waverly Ave, Farmingville, Ny 11738
Address of Second Witness

Daniel Joseph Kelley,
as Attorney-In-Fact for Terell H. Sheetz

**Grantor Address:**
38 Sandy Ct
Lake Grove, NY 11755

COPY

State of New York

County of Suffolk

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, 13th day of April, 2026 by Daniel Joseph Kelley, as Attorney-In-Fact for Terell H. Sheetz, who (check one) ___ is personally known to me or ✓ has produced a valid driver's license as identification.

[NOTARY SEAL]

Notary Public:
Printed Name: Leanora Gordon
My Commission Expires: 04-28-2029

LEANORA GORDON
Notary Public - State of New York
No. 01GO0036654
Qualified in Suffolk County
My Commission Expires 04/28/2029

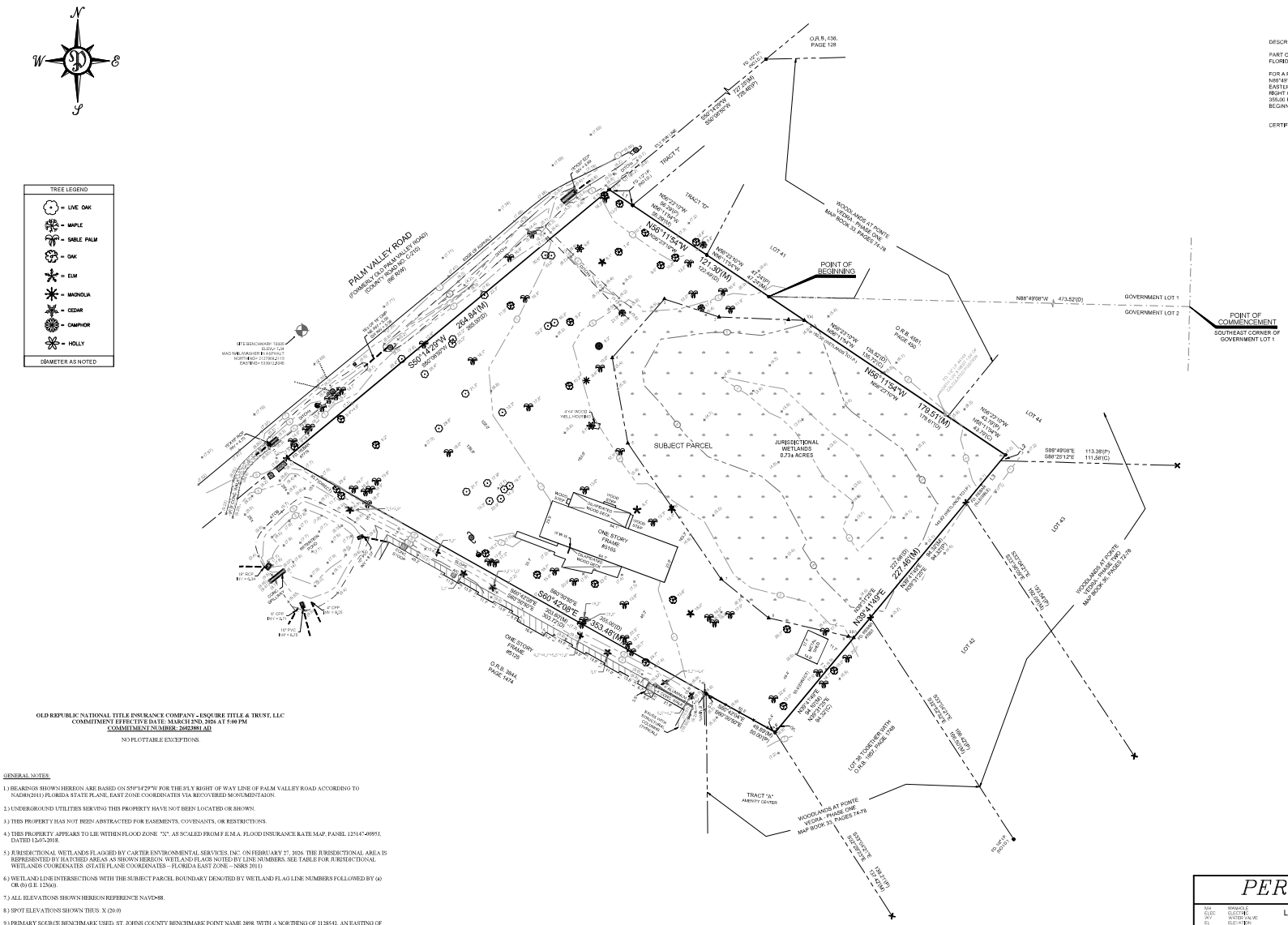
# MAP SHOWING BOUNDARY, TREE, TOPOGRAPHIC, & WETLAND SURVEY OF

DESCRIPTION AS FURNISHED:

PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 ALL IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST, JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE TRUE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE N88°49'08"W, A DISTANCE OF 473.52 FEET TO THE POINT OF BEGINNING; THENCE N56°23'10"W, A DISTANCE OF 122.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD PALM VALLEY ROAD (COUNTY ROAD NO. 210) AS CLAIMED BY THE COUNTY TO BE A 66 FOOT RIGHT OF WAY; THENCE S50°06'50"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.20 FEET; THENCE S60°50'55"E, A DISTANCE OF 355.06 FEET; THENCE N39°31'25"E, A DISTANCE OF 227.68 FEET; THENCE N56°23'10"W, A DISTANCE OF 179.61 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: PVB AMELIA GROUP, LLC


N
W
E
S
TREE LEGEND
LIVE OAK
MAPLE
SABLE PALM
OAK
ELM
MAGNOLIA
CEDAR
CAMPHOR
HOLLY
DIAMETER AS NOTED
PALM VALLEY ROAD
(FORMERLY OLD PALM VALLEY ROAD)
(COUNTY ROAD NO. C-210)
(66' R/W)
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF GOVERNMENT LOT 1
GOVERNMENT LOT 1
GOVERNMENT LOT 2
SUBJECT PARCEL
JURISDICTIONAL WETLANDS
0.73± ACRES
ONE STORY FRAME #8765
ONE STORY FRAME #8755
TRACT "A"
AMENITY CENTER
TRACT "C"
TRACT "D"
LOT 41
LOT 42
LOT 43
LOT 44
WOODLANDS AT POINTE VEGRA - PHASE ONE MAP BOOK 31, PAGES 74-78
WOODLANDS AT POINTE VEGRA - PHASE TWO MAP BOOK 36, PAGES 72-76
O.R.B. 436, PAGE 128
O.R.B. 3841, PAGE 474
O.R.B. 4561, PAGE 406
LOT TOGETHER WITH O.R.B. 4867, PAGE 1788
N56°11'54"W 179.61'(M)
N56°23'10"W 179.61'(D)
S39°31'25"W 227.68'(M)
S39°41'49"W 227.68'(D)
N39°41'49"E 353.48'(M)
S60°42'06"E 353.48'(M)
S60°50'55"E 355.06'(D)
S50°14'29"W 264.84'(M)
S50°06'50"W 265.20'(D)
N56°23'10"W 122.49'(D)
N88°49'08"W 473.52'(D)
S88°49'08"E 113.38'(P)
S88°26'12"E 111.58'(C)
SITE BENCHMARK: TBD
ELEV.= N/A
MAG NAIL/WASHER IN ASPHALT
NORTHING= 2127809.4210
EASTING= 533612.2040
SET 5/8" IR CAP #6915
FOUND 5/8" IR CAP #6915
FOUND 4" CPP
FOUND 5/8" IR CAP #6915
FOUND 4" CPP
FOUND 5/8" IR CAP #6915
FOUND 4" CPP

# "EXHIBIT C"

## LEGAL DESCRIPTION

DESCRIPTION AS FURNISHED:

PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 ALL IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE TRUE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE N88°49'08"W, A DISTANCE OF 473.52 FEET TO THE POINT OF BEGINNING; THENCE N56°23'10"W, A DISTANCE OF 122.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD (COUNTY ROAD NO. 210) AS CLAIMED BY THE COUNTY TO BE A 66 FOOT RIGHT OF WAY; THENCE S50°06'50"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.00 FEET; THENCE S60°50'50"E, A DISTANCE OF 355.00 FEET; THENCE N39°31'25"E, A DISTANCE OF 227.68 FEET; THENCE N56°23'10"W, A DISTANCE OF 179.61 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: PVB AMELIA GROUP, LLC

GRAPHIC SCALE

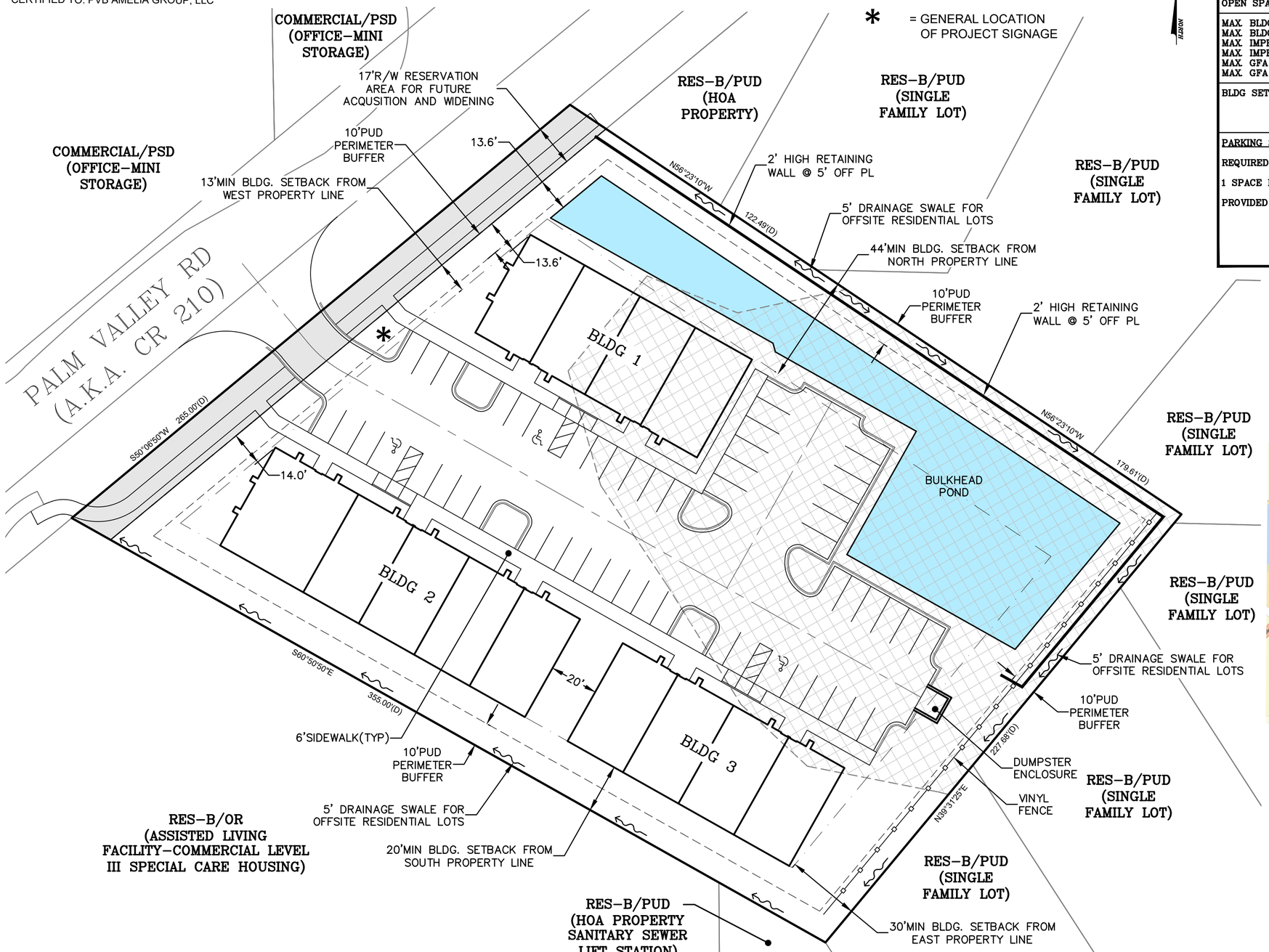
30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## LEGEND

= WETLAND IMPACTS

* = GENERAL LOCATION OF PROJECT SIGNAGE




| SJC PIN: 0663750010 | SITE DATA | |
|---|---|---|
| PROJECT SIZE | | = 1.79 Ac. |
| WETLANDS | | = 0.73 Ac. |
| UPLAND AREA | | = 1.06 Ac. |
| WETLAND IMPACT | | = 0.73 Ac. |
| DEVELOPMENT AREA (INCLUDING IMPACTS) | | = 1.79 Ac. |
| PERIMETER BUFFER | | = 0.31 Ac. |
| OPEN SPACE (25% REQ) | | = 0.60 Ac. |
| MAX. BLDG. HEIGHT ALLOWED | | = 35Ft. |
| MAX. BLDG. HEIGHT PROPOSED | | = 20Ft. |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) ALLOWED | | = 65% |
| MAX. IMPERVIOUS SURFACE RATIO (ISR) PROPOSED | | = 50% |
| MAX. GFA ALLOWED | | = 17,900SF |
| MAX. GFA PROVIDED | | = 16,200SF |
| BLDG SETBACK (MIN.) | NORTH | = 44Ft. |
| | EAST | = 30Ft. |
| | SOUTH | = 20Ft. |
| | WEST | = 13Ft. |
| PARKING SUMMARY | | |
| REQUIRED PARKING | | |
| 1 SPACE PER 300SF BUILDING AREA 16,200SF / 300= | | 54 |
| PROVIDED PARKING | | |
| REGULAR | | = 51 |
| ADA ACCESSIBLE | | = 3 |
| TOTAL PARKING PROVIDED | | = 54 |

### FLOOD ZONE

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X", PER FEMA MAP NO. 12109C0095J DATED DEC. 7, 2018 (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA).




## LOCATION MAP

N.T.S.

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 NUMBER: _____

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY: |
| | | | |

| | |
|---|---|
| DESIGNED BY: | LOE |
| DRAWN BY: | MR/NS |
| CHECKED BY: | GRW |
| SCALE: | 1" = 30' |
| DATE: | October 29, 2026 |
| PROJ. NO.: | 2068–1 |


LIVE OAK ENGINEERING
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PALM VALLEY LANDING PROFESSIONAL CENTER
FOR: PVB AMELIA GROUP, LLC
ST. JOHNS COUNTY, FLORIDA
MASTER DEVELOPMENT PLAN

Sheet No. 1 of 1

MDP–1
DWG. NO.

PALM VALLEY COMMERCIAL

PALM VALLEY ROAD
(FORMERLY OLD PALM VALLEY ROAD)
(COUNTY ROAD NO. C-210)
(66' R/W)

TRACT "I"

TRACT "D"

WOODLANDS AT PONTE VEDRA - PHASE ONE
MAP BOOK 33, PAGES 74-78

LOT 41

LOT 44

N56°23'10"W 265.00'(D)

S50°06'50"W

N56°23'10"W 122.49'(D)

N56°23'10"W 47.24'(P)

N88°49'08"W 473.52'(D)

N56°23'10"W 135.82'(D)

O.R.B. 4561, PAGE 450

N56°23'10"W 179.61'(D)

N56°23'10"W 43.79'(P)

S88°49'08"E 113.38'(P)
S88°25'12"E 111.58'(C)

TREE LEGEND

- LIVE OAK
- MAPLE
- SABLE PALM
- OAK
- ELM
- MAGNOLIA
- CEDAR
- CAMPHOR
- HOLLY

DIAMETER AS NOTED

ONE STORY FRAME #5165

ONE STORY FRAME #5125

O.R.B. 3844, PAGE 1474

N39°31'25"E 227.68'(D)

N39°31'25"E 94.32'(P)

149.83' (WETLANDS TO I.P.)

S33°04'21"E 193.54'(P)
S33°36'09"E 192.09'(M)

WOODLANDS AT PONTE VEDRA, PHASE TWO
MAP BOOK 36, PAGES 72-78

S60°50'50"E 50.00'(P)

N39°31'25"E 94.32'(C)

S33°04'21"E 166.42'(P)
S32°52'52"E 166.50'(M)

LOT 38 TOGETHER WITH O.R.B. 1857, PAGE 1748

TRACT "A"
AMENITY CENTER

NOTE:

- ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

KEY:

- 10" CED. — PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL SHEET TM-1.
- X 21" PINE — PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.
- 9" PINE — NONPROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.


A & K LAND PLANNING & DESIGN, INC.
PHONE: (904) 495-0562
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kevin Ray Rice, ASLA
FL#6660711


5165 PLAM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

REVISIONS :
1
2
3
4
5

NORTH
20 0 10 20

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

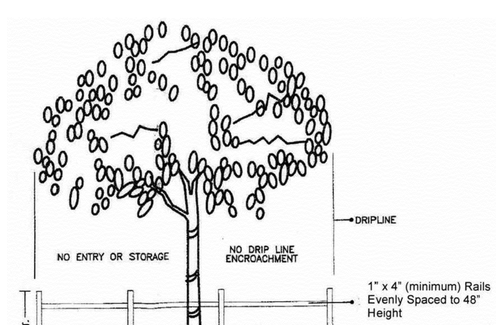
SHEET TITLE
TREE REMOVAL/ PROTECTION PLAN

TR-1
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

| TREE LIST TO BE REMOVED | | | |
|---|---|---|---|
| Tree Number | Tree Species | Tree DBH | Protected Tree |
| 1 | Oak | 16 | Yes |
| 2 | Palm | 6 | Yes |
| 3 | Palm | 6 | Yes |
| 4 | Palm | 6 | Yes |
| 5 | Oak | 14 | Yes |
| 6 | Palm | 6 | Yes |
| 7 | Palm | 6 | Yes |
| 8 | Palm | 6 | Yes |
| 9 | Palm | 6 | Yes |
| 10 | Oak | 9 | Yes |
| 11 | Palm | 6 | Yes |
| 12 | Live Oak | 30 | Yes |
| 13 | Live Oak | 12 | Yes |
| 14 | Live Oak | 21 | Yes |
| 15 | Live Oak | 25 | Yes |
| 16 | Live Oak | 25 | Yes |
| 17 | Palm | 6 | Yes |
| 18 | Palm | 6 | Yes |
| 19 | Live Oak | 23 | Yes |
| 20 | Live Oak | 22 | Yes |
| 21 | Live Oak | 23 | Yes |
| 22 | Oak | 12 | Yes |
| 23 | Live Oak | 32 | Yes |
| 24 | Oak | 8 | Yes |
| 25 | Live Oak | 16 | Yes |
| 26 | Palm | 6 | Yes |
| 27 | Live Oak | 33 | Yes |
| 28 | Live Oak | 32 | Yes |
| 29 | Palm | 6 | Yes |
| 30 | Palm | 6 | Yes |
| 31 | Holly | 10 | Yes |
| 32 | Oak | 13 | Yes |
| 33 | Palm | 6 | Yes |
| 34 | Oak | 13 | Yes |
| 35 | Oak | 10 | Yes |
| 36 | Oak | 0 | No |
| 37 | Cedar | 0 | No |
| 38 | Oak | 11 | Yes |
| 39 | Oak | 10 | Yes |
| 40 | Palm | 6 | Yes |
| 41 | Palm | 6 | Yes |
| 42 | Palm | 6 | Yes |
| 43 | Maple | 17 | Yes |
| 44 | Palm | 6 | Yes |
| 45 | Maple | 21 | Yes |
| 46 | Camphor | 0 | No |
| 47 | Palm | 6 | Yes |
| 48 | Magnolia | 9 | Yes |
| 49 | Oak | 10 | Yes |
| 50 | Palm | 6 | Yes |
| 51 | Holly | 10 | Yes |
| 52 | Palm | 6 | Yes |
| 53 | Palm | 6 | Yes |
| 54 | Elm | 8 | Yes |
| 55 | Cedar | 13 | Yes |
| 56 | Palm | 6 | Yes |
| 57 | Oak | 14 | Yes |
| 58 | Cedar | 18 | Yes |
| 59 | Palm | 6 | Yes |
| 60 | Palm | 6 | Yes |
| 61 | Palm | 6 | Yes |
| 62 | Oak | 26 | Yes |
| 63 | Palm | 6 | Yes |
| 64 | Palm | 6 | Yes |
| 65 | Palm | 6 | Yes |
| 66 | Oak | 13 | Yes |
| 67 | Palm | 6 | Yes |
| 68 | Palm | 6 | Yes |
| 69 | Palm | 6 | Yes |
| 70 | Palm | 6 | Yes |
| 71 | Palm | 6 | Yes |
| 72 | Palm | 6 | Yes |
| 73 | Oak | 25 | Yes |
| 74 | Palm | 6 | Yes |
| 75 | Palm | 6 | Yes |
| | Total = | 826 | |

| TREE LIST TO BE REMOVED | | | |
|---|---|---|---|
| Tree Number | Tree Species | Tree DBH | Protected Tree |
| 76 | Oak | 19 | Yes |
| 77 | Palm | 6 | Yes |
| 78 | Palm | 6 | Yes |
| 79 | Oak | 16 | Yes |
| 80 | Live Oak | 21 | Yes |
| 81 | Live Oak | 14 | Yes |
| 82 | Live Oak | 20 | Yes |
| 83 | Live Oak | 18 | Yes |
| 84 | Live Oak | 32 | Yes |
| 85 | Live Oak | 15 | Yes |
| 86 | Palm | 6 | Yes |
| 87 | Palm | 6 | Yes |
| 88 | Palm | 6 | Yes |
| 89 | Palm | 6 | Yes |
| 90 | Palm | 6 | Yes |
| | Total | 197 | |




Tree Protection Barricade Fence Detail

Note 1. Bonus: Tree inches shall be assigned for any Native Tree(s) preserved within a Parking Area, or between a road right of way and the Parking Area or Building Footprint, such that the distance separating these areas is not more than one hundred (100) feet. These inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. These Trees become Protected Trees, and shall be clearly identified on plans.

Note 2. Bonus: A stand of ten (10) or more Native Protected Trees in a cluster with one (1) continuous drip line shall also earn double Tree inch value. Trees, which are Protected size or not Protected size within this area shall be included, as long as they form a continuous drip line. Tree inches from these Trees shall be applied against the deficit of Tree inches from Removal of other Protected Trees. All of these clustered Trees become Protected and shall be clearly identified on Site Plans submitted.

Note 3. Planted Multi-Trunk Trees shall earn total Tree inches based upon the size of each individual trunk such that the largest three trunks of the Multi-Trunked Tree shall be added together to obtain the Tree's total Caliper size.

Note 4. Bonus: Transplanted from on site Native non-Exempt Trees up to twelve (12) inch DBH: These Trees shall receive Tree inch value, and these Tree inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. All Trees of unprotected size then become Protected Trees and shall be labeled as such on all appropriate Site Plan sheets.

Note 5. All planted Palms shall receive three (3) Tree inches of value for those with six (6) feet to fifteen (15) feet of clear trunk and six (6) Tree inches of value for those greater than fifteen (15) feet clear trunk. Those surveyed at Protected Tree minimum size shall all be assigned six (6) Tree inches of value.

A & K LAND PLANNING & DESIGN, Inc.
PHONE: (904) 669-6962
416 TORYHYLL TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kevin Ray Rowe, ASLA
#LA0002711

5165 PLAM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

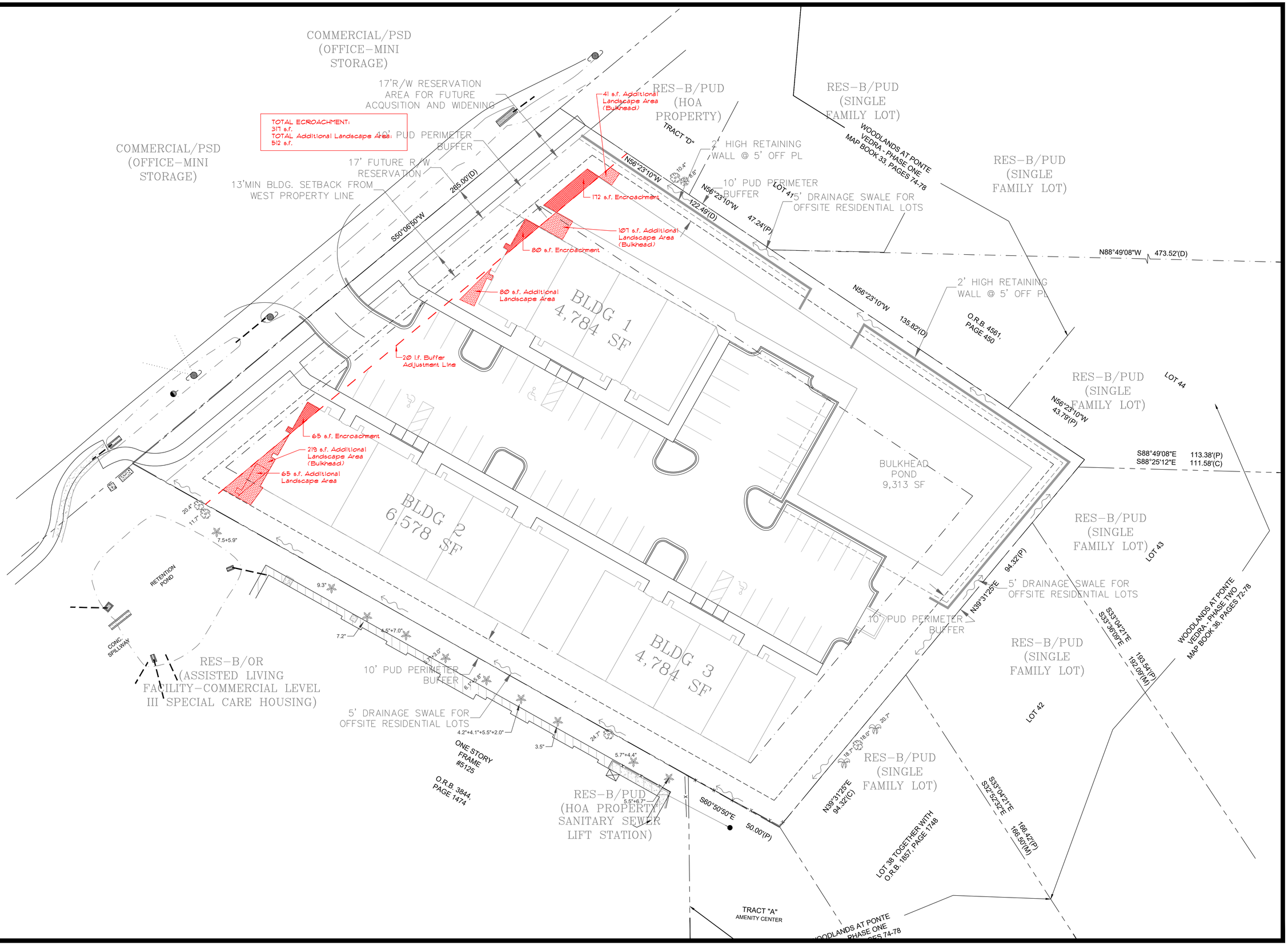
REVISIONS : - - - -

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
TREE REMOVAL/ PROTECTION PLAN

TR-2
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082




A & K LAND PLANNING & DESIGN, INC.
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E-MAIL: AKLANDPLANNING@COMCAST.NET
KEVIN S. RICE, AICP, ASLA
FL#6605711

# 5165 PLAM VALLEY RD
# PONTE VEDRA BEACH, FLORIDA 32082

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

REVISIONS : - - - - -

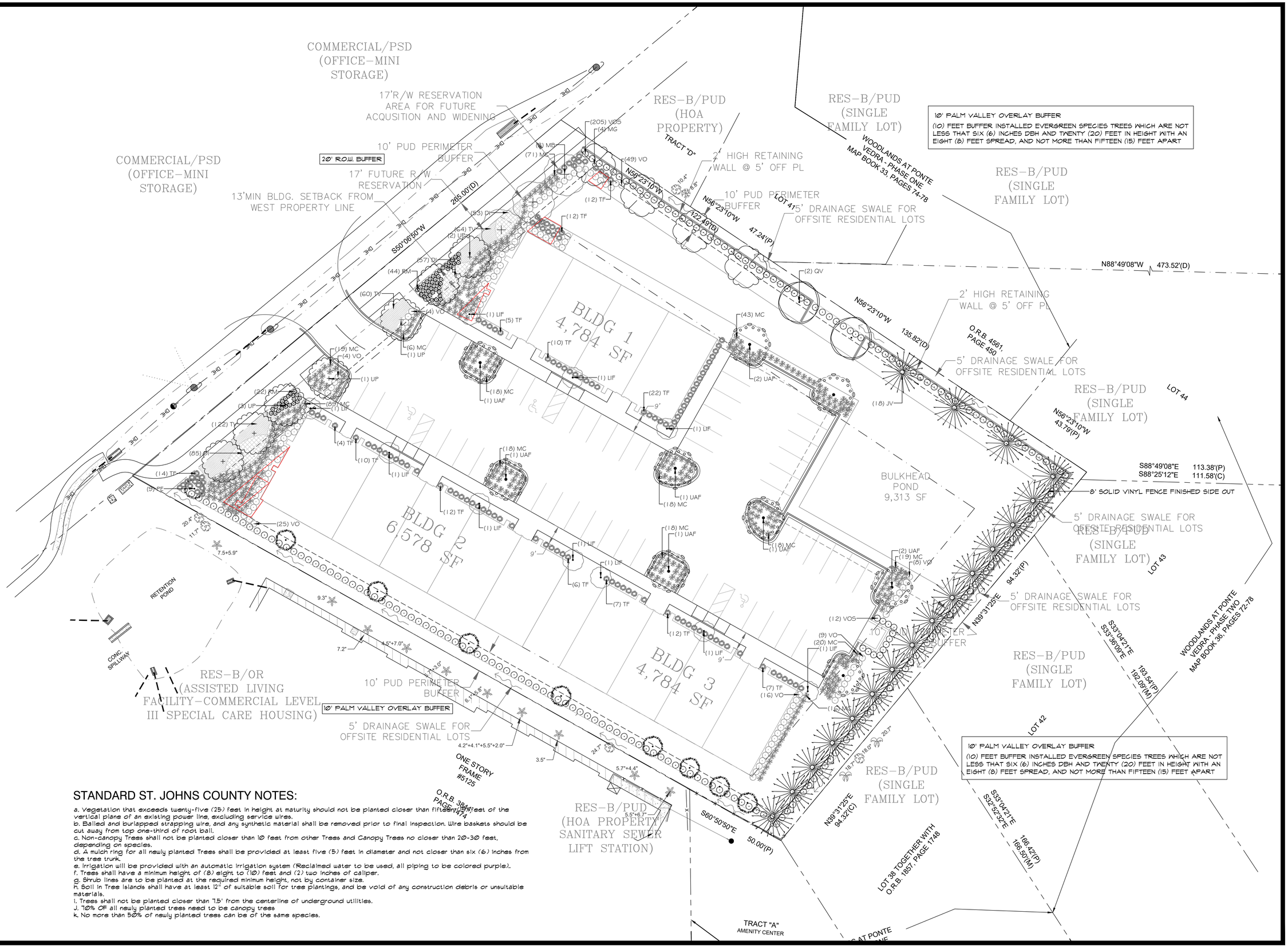
NORTH

20 0 10 20

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
R.O.W. BUFFER OFFSET

B–1
SHEET




## STANDARD ST. JOHNS COUNTY NOTES:

a. Vegetation that exceeds twenty-five (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.
b. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be cut away from top one-third of root ball.
c. Non-canopy Trees shall not be planted closer than 10 feet from other Trees and Canopy Trees no closer than 20-30 feet, depending on species.
d. 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 tree trunk.
e. Irrigation will be provided with an automatic irrigation system (Reclaimed water to be used, all piping to be colored purple).
f. Trees shall have a minimum height of (8) eight to (10) feet and (2) two inches of caliper.
g. Shrub lines are to be planted at the required minimum height, not by container size.
h. Soil in Tree islands shall have at least 12" of suitable soil for tree plantings, and be void of any construction debris or unsuitable materials.
i. Trees shall not be planted closer than 7.5' from the centerline of underground utilities.
J. 70% OF all newly planted trees need to be canopy trees
k. No more than 50% of newly planted trees can be of the same species.

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5165 PALM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

REVISIONS :
1
2
3
4

NORTH
20 0 10 20

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
PLANTING PLAN

L–1
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

General Notes and Specifications

1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be highest grade Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of pine straw or pine bark mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded.

## PLANT SCHEDULE 5165

| CODE | QTY | COMMON / BOTANICAL NAME | SPACING | SPECIFICATIONS | TOTAL CAL. INCHES | % NATIVE | % CANOPY |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| JV | 18 | Eastern Red Cedar / Juniperus virginiana | AS SHOWN | 6" cal. at D.B.H., 20' ht. , 8' spd., full to the ground | 108" | 31% native | 31% canopy |
| LIF | 10 | Tuscarora Crape Myrtle / Lagerstroemia indica x fauriei 'Tuscarora' | AS SHOWN | 15 gallon, 6'-7' Height, 1" Caliper Minimum | 10" | 0% native | 0% canopy |
| MB | 3 | Southern Magnolia / Magnolia grandiflora 'D.D. Blanchard' TM | 15' o.c. | 4" cal. at D.B.H., 14'-16' ht. , 7' spd. | 12" | 5% native | 5% canopy |
| MG | 4 | Southern Magnolia / Magnolia grandiflora | 30' o.c. | 6" cal. at D.B.H., 20' ht. , 8' spd. | 24" | 7% native | 7% canopy |
| PE | 9 | Slash Pine / Pinus elliotti | AS SHOWN | 6" cal. at D.B.H., 20' ht. , 8' spd. | 54" | 15% native | 15% canopy |
| QV | 2 | Southern Live Oak / Quercus virginiana | 30' o.c. | 6" cal. at D.B.H., 20' ht. , 8' spd. | 12" | 3% native | 3% canopy |
| UAF | 9 | Florida Elm / Ulmus americana floridana | AS SHOWN | 4" cal. at D.B.H., 14'-16' ht. , 7' spd. | 36" | 15% native | 15% canopy |
| UP | 7 | Drake Elm / Ulmus parvifolia 'Drake' | AS SHOWN | 4" cal. at D.B.H., 14'-16' ht. , 7' spd. | 28" | 0% native | 12% canopy |
| Total = 58 | | | | | Total = 242" | 76% native trees total | 88% canopy trees total |
| CODE | QTY | COMMON / BOTANICAL NAME | SPACING | | | | |
| **SHRUBS** | | | | | | | |
| MC | 373 | Pink Muhly / Muhlenbergia capillaris | 36" o.c. | 18" ht. x 18" spd. minimum full & dense | Native | 3,357 s.f. | |
| RM | 66 | Coral Drift Rose / Rosa x 'Coral Drift' | 24" o.c. | 12" ht. x 12" spd. minimum full & dense | Not Native | 264 s.f. | |
| TF | 133 | Fakahatchee Grass / Tripsacum dactyloides | 36" o.c. | 18" ht. x 18" spd. minimum full & dense | Native | 1,197 s.f. | |
| VO | 115 | Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's' | 36" o.c. | 36" ht. x 24" spd. minimum full & dense | Native | 1035 s.f. | |
| VOS | 217 | Sweet Viburnum / Viburnum odoratissimum | 48" o.c. | 5' ht. x 4' spd. minimum full & dense to the ground | Not Native | 3,472 s.f. | |
| **GROUND COVERS** | | | | | | | |
| DI | 110 | Fortnight Lily / Dietes iridioides | 24" o.c. | 1 Gallon, full and dense | Not Native | 440 s.f. | |
| TV | 246 | Society Garlic / Tulbaghia violacea | 18" o.c. | 1 Gallon, full and dense | Not Native | 554 s.f. | |
| | | | | | Total s.f. = 10319 s.f. | | |
| | | | | | Native s.f. = 5,588 s.f. | | |
| | | | | | Native % = 54% | | |

## NOTES:

1. MULCH ALL PLANTING BEDS WITH 3" PINE STRAW OR PINE BARK MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERRENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. ALL CALIPER SIZES MUST BE MET AT DBH.
7. CONTRACTOR TO VERIFY ALL QUANTITIES

PERIMETER BUFFER / TREES NORTH SIDE: 270 L.F.
1 EVERGREEN TREE / 30 L.F.
TREES REQUIRED: 9
TREES PROVIDED: 9

PERIMETER TREES SOUTH SIDE: 322 L.F.
1 EVERGREEN TREE / 50 L.F.
TREES REQUIRED: 7
TREES PROVIDED: 7

PERIMETER TREES EAST SIDE: 227 L.F.
1 EVERGREEN TREE / 15 L.F.
TREES REQUIRED: 15
TREES PROVIDED: 15

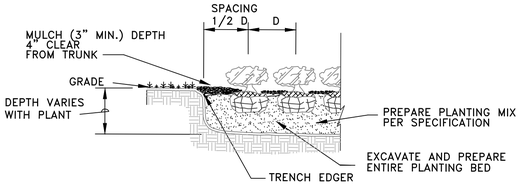
PERIMETER TREES WEST SIDE: 202 L.F.
1 EVERGREEN TREE / 20 L.F.
TREES REQUIRED: 10
TREES PROVIDED: 10

PARKING LOT ISLAND SHRUBS: 2,360 L.F.
1 SHRUB / 40 SF.
SHRUBS REQUIRED: 59
SHRUBS PROVIDED: 90+ Planted

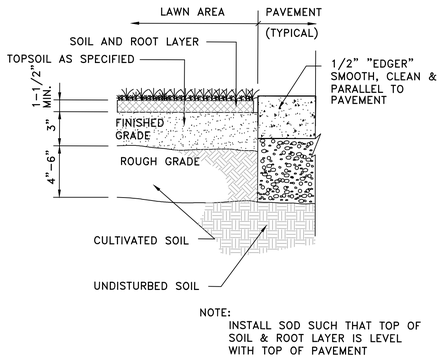
TREE INCH AND MITIGATION REQUIREMENTS
80" PER ACRE
PROJECT 1.78 ACRES:
TREE INCHES REQUIRED: 143"
TREE INCHES PROVIDED: 242" planted

TREE MITIGATION 1" REQUIRED FOR 1" REMOVED:
PROTECTED TREE INCHES REMOVED: 1,023"
PROTECTED TREE INCHES PROVIDED: 242" planted

COMMERCIAL TREEBANK FUND PAYMENT EXEMPT PER SECTION 4.01.05.F.1.A.4

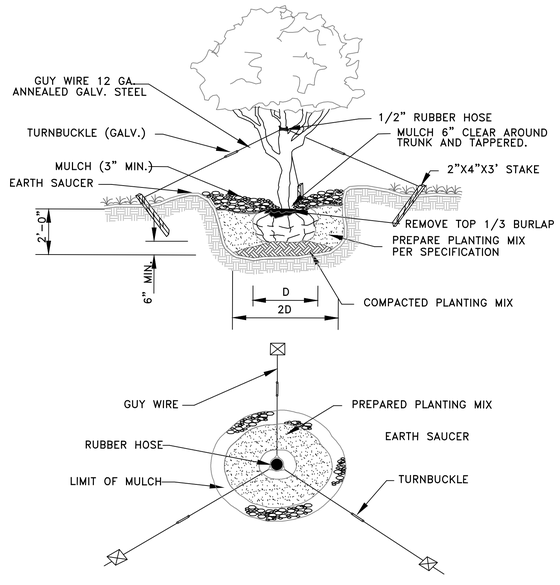



SHRUB & GROUNDCOVER PLANTING DETAIL




NOTE:
INSTALL SOD SUCH THAT TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT

SOD DETAIL




TREE PLANTING DETAIL

A & K LAND PLANNING & DESIGN, INC.
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SCOTT ACKLEN, AICP
#LA0002712

5165 PLAM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

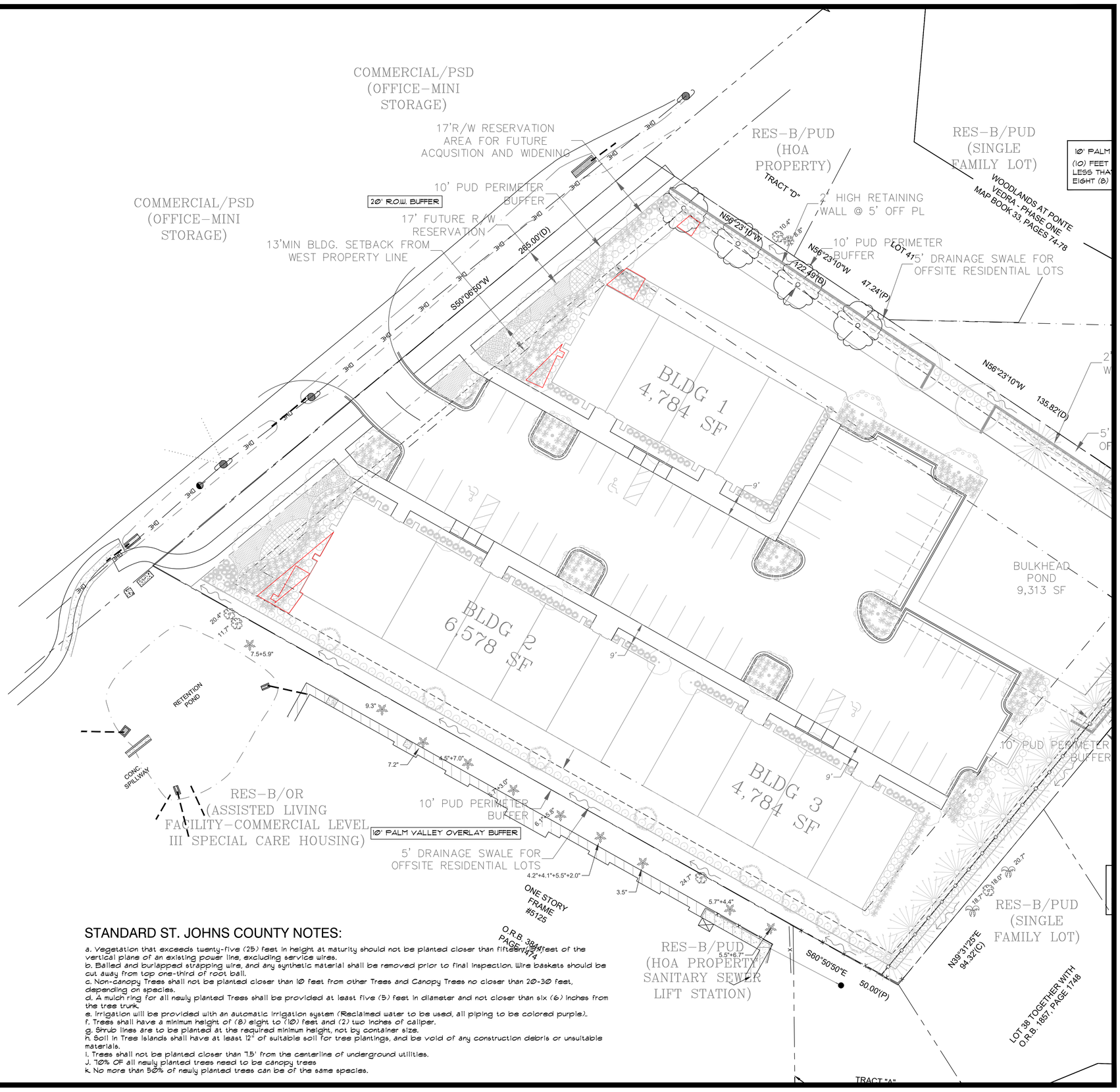
REVISIONS :
1
2
3
4

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
PLANTING DETAILS

L-2
SHEET

5165 PLAM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082




## STANDARD ST. JOHNS COUNTY NOTES:

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Kevin Rambosk, PLA
#LA0002711

# 5165 PLAM VALLEY RD
# PONTE VEDRA BEACH, FLORIDA
# 32082

REVISIONS :

NORTH
20 0 10 20

DATE : October 28, 2026
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SCALE : 1" = 20'

SHEET TITLE
IRRIGATION PLAN

1 — 1
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

RES-B/PUD (HOA PROPERTY)

TRACT "D"

RES-B/PUD (SINGLE FAMILY LOT)

WOODLANDS AT PONTE VEDRA - PHASE ONE MAP BOOK 33, PAGES 74-78

10' PALM VALLEY OVERLAY BUFFER

(10) FEET BUFFER 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

2' HIGH RETAINING WALL @ 5' OFF PL

10' PUD PERIMETER BUFFER

5' DRAINAGE SWALE FOR OFFSITE RESIDENTIAL LOTS

N56°23'10"W

122.49'(D)

47.24'(P)

LOT 41

N88°49'08"W 473.52'(D)

BLDG 1
4,784 SF

N56°23'10"W 135.82'(D)

O.R.B. 4561, PAGE 450

LOT 44

N56°23'10"W 43.79'(P)

S88°49'08"E 113.38'(P)
S88°25'12"E 111.58'(C)

8' SOLID VINYL FENCE FINISHED SIDE OUT

BULKHEAD POND
9,313 SF

LOT 43

94.32'(P)

N39°31'25"E

BLDG 3
4,784 SF

S33°04'21"E
S33°36'09"E
193.54'(P)
192.09'(M)

WOODLANDS AT PONTE VEDRA - PHASE TWO MAP BOOK 36, PAGES 72-78

LOT 42

10' PALM VALLEY OVERLAY BUFFER

(10) FEET BUFFER 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

RES-B/PUD (SINGLE FAMILY LOT)

N39°31'25"E
94.32'(C)

S33°04'21"E
S32°52'32"E
186.42'(P)
186.50'(M)

RES-B/PUD (HOA PROPERTY SANITARY SEWER LIFT STATION)

S60°50'50"E

50.00'(P)

LOT 38 TOGETHER WITH O.R.B. 1857, PAGE 1748

TRACT

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ts should be
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purple).
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Kevin Rogers, PLA
FL#6609711


# 5165 PLAM VALLEY RD
# PONTE VEDRA BEACH, FLORIDA
# 32082

REVISIONS :

NORTH

20 0 10 20

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SCALE : 1" = 20'

SHEET TITLE

IRRIGATION PLAN

1 – 2
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

## VALVE SCHEDULE COMMUNITY CENTER

| NUMBER | MODEL | SIZE | TYPE | GPM | DESIGN PSI | FRICTION LOSS | VALVE LOSS | PSI | PRECIP |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Hunter ICV-G-FS (Zone Valve) | 1" | Bubbler | 18.5 | 30 | 4.97 | 3 | 38.0 | 1.7 in/h |
| 2 | Hunter ICV-G-FS (Zone Valve) | 1" | Area for Dripline | 10.87 | 40 | 2.85 | 3 | 45.8 | 0.71 in/h |
| 3 | Hunter ICV-G-FS (Zone Valve) | 1" | Area for Dripline | 15.1 | 40 | 4.09 | 3 | 47.1 | 0.71 in/h |
| 4 | Hunter ICV-G-FS (Zone Valve) | 1" | Bubbler | 19 | 30 | 5.99 | 3 | 39.0 | 1.7 in/h |
| 5 | Hunter ICV-G-FS (Zone Valve) | 1" | Area for Dripline | 16.85 | 40 | 2.72 | 3 | 45.7 | 0.71 in/h |
| 6 | Hunter ICV-G-FS (Zone Valve) | 1" | Bubbler | 16 | 30 | 4.92 | 3 | 37.9 | 1.7 in/h |
| 7 | Hunter ICV-G-FS (Zone Valve) | 1" | Area for Dripline | 8.98 | 40 | 5.28 | 2.9 | 48.2 | 0.71 in/h |

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | QTY | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|---|
| | Hunter PGB | 107 | 360 | 30 | 0.50 | 3' |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| | Area to Receive Dripline<br>Hunter PLD-10-18<br>In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 1.0 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Use PLD-LOC fitting or barbed fittings. | 4,634 l.f. | | | | |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| ——— | Irrigation Lateral Line: PVC Class 315 SDR 13.5<br>SDR 13.5 1/2" and 3/4" lines | 1,148 l.f. | | | | |
| ——— – – ——— | Irrigation Lateral Line: PVC Class 160 SDR 26<br>SDR 26 for all 1" and larger lateral lines | 1,987 l.f. | | | | |
| ••••••••••••••••••••• | MAINLINE<br>Irrigation mainline, Schedule 40 PVC pipe<br>1 1/4" size. | 1,033 l.f. | | | | |
| (2") ——— | SLEEVING<br>Schedule 40 PVC, 2" Minimum, Size as specified on plan | 63.1 l.f. | | | | |
| (1) | Hunter series ICV-101G-FS-AS-ADJ (1" valve)<br>Location shown for graphic clarity | 3 | | | | |
| (1) | Hunter ICZ-101-XL (Drip Zone Valves) 1" Plastic Electric Remote<br>With Filter Sentry.<br>Each Drip Zone to Have: Flush Valve, Eco Indicator,<br>Air Relief Tubing. | 4 | | | | |
| (M) | MASTER VALVE<br>Hunter series ICV-101G-FS-AS-ADJ (1" valve)<br>Location shown for graphic clarity | 1 | | | | |
| (BF) | BACKFLOW DEVICE<br>Wilkins 950XLT- 1" or equal<br>Location shown for graphic clarity | 1 | | | | |
| WELL | EXISTING WELL<br>Contractor to verify pressure and gpm rates to match valve schedule, adjust zones as needed. | 1 | | | | |
| (FM) | FLOW SENSOR<br>HUNTER, HC-100-Flow-B (1" size)<br>LOCATIONS SHOWN FOR CLARITY ONLY | 1 | | | | |
| (C) | CONTROLLER<br>Hunter series PHC-6 (6 Zone)<br>Install with Mini-Clik rain sensor.<br>LOCATION SHOWN FOR CLARITY ONLY | 1 | | | | |

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per ASTM D 2855, two step method.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 U.F. direct burial.

Install a "MiniClik" rain sensor device.
Verify location with Owners Representative.

Install Backflow Preventer in an inconspicuous location such as shrubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage

All irrigation risers to be painted black

Mainline location shown for graphic clarity purposes only.

Valve box location shown for graphic clarity purposes only.

Irrigation system designed to not exceed 5 feet per second flow through any piping. Any deviation from design upon installation voids these drawings and shall be done so as to not exceed 5' per second through any piping as well.

Irrigation water shall be free of particulates larger than 10 micron or 01 micrometers.

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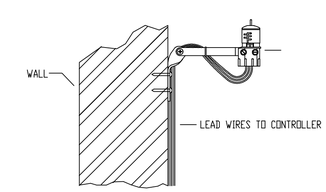
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DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

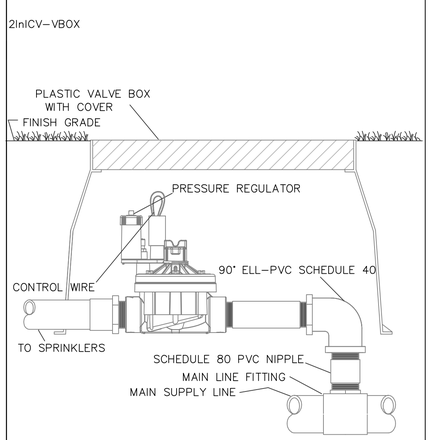
1 — 3
SHEET

5165 PLAM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

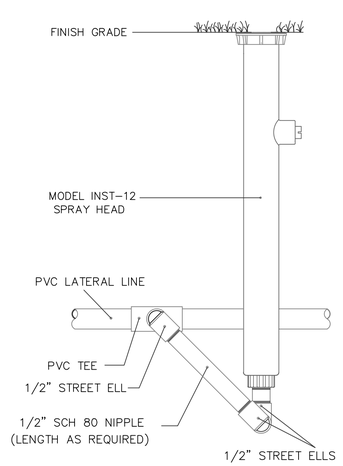



NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

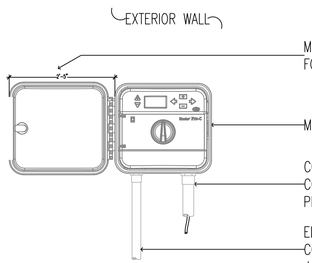
Hunter® MINI-CLIK
NO SCALE INSTALLATION DETAIL




Hunter® 1.5" ICV W/ PRESSURE REGULATOR
NO SCALE INSTALLATION DETAIL

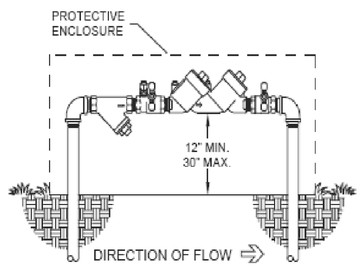



Hunter® INST-12 SPRAY HEAD
NO SCALE INSTALLATION DETAIL
SWING



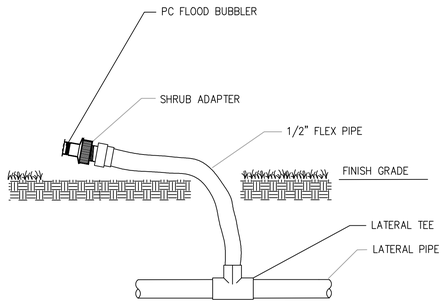

*NOTE*
SPECIFY 6, 12, 24 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

PRO-HC CONTROLLER
NO SCALE Hunter® IRRIGATION DETAIL




**OUTDOOR INSTALLATION**

BACKFLOW PREVENTER INSTALLATION DETAIL
NO SCALE




Hunter® TREE BUBBLER
NO SCALE

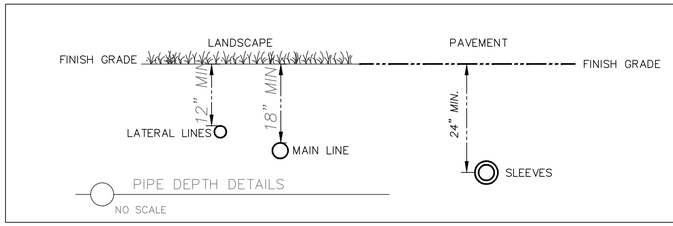
**ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:**

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO WATERING FROM 10AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM
- ODD NUMBER ADDRESSES, OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON ONLY ON TUESDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER ONE TIME PER WEEK.




PIPE DEPTH DETAILS
NO SCALE

A & K LAND PLANNING & DESIGN, Inc.
PHONE: (904) 429-0962
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: ACCLANDPLANNING@COMCAST.NET
SCOTT KNOX, RLA
FL#6605711

5165 PLAM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

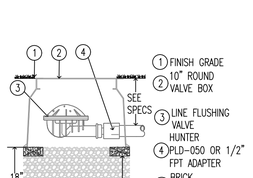
REVISIONS :
1 2 3 4

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
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SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

1-4
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082

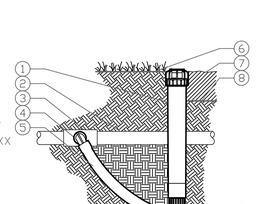



FLUSH VALVE AUTOMATIC

SCALE: N.T.S. Hunter

LEGEND:

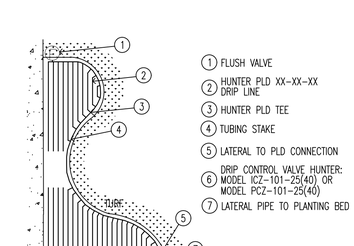
1. ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FPT CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW - HSBE-XXX
5. FLEX$_{36}$ TUBING - FLEXSG
6. FINISHED GRADE IN TURF
7. ADJACENT MULCH
8. FINISHED GRADE IN PLANTER BED
9. MARLEX STREET ELBOW




ECO INDICATOR WITH FLEX TUBING

NOT TO SCALE

Hunter HM.EI.02




PLANTING BED

NOT TO SCALE Hunter IRRIGATION DETAIL



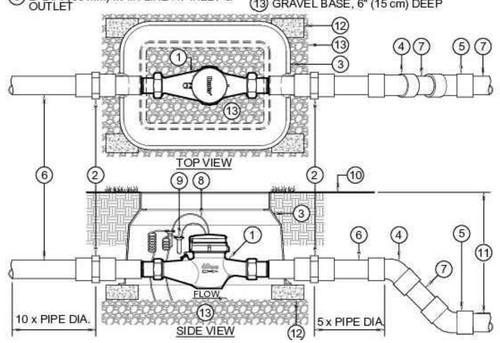

AIR RELIEF TUBING

SCALE: N.T.S. Hunter

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

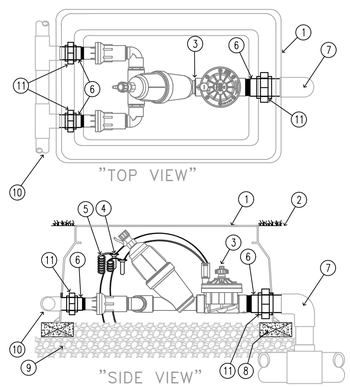
DETAIL LEGEND:

1. HUNTER HC FLOW METER HC-150 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 2" DIA. (50 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm$^2$) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP




FLOW METER

SCALE: N.T.S. Hunter IRRIGATION DETAIL




1. SUPER JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS
11. PVC SLIP UNIONS (2)

ICZ-151-40 DRIP CONTROL KIT

SCALE: N.T.S. Hunter IRRIGATION DETAIL

A & K LAND PLANNING & DESIGN, Inc.
PHONE (904) 495-0562
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
KEVIN KELLEY, RLA
FL#6667151

5165 PLAM VALLEY RD
PONTE VEDRA BEACH, FLORIDA
32082

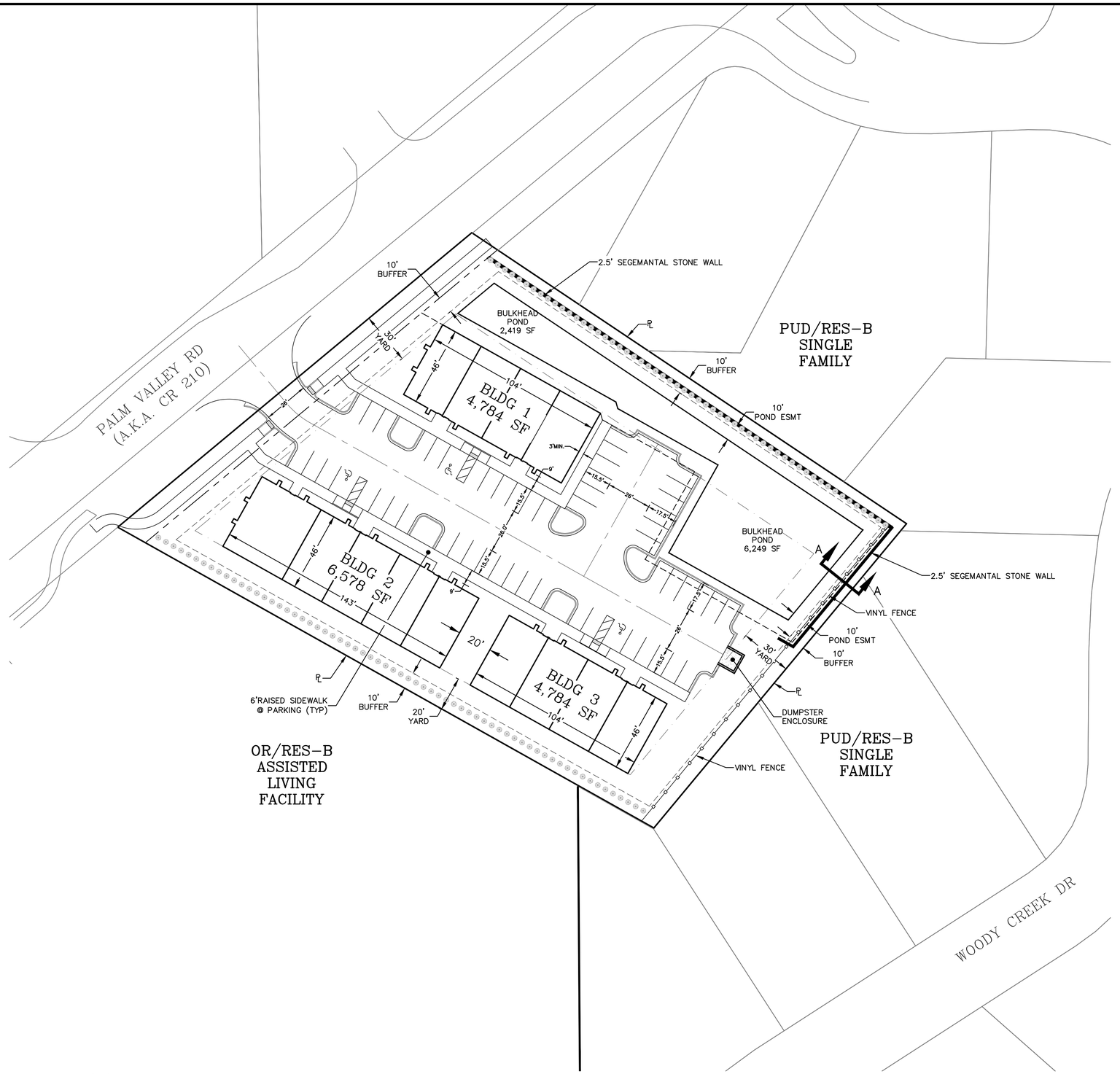
REVISIONS : - - - -

DATE : October 28, 2026
PROJECT NO. : 2026.64
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

I-5
SHEET

5165 PALM VALLEY ROAD, PONTE VEDRA BEACH, FLORIDA 32082




GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

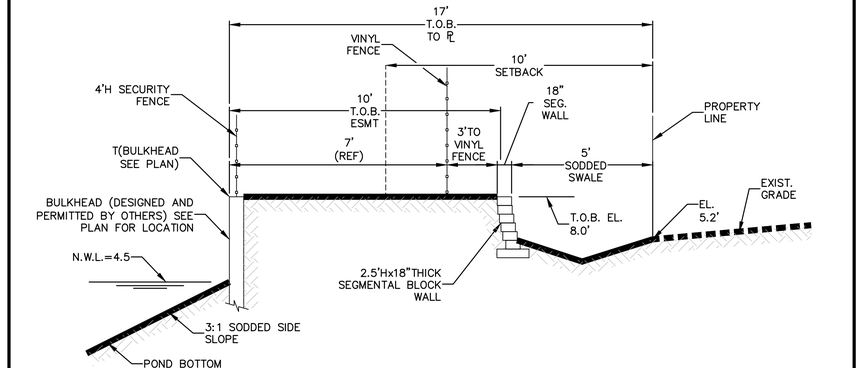
LEGEND

= TOTAL SITE (~1.79Ac)

16,146 SF BUILDINGS

PARKING COUNT
PROFFESSIONAL & BUSINESS OFFICES
1 SPACE / 300SF
16,146 SF = 54 SPACES

54 PROVIDED




NOTES:
RETAINING WALL (DESIGNED BY OTHERS) "APPROVAL OF THESE PLANS DOES NOT INCLUDE APPROVAL FOR THE RETAINING WALL/BULKHEAD." A SEPARATE AND ADDITIONAL PERMIT IS
REQUIRED FROM THE BUILDING DEPARTMENT PRIOR TO BEGINNING RETAINING WALL/BULKHEAD CONSTRUCTION. A COPY
OF THE BUILDING PERMIT MUST BE POSTED ON THE PROPERTY
PRIOR TO BEGINNING CONSTRUCTION OF THE RETAINING WALL/BULKHEAD.

SWMF SCHEDULE

| SWMF NO. | – |
|---|---|
| T.O.B. EL. | 8.0 |
| N.W.L. EL. | 4.5 |
| BOT. EL. | – |

SECTION A–A
NTS

NOT RELEASED FOR CONSTRUCTION

POND SECTION.DWG 10/29/2026 2:08 PM Nigel Scarbrough

REVISIONS

| NO. | DATE | DESCRIPTION | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DESIGNED BY: | MPR |
| DRAWN BY: | MPR |
| CHECKED BY: | GRW |
| SCALE: | 1" = 30' |
| DATE: | 4/24/2026 |
| PROJ. NO.: | 2007-2 |

LIVE OAK
ENGINEERING
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
JAX: (904)363-8916 BHAM: (205)637-3115
www.liveoakengineering.com

PALM VALLEY COMMERCIAL
FOR:
FORTY ONE DEVELOPMENT

ST JOHNS COUNTY, FLORIDA
POND SECTION

Sheet No. 1 of 1

PS

DWG. NO.

May 14, 2026

VIA Email: chenton@liveoakengineering.com

Canon Henton
Live Oak Engineering, Inc
8647 Baypine Road, Suite 200
Jacksonville, FL. 32244

**RE: Water & Sewer Availability**
**5165 Palm Valley Road – Rev 1** **PIN(s): 066375 0010**

Mr. Henton:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 16,146 square foot commercial space with a total anticipated water demand of 2,422 gallons per day (gpd) and wastewater flow of 1,938 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connection Fees (UCF) is required to obtain a building permit.**

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

Point of Connection - Wastewater:
The wastewater capacity can be provided by SJCUD's Player's Club Water Reclamation Facility (WRF) with gravity connection to the existing 8-inch gravity main along Palm Valley Road. Receiving manhole shall be evaluated and rehabilitated as needed.

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 2026-07, 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 **November 10, 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 SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app by clicking here.

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

# ATTACHMENT 3
# CORRESPONDENCE

July 31, 2026

The Woodlands

**To Whom It May Concern:**

On behalf of the Woodlands East Homeowners Association, we are writing to acknowledge that representatives of the Association have met with the developer of the proposed **Palm Valley Landing Professional Center** to discuss the project.

During these meetings, we reviewed the proposed site plan, building layout, landscape buffering, and drainage design. The developer has been receptive to our comments and has demonstrated a genuine willingness to address the concerns of the Woodlands community throughout the planning process.

Based on our discussions and our understanding of the project **as currently proposed**, the Woodlands East Homeowners Association is generally supportive of the development moving forward and has no significant objections to the current plan. We appreciate the developer's collaborative approach and believe a good-faith effort has been made to design a project that is compatible with the surrounding neighborhood.

Our support is based on the plans and representations reviewed to date. We respectfully request that the Association be kept informed of any **material** changes to the site plan, building design, landscape buffering, drainage, access, or other elements that could affect the surrounding community, so that we may remain engaged in the review process and provide feedback as appropriate.

We appreciate the developer's professionalism and willingness to work cooperatively with the Association, and we look forward to maintaining that positive relationship throughout the completion of this project.

Sincerely,

Woodlands East BOD

Mark Armstrong and Kelly Armstrong
225 Woody Creek Drive
Ponte Vedra Beach, FL 32082
(704) 502-1655

October 1, 2026

Trevor Steven, Planner
Growth Management Department
St. Johns County
4040 Lewis Speedway
St. Augustine, FL 32084
tsteven@sjcfl.us

Honorable Members of the St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

**Re: Objection to Requested Waivers — PUD-2026000005, Palm Valley Landing Professional Center, 5165 Palm Valley Road**

Dear Mr. Steven and Commissioners:

We own 225 Woody Creek Drive (Lot 42 on the applicant's landscape plan). Our back property line is 94 feet of the project's eastern boundary, and Building 3 is proposed 30 feet from it. We do not oppose low-intensity professional offices on this parcel. We do object to the waivers and plan features that remove the protections the Palm Valley Overlay District gives the homes that directly abut commercial development. Please include this letter in the application record and provide it to the Planning and Zoning Agency and the Board.

This letter is based on the MDP Text (dated September 1, 2026), the MDP Map (dated July 31, 2026), the Landscape Plan (dated August 25, 2026), and the staff comments available to us. If later revisions address these points, we welcome the chance to review them.

1. **Waiver of the required 8-foot, 100%-opaque wall or fence (Waiver 3)**
   LDC 3.06.06.A.4 requires that when a building up to 20 feet tall is built within 60 feet of residentially-zoned property, an 8-foot masonry wall, or landscaping and fencing providing 100% opacity to 8 feet, "shall be provided and maintained." Buildings 1 and 3 are 44 and 30 feet from residential lots. The applicant asks to provide no wall or fence at all, substituting 5-foot shrubs that may someday grow to 8 feet, with no deadline and no opacity standard. The same waiver doubles evergreen tree spacing on the north and east lines from 15 to 30 feet.

No hardship is claimed. The only justification is consistency with the "character of the abutting neighborhood and owner's association." Whatever discussions occurred with the HOA, this requirement exists to protect the individual lots that directly abut the project, and as owners of one of those lots we do not support the waiver. Staff also noted on September 10 that the proposed screening (75% opacity) does not meet the Overlay's 100% standard. A shrub hedge cannot provide immediate, year-round, 100% screening of parking, lighting, vehicle noise and building activity.

2. **Dumpster enclosure and equipment inside the 30-foot residential setback**
The MDP Map places the dumpster enclosure within the 30-foot east setback, directly behind our lot. MDP Text sections n and q would make this an allowed "accessory structure" in the setback and would also allow A/C units, pumps and mechanical equipment as close as 10 feet to our property line. The Overlay's first stated objective is "protection of adjacent residential Uses" (LDC 3.06.01), and LDC 3.06.04.A.3 requires dumpsters and mechanical equipment to be screened or not visible from adjacent residential properties. The site has other locations, including its interior and the south boundary next to the assisted-living facility the applicant describes as a commercial use. The noise, odor, pests and early-morning collection that come with a commercial dumpster should not be placed at the edge of a residential backyard.

3. **Reduction of the landscaped buffer and removal of mature trees**
LDC 3.06.06.B.2 and 3.06.10.B.7.b require a buffer along residential lines with evergreen trees at least 6 inches DBH and 20 feet tall, not more than 15 feet apart, and LDC 3.06.06.B says buffers shall retain existing native vegetation where reasonably possible. The plan provides 8 trees along the 227-foot east line, about half the number the 15-foot spacing requires. The 10-foot buffer also holds a 5-foot drainage swale and a retaining wall, leaving about 5 feet for trees that must have an 8-foot spread. The plan removes 1,023 inches of protected trees, replaces 242 inches, and claims an exemption from the tree-bank payment. It also seeks a waiver of the 5% upland conservation requirement. The mature trees behind our lot, including a 26-inch oak, are marked for removal.

4. **Drainage and increased site elevation**
The plan fills the entire 0.73-acre wetland behind our home and raises the site. Sheet B-1 shows the proposed 5-foot swale flowing in opposite directions from roughly the middle of our property line, and the retaining wall stops near our lot line. Since the Engineering review is not yet complete, we ask that the developer provide signed and sealed drainage calculations and plans demonstrating that the development will not increase, concentrate, impound or redirect stormwater onto adjoining residential lots; identifying existing and proposed grades, swale elevations, wall terminations, design-storm performance, emergency overflow routes and the ultimate discharge point for review prior to next meeting.

Since the PUD ordinance is where binding commitments are made we ask that the conditions below be written into the PUD now.

**Requested actions**

1. **Deny Waiver 3.**
   Require an 8-foot masonry wall (preferred) or 8-foot, 100%-opaque fencing with landscaping along all property lines abutting residential lots, installed before vertical construction, and retain the 15-foot evergreen tree spacing.
2. **Delete the MDP Text language (sections n and q) allowing the dumpster enclosure in the 30-foot setback.** Relocate it at least 30' away from residential lot lines, in a masonry enclosure with solid gates, with collection limited to reasonable daytime hours. Prohibit mechanical equipment (dumpster, compactor, grease receptacle, generator, HVAC equipment, pump, loading area or similar operational equipment) within the 30-foot setbacks along residential lines.
3. **Require a full-width planted buffer along residential lines, separate from the 100% opaque barrier, swale and retaining wall, meeting LDC 3.06.06.B.2, and preserve existing native trees along the east line where reasonably possible.**
4. **Ensure that runoff from the lot will not encroach into abutting residential lots.**
   Add PUD conditions that (a) post-development runoff onto abutting residential lots will not exceed pre-development rate or volume; (b) the swale drains continuously to the Palm Valley Road system with no low or high point that holds water behind residential lots; (c) the property owner maintains the swale and drainage improvements in perpetuity; (d) abutting owners receive notice of the SJRWMD permit application.
5. **Require that all documents in the package be updated to provide internally consistent, coordinated set of application documents.**
   We request that the County not schedule this application for hearing or recommend approval until the applicant submits a single coordinated set of revised MDP, landscape, parking, drainage and waiver documents; all substantive staff comments have been resolved; and affected property owners have had a reasonable opportunity to review the revised materials.

Please notify us when this objection letter has been added to the application record so that we can follow any staff or developer comments.

Also please notify us of the Planning and Zoning Agency and Board of County Commissioners hearing dates for this application. We plan to attend. Thank you for your consideration.

Respectfully,

Mark Armstrong

Kelly Armstrong

**Trevor Steven**

---

**From:** john pizzitola <pizzitolajohn@gmail.com>
**Sent:** Friday, October 9, 2026 7:18 AM
**To:** Trevor Steven
**Cc:** terripizzitola@gmail.com
**Subject:** Objection to Requested Waivers — PUD-2026000005, Palm Valley Landing Professional Center, 5165 Palm Valley Road

Dear Mr. Steven and Commissioners:

We own the property at 221 Woody Creek Drive, which directly abuts the proposed Palm Valley Landing Professional

Center project. We are writing to formally state that we, John and Terri Pizzitola, concur with our

neighbors, Mark and Kelly Armstrong of 225 Woody Creek Drive, in their objections to the requested

waivers and related plan features for PUD-2026000005.

We specifically concur with and adopt the concerns, objections, and requested actions set forth in the

objection letter submitted by Mark and Kelly Armstrong to Trevor Steven regarding this application. We

respectfully request that this letter be included in the application record and considered together with the

Armstrongs' objection letter by County staff, the Planning and Zoning Agency, and the Board of County

Commissioners.

We do not oppose low-intensity professional offices on this parcel. We do, however, object to the waivers and

plan features that would remove or reduce the protections provided by the Palm Valley Overlay District to

residential properties that directly abut commercial development.

Our concurrence includes, but is not limited to, the following objections:

1. Waiver of the required 8-foot, 100%-opaque wall or fence (Waiver 3)

We concur with the Armstrongs' objection to Waiver 3 and their request that the County deny the waiver and

require an 8-foot masonry wall, or alternatively an 8-foot, 100%-opaque fence with appropriate landscaping,

along property lines abutting residential lots.We believe the protections provided by the Palm Valley Overlay District are particularly important where

commercial development directly borders existing residential properties. A shrub hedge that may eventually

reach a certain height does not provide the immediate, year-round screening and separation contemplated by

the Overlay District.

2. Dumpster enclosure and equipment inside the 30-foot residential setback

We concur with the Armstrongs' objection to locating a dumpster enclosure and other operational or

mechanical equipment within the 30-foot residential setback.

The potential for noise, odors, pests, collection activity, lighting, and other commercial impacts directly

adjacent to residential backyards is a significant concern. We support relocating such facilities away from

residential lot lines and prohibiting mechanical and operational equipment from being placed within the

residential setbacks.

3. Reduction of the landscaped buffer and removal of mature trees

We concur with the Armstrongs' concerns regarding the proposed reduction of the landscaped buffer, tree

spacing, and removal of mature existing trees along the residential boundary.

Preserving existing mature vegetation where reasonably possible is particularly important because it provides

an established visual and physical separation between the proposed commercial development and the

neighboring residences.

We therefore support requiring a full-width planted buffer along the residential property lines, separate from

any required opaque wall or fence, and preserving existing native and mature trees where reasonably possible.

4. Drainage and increased site elevation

We also concur with the Armstrongs' concerns regarding drainage, proposed site elevations, the wetland fill,

swale configuration, retaining wall, and the potential for stormwater to be redirected, concentrated,

impounded, or discharged toward adjoining residential properties.

Before approval, we believe the County should require adequate engineering documentation demonstrating

that the proposed development will not adversely affect drainage on neighboring residential lots.

We support requiring binding PUD conditions addressing post-development runoff, drainage maintenance,

swale performance, emergency overflow routes, and appropriate notice to affected adjoining property owners.

5. Consistency and completeness of application documents

We concur with the request that the applicant provide a single coordinated and internally consistent set of

MDP, landscape, parking, drainage, and waiver documents and that substantive staff comments be resolved

before the application proceeds to hearing or approval.

Requested Actions

1. Deny Waiver 3 and require an 8-foot masonry wall, or an 8-foot, 100%-opaque fence with landscaping,

along property lines abutting residential lots, while retaining the required evergreen tree spacing.

2. Remove provisions allowing the dumpster enclosure or other operational equipment within the

30-foot residential setback and relocate such facilities away from residential lot lines.3. Require a full-width planted buffer along the residential property lines, separate from the opaque

barrier, swale, and retaining wall, and preserve existing native and mature trees where reasonably possible.

4. Ensure that stormwater runoff from the development does not adversely affect adjoining residential

lots and incorporate appropriate drainage protections and maintenance requirements into the PUD conditions.

5. Require a complete and coordinated application package addressing all outstanding staff comments and

ensuring that the MDP, landscape, parking, drainage, and waiver documents are internally consistent.

We respectfully request that the County not schedule this application for hearing or recommend approval until

the applicant has submitted a single coordinated set of revised application documents, all substantive staff

comments have been resolved, and affected property owners have had a reasonable opportunity to review the

revised materials.

Again, we, John and Terri Pizzitola, residing at 221 Woody Creek Drive, formally concur with and

support the objections and requested actions submitted by our neighbors, Mark and Kelly Armstrong

of 225 Woody Creek Drive. We ask that our concurrence be included in the official application record and

provided to the Planning and Zoning Agency and the Board of County Commissioners.

Please notify us when this objection letter has been added to the application record so that we can follow any

staff or developer comments.

Please also notify us of the Planning and Zoning Agency and Board of County Commissioners hearing dates

for this application. We plan to attend.

Thank you for your consideration.

Respectfully,

John and Terri Pizzitola

221 Woody Creek Drive

Ponte Vedra Beach, FL 32082

(301) 639-4829

# PALM VALLEY LANDING AGREEMENT AND STATEMENT OF NO OBJECTION

To: St. Johns County Planning and Zoning Agency, Board of County Commissioners, Ponte Vedra/Palm Valley Architectural Review Committee, and County Staff

**Date:** 11-03-2026

This Agreement and Statement of No Objection (the "Agreement") is entered into by PVB Amelia Group LLC (the "Developer") and its successors and assigns, in connection with its proposed Palm Valley Landing Professional Center development at 5165 Palm Valley Road, Ponte Vedra Beach, FL 32082 in St. Johns County, Florida (the "Project"), and the six adjoining residential property owners identified below, comprising three households (collectively, the "Owners").

- Owners 1: Mark Armstrong and Kelly Armstrong — 225 Woody Creek Drive, Ponte Vedra Beach, Florida 32082
- Owners 2: John Pizzitola and Terri Pizzitola — 221 Woody Creek Drive, Ponte Vedra Beach, Florida 32082
- Owners 3: Michael Peacock and Kathy Peacock — 233 Woody Creek Drive, Ponte Vedra Beach, Florida 32082

## RECITALS

The Developer and the Owners have met and discussed matters relating to the proposed Project and its potential effects on the adjoining residential properties. Owners Mark and Kelly Armstrong and John and Terri Pizzitola filed Objection Letters to the St Johns County Board of County Commissioners concerning PUD-2026000005 in which they objected to several of the waivers requested by the Developer. The Developer and owners have reached an understanding concerning privacy screening, dumpster enclosure and operational restrictions, tree planting and landscaping, and stormwater drainage and long-term maintenance.

## AGREEMENT

**1. Agreed terms and incorporated exhibits.** The Developer agrees to carry out the commitments set forth in the four attached documents, which are incorporated into this Agreement by reference: (1) Item No. 1 — Privacy Fencing Along Eastern Residential Boundary; (2) Item No. 2 — Revised Dumpster Enclosure, Location, Screening and Operational Commitments; (3) Item No. 3 — Tree Replacement and Landscape Compliance; and (4) Item No. 4 — Stormwater Drainage and Maintenance Statement. The terms are subject to the County and other applicable regulatory reviews, determinations, waivers and approvals expressly described in those documents.

**2. Owners' statement of no objection.** In reliance upon the Developer's commitments in the attached Items 1 through 4, each undersigned Owner confirms that he or she has no objection to St. Johns County's approval of the proposed Palm Valley Landing Project, provided that the agreed terms are incorporated into the approved PUD Ordinance, MDP Text, MDP Map, landscape plans, permits, and recorded documents and are implemented as provided in the exhibits. The Owners consent to this Agreement being submitted to County staff, the Planning and Zoning Agency, and the Board of County Commissioners as evidence of their conditional support after it becomes effective.

**3. Modifications.** A material change to a commitment in Items 1 through 4 that adversely affects an adjoining Owner's agreed protection will not be treated as accepted by that Owner unless the affected Owner agrees in writing. Nothing in this Agreement prevents modifications required by applicable law or reviewing agencies; any such material change will be disclosed in writing to the affected Owners within ten (10) days after the Developer learns of it. If any such change eliminates or reduces a protection in Items 1 through 4, the affected Owner's statement of no objection is automatically withdrawn, and that Owner may object to, testify regarding, or appeal any application, approval or permit for the Project. The Owners' statement of no objection does not extend automatically to a materially different project or materially reduced protections.

**4. County authority and continuing obligations.** This Agreement does not replace or predetermine any County or agency approval, waive applicable legal requirements, or bind the County or any reviewing agency. The Developer will cause continuing obligations described in the exhibits, including the fence, landscape, and drainage maintenance obligations of the future Palm Valley Landing Owners Association. This Agreement does not impose responsibility for Project maintenance or improvements on the undersigned Owners.

**5. Entire understanding; signatures.** With the four attached exhibits, this Agreement states the parties' understanding on the matters addressed herein. Changes to this Agreement must be documented in writing and signed by the Developer and any affected Owner. Counterparts and electronic signatures may be used. Each signatory acknowledges having reviewed the four attached exhibits. The parties voluntarily sign below to confirm their agreement and to authorize delivery of this signed Agreement and its exhibits to St. Johns County in connection with the Project's review and approval process. The person signing for the Developer represents that he or she is authorized to bind the Developer.

**6. Successors; recording; enforcement.** This Agreement runs with the Project property and binds the Developer and its successors, assigns and any subsequent owner or developer of the Project property, and benefits the Owners and their successors in title to the lots identified above. The Developer shall record this Agreement, or a memorandum of it, in the Official Records of St. Johns County within thirty (30) days after it becomes effective. This Agreement is governed by Florida law, with venue in St. Johns County. Any Owner may enforce it by an action for specific performance or injunction, and the prevailing party is entitled to reasonable attorneys' fees and costs.

## SIGNATURES

PVB

**PV AMELIA GROUP LLC (Developer)**

**By:** _____ Date: 11-3-2026

**Printed name:** Robert Hartman

**Title:** Managing Member

**ADJOINING OWNERS 1 — 225 WOODY CREEK DRIVE**

Signature: _____ Date: 11/03/2026
Mark Armstrong

Signature: _____ Date: 11/03/2026
Kelly Armstrong

**ADJOINING OWNERS 2 — 221 WOODY CREEK DRIVE**

Signature: _____ Date: 11/3/2026
John Pizzitola

Signature: _____ Date: 11/3/2026
Terri Pizzitola

**ADJOINING OWNERS 3 — 233 WOODY CREEK DRIVE**

Signature: _____ Date: 11/3/2026
Michael Peacock

Signature: Kathy Peacock Date: 11/3/26
Kathy Peacock

Attachments: Items No. 1, 2, 3 and 4 (attached in full).

## ITEM NO. 1

# Privacy Fencing Along Eastern Residential Boundary

Applicable County Code: St. Johns County Land Development Code, Sections 3.06.06.A.4 and 3.06.07.A.3

The Palm Valley Landing developer recognizes the importance of providing an attractive and effective privacy barrier between the proposed professional office development and the adjoining residential properties along the eastern property boundary.

The St. Johns County Land Development Code, Section 3.06.06.A.4, establishes specific screening requirements for commercial buildings located within prescribed distances of residentially zoned properties.

Where applicable, the Code requires an eight-foot masonry wall or, alternatively, landscaping and fencing that provides and maintains 100% visual opacity to a height of eight feet.

The County Code therefore expressly provides an alternative to masonry construction, provided the required screening standard is achieved and maintained.

Palm Valley Landing will install an eight-foot-tall solid vinyl privacy fence as an alternative to a masonry fence along approximately 200 feet of the eastern property boundary. This fence will stop at each corner so as not to infringe on the 5' drainage swales. The fence shall provide 100% opacity to a height of at least eight (8) feet measured from the finished grade on the development side of the fence or from the existing grade on the residential side, whichever is higher.

The location of the fence, retaining wall, and drainage swales will be depicted on the Master Development Plan. The buffer trees and shrubbery will be depicted on the landscape plan.

The fence shall be installed and pass inspection before vertical construction of any building begins, and in all cases before issuance of the first certificate of occupancy.

As required by the St. Johns County Land Development Code, landscaping will be utilized in conjunction with the privacy fence as described in Item No. 3 to provide the required screening between the commercial development and the adjoining residential properties.

The fence and associated landscaping will be incorporated into the development plans and submitted for review and approval in accordance with applicable County requirements.

ITEM NO. 2

# Revised Dumpster Enclosure — Location, Screening and Operational Commitments

## Location and Code Position

The proposed dumpster enclosure will be located approximately 25 feet from the adjoining residential property line. Palm Valley Landing requests that St. Johns County evaluate it as an accessory structure under Land Development Code Section 2.02.04, rather than as a principal commercial building subject to the 30-foot building setback. Final applicability is subject to the Palm Valley Overlay District, the approved PUD and County review.

## Screening, Wall and Gates

A permanent concrete masonry block wall, 8 feet high, will surround the dumpster enclosure. Solid, opaque access gates will be installed, with their design and appearance responsive to the neighbors' request. Dense, fully opaque evergreen landscaping will supplement the enclosure to screen it from adjoining residential properties.

## Dumpster Use and Collection

The dumpster will have a vinyl/synthetic lid, kept closed when not in use, and will be used for ordinary office trash. The dumpster collection service will access and empty it once per week, and all collection (including any additional pickups) shall occur only between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. It is not intended for construction debris.

## Restrictions on Other Equipment and Activities

Palm Valley Landing commits that no trash compactor, grease receptacles, generators, loading areas, or similar operational equipment or service facilities will be allowed on the project. A small irrigation pump may or may not be installed; if installed, it will be located more than 30 feet from every adjoining residential property line. These restrictions, and the HVAC setback below, shall be stated in MDP Text Section q

## HVAC Equipment Setback

All heating, ventilation and air-conditioning (HVAC) equipment will be located at least 30 feet from adjoining residential property lines and screened from view of those properties as required by LDC 3.06.04.A.3.

## ITEM NO. 3

# Tree Replacement and Landscape Compliance

Palm Valley Landing proposes substantial new tree planting as part of its site development and landscape plan. Based on the project's current tree-inch calculations, the proposed planting exceeds the minimum tree-density standard established by St. Johns County.

### Tree planting comparison

| **County minimum standard** | **80 tree inches per acre** |
|---|---|
| Project minimum requirement | 143 tree inches |
| Proposed replacement planting | 242 tree inches |
| Amount above minimum | 99 tree inches |
| Percentage above minimum | Approximately 69% |

### What this means for neighboring properties

The proposed plan provides 242 credited tree inches, compared with the project's calculated minimum of 143 inches. This is approximately 1.69 times the minimum planting requirement. The intention is to establish an attractive, landscaped professional-office development with tree planting that exceeds the County's baseline tree-density standard.

### Applicable County regulation

St. Johns County Land Development Code, Section 4.01.05.F.1.a.(4), establishes a minimum of 80 tree inches per acre for applicable commercial sites where the site is not adequately treed after construction. The provision also addresses protected-tree removal, replacement planting, and potential Tree Bank Fund obligations.

### Our compliance position

Based on a calculated minimum of 143 tree inches and proposed planting of 242 credited tree inches, Palm Valley Landing exceeds the numerical minimum tree-density requirement. We request that the County evaluate the landscape and tree-mitigation submissions accordingly.

Final compliance remains subject to County review of acreage, species, sizes, tree-inch credits, planting locations, protected-tree removal, and any separate mitigation or landscaping conditions. Any commercial Tree Bank exemption is subject to its own criteria and applicable Environmental Division approval.

### Eastern boundary tree planting and conservation-area waiver

The current landscape plan, dated August 25, 2026, shows 11 trees along the approximately 227-foot eastern property boundary. Palm Valley Landing will amend the plan to show 15 trees along this boundary, spaced 15 feet on center, using tree sizes and placement that comply with applicable County regulations.

Palm Valley Landing requests a waiver of the 5% conservation-area requirement because the entire site must be raised approximately 3 to 4 feet with fill. As a result, existing trees cannot be preserved. As stated above, the proposed landscape plan exceeds the County tree-planting requirement of 80 tree inches per acre. The waiver request remains subject to County approval.

### Commitment to the surrounding community

Our objective is an attractive, well-landscaped development and implementation of the tree planting shown on the final County-approved plans. We welcome neighbors' review of the proposed landscape plan and the County's development-review findings.

Reference: St. Johns County Land Development Code, Article IV, Section 4.01.05.F.1.a.(4).

## ITEM NO. 4

# Palm Valley Landing Stormwater Drainage and Maintenance Statement

Response to Adjacent Residential Property Owners

Palm Valley Landing acknowledges the concerns expressed by adjoining residential property owners regarding stormwater runoff, drainage, and the long-term maintenance of drainage improvements.

All stormwater drainage design and construction associated with Palm Valley Landing will be subject to the established engineering standards, permitting requirements, and review procedures of St. Johns County and the St. Johns River Water Management District (SJRWMD).

These reviews will address stormwater runoff rates and volumes, drainage patterns, swale elevations, and the prevention of adverse drainage impacts upon adjoining residential properties. The project's drainage system will be designed and reviewed by qualified professional engineers to comply with all applicable County and SJRWMD requirements.

## LONG-TERM MAINTENANCE RESPONSIBILITY

The Palm Valley Landing Owners Association will be responsible for the perpetual maintenance of the project's drainage swales, stormwater facilities, and related drainage improvements; until the Association is formed and accepts this responsibility in writing, the Developer is responsible.

This obligation will be expressly established in the Association's recorded Covenants, Conditions, and Restrictions (CC&Rs) making drainage maintenance a continuing responsibility of the Association and its member property owners.

As part of the SJRWMD permitting and approval process, the Association's responsibility for the ongoing operation and maintenance of the stormwater management system will be formally established in accordance with District requirements.

## DEVELOPER'S COMMITMENT

Palm Valley Landing will comply with all applicable County and SJRWMD stormwater requirements and will establish legally enforceable provisions for the perpetual maintenance of the drainage improvements through the Palm Valley Landing Owners Association.

These measures are intended to protect adjacent residential properties and ensure that the stormwater management system continues to function properly following completion of the development.

**Palm Valley Landing**

**Developer**