

9

**AGENDA ITEM
Planning & Zoning**

Meeting

2/1/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: January 19, 2024

FROM: Evan Walsnovich, Planner

PHONE: 904 209-0596

SUBJECT OR TITLE: PUD 2023-18 Preserve at Wards Creek

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

PRESENTER: Thomas Ingram - Sodl & Ingram, PLLC

BACKGROUND INFORMATION:

Request to rezone approximately 19.22 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 288-unit multifamily apartment community, meeting the requirements for Affordable Housing pursuant to Florida Statutes. The property is located at 6351 County Road 16A. This application is companion to CPA (SS) 2023-09.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of PUD 2023-18 Preserve at Wards Creek based upon nine (9) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of PUD 2023-18 Preserve at Wards Creek based upon ten (10) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for PUD Rezoning
PUD 2023-18 Preserve at Wards Creek

To: Planning and Zoning Agency
From: Evan Walsnovich, Planner
Date: January 26, 2024
Subject: PUD 2023-18 Preserve at Wards Creek

REQUEST: Request to rezone approximately 19.22 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 288-unit multifamily apartment community, meeting the requirements for Affordable Housing pursuant to Florida Statutes. The property is located at 6351 County Road 16A. This application is companion to CPA (SS) 2023-09.

Applicant: Thomas Ingram - Sodl & Ingram, PLLC

Owner: Bulls Pasture, LLC

Hearing Dates: Planning and Zoning Agency – February 1, 2024
Board of County Commissioners – March 19, 2024

Commissioner District: District 2

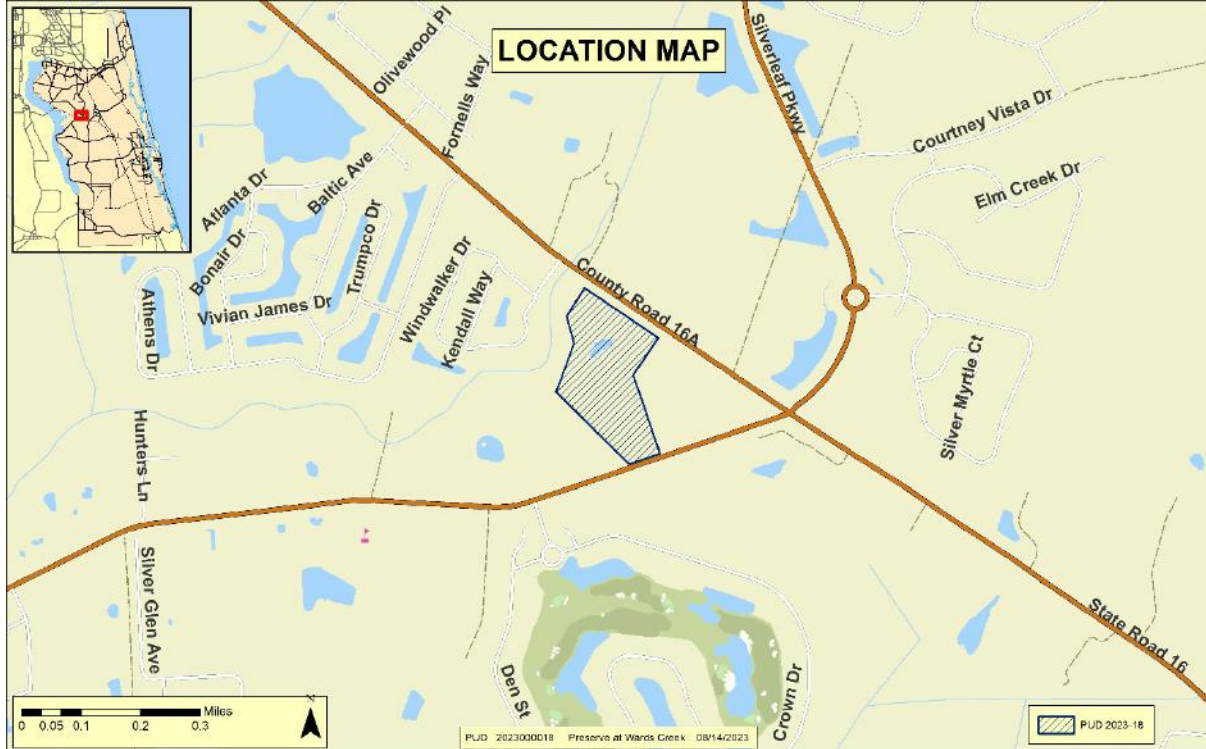
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MAP SERIES

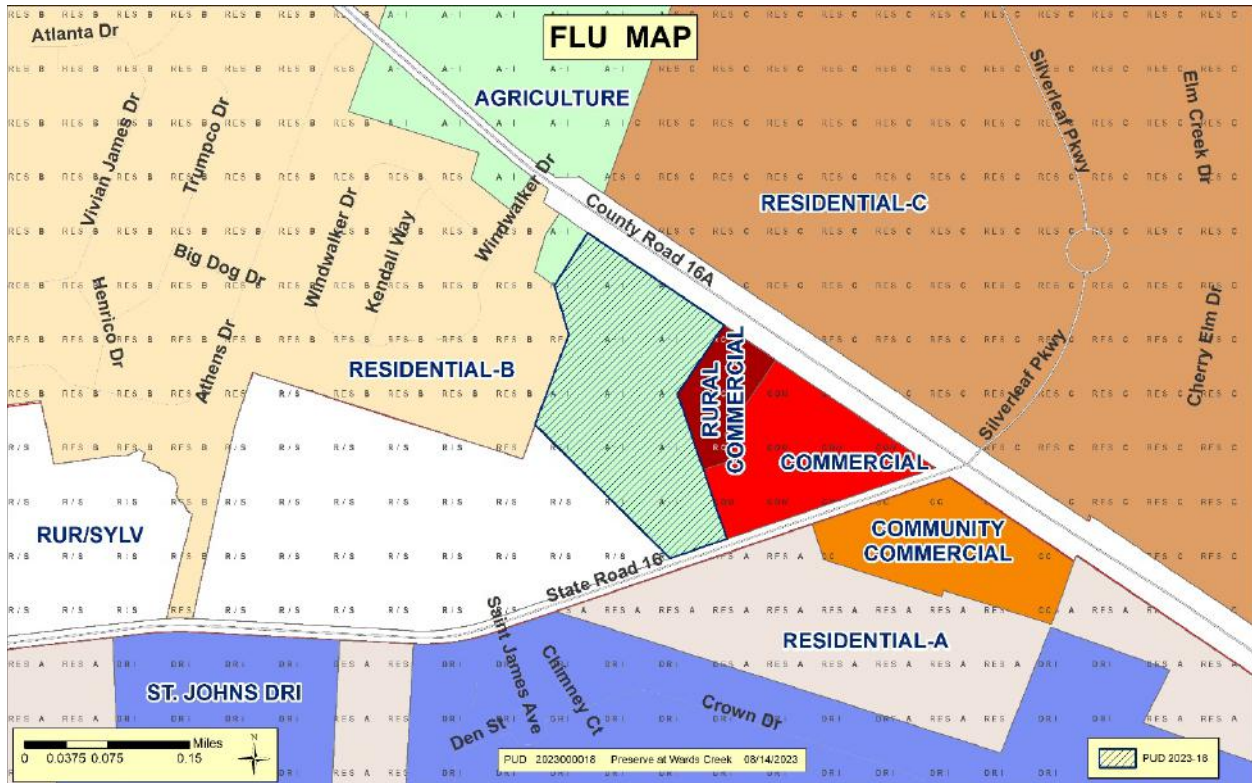
Location: The subject property is located on the western corner of County Road 16A and State Road 16.



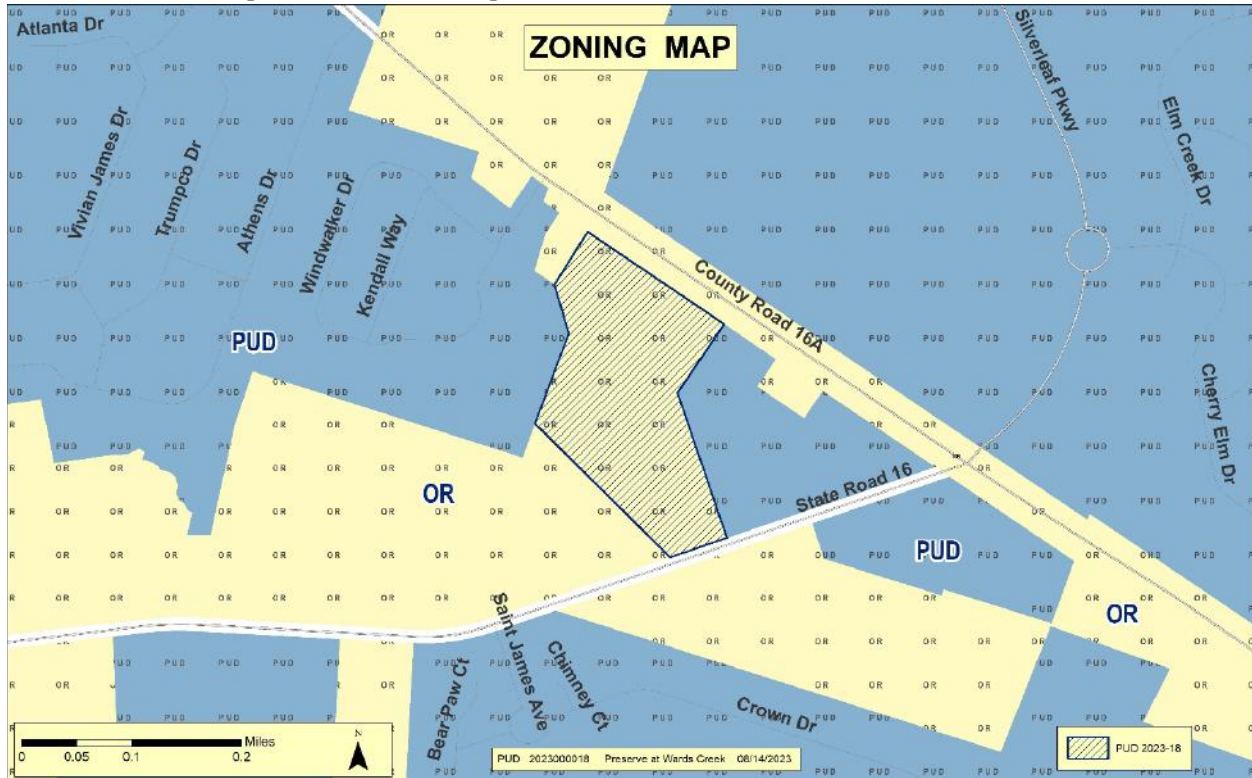
Aerial Imagery: The subject property is approximately 19.22 acres in size, including approximately .55 acres of wetlands. The subject property is currently vacant and lies to the east of the Wards Creek Planned Unit Development, and to the west of the Bridle Ridge Planned Unit Development, where a U-Haul facility is under construction. Property to the south includes mobile homes, and property to the north across County Road 16A is currently undeveloped.



Existing Future Land Use: The subject property and the property to the north are designated Agriculture on the Future Land Use Map. Surrounding properties have a mixture of residential and commercial land use designations.



Zoning District: The subject property is currently zoned Open Rural (OR) with a requested change to Planned Unit Development (PUD). Surrounding properties are zoned a mix of residential and commercial Planned Unit Developments (PUD) and Open Rural (OR).



include a pool & clubhouse. For more information on the Affordable Housing Density Bonus please see Land Development Code Section 5.07.00 in **Attachment 1: Application and Supporting Documents**.

SITE DATA TABLE

OVERALL SITE DATA:

PARCEL ID 0279810 0000

PROPOSED ZONING PUD

PROPOSED LAND USE RESIDENTIAL-D

MAX ISR 70%

MAX LOT COVERAGE 50%

UTILITY PROVIDER:

WATER AND SEWER SJCUD

ELECTRIC FPL

SITE AREA:

TOTAL SITE AREA 19.22 Ac.

WETLANDS IMPACTED 0.66 Ac.

OTHER SURFACE WATER 0.61 Ac.

OPEN SPACE:

REQUIRED 4.81 Ac. (25% MIN.)

SCENIC EDGE AND DEVELOPMENT EDGE* 3.78 AC PROVIDED

LANDSCAPED AREAS 1.03 AC MIN PROVIDED

*A MINIMUM 5% UPLAND NATURAL VEGETATION PRESERVATION (0.96 AC) IS REQUIRED AND WILL BE ACHIEVED IN THE SCENIC EDGE.

UPLAND PRESERVATION:

REQUIRED 0.96 Ac. (5% MIN.)

ACTIVE RECREATION:

REQUIRED 3.51 Ac.

PROVIDED 3.90 Ac.

DEVELOPMENT SUMMARY:

MULTI-FAMILY 288 UNITS MAX

SETBACKS:

FROM ROW 75'

FROM PROPERTY LINE 35'

MAX BLDG HEIGHT 45'

DEVELOPMENT STANDARDS

Buffers	75 feet from ROW (County Road 16A & State Road 16) 35 foot along western and eastern property boundary
Maximum Height	45 feet (3 stories)
Maximum Impervious Surface (ISR)	70 percent
Maximum Floor Area (FAR)	50 percent
Parking	Per LDC Section 6.05 & LDC Table 6.17
Lighting	Per LDC Sections 6.09 & 5.03.06.H.6
Access	County Road 16A
Emergency Access	State Road 16

WAIVERS

There are no waivers requested with this PUD.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are 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. 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).

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 Planning Division Review:

The following assessment is a non-binding traffic impact analysis for Preserve at Wards Creek to assess for potential impact based solely upon the applicant's intent to develop within this Comprehensive Plan Amendment application from Agricultural Intensive to Residential D for 19.22 acres.

In accordance with the CPA application, the applicant seeks to change the existing Agricultural Intensive future land use designation to Residential D future land use to allow for the development of an affordable housing apartment complex. Based on the companion PUD rezoning, development is proposed to consist of 288 affordable multi-family (apartment) units.

The proposed 288 affordable housing units is estimated to generate 1,214 daily trips and 112 p.m. peak hour trips (ITE LUC 223 Affordable Housing).

PRELIMINARY Transportation Proportionate Fair Share Analysis

A preliminary proportionate fair share analysis is provided for the proposed residential development consisting of 288 affordable housing units. Based on the current roadway status within the 4-mile radius study area (Transportation Analysis Spreadsheet dated 6/1/2023), including trips from pending concurrency applications, the following **roadway segments are currently projected to be adversely impacted based on total committed traffic:**

Link 24 (CR 16A from River Reach Pkwy to SR 16)

Link 91.1 (SR 16 from CR 16A to IGP)

Link 91.2 (SR 16 from IGP to CR 2209)

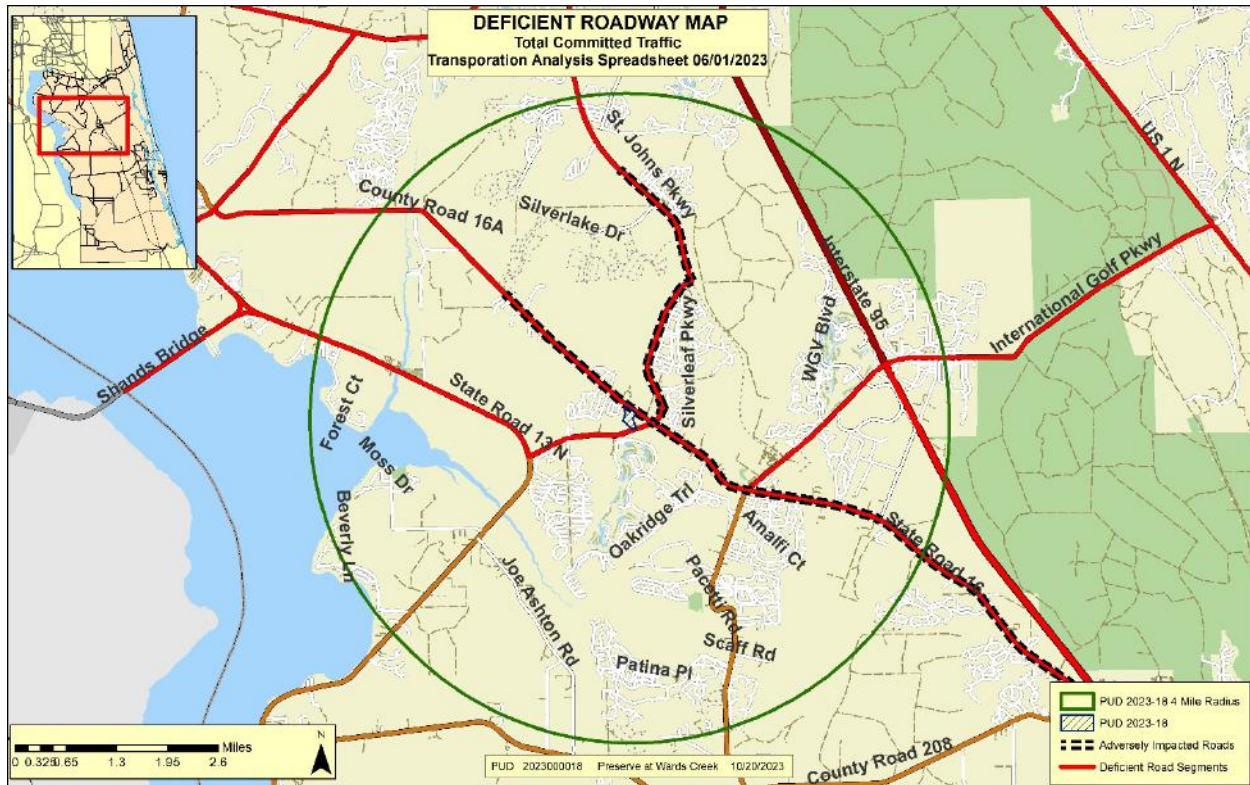
Link 92.11 (SR 16 from CR 2209 to S. Francis Rd.)

Link 92.12 (SR 16 from S. Francis Rd. to West Mall Entrance)

Link 170 (Silverleaf Pkwy from SR 16/CR 16A to CR 2209)

Link 171.2 (CR 2209 from Silverleaf Pkwy to First Coast Expressway)

Deficient Roadways Map: Adversely impacted segments are those roadway segments within the 4-mile radius study area that are currently over 100% of capacity based on total committed traffic and are impacted by project traffic at 1% or greater of the approved maximum service volume.



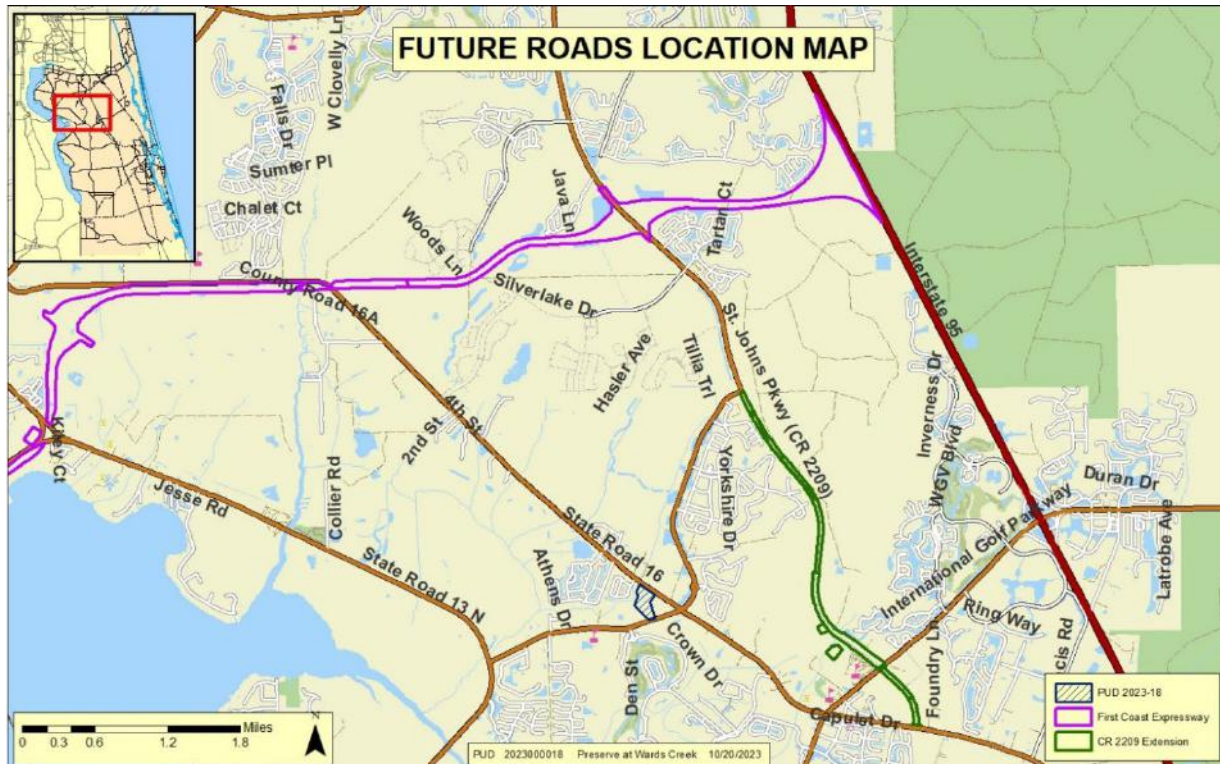
The required proportionate fair share for impacts to the adversely impacted segments shown above is currently estimated to be \$4,498,117.00 (preliminary estimate 10/19/2023), subject to final review in conjunction with a formal concurrency application currently in review (CONMAJ 2023-06). The concurrency application is still under review pending intersection analyses and school concurrency determination.

The current status of construction and/or proportionate share commitments for the adversely impacted segments is provided in the table below. The applicant has indicated intent to use the required proportionate share to construct roadway improvements in the area, which will be the subject of a future Proportionate Fair Share Agreement.

Impacted Roadway Commitments

Link ID	Roadway	Improvement Needed	Estimated Improvement Costs (2022)	Current Commitments	Current Status	Preserve at Wards Creek PFS
24	CR 16A (River Reach Pkwy to SR 16)	Widen to 4-Lanes - 2.66 miles (Suburban)	\$32,021,010	No Commitments for 4-laning; PFS Funds \$600,000 available for this area	Unfunded	\$2,244,673
91.1	SR 16 (CR 16A to IGP)	Widen 4 to 6 Lanes (Urban)	\$18,712,346	No Commitments for 6-laning	Unfunded	\$643,705
91.2	SR 16 (IGP to future CR 2209)	New Construction 4-Lane (Suburban)	\$10,400,289	County committed to construct CR 2209 between Silverleaf Pkwy and SR 16; and widen Link 91.2	CR 2209 and SR 16 currently in design; Construction funded for 2024 (County)	\$217,366
92.11	SR 16 (CR 2209 to S. Francis Rd.)	New Construction 4-Lane (Suburban)	\$11,800,154	Design underway by FDOT	Design Funded (FDOT) Construction currently Unfunded	\$60,181
92.12	SR 16 (S. Francis Rd. to West Mall Entrance)	New Construction 4-Lane (Suburban)	\$46,021,919	Design underway by FDOT	Design Funded (FDOT) Construction currently Unfunded	\$174,883
170	Silverleaf Pkwy (SR 16/CR 16A to CR 2209)	Widen 4 to 6-Lane (Urban)	\$24,859,049	No Commitments for 6-laning	Unfunded	\$676,166
171.2	CR 2209 (Silverleaf Pkwy to FC Expressway)	Widen 4 to 6-Lane (Urban)	\$19,964,453	No Commitments for 6-laning	Unfunded	\$481,143
	TOTALS		\$163,779,220			\$4,498,117

It is noted that there are significant roadway improvements planned in this area that will provide additional travel options and a change of traffic patterns is anticipated. Specifically, the First Coast Expressway is currently under construction by FDOT with completion estimated by 2030, which also includes additional lanes on I-95. The County will begin construction of a 4-lane CR 2209 between Silverleaf Pkwy and SR 16 as well as the widening of SR 16 to 4-lanes from IGP to CR 2209 in 2024. In addition, FDOT is currently in the design phase for the widening of SR 16 to 4-lanes from CR 2209 to the West Mall Entrance with the County and FDOT actively seeking funding for construction.



Planning and Zoning Division Review:

This is a request to rezone approximately 19.22 acres from Open Rural to PUD to allow for a 288-unit multifamily apartment community with an approximate density of 15 dwelling units per net acre. The applicant plans to make the proposed community consistent with the Affordable Housing requirements set by Florida State Statutes. A companion Small Scale Comprehensive Plan was submitted with this request to change the subject property from Agricultural-Intensive (A-I) to Residential-D (Res-D).

Background

With members of the public asking about the previously proposed project via correspondence and public comment at community meetings, an overview of the previous Wade's Creek project has been provided. Previously, the subject property was the site of the Wade's Creek project which proposed a community of 115 single-family, for-rent, detached residential units with a density of 6 dwelling units per net acre. The project proposed rezoning the property from Open Rural to Planned Unit Development (PUD) through PUD 2021-24 and changing the Future Land Use Map designation from Agricultural-Intensive (A-I) to Residential-C (Res-C) through CPA(SS) 2021-26. Both applications were heard at the May 5th PZA public hearing and were recommended for approval with a vote of 4-2 (Perkins, Miller, Pierre, & Motavina for; McCormick & Hilsenbeck dissenting) followed by being heard at the July 19th BCC public hearing where the project was denied 4-1 (Dean, Whitehurst, Arnold, & Blocker for, Waldron dissenting). Public comment at both public hearings highlighted concerns about the negative impacts on the surrounding infrastructure.

Current Application

All of the Preserve at Wards Creek will be affordable for low-income households. Pursuant to Comprehensive Plan Policy A.1.11.1(m)(1), Maximum Residential Density for Density Zone “D” Mainland Area is 13 Dwelling Units per acre as follows:

Base Density:	4.0
PUD Zoning:	4.0
Central Water:	2.5
<u>Central Sewer:</u>	<u>2.5</u>
Maximum Density:	13.0

Policy A.1.11.1(m)(7) Note 2. States that for each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted up to a maximum overall density increase (including affordable units) of ... two (2) units per met acre in Density Zone “C” and “D” designations.

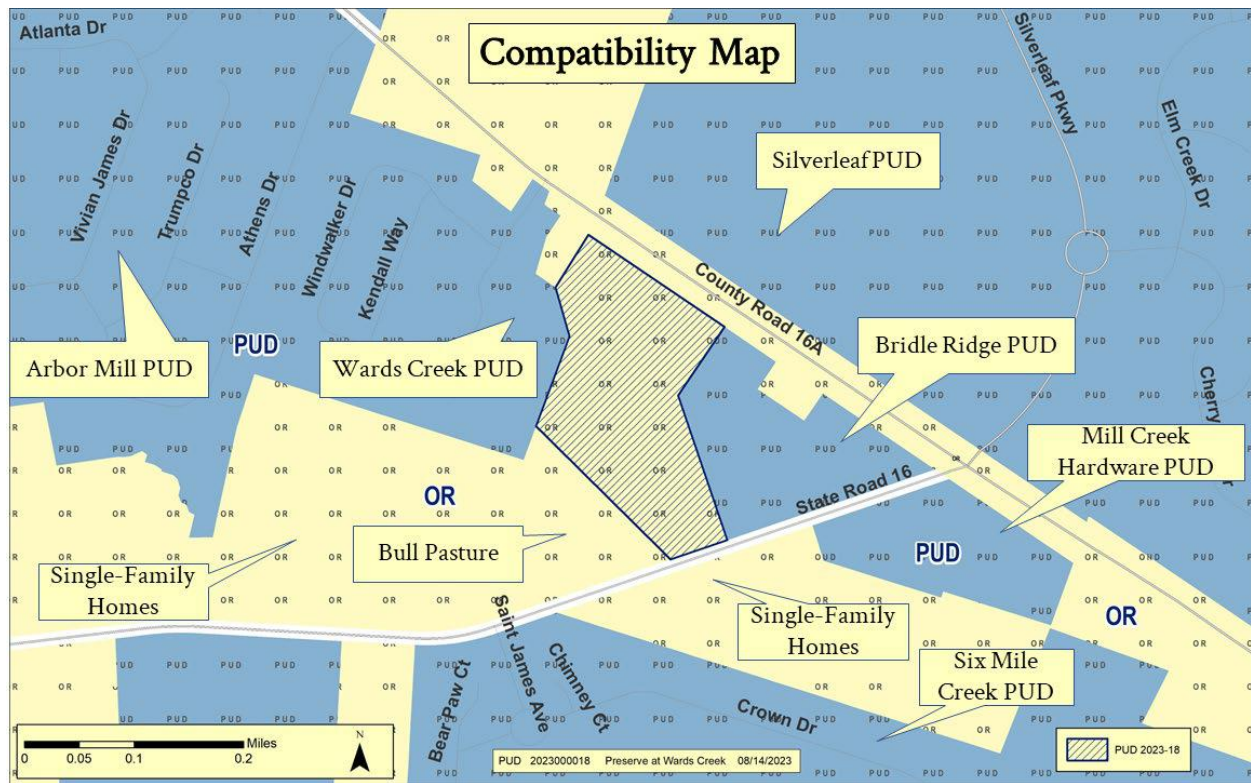
The proposed density for the Preserve at Wards Creek is 15.0 dwelling units per net acre in density zone “D”, which is consistent with this policy. According to the PUD Text introduction, a deed restriction would be recorded to guarantee affordability of the units for a period of 30 years, this entire development will meet the “assurances of affordability” requirements “ as provided in LDC Section 5.07.03.C. The proposed guarantee exceeds the minimum requirement of 10 years.

The applicant was asked how this new project would address these concerns of negatively impacting the surrounding infrastructure and they responded with the following:

The proposed project is no longer seeking waivers to school or transportation concurrency and will go through the appropriate process to address any impacts to schools or transportation. Moreover, since the denial of Wade’s Creek, there have been additional advancements in the plans for widening State Road 16 and the construction of County Road 2209, which will help alleviate some traffic issues.

Most importantly, affordable housing can also be considered infrastructure, meaning this project will have a positive impact by its very nature. Housing forms the foundation upon which individuals and communities build their lives. Affordable housing developments like this one will profoundly impact the economic stability and social well-being for workers in the St. Johns County community.

The subject property is between County Road 16A to the north and State Road 16 to the south. Within the latest proposed plans, the applicant is proposing a single vehicular access point on County Road 16A with an emergency access point on State Road 16.



A Compatibility Analysis follows:

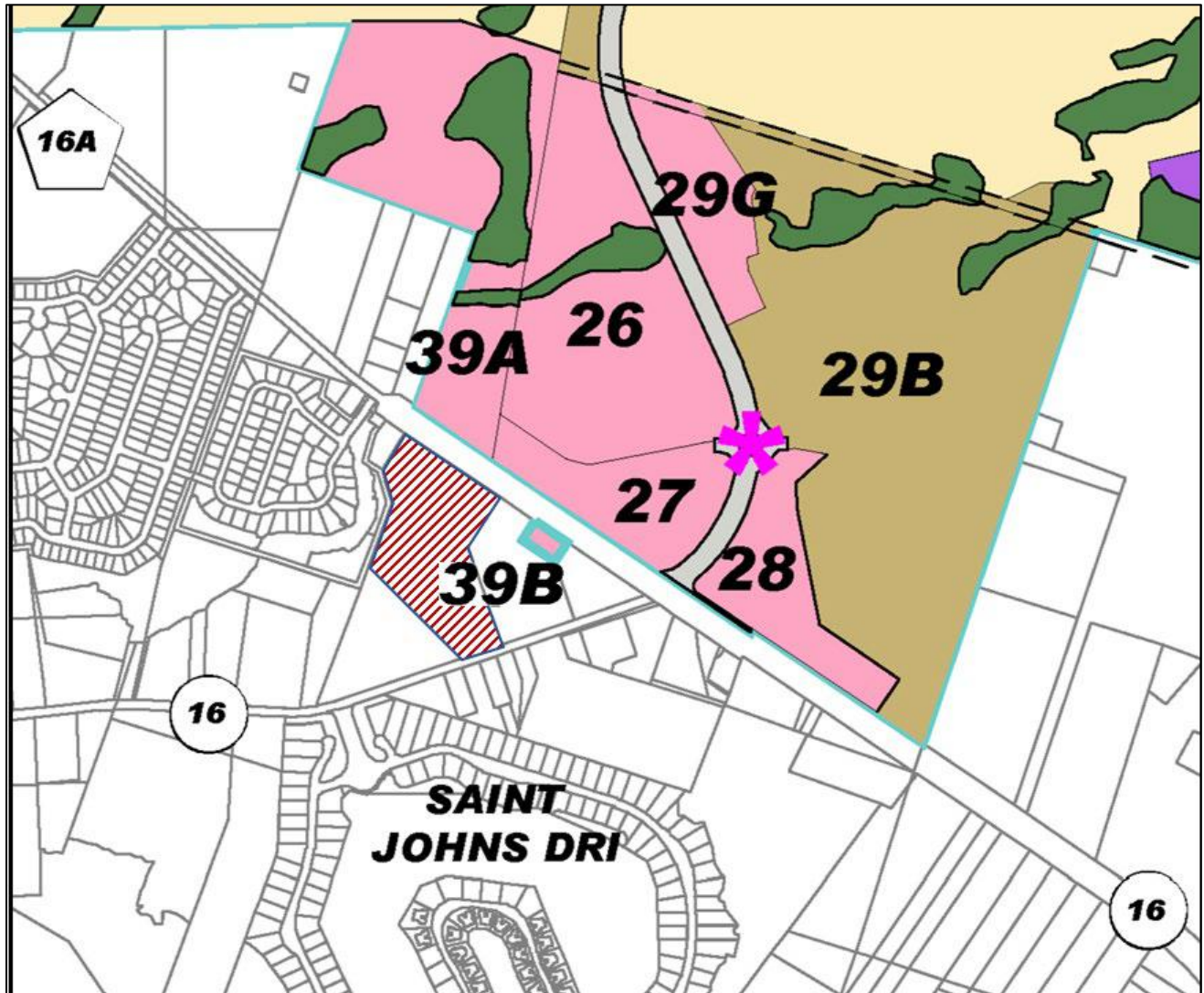
Compatibility Analysis

Criteria	Subject Property	Northeast (across CR-16A)	East	Southeast (across SR-16)	Northwest
FLUM Designation	Residential-D (proposed)	Residential-C (Res-C)	Rural Commercial (RC)	Residential-A (Res-A)	Residential-B (Res-B)
Zoning	PUD proposing affordable housing multifamily community	Silverleaf PUD (Mixed Use)	Bridle Ridge PUD (Commercial)	Mill Creek PUD (Commercial)	Wards Creek PUD (Residential)
Existing Uses	Bull Pasture	Timberland	Under Construction Commercial	Commercial	Single-family Residential
Total PUD Entitlements	288 units	15,900 units 1,954,160 SF	155,000 SF	45,000 SF	67 units

The mixed-use development of Silverleaf is just north of the proposed project across County Road 16A. This development at the moment is entitled to 15,900 residential units, of which 9,400 are planned to be single-family, 4,500 are planned to be multi-family, and 2,000 will be age-restricted homes. These exact numbers may change in accordance with the land use conversion tables D-3 and D-4 as found in the most recent ordinance for the Silverleaf PUD, Ordinance 2021-93.

At the time of writing this staff report, clearance sheets are approved for 2,261 single-family units and 1,373 multi-family units. While not all of these units are approved for areas within Silverleaf along County Road 16A, the residents are commuting and living within proximity to the subject property.

Looking at the Overall Conceptual Map for Silverleaf, there are seven parcels within close proximity to the subject property. Provided below is an excerpt of that Conceptual Map focusing on those seven parcels. The complete Overall Conceptual Map can be found in **Attachment 1: Application and Supporting Documents**. As shown in the table provided below, only two of the seven parcels have been developed with any dwelling units or commercial space. However, the Mixed Use parcels have the potential to be high density residential areas right along County Road 16A across from the subject property.









OCTOBER 26, 2021

LEGEND



SilverLeaf

- | | |
|--|---|
|  Mixed Use |  Open Space / Wetlands |
|  Residential Medium Density |  Open Space / Uplands |
|  Potential Roundabout |  Subject Property |

Silverleaf Parcel	26	27	28	29B	29G	39A	39B
Internal Designation	Mixed Use & Open Space/Wetlands	Mixed Use	Mixed Use	Residential Medium Density	Mixed Use	Mixed Use & Open Space/Wetlands	Mixed Use
Dwelling Units (approved through clearance sheets stage)	0 units	0 units	0 units	489 units	0 units	0 units	0 units
Commercial Square Footage	0 SF	0 SF	0 SF	0 SF	95,000 SF	0 SF	0 SF
Total Site Area	56.5 acres	20.9 acres	20 acres	102.4 acres	22.6 acres	65.1 acres	1.0 acre
Density (units per acre)	N/A	N/A	N/A	4.78	N/A	N/A	N/A
Allowable Density (units per net acre)	30.0	30.0	30.0	12.0	30.0	30.0	30.0

Looking westward along County Road 16A, there are several existing residential Planned Unit Developments including Wards Creek, Arbor Mill, and Minorcan Mill. All three of these PUD's have a gross density of around 2.0 dwelling units per acre. As shown here:

PUD Name	Wards Creek	Arbor Mill	Minorcan Mill
Dwelling Units	67 units	317 units	125 units
Gross Density	1.8 units per acre	1.76 units per acre	2.14 units per acre
Developable Acres	37.2 acres	180 acres	58.24 acres

Therefore, a proposed residential PUD that has a density of 15 units per net acre would be inconsistent with the other residential developments along County Road 16A, however, adjacent properties are primarily non-residential/commercial, and the proposed development will provide a transition between more intense uses & lower density residential areas.

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) MEETING

At the monthly AHAC meeting held on Wednesday, September 20th the applicant Thomas Ingram along with representatives from the development firm Dominion presented this project. The team gave an overview of the funding apparatus that they utilize for projects such as this, their target demographics, and the positive effects that they can generate on the local economy. As of that meeting, they had spoken with a number of local businesses that were in favor of creating more Affordable Housing in the area so that their workers could live in the same county that they work in.

NORTHWEST SECTOR COMMUNITY MEETING

A Community meeting was held on Wednesday September 27, 2023, with more than 100 people attending. The meeting was led by both the applicant Thomas Ingram and representatives from the development firm Dominion, where they led with an informational session regarding funding, similar projects by Dominion, and the exact plans for the subject property. During the question phase of the presentation, people asked about how this specific site was chosen, scenarios that would allow for families/residents to qualify for this development, and what improvements would be made to the existing infrastructure. The Dominion team

explained their selection process for both sites, and residents followed by explaining the amount that would be paid towards concurrency for both schools and roadways in the area. The public was still deeply concerned with how both nearby roads and schools were deficient and overcrowded within the subject property's vicinity. Many residents compared this project to the Wade's Creek PUD that was proposed on the same parcel back in July 2022 and was denied with a vote of 4-1 at the Board of County Commissioners. The general consensus appeared to be that this more dense project would cause more disruption than the previous project which proposed 115 dwelling units as opposed to the current 288 dwelling units. **The Northwest Sector Community Meeting Packet can be found in Attachment 1: Application and Supporting Documents in the associated application CPA(SS) 2023-09.**

FOLLOW-UP COMMUNITY MEETING

The applicant has chosen to hold an additional community meeting on Thursday, January 25, 2024 at the Holiday Inn – World Golf Village. Approximately, 50 people showed up to this meeting. The meeting started off yet again with representatives from the developer Dominionum explaining their process of purchasing, developing, and maintaining the property in-line with the current Master Development Plan (MDP) Map and Text provided. There were updates on how much this project will be paying in both impact fees and concurrency to St. Johns County along with where the money would be going to for road improvements. Traffic Engineers/Specialists from Kimley-Horn were there to explain what they identified as issues within the area and how they planned to relieve them. The majority of work was focused on improving the intersection of State Road 16, Silverleaf Parkway, and County Road 16A. Their segment of the presentation also highlighted the planned roads of County Road 2209 and First Coast Expressway along with the expansion of County Road 16A; these were highlighted as other factors that the developer/applicant have no control on but would be changing the traffic patterns as they exist today. The developer chimed in that the construction for the site itself would not begin until early 2026. Inferring that the traffic problems would not be increased by this development for years if the proposed applications were approved at the Board of County Commissioners (BCC) meeting. The public asked about how this particular site was chosen for an affordable housing project when all of the surrounding developments are single-family subdivisions. The idea of equitable housing and allowing people the opportunity to live closer to where they work were cited as the driving forces for the decision. Members of the crowd made it clear that they believe that long commutes are just part of everyday life and that a dense housing project would be out of place in their area of the county.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received numerous phone calls and letters of opposition to this project. These letters of opposition echo the same fears expressed at the community meeting of overwhelming the existing infrastructure. All letters of opposition have been compiled and included in **Attachment 3: Correspondence.**

ACTION

Staff offers nine (9) findings of fact to recommend approval and ten (10) findings to recommend denial of PUD 2023-18 Preserve at Wards Creek.

ATTACHMENTS

1. Application and Supporting Documents
2. Recorded Documents Section
3. Correspondence

FINDINGS OF FACT
PUD 2023-18 Preserve at Ward's Creek

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-D.	3. The PUD is not consistent with the Future Land Use Designation of Residential-D by not providing a well-balanced mix of uses in the area under Policy A.1.9.5.
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 Section 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

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

ATTACHMENT 1
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning

Date 7/24/2023

Property Tax ID No 0279810000

Project Name Preserve at Wards Creek

Property Owner(s) Bull Pasture LLC

Phone Number 904-825-8918

Address 4175 State Road 16

Fax Number

City St. Augustine State FL Zip Code 32092

e-mail allanroberts56@aol.com

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

Applicant/Representative Tom Ingram & Beth Moore, Sodl & Ingram PLLC

Phone Number 904-612-9179

Address 1617 San Marco Boulevard

Fax Number

City Jacksonville State FL Zip Code 32207

e-mail thomas.ingram@si-law.com

Property Location 6351 County Road 16A

Major Access County Road 16A

Size of Property 19.22

Cleared Acres (if applicable)

Zoning Class OR

No. of lots (if applicable)

Overlay District (if applicable)

Water & Sewer Provider County

Future Land Use Designation R/S

Present Use of Property Pasture

Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

This is an application for rezoning from Open Rural (OR) to Planned Unit Development for a 288-unit multifamily residential community, which will be affordable workforce housing. The current use of the property is pasture.

The proposed use will help address the need for affordable housing in the area for young professionals, schoolteachers, sheriff's office employees, and service workers. Please see attached text for more information.

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:

pending applications for AHD (affordable housing designation), small-scale comp plan amt

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 [Handwritten Signature]

Printed or typed name(s) Thomas O. Ingram

ST. JOHNS COUNTY

Affordable Housing Development (AHD) Designation Application

RENTAL DEVELOPMENTS (MULTI- AND SINGLE-FAMILY)

(Sources of data below are available from Housing & Community Services.)

This form must be completed and submitted to the SHIP Program, St. Johns County Housing & Community Services Division, 1955 U.S. 1 South, Suite 600, St. Augustine, FL 32086. Mailing address is P.O. Drawer 349, 32085; fax number is (904) 823-2481. Call 823-2779 or 823-2626 for an appointment if assistance is needed with the application. If the development is determined to be an AHD for expediting the review process, the developer/builder will be provided with a signed sheet stating the AHD. This sheet must be attached to the front of all copies of the review package.

Preserve at Wades Creek	6351 County Road 16A, St. Augustine, FL 32092
Project Name	Address/Location
Dominium	
Developer's/Builder's Name(s) c/o Katessa Archer, 375 Northridge Road, Suite 500, Atlanta, GA 30350 and Thomas O. Ingram, Sodl & Ingram, PLLC, 1617 San Marco Blvd., Jacksonville, FL 32207	Katessa Archer, 404-806-5860 Tom Ingram, 904-612-9179
Mailing Address	Telephone(s)

STANDARDS

A. 100 % of the units or _____ units of _____ total units have been reserved for tenants earning 60 percent of less of the Jacksonville MSA median income. Rents shall not exceed limits adjusted for bedroom size as referenced above.

B. If any SHIP or other County funds are utilized, rents shall be maintained at affordable rates for a minimum period of 15 years on units assisted. Copies of annual income reporting shall be provided, at developer's expense, to the SHIP Program.

C. Financing has been: _____ applied for _____ or _____ received from:

_____ SAIL _____ LIHTC _____ HOME _____ Rural Development

_____ private (list lending institutions) _____

_____ other (specify) LIHTC will be applied for after zoning approval; use of 4% LIHTC is anticipated.

OPTIONS/INCENTIVES

E. On the following pages are requests for impact or other fees to be (partially) paid by SHIP, the Board of County Commissioners, or utility servers if available.

F. On the following pages are requests for density bonuses, and other contributions, if available.

ST. JOHNS COUNTY
Affordable Housing (AHD) Designation

Compliance Agreement for Rental Development (Multi- or Single-Family)

I am in agreement with the terms and conditions of the preceding Affordable Housing Development (AHD) Designation instructions and application, which state guidelines for participation in this procedure. I understand that in each project designated as an Affordable Housing Development (AHD): I agree to follow any state or federal program's guidelines for set-aside units if applying for such financing programs, or to set aside at least 50 percent of the units for tenants earning 60 percent or less of the Jacksonville MSA median income; rents shall not exceed the cited limits on bedroom size; if SHIP or other County funds are expended, I agree to maintain all assisted units at affordable rates for 15 years and to submit copies of all annual reports on tenant income to St. Johns County SHIP Office; and I have applied for or am in the process of applying for financing stated below;


I agree to notify the SHIP Office of any changes in this application. I understand that false claims made or not reported by me in order to receive the AHD may result in future AHD designation requests associated with me or my business to be denied consideration.

Funding sources/lenders that have been or will be applied to are: _____
Florida Housing Finance Corporation, St. Johns County

Impact or other fee considerations requested (if available): Yes

Density bonuses requested (if available): Yes; will seek comprehensive plan map and text amendment

Deferred utility connections or other contributions applied for: Yes

 _____
Signature Name typed or printed
Thomas O. Ingram

Sodl & Ingram PLLC _____ July 26, 2023 _____
Name of company or business Date

This development is designated as an Affordable Housing Development (AHD). Please offer all expediting of permitting and development review available.

 _____ 9/27/2023 _____
Director, Housing & Community Services Date
Health & Human Services

Preserve at Wards Creek
Affordable Housing Development (AHD) Designation Application
July 26, 2023 (revised Sept. 27, 2023)

E. Requests for fee waivers and exclusions.

This is a proposed workforce/affordable housing development on 19.22 acres at 6351 County Road 16A, near Silverleaf Parkway. All 288 units will be affordable for a period of 30 years. Specifically, the project would use eligibility criteria which are consistent with rent and income data calculated annually by the United States Department of Housing and Urban Development. All of the dwellings would be reserved for households earning at or below 60% of the Area Median Income. The Area Median Income is based upon incomes in the Jacksonville Metropolitan Statistical Area (MSA), which varies by the number of members in each household.

The developer is Dominion, a national developer, owner and operator of affordable multifamily developments. It is among the top 50 largest apartment owners and the top 25 largest builders of multifamily in the country. Dominion has over 5,700 multifamily homes in their management in Florida across 26 developments, employing 150 in our state.

Dominion seeks to be a long-term partner with the County, the School District and other organizations to help meet the County's housing needs.

No fee waivers or exclusions are requested.

F. Request for Affordable Housing Density Bonus.

Pursuant to sections 5.07.02 and 5.07.03 of the Land Development Code and Future Land Use Policy A.1.11.1(m)(7), we hereby request an affordable housing density bonus of two (2) units per net developable acre, so as to allow fifteen (15) units per net developable acre. This is needed to help make the development viable and to increase the supply of affordable housing.

This request is consistent with the County Comprehensive Plan. In particular, the following Goals, Objectives and Policies are furthered and implemented:

Housing Element

Objective C.1.1 Creation and Preservation of Affordable Workforce and Special Needs Housing

The County shall continue its housing implementation policies such as density bonuses, infill housing, and an expedited development review process for affordable workforce housing developments that provide for the development of sufficient housing in numbers, cost, and type to support existing and projected population throughout the planning period 2010-2025.

Policy C.1.1.1 St. Johns County shall continue to improve the supply of affordable workforce housing for very-low, low, and moderate income households and special-needs households and to implement neighborhood improvement initiatives. The activities initiated by the County include the following:

(b) Applying for and administering rent supplement programs and other grants for very-low, low, and moderate income households;

(d) Developing new and maintaining existing cooperative joint-venture relationships with the private sector, public agencies, and non-profit organizations;

Policy C.1.1.4 The County shall maintain its existing incentives for affordable workforce housing in the Comprehensive Plan and Land Development Code and investigate new incentives, as necessary.

Intergovernmental Coordination Element

Policy G.1.11.1 St. Johns County shall continue to improve the supply of affordable housing for very-low, low-, and moderate-income households, workforce and special-needs households, and to implement redevelopment programs and neighborhood improvement initiatives. The activities initiated by the County include applying for various funding programs (for housing rehabilitation, infrastructure, public facilities, rent supplement, etc.); developing cooperative, joint-venture relationships (with the private sector, public agencies, and non-profit agencies); providing support to the Affordable Housing Advisory Committee (AHAC); administering the State Housing Initiatives Partnership (SHIP) Program Housing and Finance Authority and other housing programs that supply affordable/workforce housing; and administering the existing and/or consider new Community Redevelopment Agencies (CRA's).

Policy G.1.11.6 The County shall continue to support cooperative and partnership activities among local governments, the private sector, and non-profit organizations, such as the St. Johns Housing Partnership, the Emergency Shelter and Homeless Coalition, and Housing Finance Authority, to provide housing assistance to meet the needs of very-low, low, and moderate income households.

Plotted By: Reuther, Chris Sheet Set: ##### Layout: C-100 October 10, 2023 11:48:08am K:\JAX_Civil\147681009 - Wards Creek\Cadd\PlanSheets\MDP\2023-10-10_PRESERVE AT WARDS CREEK MDP.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No other use or reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. is permitted.

PARKING REQUIREMENTS:

PARKING REQUIRED	PER SJC LDC PART 6.05
2BDRM UNITS @ 1.5 SPACES PER UNIT	60 UNITS = 90 SPACES REQUIRED
3+BDRM UNITS @ 2 SPACES PER UNIT	228 UNITS = 456 SPACES REQUIRED
1 GUEST SPACE PER 4 UNITS	288 TOTAL UNITS = 72 SPACES REQUIRED
TOTAL REQUIRED	618 SPACES
PARKING PROVIDED:	
STANDARD:	592
ACCESSIBLE:	26
TOTAL	618

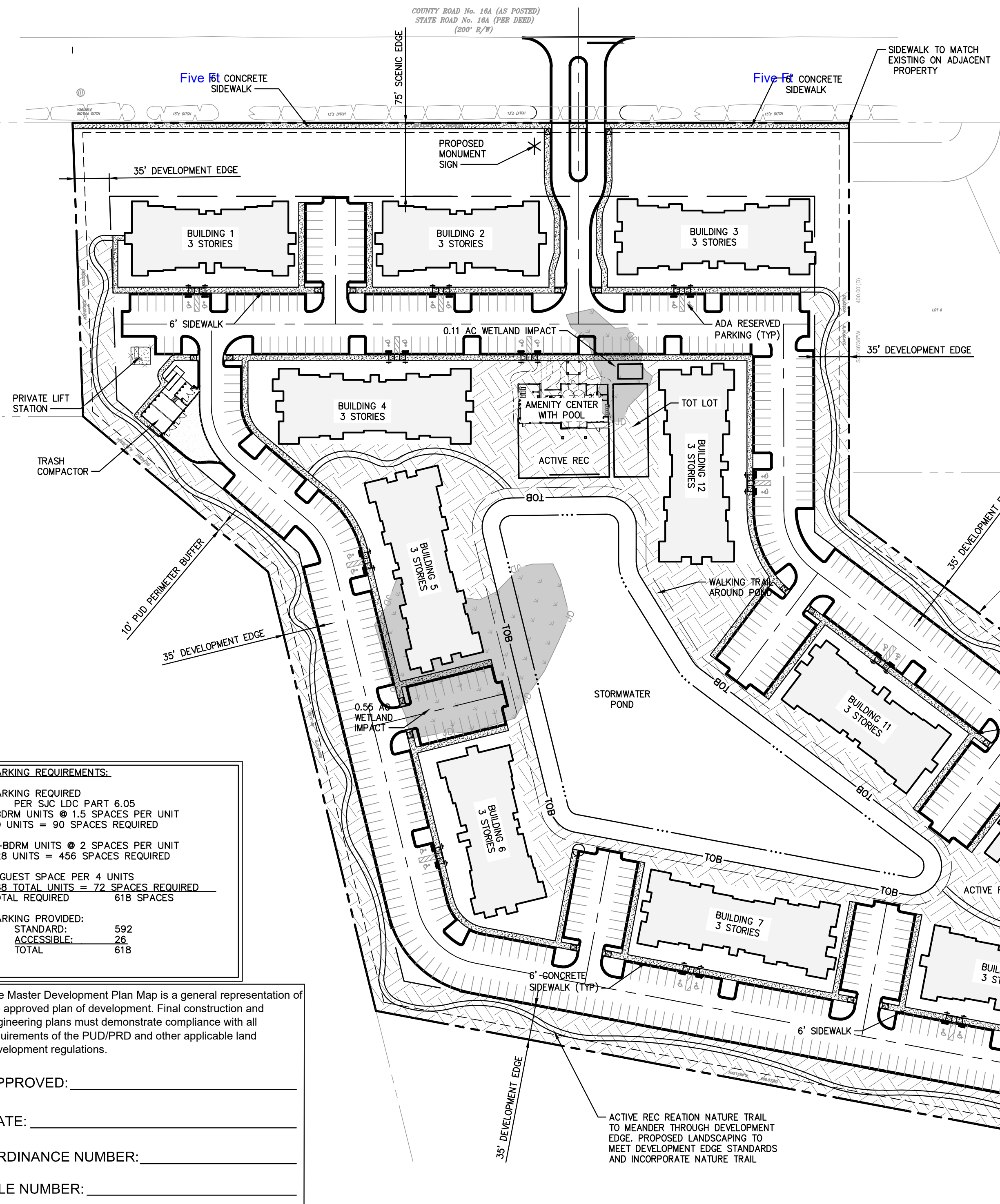
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

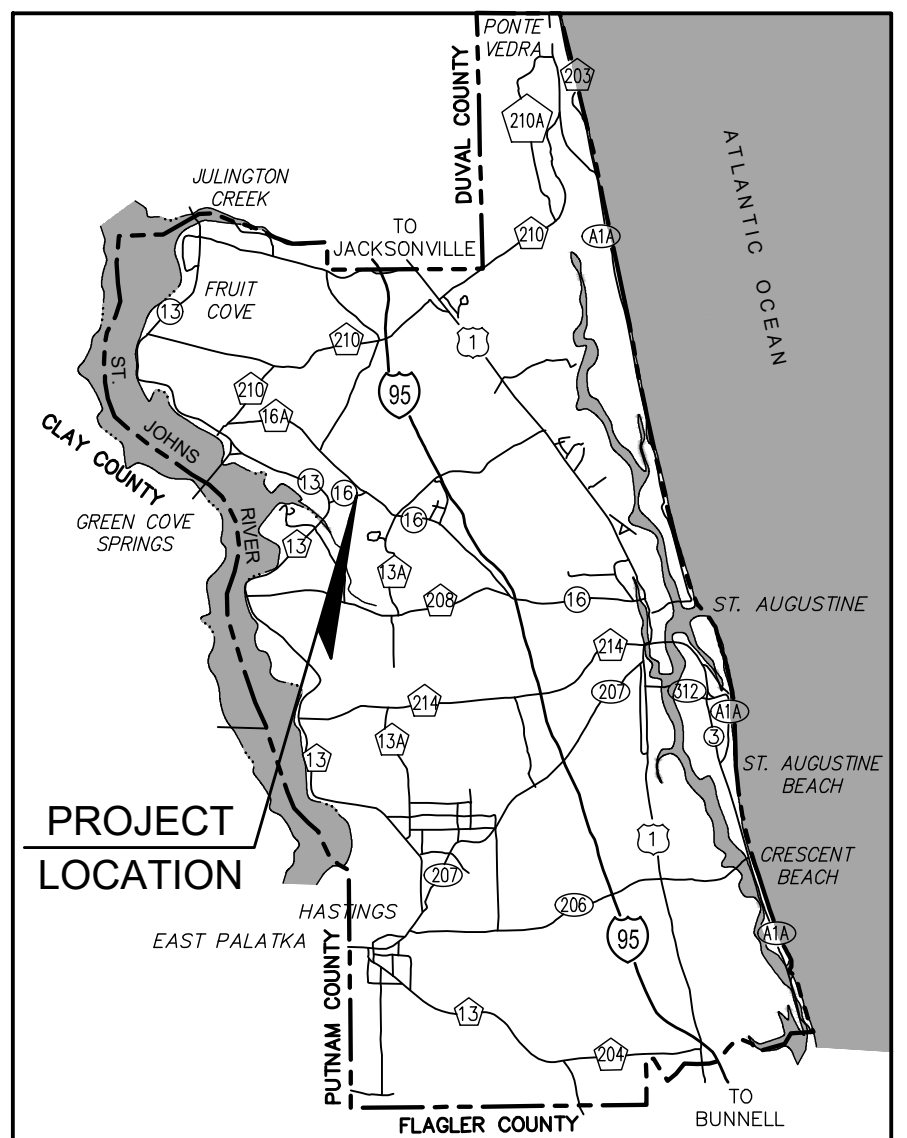
ORDINANCE NUMBER: _____

FILE NUMBER: _____



SITE DATA TABLE

OVERALL SITE DATA:	
PARCEL ID	0279810 0000
PROPOSED ZONING	PUD
PROPOSED LAND USE	RESIDENTIAL-D
MAX ISR	70%
MAX LOT COVERAGE	50%
UTILITY PROVIDER:	
WATER AND SEWER	SJCUD
ELECTRIC	FPL
SITE AREA:	
TOTAL SITE AREA	19.22 Ac.
WETLANDS IMPACTED	0.66 Ac.
OTHER SURFACE WATER	0.61 Ac.
OPEN SPACE:	
REQUIRED	4.81 Ac. (25% MIN.)
SCENIC EDGE AND DEVELOPMENT EDGE*	3.78 AC PROVIDED
LANDSCAPED AREAS	1.03 AC MIN PROVIDED
*A MINIMUM 5% UPLAND NATURAL VEGETATION PRESERVATION (0.96 AC) IS REQUIRED AND WILL BE ACHIEVED IN THE SCENIC EDGE.	
UPLAND PRESERVATION:	
REQUIRED	0.96 Ac. (5% MIN.)
ACTIVE RECREATION:	
REQUIRED	3.51 Ac.
PROVIDED	3.90 Ac.
DEVELOPMENT SUMMARY:	
MULTI-FAMILY	288 UNITS MAX
SETBACKS:	
FROM ROW	75'
FROM PROPERTY LINE	35'
MAX BLDG HEIGHT	45'



VICINITY MAP
NTS

LEGAL DESCRIPTION

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A (A 200' RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 66' RIGHT-OF-WAY); THENCE SOUTH 72°52'08" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1057.89 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 72°52'08" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1603, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE NORTH 43°32'54" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 910.05 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS, SAID CORNER BEING ON THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 107 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) NORTH 22°06'14" EAST, A DISTANCE OF 461.64 FEET; COURSE TWO (2) NORTH 14°22'56" WEST, A DISTANCE OF 246.77 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 649, PAGE 109 (PARCEL I) OF SAID PUBLIC RECORDS; THENCE NORTH 33°39'53" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 300.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A; THENCE SOUTH 54°13'24" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 792.15 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) SOUTH 35°46'30" WEST, A DISTANCE OF 400.00 FEET; COURSE TWO (2) SOUTH 17°07'52" EAST, A DISTANCE OF 735.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 16 AND THE POINT OF BEGINNING.

LEGEND:

- PROPERTY BOUNDARY
- - - PERIMETER BUFFER
- x-x- FENCE
- WETLAND IMPACT AREA
- ACTIVE RECREATION
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PART 5.07.00 WORKFORCE/AFFORDABLE HOUSING DENSITY BONUS

Sec. 5.07.01 Purpose

The purpose and intent of the Workforce/Affordable Housing Density Bonus is as follows:

- A. The Workforce/Affordable Housing Density Bonus accommodates provisions for the Development of housing affordable to very low, low, and moderate income households in fulfillment of policies of the Future Land Use and Housing Elements of the St. Johns County Comprehensive Plan. For purposes of this Section, Workforce/Affordable Housing is defined as housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed thirty percent (30%) of gross household annual income as reflected Sec. 5.07.03.D.
- B. The Workforce/Affordable Housing Density Bonus addresses an equitable geographic distribution of Workforce/Affordable Housing in accordance with Policies of the Housing Element of the Comprehensive Plan.
- C. The Workforce/Affordable Housing Density Bonus addresses the preservation of affordability of units, designated under the program, for very low, low, and moderate income households.

Sec. 5.07.02 Applicability

In cases of conflict between this Part and other Sections of this Code, the provisions of this Part shall prevail.

A. Location

This Part may be applied to any residential Development proposed within the unincorporated areas of St. Johns County except those residential Developments that maintain a Workforce Housing Zoning designation.

B. Discretionary Program

The Workforce/Affordable Housing Density Bonus Program is a discretionary program in which additional density may be granted if the granting of such additional density will further the County's objective of providing housing opportunities for very low, low, and moderate income households. Nothing stated herein is intended to, and specifically is intended not to, create any property right(s) for the owner of any property.

C. Concurrent Processing

The Workforce/Affordable Housing Density Bonus shall be considered and applied concurrently with an associated Development Order application. Such a Development Order shall be either a rezoning, an amendment to a Planned Unit Development, or a Special Use, all of which require duly noticed public hearings before the Planning and Zoning Agency and the Board of County Commissioners. Such hearings are necessary

due to the accommodation of a land Use intensity greater than that shown on the Future Land Use Map.

Sec. 5.07.03 General

An Applicant may request additional Dwelling Units for the provision of Workforce/Affordable Housing, in accordance with the provisions of the Comprehensive Plan and in accordance with this Part.

A. Manner of Providing Units

The Workforce/Affordable Housing shall be provided through Construction of units onsite, or on another site approved concurrent with the Project approval.

B. Minimum Number of Units to be provided.

The minimum number of Workforce/Affordable Housing units to be accommodated shall be as follows:

1. For rental Projects, twenty percent (20%) of the "bonus" units shall be designated for very low and low income, and twenty percent (20%) for moderate income households.
2. For ownership Projects, twenty percent (20%) of the bonus units shall be designated for low income, and twenty percent (20%) for moderate income households. There shall be no obligation to provide housing for very low income households.
3. The required unit count shall be established by rounding up to the nearest whole number, with a minimum of one (1) unit.
4. In applying the Workforce/Affordable Housing Density Bonus, only the number of units required pursuant to Section 5.07.03.B.1 and 2 above (minimum number of units to be provided) shall be subject to qualifications, assurances, and restrictions as set forth below.

C. Assurances of Affordability

The Developer shall provide guarantees, approved by the County Administrator in writing which shall be recorded with the Clerk of the Circuit Court of St. Johns County which, for a minimum period of ten (10) years for both rental units and ownership units, maintain the affordability for units that are required for very low, low, and moderate income households. During this period of time, no unit shall be rented or sold except to a qualified household. The guarantee must be recorded in the public records with the Clerk of Circuit Court of St. Johns County and shall run with the land as restrictions enforceable by future tenants and purchasers of the property. The proposed method and provisions regarding such assurance must be reviewed by the County Administrator or other staff charged with the responsibility of Workforce/Affordable Housing, then referred to the Planning and Zoning Agency, who shall make a recommendation to the Board of County Commissioners as to acceptability. The Board of County Commissioners shall make a final determination of acceptability at the time of consideration of the

Development Order application.

Sufficient information must be provided, as a part of the Workforce/Affordable Housing Density Bonus petition, to allow the Planning and Zoning Agency and the Board of County Commissioners to make a reasonable assessment of the proposal. Items which may be considered include, but are not limited to:

1. Regulatory agreements tied to projects where there are other participating agencies which have affordability restrictions (e.g. state, federal);
2. Restrictions on the rental rate or sales price limits;
3. Restrictions on conversion to nonresidential Use; and,
4. Other agreements which are previously reviewed and approved by the Office of the County Attorney.

D. Income Qualifications

For units required to be very low, low, and/or moderate, a Developer shall record in the public record a guarantee that the household, upon entry to the unit, shall meet the definition of a very low, low, or moderate income household. The definition of very low, low, and moderate income households is as provided in the St. Johns County Comprehensive Plan, the State Housing Initiatives Partnership Program (SHIP) or other qualified state and federal housing programs. The Florida Housing Finance Corporation produces annual updates to its "Rents Adjusted to Unit Size" and "Income Limits Adjusted to Family Size by Number of Persons in Household" and sends to all cities and counties participating in SHIP or other Workforce/Affordable Housing programs. These charts are the standards to be used in determining maximum rents and income eligibility and are made part of the Development Review Manual. The manner of guarantee must be reviewed by the Planning and Zoning Agency who shall make a recommendation to the Board of County Commissioners as to acceptability. The Board of County Commissioners shall make a final determination of acceptability at the time of consideration of the Development Order. The form of the guarantee shall be approved by the Office of the County Attorney prior to certification of the final Site Plan.

E. Limitations on Restrictions

No Workforce/Affordable Housing units which are required pursuant to this program or units above the density of eight (8) units per acre shall be subject to restrictions beyond the income qualification set forth herein. This provision may be waived by the Board of County Commissioners upon consideration of the following:

1. The need for the restriction in terms of providing housing for a specific target group, e.g., disabled populations and the assurances that the target group will, indeed, have access to the new housing,
2. Whether the restriction is in line with the objective of providing housing opportunities for very low, low, and moderate income households, and,
3. The impact upon the immediate geographic area.

F. Dispersal

Units for very low, low, and moderate income households shall be distributed throughout a Development so that there is not a concentration of the Workforce/Affordable Housing Density Bonus units.

1. It is encouraged that Workforce/Affordable Housing units be distributed throughout the Development and throughout a multi-phased Development.
2. Developments that offer varied bedroom and floor area options shall include similar variations in the required Workforce/Affordable Housing units.
3. When specific percentages of very-low, low, and moderate income households are stated in an application, the manner, such as deed restrictions, in which the percentages are to be maintained shall be described.
4. When the Workforce/Affordable Housing Density Bonus is used in conjunction with other state and federal programs (e.g. HOP, HOME, SHIP, tax credits) which require a minimum amount of Workforce/Affordable Housing that is in excess of the minimum required for the Workforce/Affordable Housing Density Bonus, the Workforce/Affordable Housing Density Bonus petition shall pertain to all units. If such minimums are imposed subsequent to approval of the Workforce/Affordable Housing Density Bonus, it will be necessary to formally apply for a modification to the Workforce/Affordable Housing Density Bonus Development Order.
5. In addition to the above, when the percentage of units targeted for Workforce/Affordable Housing is at, or exceeds, fifty percent (50%) of multi-family Development, a Management Plan shall be a part of the application. Items to be addressed in a Management Plan include, but are not limited to: types and quantity of recreation facilities, tenant and/or ownership education services, accessibility to social service information and/or programs; onsite management, onsite day care facilities, onsite security, and, special crime prevention and crime reduction design considerations, and assurances that the Management Plan shall be implemented and maintained. Compliance shall be verified by the County Administrator or his designee.

G. Allowable Density

The density of the Development shall not exceed the allowed density outlined in the Future Land Use Element. "Allowed density" shall be determined by either: (a) the unit count allowed by density designations on the Future Land Use Map plus the density bonus, or (b) the allowable density of a previously approved Development Order for the same property.

H. Provisions of Basic Services

For Developments which have a density greater than eight (8) units per acre or which seek a density bonus equal to, or greater than, seventy percent (70%), there must be a demonstration of proximity to transportation networks and employment opportunities so

that residents will be able to access employment or other destinations appropriate for the type of housing.

I. Displacement

Any person displaced as a result of Development of the Workforce/Affordable Housing Density Bonus Project, shall be the subject of a relocation program initiated by the Developer in coordination with the County, which will, at a minimum, describe efforts to relocate and/or make aware of comparable housing opportunities including the availability of housing at the subject site. The County may choose to apply the U.S. Department of HUD published criteria.

Sec. 5.07.04 Standards For Approval

An application submitted under this Part shall be reviewed for compliance with the following standards. Recommendations as to compliance shall be made by the County Administrator, with the final determinations being made by the Board of County Commissioners. Each of these standards must be met in order for an Workforce/Affordable Housing Density Bonus award to be made.

- A. The Development must be located in the unincorporated area of St. Johns County.
- B. The resulting Development shall be deemed compatible with the surrounding land Uses. The determination of compatibility shall include:
 - 1. A standard assessment of Future Land Use Map designations, zoning designations, and actual Use of the surrounding lands,
 - 2. The impact of the proposed Development upon surrounding land Uses, both current and future, and,
 - 3. The impact of the external environment upon the suitability and success of the proposed Workforce/Affordable Housing Density Bonus Development.
- C. The Development shall meet all concurrency requirements at the level of impact calculated at the bonus density as in Article XI Concurrency Management.
- D. Adequate assurances as required in Section 5.07.03.C.3 through Section 5.07.03.C.5.
- E. Adequate provisions for displaced tenants pursuant to Section 5.07.03.I.
- F. The resulting Development shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the provisions of this Part.

Sec. 5.07.05 Review and Approval Process

A. Presubmittal Conference

Prior to submittal of a petition requesting a density bonus, the Applicant shall attend a presubmittal conference with the County Administrator, or designee.

B. Submission of Petition

A petition for the Workforce Housing Density Bonus shall be submitted to the County Administrator concurrent with submission of a general application for a Special Use, rezoning, or amendment to a previously approved Planned Unit Development. The Workforce Housing Density Bonus application form and required submittal materials shall be established by the County Administrator.

C. Determination of Sufficiency

The County Administrator shall determine sufficiency of the petition within five (5) working days from its receipt. If it is determined that it is not sufficient, written notice shall be sent to the Applicant specifying the deficiencies within three (3) working days of the determination. The County Administrator shall take no further action unless the deficiencies are remedied. If the deficiencies are not remedied within twenty (20) working days, the petition shall be considered withdrawn. If the petition is determined sufficient, the County Administrator will process it pursuant to the procedures and standards of Section 5.07.04.

D. Review by County Administrator

The petition shall be reviewed by Staff after a determination of sufficiency but prior to consideration by the Board of County Commissioners.

E. Review by the Planning and Zoning Agency

The petition shall be reviewed by the Planning and Zoning Agency after a determination of sufficiency but prior to the consideration by the Board of County Commissioners. The County Administrator shall present a report to the Planning and Zoning Agency which describes how the proposed Development complies with the general provisions as set forth in Section 5.07.03 and with respect to compliance with each of the standards set forth in Section 5.07.04. The Planning and Zoning Agency shall make a determination of compliance with each of the general provisions. The Planning and Zoning Agency shall recommend approval, approval with conditions, or denial of the requested increase in density based on the standards. The Planning and Zoning Agency may recommend conditions in order to assure compliance with said general provisions and/or standards. The Planning and Zoning Agency's recommendation shall be forwarded to the Board of County Commissioners, who have the final authority with regard to compliance with Section 5.07.04.

F. Action by the Board of County Commissioners

All Workforce Housing Density Bonus petitions shall be approved, approved with conditions, or denied by the Board of County Commissioners. The Board of County Commissioners shall then act on the associated Development Order and may approve it at the requested density or at a lesser density.

Sec. 5.07.06 Effect

Approval of a Workforce Housing Density Bonus by the Board of County Commissioners shall grant the right to increase density consistent with the terms approved in the Development Order. The density bonus shall run with the Development Order.

A. Amendments to a Workforce Housing Density Bonus

A density bonus may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this Part.

B. Transfer of a Density Bonus

A density bonus runs with the Development Order and may be transferred to a new owner of the Development only if the new owner agrees to fulfill all the terms of the agreement made by the original owner. Density gained through the Workforce Housing Density Bonus shall not be eligible for use in any Transfer of Development Rights Program developed by the County.

**PHASE I CULTURAL RESOURCE ASSESSMENT SURVEY
FOR THE CONSTRUCTION OF A NEW
MULTI-FAMILY AND SENIOR HOUSING DEVELOPMENT,
ST. JOHNS COUNTY, FLORIDA**



AUGUST 2023

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**PHASE I CULTURAL RESOURCE ASSESSMENT SURVEY
FOR THE CONSTRUCTION OF A NEW
MULTI-FAMILY AND SENIOR HOUSING DEVELOPMENT,
ST. JOHNS COUNTY, FLORIDA**

The contents of this publication reflect the views of the author, who is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of the Department of Urban Housing Development. This publication does not constitute a standard, specification, or regulation.

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Through the firm of:
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Emily Jones, Principal Investigator

August 2023

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MANAGEMENT SUMMARY

In July of 2023, Edwards-Pitman (EP) conducted a Phase I cultural resource assessment survey (CRAS) for the construction of a new multi-family and senior housing development on the 7.75-hectare (ha; 19.1-acre [ac]) parcel at 6351 County Road (CR) 16A, St. Augustine, St. Johns County, Florida. The survey property is located immediately north of State Route (SR) 16 and immediately southwest of CR 16A. The survey was performed for Dominion, who intends to build affordable housing as a part of the United States Department of Housing and Urban Development (HUD) program, in compliance with state and county regulations.

The purpose of this survey was to locate, delineate, and evaluate any archaeological resources, historic structures, and potential districts within the project's Area of Potential Effect (APE), which corresponds with the 7.75 ha (19.1 ac) parcel boundaries. This study was conducted to comply with Chapter 267 of the Florida Statutes Rule Chapter 1A-46, Florida Administrative Code. All work was performed according to the standards set forth by the Florida Division of Historical Resources's (FDHR) Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals. The Principal Investigator for this project meets the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716-42).

As a result of the survey, no archaeological sites were identified within the APE. Based on the results of the survey, one newly identified historic structure was identified during the survey and one previously identified historic structure was found to be demolished. Both historic structures were located within the visual APE, outside of the project boundaries. EP recommends that the proposed project be granted clearance to proceed without further concern for impacts to significant cultural resources.

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CHAPTER 1. INTRODUCTION

In July 2023, Edwards-Pitman (EP) conducted a Phase I cultural resource assessment survey (CRAS) for the construction of a new multi-family and senior housing development on the 7.75-hectare (ha; 19.1-acre [ac]) parcel at 6351 County Road (CR) 16A, St. Augustine, St. Johns County, Florida (Figure 1.1). This parcel is variously referred to as the Area of Potential (APE) or survey area throughout this report. The complex will include 14 individual three-story family apartment buildings, with a total of 288 units. Associated site improvements will include a clubhouse with an inground pool, utilities, stormwater management, and pavements. The survey property is located immediately north of State Route (SR) 16 and immediately southwest of CR 16A. According to the St. Johns County Property Appraiser (SJCPA), the parcel ID number is 027981000. The investigation was undertaken on behalf of Dominion, Inc. as part of the United States Department of Housing and Urban Development (HUD) program, in compliance with state and county regulations.

The goals of the survey were to locate, delineate, identify and evaluate cultural resources within the proposed survey area, and to assess their significance and potential eligibility for listing in the National Register of Historic Places (NRHP). The term “cultural resources” as used herein is meant to refer to sites or objects that are archaeological, architectural, and/or historical in nature. All work complied with the cultural resources provisions of Chapter 267, Florida Statutes, as well as the Florida Division of Historical Resources (DHR) recommendations for such projects as stipulated in the Division’s Historic Preservation Compliance Review Program manual and Rule Chapter 1A-46, Florida Administrative Code.

Prior to fieldwork, a search of the Florida Master Site File (FMSF) identified eight previously recorded historic structures and two previously recorded archeological sites within a 1.6 kilometer (km; 1 mile [mi]) radius of the APE. All of the previously identified cultural resources were deemed ineligible for the NRHP by Florida State Historic Preservation Office (SHPO). Structure 8SJ02891 had been demolished before this survey. Fieldwork consisted of a pedestrian inspection along with subsurface testing. Architectural survey methods consisted of a review of the SJCPA website and a review of the FMSF for any previously recorded above ground historic resources in the general vicinity, and a pedestrian investigation to field verify all architectural resources within the survey area. The fieldwork was conducted by EP Archaeologist Anthony Chieffo under the direction of Emily Jones, who served as Principal Investigator.

The following chapters of this report present the results of the Phase I cultural resource assessment survey. Chapter 2 provides necessary context by detailing the environmental and cultural settings of the survey area, previous investigations, and known resources within the project vicinity. Chapter 3 presents the methods used for fieldwork and strategies employed to process the

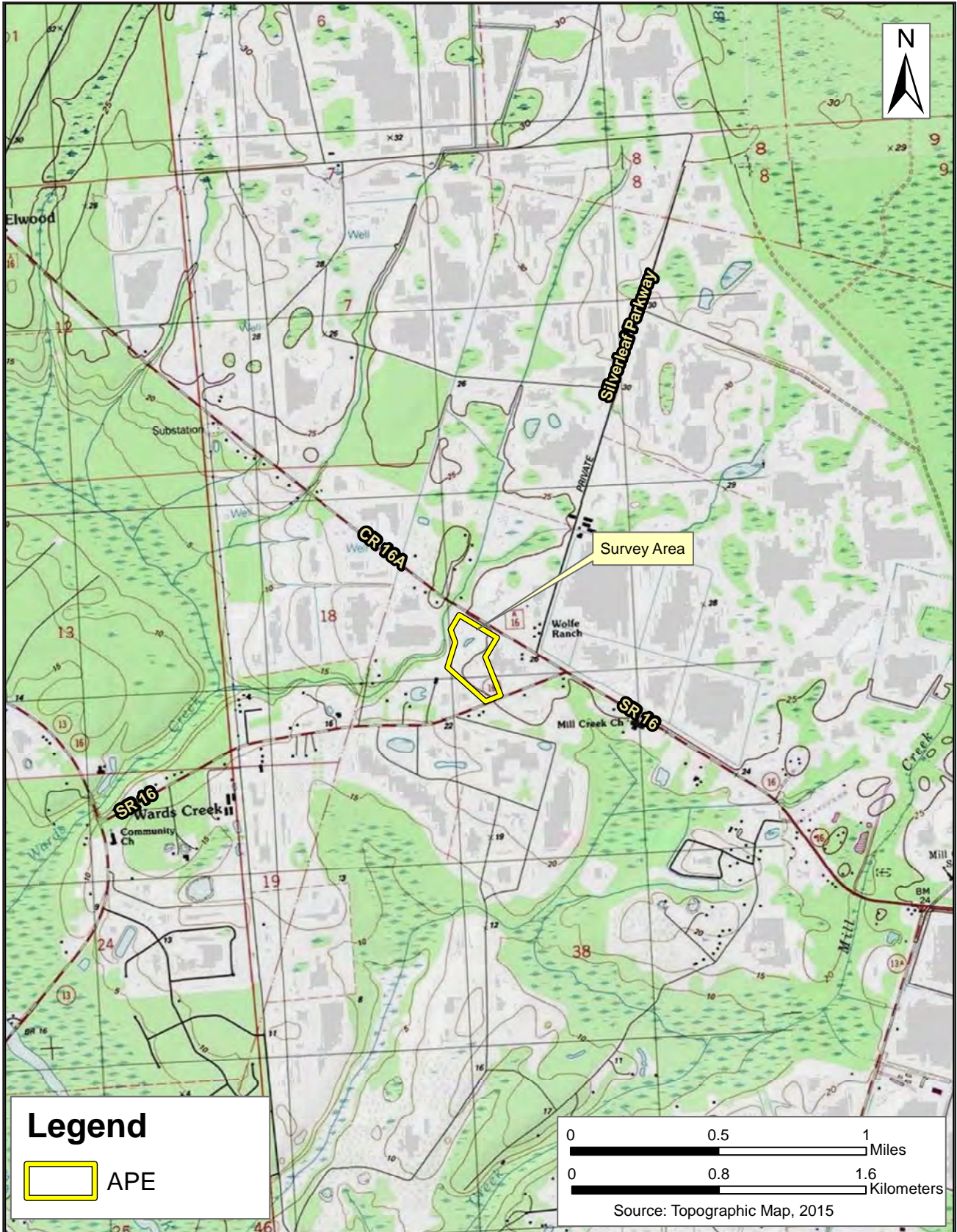


Figure 1.1. Project location map.

results. Chapter 4 presents the results of the survey. Finally, the reports findings are summarized and resource management recommendations are made in Chapter 5. The EP request to the City of St. Augustine Historic Preservation Officer and the St. Johns County Board of Commissioners response to request for information are presented in Appendix A. The FMSF Survey Log form and Historic Structure form are presented in Appendix B. and the Principal Investigator's resume is included as Appendix C.

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CHAPTER 2. CONTEXT

ENVIRONMENTAL SETTING

PHYSICAL SETTING

The Dominion Property is a 7.75 ha (19.1 ac) parcel located in St. Johns County, Florida. The property is currently designated as agricultural land and is currently vacant. The survey property is located immediately north of SR 16 and immediately southwest of CR 16A (see Figure 1.1). The survey was performed for Dominion, who intends to build affordable housing as a part of the United States Department of Housing and Urban Development (HUD) program. Located west and north of the Dominion Property are residential areas, with a commercial property to the east.

Vegetation within the property is an open grassy field consisting of a small wetland retention pond in the norther portion of the property (Figure 2.1). This wetland area's vegetation consists of maidencane, smartweed, tall nutsedge, dog fennel, marsh pennywort, and frog's-bit. There is a tree line along the northern portion bounded by a fence. The fence line continues along the western side of the property separating the residential area, and along the eastern side separating the



Figure 2.1. View of APE from northeastern corner.

developing commercial property from the pasture. The fence line continues along the southern end as well. There are also fenced in animal pens within the survey area.

PHYSIOGRAPHY AND GEOLOGY

The survey area is located within the Florida within the Eastern Flatlands (Griffith et al. 1997). This region can be described as having landform features such as low sand ridge, intervening valleys, and swampy lowlands that parallel the Atlantic coast due to the marine forces that aided in their formation (Griffith et al. 1997). There is a Pleistocene mix of various geological features such as sand, shell and clay deposits, with varying areas of peats (Griffith et al. 1997). The Eastern Flatlands consists of ancient barrier islands, spits, bars, dune ridges, and lagoons which aided in the formations of the previously mentioned low sand ridges, valleys, and swampy lowlands. These ancient land formations are also associated with the formation of the St. Johns River and its associated large lakes that are dominate physical features throughout the Eastern Flatlands. The St. Johns River and its associated lake formations give St. Johns County many of its notable land formations.

HYDROLOGY

The survey area is located approximately 34.60 m (113.5 ft) northeast of the headwaters of Wards Creek which is a tributary of St. Johns River. St. Johns River is a north flowing river and the longest river in the state stretching (500 km) (310 mi) from Indian River County to the Atlantic Ocean located in Duval County (Lake County Water Authority [LCWA], n.d.). The survey area has two delineated wetlands adjacent to the cattle pond, described as wet pasture, that is located towards the north of the parcel, and an additional ditch leading off the western part of the property.

SOILS

There are four mapped soil type listed in the survey area according to the Soil Survey of Duval County, Florida, prepared by the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS; Figure 2.2). These soil types include the following: Toci fine sand (34), Sparr fine sand, 0 to 5 % slopes (44), Placid fine sand (63), and Bakersville muck (69; Figure 2.2). Toci fine sand (34) is a nearly level, and poorly drained soil found on the broad flatwoods (Bio-tech Consulting 2021). Sparr Fine Sand, 0 to 5% slopes (44) is also partially poorly drain and nearly leveled to a gentle sloping of spoils adjacent to the drainageways and on low knolls in the flatwoods (Bio-tech Consulting 2021). Placid fine sand (63) has very poor drainage and is nearly level soils on broad, flat, and low areas. Lastly, Bakersville muck (69) is also has very poor drainage in depressional areas of the flatwoods and with nearly level soils (Bio-tech Consulting 2021).



Figure 2.2. Soils mapped within the survey area.

CLIMATE

The climate in St. Johns County is classified as moderate. The summers are typically warm and humid, while the winters are mild (USDA 1981). The average annual precipitation is about 55 inches, of which almost half falls between June and September. During this period, temperatures vary little from day to night where the mean temperature is about 26.6 degrees (°) Celsius (C; 80° Fahrenheit [F]; Bland 2015). Almost all extended rainfall is associated with the occurrence of tropical systems.

PALEOENVIRONMENT

Florida was much cooler and drier between 18,000 and 12,000 years before present (BP) prior to the end of the Pleistocene. During this period, temperatures in the Florida panhandle are thought to have been as much as 5.3°C (41.5°F) cooler with significantly less rainfall (Adams and Faure 1997). The landscape was thought to be relatively open savannah with an overstory of pine, palm, and rare deciduous trees (Johnson and Fredlund 1997). By 8000 BP, a warmer and drier climate began to take hold and an environmental setting characterized by oak was established (Delcourt and Delcourt 1985; Adams and Faure 1997). Sea levels at this time were rising due to the melting of continental ice sheets; however, they were much lower than present levels. Between 6000 to 5000 BP, precipitation increased significantly and allowed for higher levels of surface water flow. Climatic conditions reached approximately modern conditions around 4000 BP in Florida.

HISTORIC AND MODERN LAND USE IN THE PROJECT VICINITY

This brief discussion of twentieth century land use within the survey area is informed by historic and modern aerial imagery (Figures 2.3-2.5). Digital copies of historic topographic maps and aerial photographs of St. Johns County, taken by the USDA, were acquired from the Nationwide Environmental Title Research (NETR) website and the United States Geological Survey (USGS). These maps and photographs reveal that the land has remained clear-cut since at least 1947 and was used as agricultural land since at least 1960. While the residential areas surrounding the APE have experienced development over the course of the twentieth and twenty-first centuries, the APE itself has not changed significantly.

CULTURAL SETTING

As discussed previously in the chapter, the survey area is located within St. Johns County, Florida. This chapter summarizes the prehistoric and historic cultural development of the survey area in order to provide a context for assessing the significance of archaeological resources recovered from the survey area. This context is intended to aid in the interpretation and assessment of archaeological resources identified during the project.

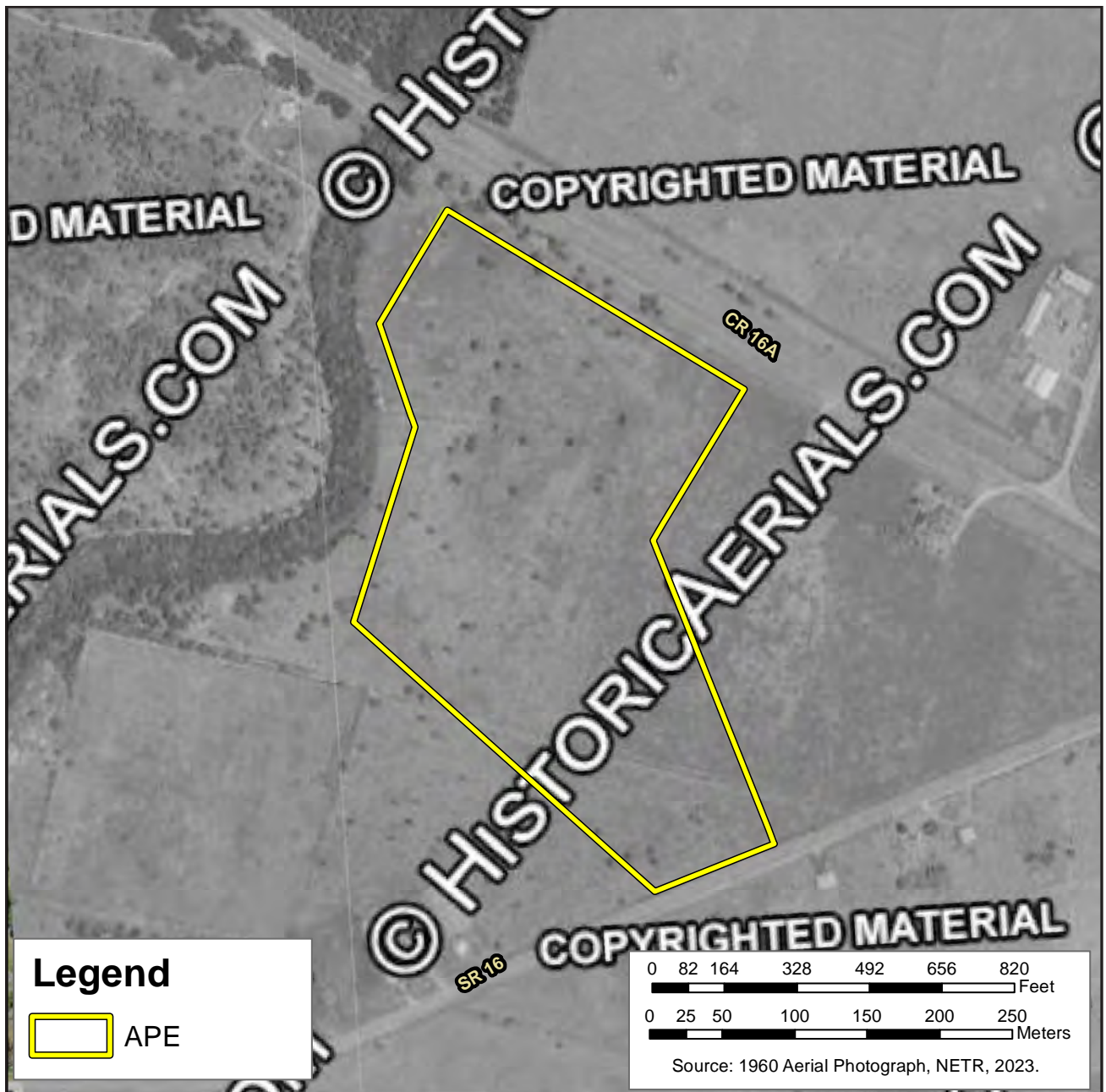


Figure 2.3. APE on 1960 aerial photograph, NETR.

PREHISTORIC OVERVIEW

Paleoindian Period (ca . 12,000-8000 BC)

At present, it is uncertain when the first human populations permanently settled the western hemisphere, although most scholars believe it was sometime between 20,000 and 13,000 years ago, in the last stages of the Pleistocene glaciation. Reliable dates as early as ca. 11,800 BC have been obtained from a Paleoindian site in Monte Verde, Chile (Dillehay 1989). More recently, the Page-Ladson site (8JE591), a mastodon butchering or scavenging site adjacent to a bedrock sinkhole within the Aucilla River, Florida has been established as the oldest known precontact site in the



Figure 2.4. APE on 1947 topographic map, Topoviewer.



Figure 2.5. APE on 1949 topographic map, Topoviewer.

United States (U.S.) with 71 confirmed calibrated radiocarbon dates averaging to 12,600 BC (Halligan et al. 2016). The end of the Paleoindian period coincides with the Pleistocene/Holocene transition and in most areas of the Southeast is given an arbitrary terminal date of 8,000 BC. In the Southeast, the Paleoindian period is typically divided into three broad temporal categories, Early, Middle, and Late or Transitional, based, in part, on the occurrence of specific point types (Anderson et al. 1990).

Traditional characterizations of Paleoindians portrayed them as nomadic hunters of Pleistocene megafauna, such as mammoth, mastodon, and bison. However, these descriptions were based on data from archaeological sites in the western United States. Several reevaluations, based on south-eastern data (Clausen et al. 1979; Sassaman et al. 1990) and Northeast (Cushman 1982), suggests that these groups relied on a broader diet that included small mammals and plants. These new interpretations further suggest that settlement patterns were probably less mobile or nomadic than traditionally thought. Research in north-central and peninsular Florida has contributed greatly to the study of site distribution and subsistence of Paleoindian groups (Dunbar and Waller 1983; Waller and Dunbar 1977). Waller and Dunbar (1977) concluded that Paleoindian sites in Florida were typically located along waterways in central, northern, and north-western Florida. It was also noted that aggregations of sites within these areas may be reflective of fairly large population concentrations; however, the east coast of Florida seemed to be largely uninhabited (Waller and Dunbar 1977). Later analysis pointed to several factors that contributed to the settlement location for Paleoindian groups. Dunbar and Waller (1983) make a correlation between the location of Florida's Paleoindian sites and the tertiary-age karst outcrops, which provide access to reliable water sources and chert. Milanich and Fairbanks (1980) also suggest that access to water was the driving factor in Paleoindian settlement patterns while Carbone (1983) posits that proximity to lithic resources is a better indicator.

Archaic Period (ca. 8000-1000 BC)

The transition from the Paleoindian to the Archaic period is gradual and related to the evolution of modern climatic conditions, similar to those the first European explorers and settlers encountered. In the Southeast, the transition has been somewhat arbitrarily designated as 8,000 B.C. Changes in technology, population demography, and diversity in social organization characterize this era. The growth of subregional traditions is indicated by the appearance of a range of notched and/or stemmed hafted biface types across the Southeast (Sassaman et al. 1990). The Archaic period is generally divided into Early, Middle, and Late periods.

During the Early Archaic (ca. 8000-6000 BC), a dramatic increase in population, based on the identification of a larger number of archaeological sites dating to that period, resulted in decreased group mobility and exploitation of a wider range of food resources. The larger variety of Early Archaic tools suggest more specialized tasks were undertaken as sites were occupied for longer

periods. The population was likely organized into small bands of 25-50 individuals that coalesced at specific times of the year to more efficiently exploit seasonal resources and take advantage of the benefits provided by a wider social network. In Florida, Early Archaic sites are typically one of two site types: base camps and smaller extraction sites. Bense (1994) posits that small family-based groups would occupy the smaller, short-term campsites throughout the spring and summer, but would gather in the larger base camps during the Fall. Early Archaic assemblages are recognized by the occurrence of diagnostic side and corner-notched projectile points, such as the Bolen point type. While subsistence data for Early Archaic sites is typically limited, several sites in Florida have yielded important clues. Blood residue analysis conducted on side-notched points recovered from Site 8LE2105 in Leon County revealed that these points were used to kill or process rabbit and bear (Hornum et al. 1996). In Brevard County, the submerged deposits at Windover Pond (8BR246) revealed preserved plant and animal remains that suggest the Early Archaic occupants of the site exploited a variety of species including acorn, persimmon, wild plum, deer, opossum, duck, heron, and a variety of freshwater fish (Doran and Dickel 1988).

The Middle Archaic (ca. 6000 – 3000 BC) is not well-documented in the Coastal Plain. This timeframe coincides with a climatic episode known as the Hypsithermal, which was characterized by warmer temperatures and diminished precipitation. Elsewhere in the Coastal Plain, research suggests that settlement patterns shifted to a system of nucleated base camps situated in the flood- plains that were supported by smaller satellite camps. Sassaman et al. (1990) notes that large-scale tool production and more intensive occupation are typical of Middle Archaic sites in the Coastal Plain, while in the Piedmont sites are smaller and exhibit less variability in technology. While these sites are somewhat underreported in the vicinity of the survey area, these occupations can be recognized by the presence of broad-bladed, stemmed projectile point types such as Hardee, Newnan, Alachua, Sumter, and Putnam types.

During the Late Archaic period (ca. 3000 – 1000 BC) many important cultural developments took place, including the introduction of stone and pottery vessels for use in food preparation, the first instances of plant cultivations, mound building, and the establishment of long-distance trade networks. The earliest pottery types documented for the Southeast were also created during this time period. This trend seemed to originate in the Georgia and South Carolina Coastal Plain, but it spread throughout much of the southeast (Sassaman 1993). These early ceramics were tempered with plant fibers and were often decorated with punctations and incised designs. In northwest Florida, this pottery type is typically referred to as Norwood pottery (Milanich 1994). Other diagnostic indicators of this time period include additional broad-bladed, stemmed projectile points, such as the Savannah Point and, in the Piedmont, steatite cooking vessels.

Woodland Period (ca. 1000 BC – AD 1000)

Archaeologists also divide the Woodland period into early, middle and late periods. Widespread Woodland characteristics such as an increase in long distance trade, changes in ceramic technology, the development of sedentary village life, and the cultivation of domestic plants are not as pronounced in the Coastal Plain region.

The early years of the Woodland period are also typically associated with the Deptford culture in Florida and much of the Coastal Plain. Sites of this type are recognized by characteristic sand tempered pottery which exhibit plain, linear check stamped, check stamped, simple stamped, cord-marked, and zoned incised surface designs. The ceramic series was defined on the basis of the results obtained during the Works Progress Administration (WPA) excavations at the Deptford Site (9CH2), a large shell midden along the Savannah River near Savannah, Georgia (Waring and Holder 1968). In coastal settings, Deptford villages tend to be located within maritime hammocks near salt marshes, while interior Deptford settlements are found along lakes and streams where hickory and oak are present. Deptford sites in northwest Florida are associated with a characteristic mortuary complex known as the Yent Complex (Sears 1962). This complex is characterized by the inclusion of exotic goods, such as galena, mica, artifacts composed of metamorphic rock, and unique ceramic vessels which may be associated with the Hopewell cultures far to the north (Milanich 1994). Sites associated with the Yent Complex are most common in the Big Bend region of northwest Florida, however, the complex is conspicuously absent from eastern Deptford sites (Milanich 1994).

During the middle Woodland period, Deptford culture seems to be replaced by the Santa Rosa-Swift Creek culture throughout northwest Florida (Milanich 1994). As its name suggests, this tradition is characterized by the presence of Swift Creek and Santa Rosa series ceramics. Swift Creek ceramics, which originated in South Georgia, are recognized by complicated stamped designs consisting of scrolls, concentric circles, tear drops and spirals. Santa Rosa ceramics seemed to originate in the Lower Mississippi Valley and consisted of incised, punctated, and rocker-stamped designs.

In northeastern Florida, the St. Johns culture started emerging in the Woodland period. Separated into two periods based on ceramic and cultural changes, St. Johns tradition first appeared in the archaeological record around 500 BC to AD 100 (Daniel and Gordon 1981). St. Johns tradition ceramics are noted for having a notable “chalky”-feeling due to the much-debated sponge spicules that either come from the temper or clay used (Borremans and Shaak 1986). Two of the most commonly associated ceramic types associated with this period are St. Johns Plain and St. Johns Incised. This period is also marked by mound burials in the form of low sand mounds.

The terminal portion of the Woodland period saw the emergence of the Weeden Island culture in the panhandle of Florida. Milanich (1994) defines Weeden Island as a religious-ceremonial complex that was adopted by regional cultures in southern Georgia, Alabama, and along the west coast of Florida. Weeden Island occupations are characterized by complicated stamped pottery found alongside distinct pottery decorated with incised and punctated lines such as Carrabelle Incised, Carrabelle Punctated, Keith Incised, and Weeden Island Incised (Milanich 1994). Weeden Island settlements also displayed characteristic mortuary ceremonialism associated with ornately decorated ceramics and vessels in the form of stylized designs or animal effigies, which were interred in burial mound contexts (Milanich and Fairbanks 1980). It is believed that maize agriculture was adopted in the Florida panhandle during the late stages of the Weeden Island phenomenon. This can be seen by the presence of cob marked Wakulla Weeden Island pottery decorated with corn cob impressions.

Mississippian Period (ca. AD 1000 – 1540)

Approximately 1,100 years ago, American Indian life in the Southeast changed dramatically. Archaeologists have identified the emergence of a new way of life known as Mississippian culture around AD 1000 in multiple locations across the Southeast. Mississippian period culture is typically recognized in the archaeological record through the presence of a series of traits, including but not limited to, intensive maize cultivation, settlement in the floodplains of major rivers, shell tempered pottery, rectangular wall-trench structures, pyramidal earthen mounds, and the long-distance circulation of well-crafted prestige objects. The principal trait that defines Mississippian period culture beyond all those previously listed is the emergence of ranked societies that were politically and economically organized into chiefdoms of varying size and complexity. According to Fried (1967:109), ranked societies are those in which positions of elevated status are limited to such an extent that not everyone has access. In ranked societies, chiefly positions of elevated status are typically inherited within a single group of elites and are recognized archaeologically by the presence of platform mounds, upon which chiefly elites resided, conducted religious rituals, and in some cases were buried.

The St. John's II period began in ca. 750 and continued through the Mississippian period. The introduction into this period is recognized by the introduction of checked stamping on St. John's chalky wares. This period is also associated with coastal sites having shell middens composed of oysters, though this is a common trait of coastal sites along the Atlantic (Goggin 1952; Milanich 1994). Other traits of this period include what archaeologists consider the apex of socio-political organization in northeast Florida prehistory by AD 1050 (Milanich 1994:247). This political organization trend is also consistent up the east coast into what is now known as Savannah, Georgia (Crook 1986:36-37).



Figure 2.6. Detail of A Map of the Southern British Colonies by Capt. William DeBrahm, depicting East and West Florida.

HISTORIC OVERVIEW

Florida was the stage for much of the earliest European exploration of continental North America (Figure 2.6). The earliest documented European exploration of Florida occurred when the Spanish explorer Juan Ponce de Leon landed near Cape Canaveral or perhaps modern-day Melbourne in April of 1513 (Erikson 1994; Gannon 1996). He named the new land La Florida, because his visit coincided with the Pascua Florida or Feast of Flowers, typically associated with the Easter season (Milanich 1994). In 1528, Panfilo de Narvaez landed near Tampa Bay and trekked an interior route through Florida into the Apalachee region in northwest Florida. Narvaez died shortly after his trek when his ships sank en route to Mexico. Cabeza de Vaca and his companion Estevan survived this shipwreck and walked from northwest Florida all the way to Mexico, documenting much of their 10-year journey through southern North America (Clayton et al. 1993). In 1539, Hernando de Soto arrived in Florida, also landing in the vicinity of Tampa Bay. De Soto proceeded to march across Florida and much of the Southeast, providing extensive accounts of encounters with indigenous groups (Clayton et al. 1993). De Soto and his men likely camped in present-day Tallahassee; however, De Soto himself died soon after he reached the Mississippi River in 1542 (Milanich and Hudson 1993).

Colonial Period

Spanish settlement in Florida was first attempted in the vicinity of present-day Pensacola by Tristan de Luna y Arellano, who brought 1,500 settlers from Veracruz, Mexico in 1559. As a result of a catastrophic hurricane which destroyed the settlement later that same year, however, this colony quickly failed. Pedro Menendez de Aviles established a more permanent base at St. Augustine in 1565 in order to thwart French colonization efforts at Fort Caroline. This settlement was to last with the full support of the Spanish crown in order to establish Spain's control of La Florida. In doing this, Menendez and his successors established a string of Spanish missions west across Florida, towards Tallahassee, and north towards the Savannah River (Tebeau 1971). The Apalachee of northwest Florida fiercely resisted Spanish missionary efforts at first and the Spanish typically avoided them when possible (Hann and McEwan 1998). In 1612, several Apalachee chiefs decided it was beneficial to engage in the trade network that the Spanish Missions were facilitating and requested missionaries be sent to the region (Jones et al. 1991). The missionization of the Apalachee province did not occur, however, until 1633. The centerpiece of this missionization effort in the Apalachee province was the mission at San Luis de Talimali, in present-day Tallahassee (Hann and McEwan 1998).

With the establishment of the Carolina Colony to the north of La Florida, the British began exerting maximum pressure on Spain's North American colony and even actively incited Native American groups under Spanish control to rise up against their colonial rule (Tebeau 1971). Spain's control of the region began to weaken. By the end of the Seven Years War in 1763, Spain was willing

to part with La Florida and traded it to the British to regain the conquered city of Havana. As the Apalachee province declined, the missions retreated east towards St. Augustine, leaving the area uninhabited. This vacuum was soon filled by a steady supply of Creek refugees migrating from Georgia after the Yamassee War of 1715. The Spanish referred to these refugees as “Cimarrone” or runaway, as seen in the notes of the 1765 de Brahm’s map of Florida (Fairbanks 1973). It is believed that this reference eventually led to the name “Seminole” to describe Creek groups that migrated to Florida (Fernald and Purdum 1992). During the British period, these Seminole groups established permanent towns from the Apalachicola River to the St. Johns River and the British set up trading posts to trade with these groups for foodstuffs and furs in exchange for guns and iron tools (Fairbanks 1973). These Seminole towns were also bolstered by runaway slaves from the Carolina colonies, who joined the settlements and were protected from recapture by slave-catchers (Fairbanks 1973).

Ultimately, the British only controlled Florida for 20 years. It was during this period that the British Crown set its hopes on turning Florida into a land of profitable plantations. The British Crown started awarding large land grants, and established one of Florida’s first public roads, the King’s Road. This road ran from New Smyrna Beach, through the present-day county, and into Georgia. Eventually the land was ceded back to Spain as a result of the Treaty of Paris in 1783, which ended the American Revolution. During what is known as the Second Spanish period, Spain continued to operate trading posts with the established Seminole towns; however, commercial hunting of deer led to severely decreased population and the inability to produce enough skins for trade. In these cases, Spanish traders extended credit to Seminoles who were unable to pay with skins and eventually accepted land as payment for credit that could not be repaid (Fairbanks 1973). This led to an increase in Spanish controlled land and increased tension with Seminole groups. The slave states of the newly established United States that bordered Spanish Florida also resented the Seminole’s protection of escaped slaves and tensions began to spread across the border as well.

American Florida

Border tensions over escaped slaves increased in the early portion of the nineteenth century to a point that armed raids occurred across both sides of the border on a regular basis. The United States eventually appointed General Andrew Jackson to head an official military operation to pacify the Seminole groups in Spanish Florida. In 1818 Jackson led a group of 3,500 men, most of whom were Creek, into Florida to engage the Seminole, and ultimately seize control of a portion of Florida from St. Marks to Pensacola (Missall and Missall 2004). This became known as the First Seminole War, though the land was ceded back to Spain that same year. Continued disputes eventually led Spain to realize that the cost of controlling Florida was not worth the obstacles and in 1821, Florida became a U.S. territory and Jackson was appointed Governor. He continued

his conflict with the Seminole until the Treaty of Moultrie Creek in 1823, which stipulated that the Seminole move to a reservation in the middle of the state. This is considered the official end to the First Seminole War. As a result of this treaty, a Seminole village known as Tallahassee was abandoned. This location was ultimately chosen as the seat of the new territorial government as it represented the halfway point between St. Augustine and Pensacola (Ellis and Rogers 1999).

In 1832, the U.S. established the Payne's Landing Treaty with the Seminole, which stated that Seminole groups would have to relinquish their land in Florida within three years and move to reservations within the Indian Territories in the western United States (Sprague 1964). In 1835, U.S. troops were sent to forcibly remove the Seminole groups who had not given up their land; however, a group of Seminole warriors organized by Chief Micanopy and Alligator attacked the detachment of soldiers en route near present-day Ocala. The Seminole overwhelmed the U.S. soldiers and killed all but three men. This began the Second Seminole War (Sprague 1964; Tebeau 1971). This war lasted from 1835 until 1842 and was characterized by guerilla attacks by the Seminole throughout all of south Florida, ultimately hobbling the settlement of the U.S. territory.

The end of the Second Seminole War and the eventual pacification of the Seminole, led to Florida becoming the 27th State of the United States of America in 1845. Florida was established as a slave state. State legislature created St. Johns County and assigned St. Augustine as the seat of government. Settlements started developing along the St. Johns River, and the St. Johns Railways was completed in the city of Toco in 1859 (McNamara and Handley 2021).

During the Civil War, Florida was not typically seen as a strategic necessity and Tallahassee was the only Confederate capital not captured by Union forces. The first important port to be captured and occupied by Union forces was St. Augustine (Davis 1964). Later, the Union captured two other important port cities, Pensacola and Jacksonville, early in the war and maintained a strong maritime blockade. Union troops also occupied parts of St. Johns River with patrol gunboats. After the war, land was leased to freed enslaved peoples along the west bank of Maria Sanchez Creek eventually developing into Lincolville (City of St. Augustine n.d.).

Following the Civil War, St. Augustine faced a brief period of economic decline that was soon followed by economic growth. There was also population growth with settlements developing around rural areas of the city. In the 1880's, the arrival of Henry Flagler, partner to John D. Rockefeller for the Standard Oil Company, brought further growth and wealth to St. Augustine by establishing his first Florida hotel, the Ponce de Leon in 1888 (Gannon 1993). To bring more tourists to his hotels that were developed in and around St. Augustine's rural communities, Flagler bought and rebuilt the 36-mile railroad which linked Jacksonville to St. Augustine. The growth of St. Johns County between 1880-1890 reflects Flagler's impact to the county (Andriot 1993:98).

African American settlers formed communities at Armstrong, Elkton, and Hastings, which was designated as New Augustine. By 1910, over 13,000 people resided in St. Johns County, with 5,000 of these residents residing in West Augustine. During the 1920s land boom, landowners and developers built various of the subdivisions in West Augustine, though the county still retained its rural character (Hendryx et al. 2005).

Turpentine and naval stores became a significant part of Florida and St. John County's economy during the 1930s (Hendryx et al. 2005). During the Great Depression, Ponte Vedra Beach came forward as an exclusive seaside village, while most communities relied on agriculture. New home sites developed in Palm Valley with the opening of the Intracoastal Waterway. During World War II several grass runways, which are referred to in military parlance as outlying fields, aided Navy pilots who were training at naval stations located in Jacksonville and Green Cove Springs (Hendryx et al. 2005).

St. Augustine also played a role in the American Civil Rights movement in 1964, when Martin Luther King Jr. and other African American activists led the movement to secure Congressional approval of the Civil Rights Act, which was passed later that year. Today, there are several historical markers noting the sites commemorating the Civil Rights Movement (City of St, Augustine, n.d).

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

A review of the records maintained by the FMSF in Tallahassee was completed on July 14, 2023 in order to identify any previously recorded cultural resources within the project APE. These data indicate that no cultural resources have been previously recorded within the survey area. Background research revealed that there are 11 cultural resources located within a 1.6 km (1 mi) radius of the survey area (Figure 2.7; Table 2.1). There are additionally 19 previously conducted archaeological and historic architecture surveys within a 1.6 km (1 mi) radius of the APE. A brief description of the previously completed surveys within this of the survey boundary and notable resources in the area:

FMSF #981: 1984- An Archaeological and Historical Survey of St. Johns Harbour DRI, St. Johns County, Florida sponsored by Tim Gabriel and Associates, Inc. Surveying of four separate parcels of land/tracts labeled A-D for residential construction around the current project area (Griffin 1984). The survey resulted in 11 archaeological sites and 8 historic resources.

FMSF #6612: 2001-Assessment of Historic Buildings in St. Johns County sponsored by Board of County Commissioners, St. Johns County (Johnston 2001). A historic architectural resources assessment of historic buildings throughout St. Johns County. Exactly 1,126 buildings and seven structures were recorded as historic throughout the entire county.

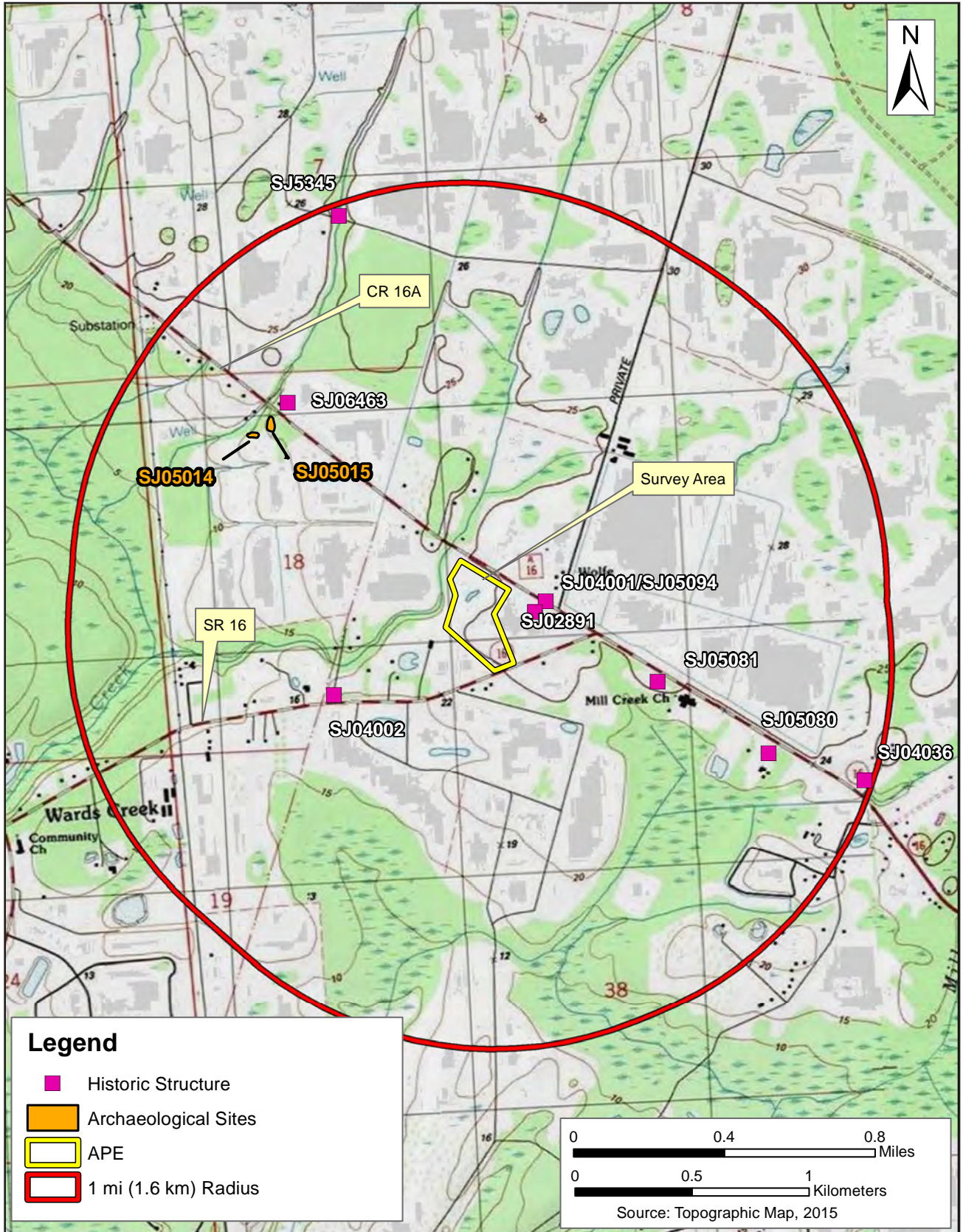


Figure 2.7. Previously Recorded Archaeological and Historic Sites.

Table 2.1. Cultural Resources Located Within a 1.6 km (1 mi) Radius of the Survey Area.

Site ID	Site Name	Resource Type	Cultural Period/Year	SHPO Evaluation
SJ02891/SJ05094	6277 County Road 16A	Frame Vernacular	c. 1935	Not Evaluated
SJ04001	6277 County Road 16A	Building Complex	c. 1935	Not Evaluated
SJ04002	6600 State Road 16	Frame Vernacular	c. 1890	Ineligible
SJ04036	5750 State Road 16	Bungalow	c. 1947	Ineligible
SJ05014	Beedham Site	Artifact scatter	St. Johns, unspecified	Ineligible
SJ05015	Greg and I	Artifact scatter	St. Johns, unspecified	Ineligible
SJ05080	Dan's Wood Pile	Frame Vernacular	c. 1958	Ineligible
SJ05081	6101 SR 16	Masonry Vernacular	c. 1957	Ineligible
SJ05345	Wolf Ranch Bridge	Bridge	c. 1917	Not Evaluated
SJ06463	Minorcan Mill House	Frame Vernacular	c. 1949	Ineligible

FMSF #7687: 2003-An archaeological Phase 1 reconnaissance survey on the Wolfe Ranch Tract sponsored by The Towers Group (Handley 2003). The survey is located on the Wolfe Ranch Tract, measured at 485.6 ha (1,200 ac) parcel near the area known as Mill Creek located in St. Johns County, Florida. One site consisting of 12 historic outbuildings and 4 historic concrete silos were recorded together as site 8SJ4001.

FMSF #8063: 2002-A Cultural Resource Survey of the Proposed Cell Tower, Verizon #103522-1 in Weedman Green Cove, Elwood, St. Johns County, Florida, sponsored by Dynamic Environment Associates, Inc. and Version Wireless (Carlson 2001). The survey area is located on agricultural property on CR 16A, 25.37 km (16 mi) from St. Augustine. The Phase I archaeological survey did not record any historic resources or archaeological resources within the project area.

FMSF #10650: 2004-An Archaeological Reconnaissance Survey of the Kirker Tract in St. Johns County, Florida, sponsored by Environmental Services Inc. (Sipe and Handley 2004). The study area is located at the intersection of SR 13 and SR 16 in St. John's County. No archaeological or historic resources were recorded.

FMSF #12289: 2005-An Archaeological Reconnaissance Survey of the Ashley Oaks Tract in St. Johns County, Florida, sponsored by Environmental Services Inc (Handley and Schaefer 2005). The Ashley oaks Tract is located at the intersection of SR 13 and SR 16 and consists of 35.2 ha (87 ac) of land. The survey yielded no archaeological or historic resources.

FMSF #12917: 2006-A Cultural Resources Assessment Survey of the Mill Creek Ranch Tract located in St. Johns County, sponsored by the Alterra Group (Kuhner and Chance 2006). The survey area is a 45.3 ha (121 ac) parcel located 2 km (1.25 mi) south of the community of Elwood on CR 16A in St. Johns County. Archaeological fieldwork consisting of pedestrian survey and shovel testing yielded prehistoric artifacts, creating two sites 8SJ5014 and 8SJ5015 on the northern portion of the survey area.

FMSF #13431: 2006- A Cultural Resources Reconnaissance Survey the Korb Property in St. Johns County, Florida, sponsored by LG2 Environmental Solutions, Inc. (Bland and Mynatt 2006). The survey area consists of 1.8 ha (4.57 ac) and is located in St. Johns County. No prehistoric or historic cultural materials were recovered from archaeological shovel testing.

FMSF #13661: 2005-A Cultural Resource Assessment Survey of the SilverLeaf Planation Tract in St. Johns County, Florida, sponsored by Environmental Services, Inc. (Hendryx and Smith 2005). The survey area, the SilverLeaf Plantation tract, is approximately 3,008.4 ha (7,434 ac) and located in St. Johns County, Florida. The plantation was divided into 23 areas (Areas 1-24, excluding Area 16) during the survey and resulted in six archaeological occurrences, 10 archaeological sites, and seven historic resources.

FMSF #14001: 2007-A complete Cultural Resource Assessment Survey of SR 16 between SR 13 and Woodland Road sponsored by the Florida Department of Transportation, District 2 (Stokes 2007). No historic or prehistoric cultural materials were recovered from the archaeological survey and 70 historic resources were located from the historic survey within the survey corridor.

FMSF #14331: 2007-A Cultural Resources Survey located at the intersection of SR 16 and Rues Landing Road, sponsored by Mr. Orvan Johns (Johnson 2007). The archaeological resulted in no cultural materials recovered and no historic resources were located.

FMSF #14690: 2007-A Cultural Resource Assessment of the SilverLeaf Plantation located in St. Johns County Florida, sponsored by White's Ford Timber and Investment Company, Ltd and SJP, LLC (Sipe and Hendryx 2007). The SilverLeaf Plantation, which measures to be approximately 3,008 ha (7,434 ac), was split into four parcels which was slated for a drainage easement, two proposed road corridors, and one for a roadway and retention pond. The survey identified 15 new archaeological sites (8SJ4932-8SJ4946) and six archaeological occurrences.

FMSF #18495: 2009-An Intensive Cultural Resource Assessment Survey of the Bridle Ridge Property in St. Johns, Florida, sponsored by Allan Roberts (Marks and Arbuthnot 2009). The Bridle Ridge Property is located at the intersection of CR 16A and SR 16. No prehistoric or historic cultural materials were recovered.

FMSF #21282: 2014- Northwest St. Johns County Historical Study and Architectural Survey, sponsored by the Federal Highway Administration (Gardner et al 2014). The architectural assessment included 32 structures located on or near the William Bartram Scenic and Historic Highway (WSB&HH). The survey found that 16 of the 32 historic resources that were previously recorded were no longer extant, and that three (SJ2766, SJ02769, and SJ02774) were recommended eligible under the NRHP and one (SJ02777) possible recommendation with insufficient information to make the assertion.

FMSF #21880: 2015- A Cultural Resource Assessment Survey of the Wards Creek Development located in St. Johns County, Florida, sponsored by The Towers Group (Ste. Claire 2015a). The Cultural Resource Assessment Survey of a 16 ha (37.2-ac) project area, located off of CR 16A and SR 16 resulted in no cultural resources or historic resources.

FMSF #21882: 2015-An Intensive Cultural Resource Assessment Survey of the Mill Creek Plaza Parcel located in St. Johns County, Florida, sponsored by Mill Creek Plaza, LLC (Bland 2015). The Mill Creek Plaza is a 4.5 ha (11.14 ac) parcel located along the SR 16 and CR 16A. No pre-historic or historic cultural materials were recovered during the survey.

FMSF #21885: 2015-A Cultural Resource Assessment Survey of the proposed Bocage Development located in St. Johns County, Florida, sponsored by Jesse Killebrew, Bocage (Ste. Claire 2015b). The project area is approximately 123.5 ha (305.15 ac) and is divided into two separate areas that fall north and south of SR 13. Archaeological and historical investigations resulted in no cultural resources other than the intermittent and spatially isolated presence of clay Herty Cup fragments across the project area (total of seven).

FMSF #21888: 2015-A Cultural Resource Assessment Survey of the Arbor Mill at Mill Creek, Northern Extension located in St. Johns County, Florida, sponsored by The Towers Group (Ste. Claire 2015c). The project area is approximately 14.5 ha (35.82 ac) and is located off of CR 16A and SR 16. The archaeological and historical investigation resulted no cultural resources.

FMSF #24990: 2018-A Cultural Resources Survey and Assessment from Millcreek to the Toccoi 230kV Transmission Line located in St. Johns County, Florida, sponsored by Florida Power and Light Company (Wayne and Culen 2018). The project area is in an existing transmission line corridor approximately 33.5 m (110 ft) wide and approximately 12.9 km (8 mi) long from the existing Millcreek substation to south of SR 16 to the Toccoi substation in St. Johns County. The survey encountered one previously recorded archaeological site (8SJ2532) and recorded one historic bridge (8SJ6545). There was one new archaeological site recorded (8SJ6562) and one archaeological occurrence.

FMSF #25978: 2016-A Phase I Cultural Resource Assessment Survey of the Minorcan Mill Development located in St. Johns County, Florida, sponsored by The Towers Group (Ste Calire 2016). The 23.8 ha (59 ac) project area is located along CR 16A and SR 16. There was no archaeological site located and there was one standing structure (8SJ6463), however it has since been demolished.

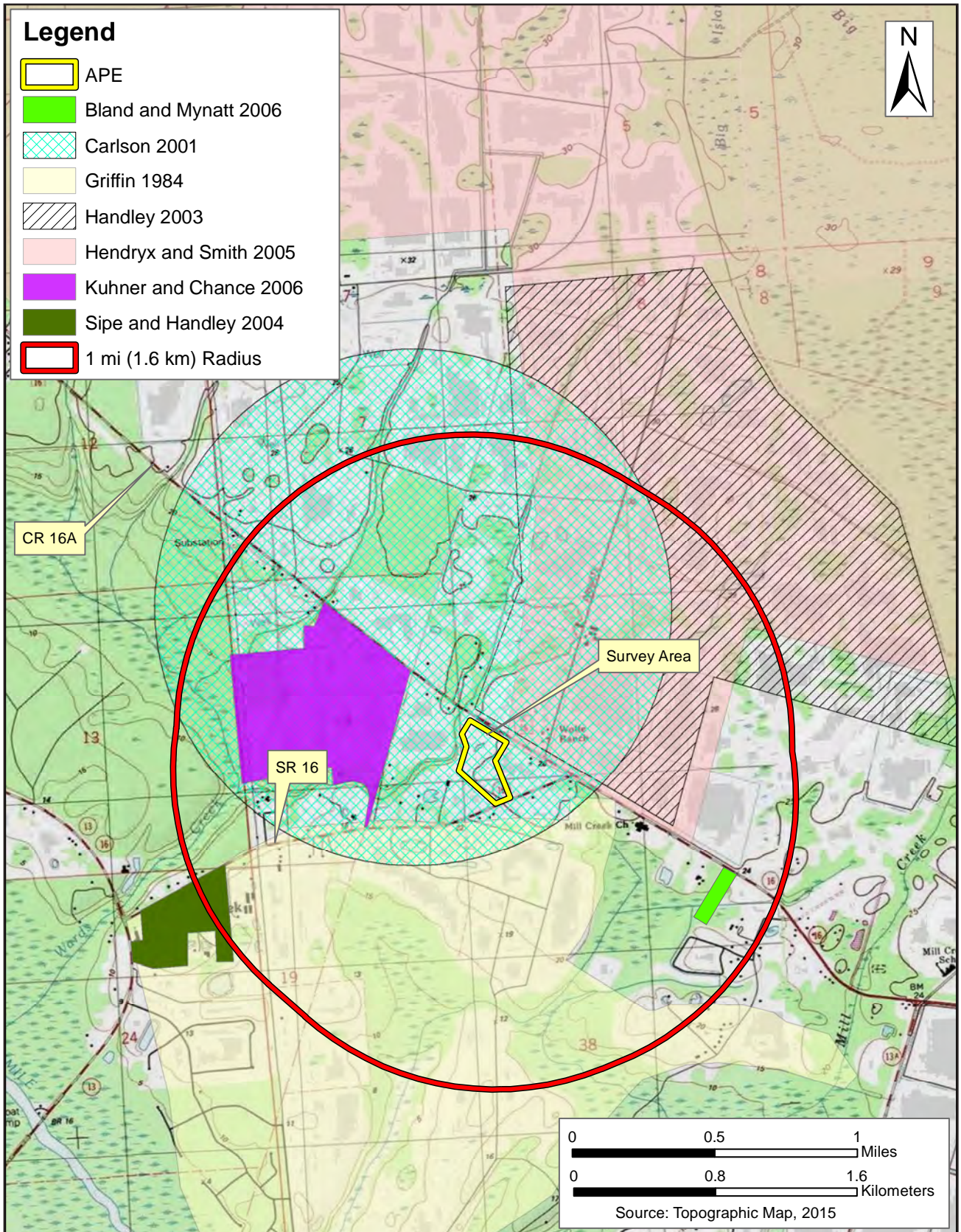


Figure 2.8. Previously Recorded Archaeological Surveys, 1984-2006.

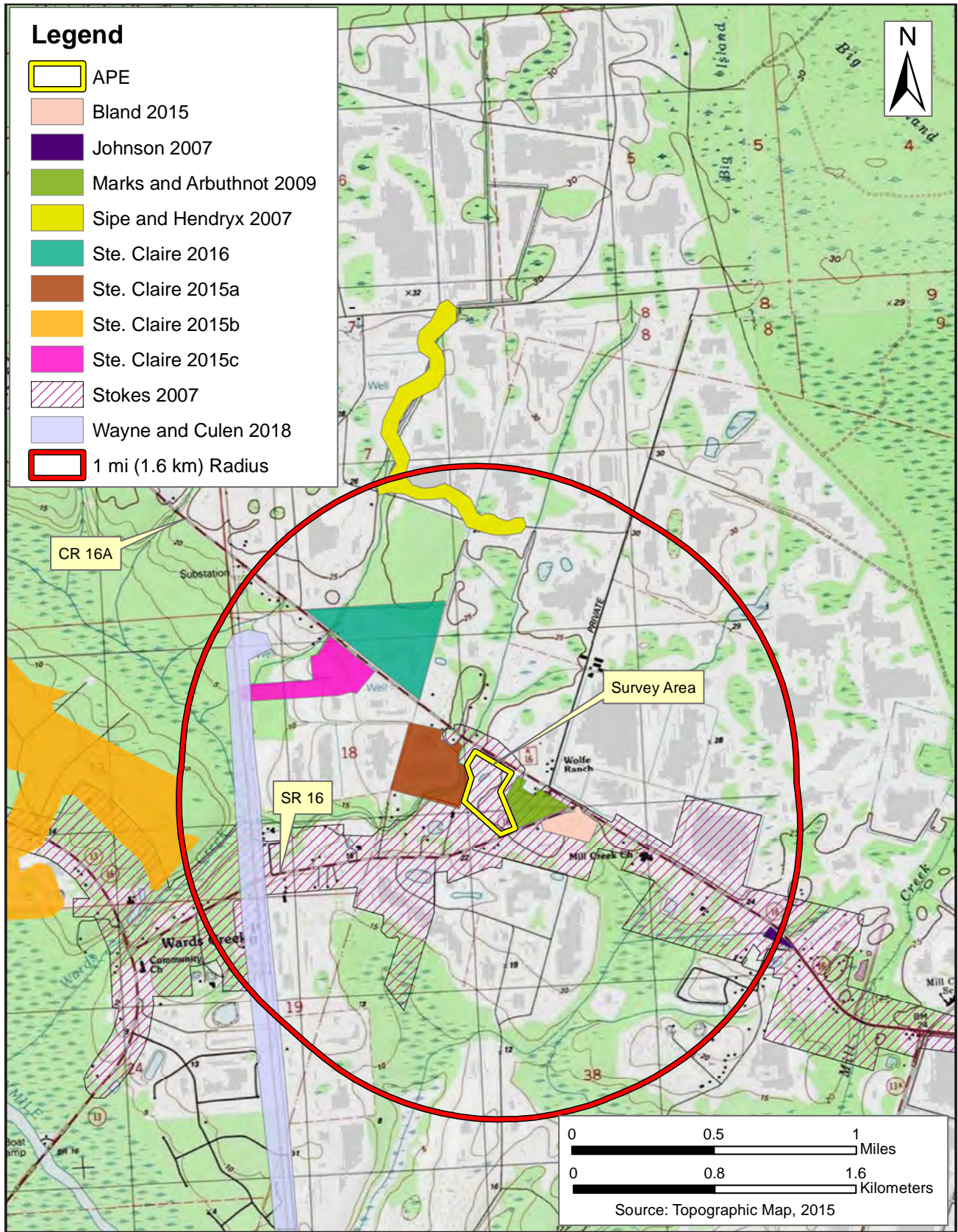


Figure 2.9. Previously recorded archaeological surveys, 2007-2018.

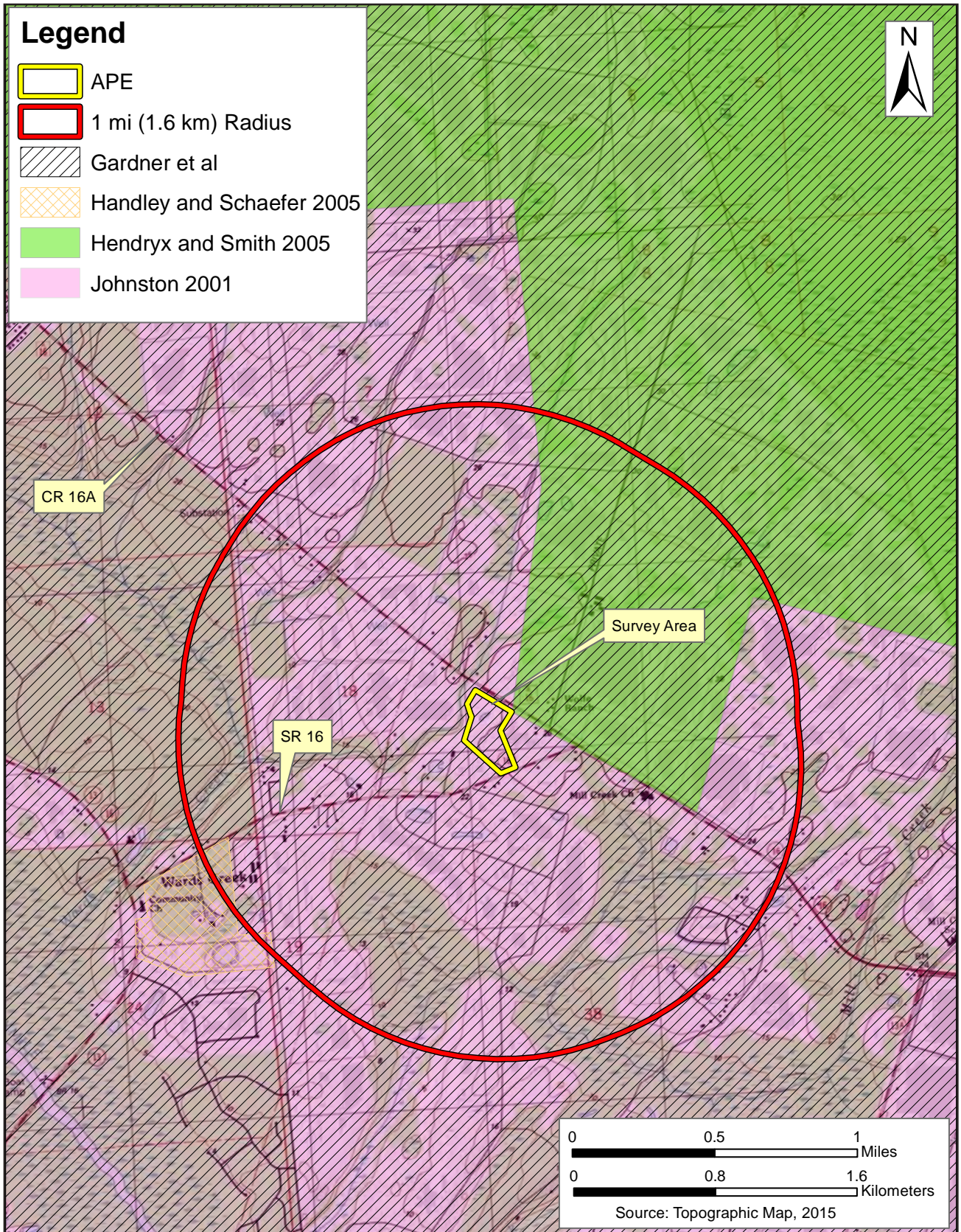


Figure 2.10. Previously recorded historic architecture surveys.

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CHAPTER 3. METHODS

LITERATURE AND RECORDS SEARCH

The fieldwork for this project was preceded by: a review of the FMSF to determine the presence of previously recorded cultural resources within the survey area; an examination of soil maps; the attainment of familiarity with topographic maps of the survey area so that elevation data could be utilized; a review of historic aerial photographs (NETR 2023); a review of the USGS maps; a review of historic topographic maps from the late 1800s and early 1900s (Topoview 2023) and an investigation of previous archaeological research pertaining to the region.

The Certified Local Government (CLG) contacts for St. Johns County and the city of St. Augustine were contacted for information via a letter dated July 24, 2023 (see Appendix #A). A response from St. Johns County's Board of County Commissioners received via an email dated July 25, 2023 indicated no additional sites or structures within the survey area (see Appendix #B). No response was received from the St. Augustine CLG contact.

The purpose of conducting a cultural resource investigation, it is important to focus on locations that are conducive to human settlement. The factors that are usually constant in locating sites include: well drained soils, availability of a water source, relative elevation and slope, and hardwood vegetation. While vegetation is usually an important indicator of elevation and soil type, native biotic communities are often not present today, owing to human induced environmental changes. Therefore, knowledge of past environments, coupled with archaeological data specific to a given area, is critical in predicting and interpreting site locations and in the reconstruction of past lifeways.

RESEARCH DESIGN AND METHODOLOGY

Subsurface Testing: The Phase I archaeological field study consisted of systematic subsurface shovel testing throughout the APE for this project, as well as pedestrian survey for the presence of exposed artifacts and aboveground features. As recommended by the Florida SHPO, all shovel tests measured 50-x-50 centimeters (cm ; 19.7-x-19.7 inches [in]) square and were dug to a depth of 1 m (3.3 ft). Shovel testing was conducted in accordance with Florida testing standards outlined in the FDHR Cultural Resource Management Standards & Operations Manual, which define appropriate shovel testing intervals for high, medium, and low probability zones of archaeological potential. The current survey area is located 64 m (211 ft) from the Wards Creek and consists of poorly drained soils. Based on this, the APE was defined as a medium probability zone of archaeological potential and shovel testing was conducted at 50 m (164 ft) intervals throughout the survey area. All excavated material was sifted through 0.64 cm (0.25 in) mesh screens. For

all excavations, including negative tests lacking artifacts, soil colors, textures, and strata depths were recorded, and any soil disturbances were noted.

Pedestrian Inspection: The walkover survey was conducted along transects spaced at 50 m (164-ft) intervals that were aligned to the shape of the property. The pedestrian inspection focused primarily on areas of surface exposure and ground disturbance.

Historic Resource Survey: A historic resource survey was conducted to locate above ground historic properties within and adjacent to the APE. The survey included a search of the FMSF database for known historic resources in the general vicinity, in addition to a search of the SJCPA website.

Archaeological Site Definition: For this project an archaeological site is defined by three or more artifacts recovered within a 30 m (98.4 ft) radius. An area with less than three artifacts will be classified as an archaeological occurrence (AO), which does not qualify as an archaeological site and is categorically excluded from NRHP inclusion.

SITE SIGNIFICANCE

In order for a site to be considered a significant resource, it must meet one or more of four specific criteria established in 36 CFR Part 60, NRHP, nominations by state and federal agencies, and 36 CFR Part 800, Advisory Council on Historic Preservation, Protection of Historic Properties. The evaluation of a prehistoric or historic cultural resource for inclusion on the NRHP rests largely on its research potential, that is, its ability to contribute important information through preservation and/or additional study.

The National Register criteria for evaluation are stated as follows:

- *The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;*
- *Criterion A: Properties that are associated with events that have made a significant contribution to broad patterns of our history;*
- *Criterion B: Properties that are associated with lives of persons significant in our past;*
- *Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and*
- *Criterion D: Properties that have yielded, or may be likely to yield, important information in prehistory or history.*

While many archaeological sites are recommended as eligible to the NRHP under Criterion D, the potential to “yield information important in prehistory and history,” this criterion is rather illdefined. In order to clarify the issue of site importance, the following attribute evaluations add a measure of specificity that can be used in assessing site significance and NRHP eligibility:

- *a). Site Integrity – Does the site contain intact cultural deposits or is it disturbed?*
- *b). Preservation – Does the site contain material suited to in-depth analysis and/or absolute dating such as preserved features, botanical material, faunal remains, or human skeletal remains?*
- *c). Uniqueness – Is the information contained in the site redundant in comparison to that available from similar sites, or do the remains provide a unique or insightful perspective on research concerns of regional importance?*
- *d). Relevance to Current and Future Research – Would additional work at this site contribute to our knowledge of the past? Would preservation of the site protect valuable information for future studies? While this category is partly a summary of the above considerations, it also recognizes that a site may provide valuable information regardless of its integrity, preservation, or uniqueness.*

LABORATORY METHODS

No artifacts were recovered during this survey and thus, no laboratory analysis was required.

CURATION

The original maps and field notes are housed at the Atlanta, Georgia office of EP. These will be turned over to the client, upon request.

INFORMANT INTERVIEWS

Local citizens that spend time within close proximity to a survey area can often provide important information regarding the location of cultural resources, including archaeological sites and historic structures, or local land use. No such individuals were available during the course of this project.

UNEXPECTED DISCOVERIES

All efforts have been made in accordance with Florida state guidelines to identify and evaluate possible locations of prehistoric and historic archaeological sites. It is always possible, however, that cultural resources may not have been detected through the accepted sampling techniques employed during this project. Unexpected discoveries, such as previously undetected archaeological sites or even human remains could occur during project development. Should evidence of unrecorded cultural features be encountered, all work in that portion of the project area must stop and a qualified professional archaeologist should be contacted to assist in the identification of the

remains. Additional coordination with the Florida SHPO may be required. In the case of human remains, additional coordination with the state archaeologist will be necessary in compliance with Chapter 872.05, Florida Statutes, or a medical examiner if the remains appear less than 75 years old.

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CHAPTER 4. RESULTS

In July 2023, EP conducted a CRAS of the approximately 7.75 ha) (19.1 ac) parcel meant for Dominion's construction of a multi-family and senior housing development by at 6351 CR-16A in St. Augustine, Florida. The goals of the survey were to locate, delineate, identify, and evaluate all cultural resources within the proposed survey area, and to assess their significance and potential eligibility for listing in the NRHP. Field methods included a thorough pedestrian inspection coupled with shovel testing (n=39; Figure 4.1).

Pedestrian Inspection: The walkover survey was conducted along transects spaced at 50 m (164 ft) intervals that were aligned to the shape of the property. The pedestrian inspection focused primarily on areas of surface exposure and ground disturbance. During the pedestrian inspection, it was observed that the APE was characterized by a grassy, clear-cut field that was populated by tall grasses. The APE was additionally populated by livestock and a livestock pond is located in the northern portion of the APE, as well as two delineated wetlands adjacent to the livestock pond (Figure 4.1). No surface exposure or ground disturbance was observed within the bounds of the APE. No archaeological surfaces were located within the APE.

Subsurface Testing: The subsurface testing consisted of 39 shovel tests dug throughout the APE at 50 m (164 ft) intervals. The shovel tests were dug to 100 cm (39 in) below surface whenever possible or were terminated prior to 100 cm (39 in) below surface due to hydric soils. Testing in this area encountered extremely hydric soils, having a typical soil profile that consists of: Stratum I (0-60 cm below surface [0-23 inbs]) of dark greyish brown sandy loam), Stratum II (60-80 cmbs [23-31 inbs]), followed by water from 80-100 cmbs (39 in). This consistent with the Soil Survey data obtained from the USDA.

All shovel tests were negative for cultural material. No archaeological resources were located within the bounds of the APE.

HISTORIC RESOURCE REVIEW

In addition to the archaeological survey, this study also included a historic resource survey to locate potential historic resources within and adjacent to the project APE. A review of the FMSF revealed one previously identified historic structure and one previously identified resource group adjacent to the APE (Table 4.1). None of the previously identified resources were evaluated for NRHP eligibility. It was determined through a review of aerial photography and through field survey by EP staff that the previously identified historic resources are no longer extant (Figure 4.2; see Figure 4.1)). These resources are highlighted in the table below and discussed in more detail below.

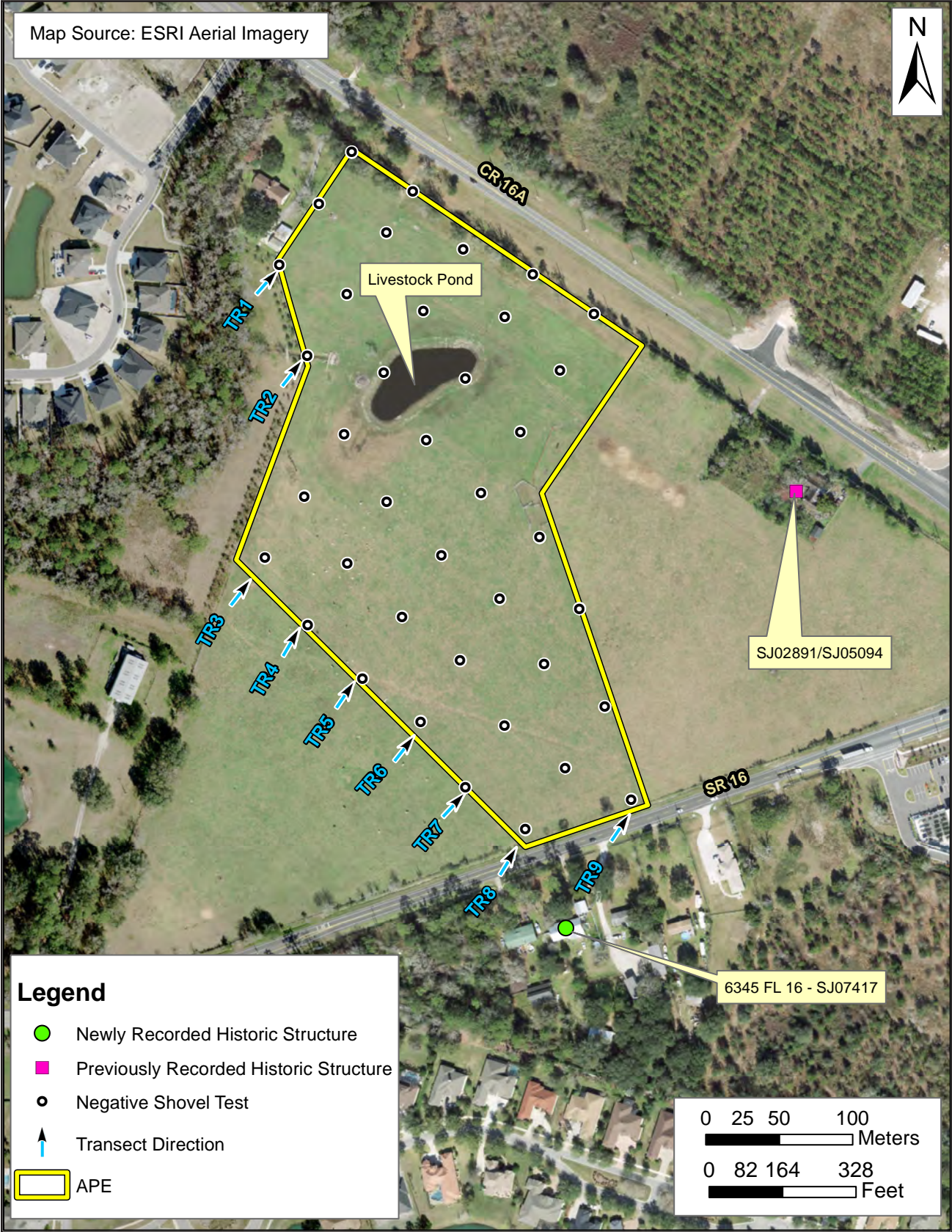


Figure 4.1. Cultural resource assessment survey results map.

Table 4.1. Previously Identified Historic Resources adjacent to the APE.

FMSF No.	Address	Year Built	Style	Status	NRHP Evaluation
SJ020891 SJ05094	6277 County Road 16A	c. 1935	Frame Vernacular	Demolished	Not Evaluated
SJ040001	6277 County Road 16A	c. 1935	Building Complex	Demolished	Not Evaluated



Figure 4.2. View of Parcel Area location of SJ020891, SJ05094, 6277 CR16a Historic Resource (HR).

Site ID: SJ020891/SJ05094

Address: 6277 County Road 16A

Year Built: c. 1935

Description: The structure was previously located to the east of the survey area and was also identified as a part of larger resource group assigned FMSF Site ID SJ040001. It was confirmed during field survey by EP staff in July of 2023 that the resource is no longer extant (Figure 4.2-4.3).

Recommendations: This building has been demolished and no longer exists within the viewshed of the APE. No further work is warranted.



Figure 4.3. View of Parcel Area location of SJ040001, 6277 CR16a HR from CR16a Right-of-Way (ROW).

Site ID: SJ040001

Address: 6277 County Road 16A

Year Built: c. 1935

Description: The resource group contained 10 contributing structures and was previously located to the east of the survey area. It was confirmed through review of aerial photography and field survey by Edwards-Pitman staff that no historic structures are extant within the identified boundary of the resource group (Figure 4.4-4.5).

Recommendations: The resource group's contributing structures have been demolished or relocated and no longer exist within the viewshed of the APE. No further work is warranted.

Additionally, a review of the St. Johns County Property Appraiser revealed no historic structures recorded within the survey area. Expanding the search to include recently established historic structures revealed one structure built prior to 1974; within the viewshed of the APE (Table 4.2). This structure does not meet the Criteria for listing in the NRHP individually or as a contributing



Figure 4.4. 2005 Google Earth aerial photograph showing Site SJ04-0001 before demolition.



Figure 4.5. 2005 Google Earth aerial photograph showing Site SJ040001 after demolition.

Table 4.2. Newly Identified Historic Resources within the viewshed of the APE.

FMSF No.	Address	Year Built	Style	NRHP Evaluation
SJ07417	6345 Florida 16	1967	Ranch	Not Eligible

resource to a district. This resource is highlighted in the table below and discussed in more detail below.

Site ID: SJ07417

Address: 6345 Florida 16

Year Built: 1967

Description: Located south of the survey area, on the south side of SR 16, the resource is a one-story Ranch house constructed with an L-shaped plan and a cross-gabled roof clad in standing-seam sheet metal. The building exterior is clad in a brick veneer, with a non-historic octagonal bay and non-historically enclosed entry porch clad in vinyl siding. The resource features non-historic 8/8, 4/4, and 1/1 replacement windows and a non-historic door. Access to the property was limited, and the side and rear elevations could not be documented as a result. The house is located on a



Figure 4.6. View of SJ07417, 6435 SR 16 HR.



Figure 4.7. View of 6435 SR 16 HR.

wooded lot featuring a non-historic detached garage and non-historic shed immediately adjacent to the house (Figures 4.6-4.7).

NRHP Recommendation and Justification: The resource was evaluated under Criterion C in the area of architecture and is recommended not eligible for listing in the NRHP. The non-historic addition of a projecting octagonal bay and non-historic enclosure of the entry porch on the primary façade and the non-historic replacement of all windows have resulted in diminished integrity of materials, design, workmanship, feeling and association. The construction of a non-historic detached garage immediately to the east of the house and the construction of non-historic houses to the north, east, and west of the resource have resulted in diminished integrity of setting. As a result of the loss in integrity of setting, materials, design, workmanship, feeling, and association the resource is no longer able to convey a sense of historic significance and is therefore recommended not eligible for listing in the NRHP.

CHAPTER 5. SUMMARY AND RECOMMENDATIONS

In July 2023, Edwards-Pitman conducted a cultural resource assessment survey for the construction of a multi-family and senior apartment complex in St. Augustine, Florida. The goals of the survey were to locate, delineate, identify and evaluate all cultural resources within the proposed survey area, and to assess their significance and potential eligibility for listing in the NRHP.

The fieldwork strategy included a pedestrian inspection coupled with a subsurface testing throughout the survey area. The pedestrian survey included visually inspecting areas of exposed ground surface to locate artifacts and/or historic structural remains. The subsurface testing included the excavation of 39 shovel tests throughout the survey area at 50 m (164 ft) intervals.

No archaeological resources were located during the survey, however two previously recorded historic resources were encountered within the visual APE. These resources were identified as FMSF ID Nos. SJ020891/SJ05094 and SJ040001. It was confirmed through field survey and through review of aerial photography that the previously identified resources are no longer extant. One additional historic resource has been newly identified with the survey APE. The newly identified historic resource has been assigned FMSF ID No. SJ07417 and has been recommended ineligible for inclusion in the NRHP. Because no previously identified historic resources are extant within the survey APE and the newly identified resource within the viewshed of the APE is recommended ineligible for inclusion in the NRHP, a finding of No Historic Properties Affected is recommended.

Based on the results of the survey, no cultural resources were detected within the project boundaries. EP recommends that the proposed project be granted clearance to proceed without further concern for impacts to significant cultural resources.

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APPENDIX A: EP REQUEST TO THE CITY OF ST. AUGUSTINE HISTORIC PRESERVATION OFFICER & ST. JOHNS COUNTY BOARD OF COMMISSIONERS RESPONSE TO REQUEST FOR INFORMATION

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July 24, 2023

**RE: Request for Information
St. Augustine Affordable Housing Development:
6351 County Road 16A
St. Augustine, St. Johns County, Florida**

Edwards-Pitman Environmental Inc. (EPEI) is conducting a cultural resource survey on behalf of Braun Intertec Corporation (BIC) and their client Dominion Development & Acquisition, LLC for the subject project in St. Augustine, St. Johns County, Florida. In accordance with Section 106 of the National Historic Preservation Act (NHPA) and Chapter 267 of the Florida Statutes, we have determined that because of the nature and scope of this undertaking, the proposed project has the potential to cause effects to historic properties if any such properties exist in the project area. EPEI is attempting to identify any historic properties already listed in the National Register of Historic Places (NRHP) and any properties not already listed which would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project.

The proposed project would consist of the construction of a new multi-family and senior housing development at 6351 County Road 16A in St. Augustine, Florida (see Figure 1. Project Location Map). The complex would include 14 individual three-story family apartment buildings. Associated site improvements would include a clubhouse with an inground pool, utilities, stormwater management, and pavements.

As part of our review of the proposed project, EPEI is conducting background research to identify previously recorded historic resources. Research sources include but are not limited to the NRHP and the Florida Master Site File (FMSF). As a result of this effort, no properties listed in the NRHP or previously identified as eligible for listing in the NRHP have been identified.

Additionally, EPEI is requesting any information that the associated Certified Local Government(s) may have regarding historic resources within the APE. Please direct any information or comments concerning historic properties to Connor Plumley (770-333-9484 or cplumley@edwards-pitman.com). Written communication can also be directed to:

Edwards-Pitman
2700 Cumberland Parkway SE, Suite 300
Atlanta, Georgia 30339-3331

Attn: Connor Plumley

We appreciate your assistance in this matter.

Distribution List

Julie Courtney, City of St. Augustine Historic Preservation Officer
Hali Barkley, St. Johns County Growth Management

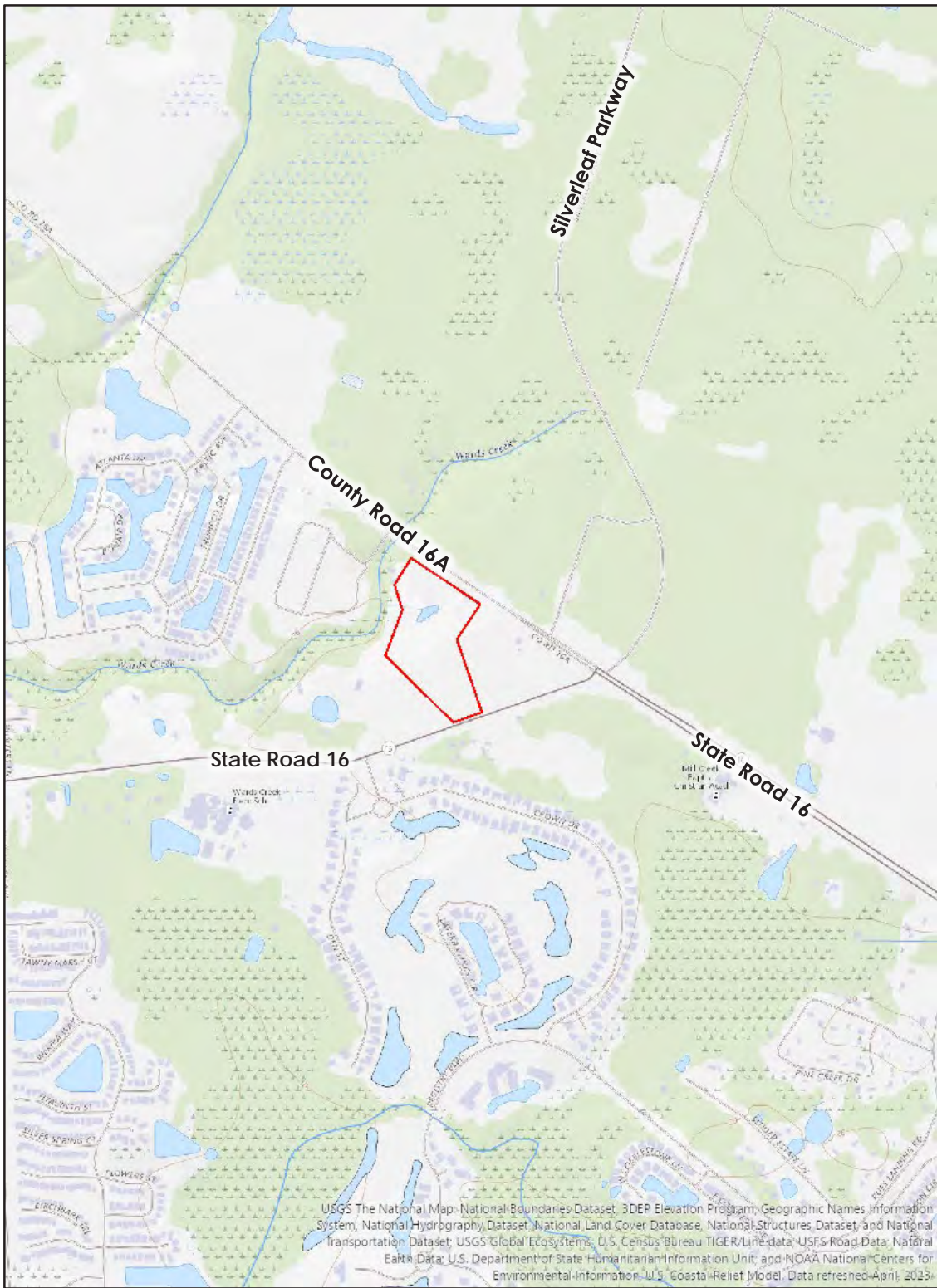


Figure 1. Project Location Map

Plumley, Connor

From: Hali Barkley <hbarkley@sjcfl.us>
Sent: Tuesday, July 25, 2023 10:38 AM
To: Plumley, Connor; HARB@citystaug.com
Cc: Cotton, Stephanie; McManus, Rebecca
Subject: RE: Request for information - Proposed development in St. Augustine, St Johns County

Good morning Mr. Plumley,

Upon review of the property as indicated by the provided location map, there are no historic properties or archaeological sites that I have record of on this site. There are some historic structures east of the project area that do not appear to be affected by the proposed subject area.

If possible, please send me a copy of the report when it is completed.

Thank you!

Kindly,



Hali Barkley
Environmental and Cultural Resource Specialist
Growth Management
St. Johns County Board of County Commissioners
Street Address, St. Augustine FL 32084
904-209-0623 | www.sjcfl.us



PLEASE

NOTE: Florida has a very broad public records law. Most written communications to or from the St. Johns County Board of County Commissioners and employees regarding public business are public records available to the public and media through a request. Your e-mail communications may be subject to public disclosure.

From: Plumley, Connor <CPlumley@edwards-pitman.com>
Sent: Monday, July 24, 2023 4:20 PM
To: Hali Barkley <hbarkley@sjcfl.us>; HARB@citystaug.com
Cc: Cotton, Stephanie <scotton@edwards-pitman.com>; McManus, Rebecca <rmcmanus@edwards-pitman.com>
Subject: Request for information - Proposed development in St. Augustine, St Johns County

Good afternoon,

Edwards-Pitman is conducting a cultural resource survey for a proposed housing development in St. Augustine, St. Johns County, FL. Please find attached our request for any information you may have on historic properties within your jurisdiction which may be affected by the proposed project.

Please let me know if I can provide any additional information.

Thank you,



Connor Plumley

Architectural Historian

2700 Cumberland Parkway, Suite 300 | Atlanta, Georgia 30339

678.932.2230 direct

cplumley@edwards-pitman.com

edwards-pitman.com | [Twitter](#) | [LinkedIn](#) | [Facebook](#)

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you believe this message is fraudulent or malicious, please contact MIS for further assistance.

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APPENDIX B: FLORIDA MASTER SITE FILE (FMSF) SURVEY LOG FORM AND HISTORIC STRUCTURE FORM

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Clear Form Values

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase I CRAS for the Construction of a New Multi-Family and Senior Housing Development, St. Johns County, Florida

Report Title (exactly as on title page)

Phase I CRAS for the Construction of a New Multi-Family and Senior Housing Development, St. Johns County, Florida

Report Authors (as on title page)

1. Emily Jones 3. Connor Plumley
2. Lindsey Goff 4. _____

Publication Year 2023 Number of Pages in Report (do not include site forms) _____

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Jones, Emily, Connor Plumley, Lindsey Goff. Phase I CRAS for the Construction of a New Multi-Family and Senior Housing Development, St. Johns County, Florida

Supervisors of Fieldwork (even if same as author) Names Anthony Chieffo

Affiliation of Fieldworkers: Organization Edwards-Pitman City Atlanta

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. Affordable housing 3. Northeast Florida 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Clear Sponsor Values

Name Dominium, Inc. Organization _____
Address/Phone/E-mail 2905 Northwest Blvd # 150, Plymouth, MN 55441

Recorder of Log Sheet Emily Jones Date Log Sheet Completed 8-15-2023

Is this survey or project a continuation of a previous project? No Yes: Previous survey #s (FMSF only)

Project Area Mapping

Clear Mapping Values

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. St. Johns 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name PICOLATA Year _____ 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 7-24-2023 End 7-28-2023 Total Area Surveyed (fill in one) 7.50 hectares _____ acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): archaeological architectural historical/archival underwater
damage assessment monitoring report other(describe): _____

Scope/Intensity/Procedures

Pedestrian survey coupled with subsurface shovel testing (n=39).

Preliminary Methods (select as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- local public local property or tax records other historic maps LIDAR
Florida Photo Archives (Gray Building) library-special collection newspaper files soils maps or data other remote sensing
Site File property search Public Lands Survey (maps at DEP) literature search windshield survey
Site File survey search local informant(s) Sanborn Insurance maps aerial photography
other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

Check here if NO archaeological methods were used.
surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m) metal detector
surface collection, uncontrolled water screen soil resistivity other remote sensing
shovel test-1/4" screen posthole tests magnetometer pedestrian survey
shovel test-1/8" screen auger tests side scan sonar unknown
shovel test 1/16" screen coring ground penetrating radar (GPR)
shovel test-unscreened test excavation (at least 1x2 m) LIDAR
other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

Check here if NO historical/architectural methods were used.
building permits demolition permits neighbor interview subdivision maps
commercial permits windshield survey occupant interview tax records
interior documentation local property records occupation permits unknown
other (describe): _____

Survey Results

Resource Significance Evaluated? Yes No

Count of Previously Recorded Resources 2 Count of Newly Recorded Resources 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)
SJ020891/SJ05094, SJ040001

List Newly Recorded Site ID#s (attach additional pages if necessary)
SJ07417

Site Forms Used: Site File Paper Forms Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY SHPO USE ONLY SHPO USE ONLY
Origin of Report: 872 Public Lands UW 1A32 # _____ Academic Contract Avocational
Grant Project # _____ Compliance Review: CRAT # _____
Type of Document: Archaeological Survey Historical/Architectural Survey Marine Survey Cell Tower CRAS Monitoring Report
Overview Excavation Report Multi-Site Excavation Report Structure Detailed Report Library, Hist. or Archival Doc
Desktop Analysis MPS MRA TG Other: _____
Document Destination: Plottable Projects Plotability: _____

Original
 Update



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Clear Form Values

Site#8 **SJ07417**
Field Date 7-24-2023
Form Date 8-1-2023
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 6345 Florida 16 Multiple Listing (DHR only) _____
Survey Project Name St. Augustin Affordable Housing Development Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Clear Location Values

Address: 6345 Florida 16
Cross Streets (nearest / between) _____
USGS 7.5 Map Name PICOLATA USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? yes no unknown County St. Johns
Township 6S Range 28E Section 38 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 028050000 Landgrant Antonio Huertas
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting 450236 Northing 3316015
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1967 approximately year listed or earlier year listed or later
Original Use Residence, private From (year): 1967 To (year): 2023
Current Use Residence, private From (year): 1967 To (year): 2023
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: _____ Nature windows, door, siding, roof material
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)
John Chard (Unknown-2006)
Anna Chard (2006-present)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Vinyl 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Sheet metal:standing seam 2. 3.
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2.
Windows (types, materials, etc.)
Non-historic 8/8 and 4/4 wood double-hung sash windows, non-historic 1/1 vinyl replacement windows.
Distinguishing Architectural Features (exterior or interior ornaments)
Projecting octagonal bay and non-historically enclosed entry porch on N elevation. Large gable-roofed dormer extending into a porch on S elevation.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Non-historic garage immediately east of primary structure. Non-historic storage building at rear of property.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Unknown 2. _____
 Foundation Material(s): 1. _____ 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Non-historically enclosed entry porch clad in vinyl siding, with a non-historic wood door facing east.

Porch Descriptions (types, locations, roof types, etc.)

The primary entry porch on the north elevation has been non-historically enclosed in vinyl siding. A gable-roofed porch on the south elevation is oriented perpendicular to the primary massing and could not be observed during field survey.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The one-story Ranch House features a side-gabled roof clad in standing seam metal. The house is clad in a brick veneer, with an entry porch and projecting octagonal bay on the south elevation clad in vinyl siding. A gable-roofed porch extends south.

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
 FL State Archives/photo collection city directory occupant/owner interview plat maps
 property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
 cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
 other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Google Earth satellite imagery; NETR aerial photography; St. Johns County tax assessor's record; USGS Topographic Maps; USGS aerial photography; USDA aerial photography.

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? yes no insufficient information
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Recommended not eligible due to lack of integrity of material, design, workmanship, feeling, and association as a result of non-historic enclosure of primary entry porch and installation of non-historic windows, doors, and vinyl siding.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

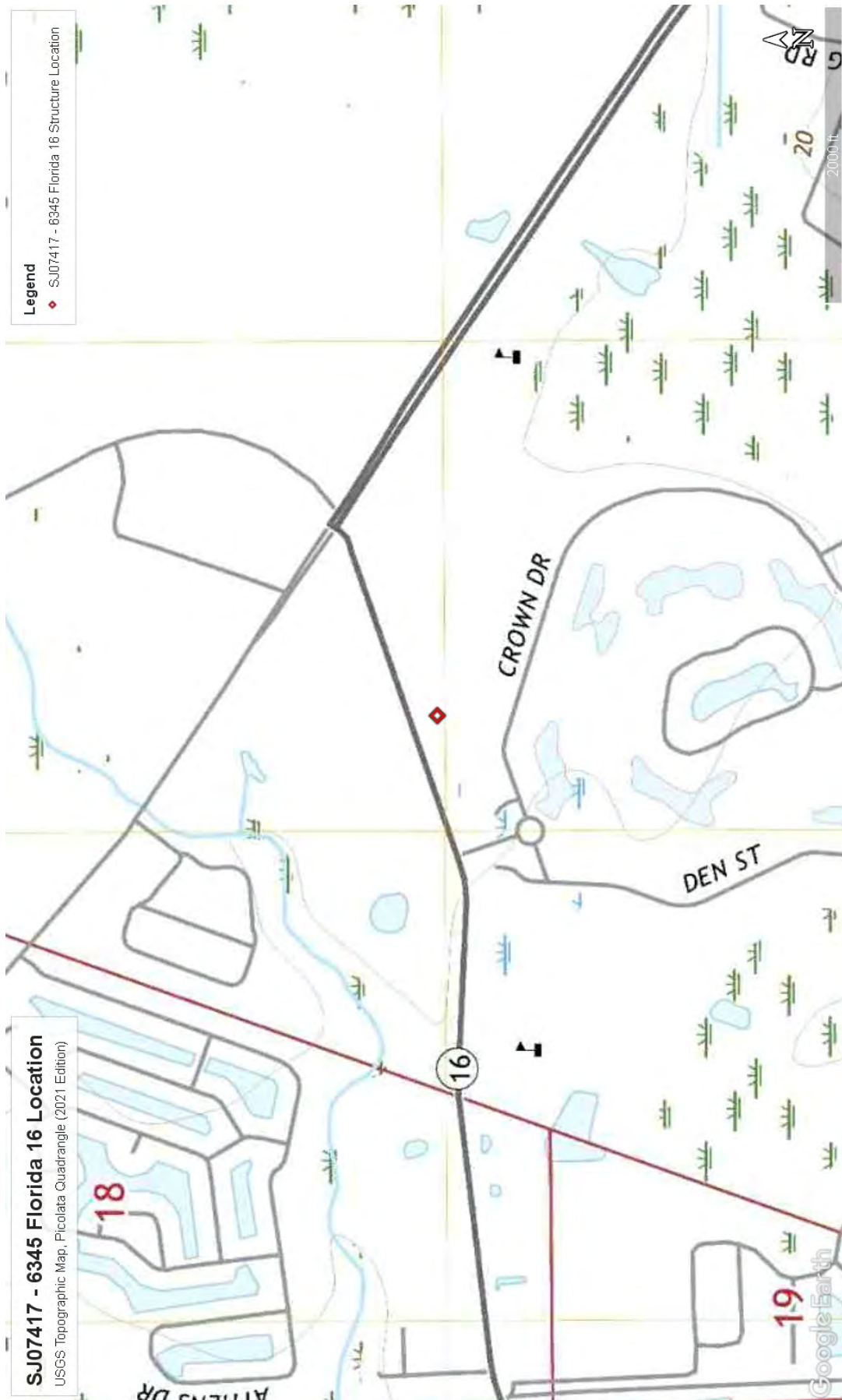
- 1) Document type All materials at one location Maintaining organization Edwards-Pitman
 Document description Photographs, field notes File or accession #'s Project No. EP2300128
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

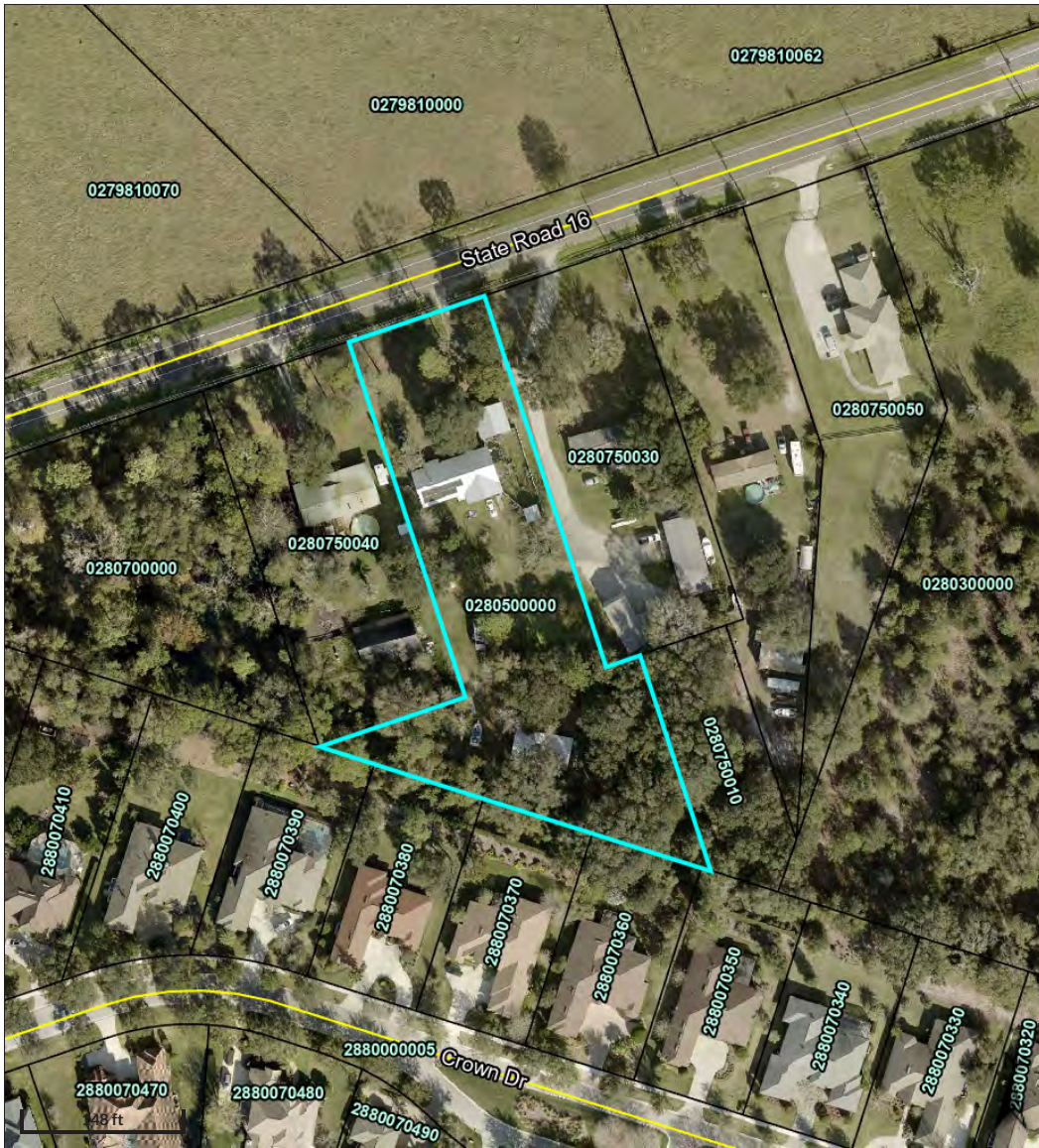
RECORDER INFORMATION

Recorder Name Connor Plumley Affiliation Edwards-Pitman
 Recorder Contact Information 2700 Cumberland Pkwy Suite 300, Atlanta, GA 30339/cplumley@edwards-pitman.com
 (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
 When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





Overview



Legend

□ Parcels

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 8/1/2023

Last Data Uploaded: 7/31/2023 11:49:38 PM

Developed by  **Schneider**
 GEOSPATIAL



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APPENDIX C: RESUME OF THE PRINCIPAL INVESTIGATOR

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Emily Jones

POSITION: Principal Investigator

EDUCATION: B.S. Anthropology (2018)
Florida State University

M.A. Social Sciences, Archaeology (2021)
Georgia Southern University

AFFILIATIONS: Register of Professional Archaeologists [ID 61302010]

EXPERIENCE:

Emily Jones serves as a principal investigator for Edwards-Pitman and has over three years of archaeological experience, both in field and laboratory settings. In terms of field experience, she has worked primarily on Phase II projects and metal detector surveys in Georgia and Florida, as well as a Phase III project in Italy. From January to May of 2019, she served as a field supervisor with the Camp Lawton Archaeological Project field school at Georgia Southern University (GSU), a Civil War prison site in Millen, GA. She has most recently worked as an archaeological technician with the Archaeological and Historical Conservancy on a Phase II project in Miami, Florida. In addition to her field experience, Ms. Jones has laboratory-based collections and research experience. From August 2018 to May 2019, she served as a research and teaching assistant to Dr. Ryan McNutt at Georgia Southern University. After completing this position, she became the manager of the archaeological laboratory at GSU from August 2019 to May 2020. From August 2020 to May 2021, Ms. Jones worked as the Seed Grant Project manager, where she worked on a grant project designed to enhance the research capability of GSU's archaeological collections. Ms. Jones additionally worked as an intern at the Southeast Archaeological Center from May to July 2019. Her experience has involved fieldwork, laboratory work, background research, and project management. Ms. Jones has worked on the following projects:

Phase II Investigation at 444 Brickell Avenue, Miami-Dade County, Florida. Served as an Archaeological Technician.

Phase I Metal Detector Survey at Tuckahoe Wildlife Management Area, Screven County, Georgia. Served as a Volunteer.

Phase II Investigation at Telfair Academy, Chatham County, Georgia. Served as an Archaeological Technician.

Phase I Metal Detector Survey at Camp Lawton, Jenkins County, Georgia. Served as Field Supervisor.

Phase I Metal Detector Survey in Blackshear, Pierce County, Georgia. Served as a Volunteer.

Phase III Investigation at Villa del Vergigno, Montelupo Fioretino, Italy. Student, field school.

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ATTACHMENT 2
RECORDED DOCUMENTS SECTION

ORDINANCE NUMBER: 2024 - _____

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated July 24, 2023, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-18 Preserve at Ward's Creek**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

SECTION 2. Pursuant to this application **File Number PUD 2023-18 Preserve at Wards Creek** 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. This Ordinance shall take effect upon the effective date of St. Johns County Small Scale Comprehensive Plan Amendment No. CPA (SS) 2023-09, St. Johns County Ordinance No. 2024- ____, adopted concurrently on _____, 2024.

SECTION 6. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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

SECTION 8. 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 _____ 2024.

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

**BY: _____
Sarah Arnold, Chair**

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

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

Exhibit A

Legal Description

The Preserve at Wades Creek
Parcel 0279810000
Owner: Bull Pasture LLC
6351 County Road 16A
July 14, 2023

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A (A 200' RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 66' RIGHT-OF-WAY); THENCE SOUTH 72°52'08" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1057.69 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 72°52'08" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1603, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE NORTH 43°32'54" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 910.05 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS, SAID CORNER BEING ON THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 107 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) NORTH 22°06'14" EAST, A DISTANCE OF 461.64 FEET; COURSE TWO (2) NORTH 14°22'56" WEST, A DISTANCE OF 246.77 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 649, PAGE 109 (PARCEL I) OF SAID PUBLIC RECORDS; THENCE NORTH 33°39'53" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 300.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A; THENCE SOUTH 54°13'24" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 792.15 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) SOUTH 35°46'36" WEST, A DISTANCE OF 400.00 FEET; COURSE TWO (2) SOUTH 17°07'52" EAST, A DISTANCE OF 735.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 16 AND THE POINT OF BEGINNING.

EXHIBIT B

Preserve at Wards Creek Planned Unit Development Master Development Plan Text, PUD 2023-09

November 9, 2023

Introduction. This is an application for rezoning from Open Rural (OR) to Planned Unit Development for a 288-unit multifamily residential community located at 6351 CR 16A. The current use of the property is as a cattle pasture.

This is a companion to applications for a Small-Scale Comprehensive Plan Amendment, an Affordable Housing Density Bonus under section 5.07.02 and 5.07.03 and Future Land Use Policy A.1.11.1, and a concurrency application. The applicant has also requested expedited review as an Affordable Housing development (AHD Designation) under Section 7 of the Development Review Manual. Section 7 of the Development Review Manual allows for an expedited Development Permit review.

The proposed development is for affordable housing units meeting the criteria of § 420.0004(3), Florida Statutes. All dwellings will meet the state criteria for being considered affordable to households making not more than 60 percent of area median income, also known as a “low income” household.

This development is proposed to be developed as an apartment community with amenities including a pool and clubhouse areas. The proposed use will help address the need for affordable and workforce housing.

This Project is an infill development. Across from this site is Silverleaf, a mixed use development approved for 16,300 homes, 3.23 million square feet of commercial, industrial and office uses, and 300,000 square feet of hospital uses. No affordable housing is required within this approximately 10,778-acre Development of Regional Impact, though the developer is providing assistance for affordable housing by other means. Nearby, the 629-acre World Commerce Center Development of Regional Impact/PUD is approved for 1,271 dwelling units, 2,110,636 square feet of office, 1,266,378 square feet of retail/service, 950 hotel rooms, and 453,900 square feet of light industrial uses. It is partially developed with the Ring Power headquarters, Bucee’s (53,000sf), Rulon International (a building materials manufacturer), a 162,000 square foot Costco, the Camellia at World Commerce Center apartments, and the Segovia and Sevilla single family developments. A 100,000 square foot Bass Pro Shops, a 136,000 sf Home Depot, and Fields auto dealerships are planned. Additional recent development in World Commerce Center includes a Starbucks, a 7-Eleven, and a second area Publix supermarket. Other developments in the area include World Golf Village, Bannan Lakes, and Murabella, which

include single family and multifamily residential uses, hotels, schools, child care centers, health care, restaurants and offices.

There are four existing and planned public schools less than two miles from the subject property, and one existing school just over two miles away (Tocoi Creek). Specifically, the existing area schools include Tocoi Creek High School, Wards Creek Elementary, and Mill Creek Academy (K-8). A 1,500 student, future K-8 Academy known as School “QQQ” is planned for opening in August, 2026 in Silverleaf, at a site approximately 1.3 miles by sidewalk or road to this property. A high school site owned by the School District also exists approximately 1.3 miles from the property, off of County Road 16A. The School District anticipates the opening of an additional high school in 2027 or 2028.

The St. Johns County School District is the County’s largest employer, with approximately 6,299 full and part time employees. 3,499 instructional staff, 2,561 support staff, 152 school based administrators, and 87 district administrators as of spring 2023.¹

Approximately 50% of the School District’s teachers have zero to five years’ experience in the District, and earn salaries of approximately \$49,000 to \$52,000/yr. The School District’s support staff -- 40% of its workforce -- earn approximately \$15.00 to \$18.00 per hour.

There is currently one multifamily affordable housing development in all of north St. Johns County outside of the St. Augustine area – The Oaks at St. John, located near Nease High School. It has a waiting list of approximately 1,000 people.

Affordable Housing. If developed with the proposed use, a deed restriction would be recorded to guarantee for a period of 30 years that the household, upon entry to the unit, shall meet the definition of a low income household. The definition of low income households is provided in the State Housing Initiatives Partnership Program (SHIP) or applicable successor program, as published in the annual updates to its “Rents Adjusted to Unit Size” and “Income Limits Adjusted to Family Size by Number of Persons in Household” applicable to St. Johns County. Similarly, the deed restriction would restrict the maximum rents charged to such households to those provided in the State Housing Initiatives Partnership Program (SHIP) or applicable successor program, as published in the annual updates to its “Rents Adjusted to Unit Size” and “Income Limits Adjusted to Family Size by Number of Persons in Household” applicable to St. Johns County. The form of such deed restriction (guaranty) shall be subject to review and approval by the County Administrator and otherwise be consistent with section 5.07.03(C) of the Land Development Code (Oct. 2023). The form of guaranty shall also be subject to approval by the Office of County Attorney prior to certification of the final Site Plan. This guaranty/deed restriction is the

¹ <https://www.stjohns.k12.fl.us/about/>

proposed method and provisions regarding such assurance of affordability, for which approval is being sought from the Board of County Commissioners as part of this application under LDC section 5.07.03(C).

The proposed development is within District 2 (Commissioner Sarah Arnold). A companion small-scale comprehensive plan amendment proposes to amend the Future Land Use designation of the property from Rural/Silviculture to Residential-D, with the following text amendment:

The 19.22-acre property at 6351 County Road 16A and known as the Preserve at Wards Creek shall be entitled to develop at a density up to 15 units per net developable acre. Provided, however, that at the time of initial development and until February 28, 2054, all residential uses on the property shall be income-restricted and rent-restricted for low-income affordable housing consistent with the State Housing Initiatives Partnership program or other similar program administered by the Florida Housing Finance Corporation or successor agency. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.

- I. **The proposed Development.** See LDC § 5.03.03(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.**

The intended use is garden-style multifamily dwellings. A “garden-style” multifamily community is typically a community with multiple low-rise buildings (i.e., four floors or fewer), with surface parking, common landscaped areas and common amenities. The development shall be three stories or less. The dwellings would be offered for long-term leases.

- b. **Total acres.** 19.22 acres
- c. **Total wetland and surface waters.** 1.27 acres; 0.66 acres wetlands and 0.61 acres of other surface waters; see wetlands map attached as **Exhibit 6**.
- d. **Total Development area, including the number of developable acres (including filled Wetlands).** 19.22 acres

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

288 dwelling units, at a density of approximately 14.98 units per net developable acre. The projected population, based upon the County standard estimate of 2.44 persons per unit, is 703. The projected student population, using the St. Johns County School District generation rate for this area, is estimated at 46. The property is in the Toco Creek High School concurrency service area.

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

Accessory uses associated with residential development, including but not limited to parks, utilities, amenity centers and leasing offices.

Impervious Surface Ratio (ISR) maximum: 0.70

Maximum Lot coverage by all buildings: 50% as to the overall development parcel.

Permitted uses. The following categories of uses are proposed to be permitted uses, without the need for a Special Use approval; see generally, section 2.02.01 of the Land Development Code for specific uses under these categories:

1. Multifamily residential dwelling units
2. Neighborhood Public Service
3. Parks, playgrounds, playfields, recreational and community structures and uses
4. Off-street parking associated with permitted Uses.
5. Leasing, management and maintenance offices.
6. Maintenance storage areas.
7. Garages and enclosed storage areas, incidental to residential uses.
8. Accessory Uses to permitted principal Uses; see LDC § 2.02.04.
9. Home Offices under LDC §§ 2.03.07(J) and 2.02.04(B)(9).
10. Agricultural activities may continue on the property until such time as it is developed.

Special Uses. Home Occupations under LDC § 2.03.07, except that Home Offices are allowed as a Permitted Use.

- g. **The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking**

spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.

1. Minimum setbacks (measured at external site boundary lines to the nearest vertical wall of the structure):
 - a. From Right of Way. 75 feet (the NW Sector Scenic Edge)
 - b. From Property Line. 35 feet (the NW Sector Development Edge)
 - c. Minimum Building Separation for Fire Protection: See Fire Protection in (h)(10) below, which prevails over any lesser setback requirement.
2. Building Height: Maximum 45 feet, maximum three (3) stories. See definition of Height of a Building in Art. XII. The height limitations shall not apply to those portions of structures listed in LDC § 6.07.02. Buildings over 35 feet in height will comply with LDC and State requirements for fire protection.
3. Minimum lot size: The Project is proposed to be developed as a single tract.
4. Parking: Parking shall be provided within the Project at a ratio of 1.5 spaces per one/two bedroom dwelling unit and two spaces per three or more bedroom dwelling unit. An additional guest parking space is required for each four individual dwelling units. See LDC Part 6.05.00 and LDC Table 6.17.
5. Signage. One (1) entrance sign is proposed at the entrance to the Project on County Road 16A, consistent with the criteria in LDC 7.06.01(B), having a maximum Advertising Display Area of 100 square feet and a maximum height of fifteen (15) feet. Such sign may be incorporated into a wall, fence, or other structure that shall also not exceed the maximum sign height. Such sign shall be designed as a Monument or Ground Sign and shall be located outside of the public rights-of-way and shall not encroach into any corner sight visibility triangle required under LDC Section 7.00.06. Such sign may be internally or externally lighted and shall be landscaped.

Signs allowed in all zoning districts such as signs for ingress, egress or direction, Flags and Temporary Signs are allowed.

6. Lighting. Project lighting will comply with the provisions of LDC Part 6.09.00 and LDC § 5.03.06.H.6. For purposes of these standards, the zoning Lot line shall be considered the perimeter of the Project.
- h. **The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirement may be addressed based upon character or location of the Project.**
1. **Drainage.** An on-site stormwater management system will be constructed consistent with the requirements of St. Johns County and the St. Johns River Water Management District. The stormwater management facilities shall incorporate natural features that provide vegetation and buffers and promote wildlife habitat.
 2. **Site access.** Access will be provided via County Road 16A, with an emergency fire/rescue vehicle access on State Road 16 that would be secured by an automatic gate and a Knox Box (rapid entry system) for use by the appropriate emergency first responders. The conceptual locations of the access points are shown on the MDP Map. Protection of visibility for vehicles, cyclists and pedestrians shall be as generally provided in Section 6.02.05.C.4 of the LDC. Any site access improvements, including turn lanes, that are deemed required by the County will be provided at the Developer's expense and adhere to County and State standards, as applicable.
 3. **Pedestrian circulation.** Sidewalks will be provided along the project frontages on County Road 16A and State Road 16. Sidewalk connections will be provided to each, as generally shown on the MDP map. Sidewalks will adhere to all appropriate LDC sections and ADA guidelines, with a proposed width of six feet for internal sidewalks, six feet for the external sidewalk on State Road 16, and five feet for the external sidewalk on County Road 16A. Moreover, a proposed walking path/active trail is planned around the stormwater pond.

4. **Interconnectivity access points to adjacent properties.** The Project will connect to adjacent properties via County Road 16A. Along County Road 16A, the property to the west is pasture and Wards Creek. A U-Haul storage facility is under construction on the adjacent property to the east.
5. **Potential new or expanded thoroughfare or right-of-way location.** The Project includes the reservation of right-of-way along State Road 16 frontage for future widening. A 50-foot right-of-way reservation is shown on the MDP Map with an 80-foot overlapping scenic edge, consistent with the adjacent U-Haul storage facility.
6. **Open Space.** The Project complies with LDC § 5.03.03(A)'s and Coastal/Conservation Element Policy E.2.2.9(a)'s required minimum 25% open space. Open space areas provided within the Project include, but are not limited to, recreation, common areas, buffers, and landscaped areas.
7. **Conservation of Upland Natural Vegetation.** Consistent with LDC § 5.03.03.A.3, a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat, will be preserved. The location of this upland natural vegetation is shown on the MDP Map. Note, however, that due to the underlying property being primarily pastureland with minimal vegetation, natural vegetation will be planted as necessary.
8. **Recreation.** Active recreation for residential uses will be provided in accordance with LDC § 5.03.03(E). Assuming that the Project is constructed with 288 dwelling units, the required park acreage is 3.51 acres, based upon the County's requirement of 5 acres per 1000 population, using 2.44 persons per dwelling unit.
9. **Water and Sewer.** The proposed development will be served by centralized water and sewer service. St. Johns County is the utility provider for the area. A utility availability letter is included as **Exhibit 9**.
 - a. 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.
 - b. Utility connection points shall be installed as listed in the Availability Letter or as otherwise directed by the St. Johns County

Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

- c. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.
- d. No such improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.
- e. Existing septic system(s) or well(s) on the subject property, if any, will be properly closed and abandoned prior to construction plan approval.
- f. The proposed development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities pursuant to County Ordinance 2022-37. In no case shall potable water be utilized for irrigation. Per to the Utility Availability Letter, reclaimed water will be made available with connection to the proposed 12-inch reclaimed water main along CR 16A.

10. **Fire protection.** Fire service exists within five road miles of the Project at Fire Station 16 in Murabella. New construction in the Project will meet the Land Development Code Part 6.03.00 (Fire Protection Regulations) and the current edition of the Florida Fire Prevention Code. There must be a minimum separation of 10 feet from the furthest projection on a structure to the furthest projection of any other structure. If any two or more structures cannot maintain this separation, then such structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D, or the required fire hydrants shall be capable of providing an additional 500gpm for two hours. Such fire flow shall be in addition to that already required. See LDC § 6.03.01 and NFPA 1, Ch. 18. Any dead ends over 150 feet are required to provide a turnaround to accommodate a fire apparatus (NFPA 1, ch. 18).

11. **Solid Waste collection.** Solid waste collection will be provided by approved private contract haulers.

- i. **The amount of water and Sewer use, based upon the projected population, and the public Utility Providers, if applicable.** The approximate amount of expected water use is 86,400 gallons per day, and the approximate amount of expected

sewer use is 69,120 gallons per day. St. Johns County is the utility provider for the area.

- j. **The type of underlying soils and its suitability for Development of the proposed Project.** Nearly all of the soils on the site are sandy, quartz-type soils, based on information from the United States Department of Agriculture Natural Resources Conservation Service Soil Survey. Approximately 0.01 acre of Bakersville muck soil is indicated as being on the site. Fine sands are the predominant type of soil in St. Johns County and the southeastern seaboard. Development routinely occurs on this type of soil.

Soil Type	Mapping Unit	Hydric Soil Y/N	Acres (approximate)
Tocoi fine sand	34	No	12.86
Sparr fine sand, 0 to 5 percent slopes	44	No	5.85
Placid fine sand	63	Yes	0.48
Bakersville muck	69	Yes	0.01

- 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 has been used for cattle grazing and contains an agricultural pond. All of the approximately 1.27 acres of surface waters and wetlands are anticipated to be impacted. The existing vegetative communities and land uses have been characterized pursuant to the Florida Department of Transportation publication *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) as depicted on Figure 6 of the Environmental Narrative by Kaili Stevens, PMP WEDG of ECT dated July 13, 2023, Exhibit 7 of this application. The wetlands and non-wetland acreages provided below are estimates and are subject to review by applicable state and federal agencies. Any wetlands impacts will be subject to review by the St. Johns River Water Management District and if applicable, the U.S. Army Corps of Engineers or its agent.

Wetlands and Surface Waters

Wetlands and other surface waters are located on approximately 1.27 acres of the site.

Wet Prairies (FLUCFCS 643; 0.66 acres)

The two wetlands areas within the Project are within this FLUCFCS code. The vegetation typically observed include marsh pennywort (*Hydrocotyle umbellata*), soft rush (*Juncus effusus*), deer tongue witchgrass (*Panicum clandestinum*), panic grass (*Panicum oligosanthes*), knotweed (*Persicaria hydropiperoides*), manyspike flatsedge (*Cyperus polystachyos*), and tall flatsedge (*Cyperus eragrostis*).

Inland Ponds and Sloughs (FLUCFCS 616; 0.59 acres)

These communities are associated with depressions and drainage areas. This surface water is a manmade, upland-cut feature which serves as a cattle pond within the pasture. Historical aerials dating back to 1994 show this surface water on the property, functioning as a cattle pond. Standing water was observed in the cattle pond at the time of the field survey and no vegetation was observed.

Ditches (FLUCFCS 512; 0.02 acres)

This habitat consists of one man-made ditch that is connected to the cattle pond through a six-inch pipe. A review of historic and current aerial photographs suggests the ditch was excavated to aid in draining water offsite into Wards Creek. Standing water was not observed in the ditch at the time of the field survey, and no vegetation was observed.

Uplands

One upland cover-type is located on the site.

Improved Pasture (FLUFCS 211; 18.52 acres)

This habitat type covers the majority of the Project site. The vegetation present in this area includes Bahia grass (*Paspalum notatum*) and dog fennel (*Eupatorium capillifolium*). It has been used for cattle grazing.

- l. The type and extent of any Significant Natural Communities Habitat as defined by this Code. Listed Species information including locations, densities, and extent of habitat.** No Significant Natural Communities Habitat exists on the property. See the Environmental Narrative provided with this application. Per that Report and consistent with its findings, no Listed Species occur within the property.

- m. **Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.** A cultural resources report concluded that no cultural resources were detected within the project boundaries.
- n. **The type and extent of buffering, landscaping, Tree removal, Tree protection and buffering between adjacent Uses as needed to aesthetically screen uses and provide privacy.**

Perimeter Buffers. There shall be a 10-foot natural or landscaped buffer along all property boundaries, which may be part of the required building setbacks, Development Edges and/or Scenic Edges.

Upland Buffers from Wetlands. Except for areas where wetlands impacts (fill) occur adjacent to preserved wetlands, upland buffers shall be required and maintained between the developed areas and the contiguous wetlands as required under the Land Development Code.

Scenic Edge. There shall be an 80-foot Scenic Edge along State Road 16, and a 75-foot Scenic Edge along County Road 16A, which may include retention pond area.

Development Edge. Where there is not a Scenic Edge buffer, there shall be a minimum 35-foot-wide Development Edge along the perimeter of the project, which may include retention pond area.

Scenic and Development Edges, Generally. Scenic and Development Edges shall be screened through preserved natural vegetation or landscaped according to LDC §§ 6.06.02.G and H. Wet Retention/Detention ponds or stormwater systems developed within a scenic edge or development edge shall be designed as an amenity to the neighborhood and should be permanently protected from development. Any area of wet retention/detention pond or stormwater system lying within the scenic or development edge shall be required to vegetate along the entire perimeter of the banks. Vegetation shall include native grasses and understory plantings. (LDC 60.06.02.I.1)

Tree Protection. The Project will comply with County tree protection regulations.

Landscaping. The Project will comply with County landscaping requirements. The developer will provide a minimum of fifty percent (50%) xeriscaping or Florida Friendly landscaping.

- o. **PUDs 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 the provisions of such Special District.** The Project is not within a Special District.
- 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.** Construction trailers and a leasing office shall be allowed during construction of the Project. Temporary Signs are allowed in accordance with the LDC.
- q. **The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.** Accessory Uses will be allowed in association with the proposed uses, consistent with the Land Development Code. Such uses may include, but not be limited to, swimming pools and amenities for the residential use, essential services and HVAC units.
- r. **A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specific phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:**
 - (1) **the provision of an estimate of Uses to be developed within five (5) to ten (10) year phases. The estimated phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or**
 - (2) **the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided).**

The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07 of the LDC.

Development is anticipated to occur in a single ten-year phase, with commencement to occur no later than four years after the date the PUD is

recorded. Commencement is defined as the filing of a notice of commencement for horizontal construction within the Project. A progress report will be provided as required by the LDC. The earliest date that residents are anticipated to move into the proposed development would be July 2026, and the anticipated completion date of all construction would be December 31, 2029. Completion is defined as County approval of applicable as-built surveys.

- s. **The projected impact of the Project upon St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.** The proposed development will provide 288 units of affordable housing for low-income households in northern St. Johns County, under a long-term deed restriction. The Project is centrally located and in an area served by public infrastructure. The Project will assist in meeting the demand for housing and provide an opportunity for those seeking suburban housing under long-term leases with centralized management of landscaping, home maintenance and amenities.

- t. **A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.**
 - 1. **Density Bonus Restrictions for Affordable Housing, LDC § 5.07.03(B).** Section 5.07.00 of the Land Development Code and Future Land Use Policy A.1.11.1 allow a density bonus of 2 units per net developable acre for development of affordable housing. The applicant requests a waiver of the restrictions associated with that density bonus. For instance, Section 5.07.03(B) of the Land Development Code contains provisions regarding the design, distribution of affordable housing units and incomes, and management of affordable housing developments that are not applicable to other housing developments. By and large, these provisions assume that the density bonus is provided to a development containing affordable and market-rate housing. The developer is among the largest and most experienced owners and operators of affordable housing in the country, and intends to manage and own this proposed development over the long term. The requested waiver will further the County government's efforts to provide sufficient affordable housing meeting the needs of the County's people. This waiver is consistent with the County's Local Housing Assistance Plan, provided to the Florida

Housing Finance Corporation, which calls for the County to continuously review policies affecting the availability of affordable housing.

- 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 landowner agrees to comply with the commitments and conditions of the Master Development Plan, binding all successors and assigns in title.
- v. **When the 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.** N/A.

II. Compliance with General Standards. See LDC §§ 5.03.02 and 5.03.06

These requests are consistent with the Local Housing Assistance Plan adopted by County Resolution 2023-149. Its purpose is to “meet the housing needs of the very low, low and moderate-income households,” “expand production of and preserve affordable housing,” and “further the housing element of the local government comprehensive plan specific to affordable housing.”

In the Local Housing Assistance Plan, the County identifies three incentive strategies for meeting the housing needs of very, low, low and moderate-income households and expanding production of affordable housing, among the other goals. These three strategies include two required by the Florida Housing Finance Corporation: Expedited Permitting for affordable housing projects, and Ongoing Review Process. The “Ongoing Review Process” strategy is described as “An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.” The County describes its procedures as including the following: “[the] Planning and Zoning Agency and Board of County Commissioners (BCC) review policies, ordinances, regulations and plan provisions affecting affordable housing.” We ask the County and its Planning and Zoning Agency and Board of County Commissioners to approve these requests, to help meet its affordable housing goals and implement its plans. For this project (or any project) to provide affordable housing to low-income persons, government cooperation is essential.

- a. **Consistency with the Comprehensive Plan.** The following St. Johns County Goals, Objectives and Policies are applicable to this application, quoted or paraphrased below.

Housing Element

Objective C.1.1 Creation and Preservation of Affordable Workforce and Special Needs Housing

The County shall continue its housing implementation policies such as density bonuses, infill housing, and an expedited development review process for affordable workforce housing developments that provide for the development of sufficient housing in numbers, cost, and type to support existing and projected population throughout the planning period 2010-2025.

Policy C.1.1.1 St. Johns County shall continue to improve the supply of affordable workforce housing for very-low, low, and moderate income households and special-needs households and to implement neighborhood improvement initiatives. The activities initiated by the County include the following:

(b) Applying for and administering rent supplement programs and other grants for very-low, low, and moderate income households;

(d) Developing new and maintaining existing cooperative joint-venture relationships with the private sector, public agencies, and non-profit organizations;

Policy C.1.1.4 The County shall maintain its existing incentives for affordable workforce housing in the Comprehensive Plan and Land Development Code and investigate new incentives, as necessary.

Other Elements

Goal A.1: To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

Policy A.1.7.7. The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for the following: (a) protection of environmentally sensitive lands; (b) safe and convenient on-site traffic circulation; (c) provision of adequate on-site parking; (d) protection of wellheads; (e) regulation of subdivisions; (f) regulations for areas subject to seasonal and periodic

flooding; (g) drainage and stormwater management; and (h) provision of open space and landscaping; (i) regulations of roads, water and sewer infrastructure.

Policy E.2.1.6. The County shall continue to implement its LDRs that encourage all development to be designed in accordance with the limitations of the natural environment and require the conservation of water resources and use of innovative land development techniques to decrease water use. Water conservation standards shall include, but not limited, to the following:

- (a) Minimum preservation of at least five percent (5%) of existing native vegetation on site.
- (b) Minimum of fifty percent (50%) xeriscaping or Florida Friendly landscaping. Plant materials shall be native species or hybrids/cultivars of native species.
- (c) All plantings shall be selected based on the principles of Florida Friendly landscaping including planting the right plant in the right place and providing for efficient watering. Exempt from this requirement are golf courses, sports fields, Agriculture and Silviculture.
- (d) High Volume irrigation shall be limited to no more than fifty percent (50%) of the total irrigated landscape area. All plantings shall be grouped according to similar water needs for efficient irrigation zones. Exempt from this requirement are golf courses, sports fields, Agriculture, Silviculture or systems using Reclaimed water.

* * *

Policy F.1.3.8. Developments of Regional Impact (DRIs), Planned Developments (PUDs, PRDs) and other developments shall provide neighborhood-sized parks and playing fields within the development for their residents that meet the County LOS standard.

Policy G.1.11.1 St. Johns County shall continue to improve the supply of affordable housing for very-low, low, and moderate income households, workforce and special-needs households, and to implement redevelopment programs and neighborhood improvement initiatives. The activities initiated by the County include applying for various funding programs (for housing rehabilitation, infrastructure, public facilities, rent supplement, etc.); developing cooperative, joint-venture relationships (with the private sector, public agencies, and non-profit agencies); providing support to the Affordable Housing Advisory Committee (AHAC); administering the State Housing Initiatives Partnership (SHIP) Program Housing and Finance Authority and other housing programs that supply affordable/workforce

housing; and administering the existing and/or consider new Community Redevelopment Agencies (CRA's).

Policy G.1.11.6 The County shall continue to support cooperative and partnership activities among local governments, the private sector, and non-profit organizations, such as the St. Johns Housing Partnership, the Emergency Shelter and Homeless Coalition, and Housing Finance Authority, to provide housing assistance to meet the needs of very-low, low, and moderate income households.

- b. **Location and Suitability.** The proposed Project is consistent with the predominantly mixed-use nature of the area. The property proposed for development is of similar topography and soils to other developments in the area.
- c. **Minimum Size.** There is no proposed minimum lot size.
- d. **Compatibility.** The proposed development is compatible with the adjacent and surrounding uses. The commercial uses east and west of the site are compatible with multiple family dwellings and harmonious with the Comprehensive Plan's intent to allow for mixed uses and higher residential densities.
- e. **Traffic Impacts.** Any traffic impact will be subject to mitigation under the County's concurrency, impact fee or other successor program(s). Note that over \$1 Billion of road improvements are planned in the area, including:
 - i. First Coast Expressway, Green Cove Springs to I-95, under construction, which will help direct regional traffic away from State Road 16;
 - ii. Improvements to intersection of International Golf Parkway, State Road 16, and Pacetti Road, funded for construction.
 - iii. Extension of County Road 2209 from Silverleaf Parkway to State Road 16, funded for construction, which will provide an alternate, parallel north-south route for the area;
 - iv. Widening of State Road 16 from San Giacomo Road to West Mall Entrance (near I-95), funded for design; and
 - v. Widening of I-95 from International Golf Parkway to First Coast Expressway, in FDOT draft 5-year work program as of October, 2023; scheduled for construction beginning in 2027.

² See <https://www.fdot.gov/topics/fdot-work-program/district-2-wp-public-hearings>

- f. **Functional Classification of Streets Serving Proposed Development.** N/A
- g. **Information Regarding Existing Land Uses, Zoning, Roadway, and Significant Environmental Features of Adjacent and Surrounding Properties.** Maps and other information have been provided on these issues above.
- h. **Adequacy of Facilities.** Utilities are available to the Project. Fire service exists within five road miles of the Project at Station 16. Drainage systems will be provided on site.
- i. **Access.** Access will be provided via County Road 16A, with an emergency fire/rescue vehicle access on State Road 16 that would be secured by an automatic gate and a Knox Box (rapid entry system) for use by the appropriate emergency first responders.

III. Consistency with State Comprehensive Plan Requirements.

- a. **Housing.** All Housing Elements of local comprehensive plans must provide principles, guidelines, standards and strategies to provide housing for all current and anticipated future residents, and importantly, adequate sites for future housing including affordable housing. § 163.3177(6)(f)7.
- b. **Concurrency.** The proposed development will meet concurrency requirements.

IV. Consistency with State Statutes.

- a. **State Housing Strategy.** The State Housing Strategy, as recently revised, requires local governments to provide incentives to the private sector “to be the primary delivery vehicle for the development of affordable housing.” (See Ch. 2023-17 § 26, Laws of Fla. (CS/SB 102)). Local incentives may include density bonuses. State funds are to be made available only to local governments which provide incentives or financial assistance for housing. All housing initiatives and programs must be nondiscriminatory.
- b. **Concurrency.** The proposed development will meet concurrency requirements.

EXHIBIT D

Petition for Affordable Housing Bonus under LDC Part 5.07.00 November 9, 2023

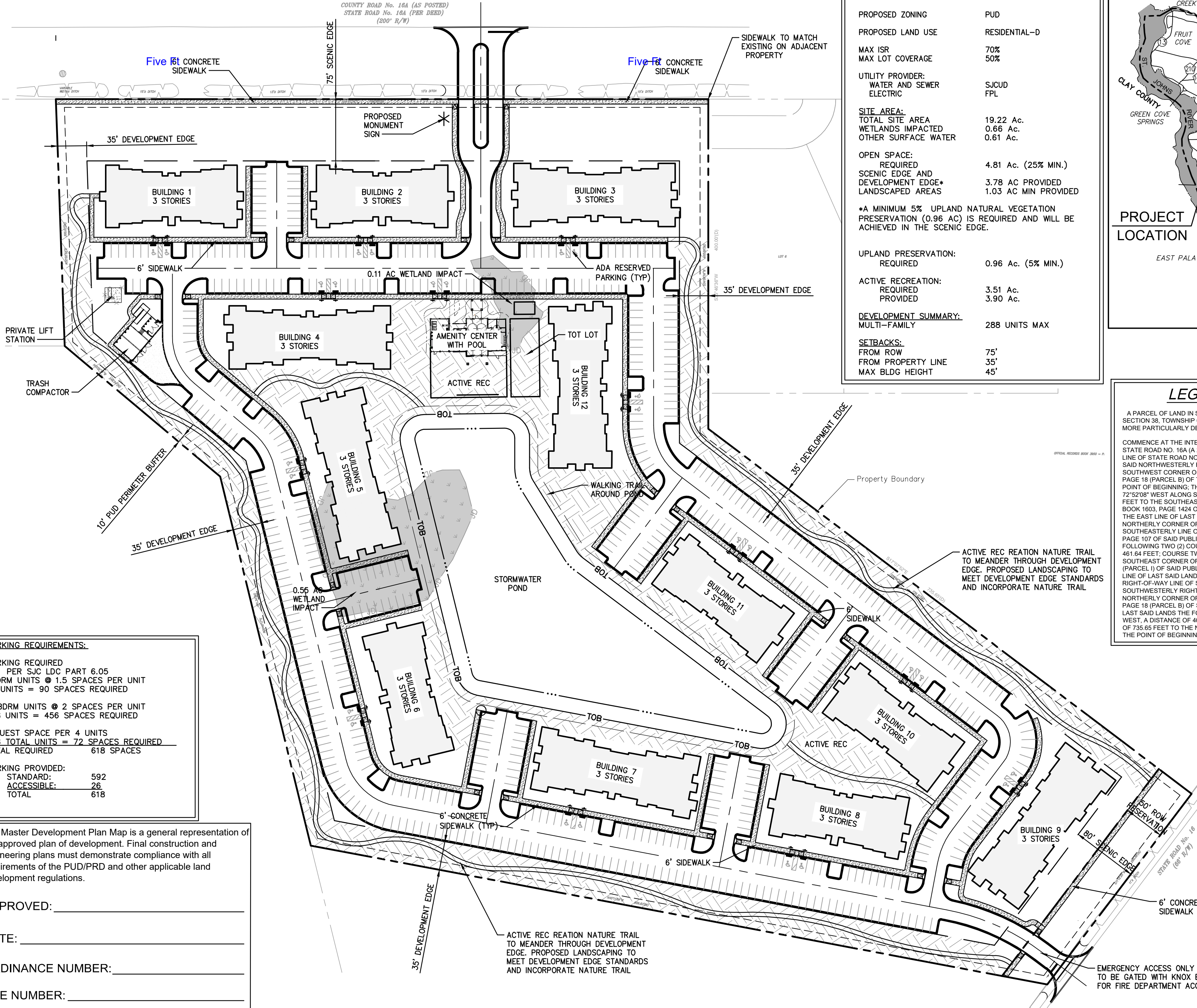
This is a petition for an Affordable Housing Density Bonus, also known as a Workforce Housing Density Bonus, under Part 5.07.00 of the St. Johns County Land Development Code. The proposed development is located at 6351 CR 16A and is approximately 19.22 acres. The request is for the 2-unit per net developable acre bonus, such that the proposed development may provide 288 units of affordable housing to low-income households in north St. Johns County. The current use of the property is as a cattle pasture. This request is made in conjunction with applications CPA(SS) 2023-9 and PUD 2023-18, for a small-scale land use and text amendment and planned unit development rezoning, respectively. These two other applications provide additional detail concerning the proposed development.

Compliance with Standards for Approval under LDC § 5.07.04:

- A. **Location.** The Development is located within the unincorporated area of St. Johns County.
- B. **Compatibility.** The proposed Future Land Use designation is Residential-D. This area is developed with varying densities and intensities. A portion of the development is buffered by Wards Creek. The Wards Creek single family subdivision is on the other side of Wards Creek. The property to the east is a multi-story, personal property storage facility under construction. The property to the southwest is vacant and owned by a church. The property to the north is largely comprised of the Silverleaf Development of Regional Impact, containing retail, single family and multifamily development. Over 3 million square feet of nonresidential uses are approved within Silverleaf. Development Edges and Scenic Edges are proposed along the development's boundaries. The County's largest employer, the St. Johns County School District, has five existing and planned schools less than two miles from this development. Please see the PUD application's MDP text and map for more detail.
- C. **Concurrency.** This development shall meet all County concurrency requirements at the level of impact calculated at the bonus density as provided in Article XI Concurrency Management.

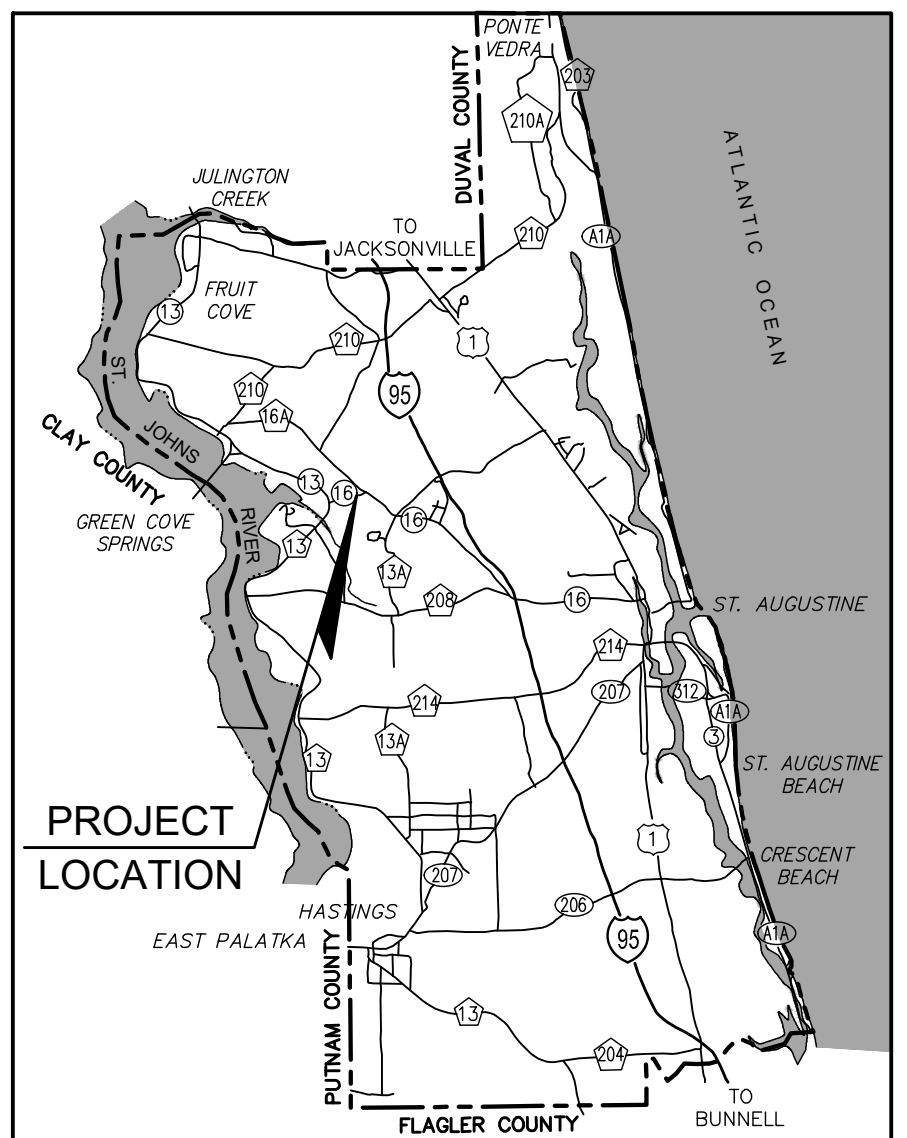
- D. **Adequate Assurances of Affordability.** If developed with the proposed use, a deed restriction would be recorded to guarantee for a period of 30 years that the household, upon entry to the unit, shall meet the definition of a low-income household. The definition of low-income households is provided in the State Housing Initiatives Partnership Program (SHIP) or applicable successor program, as published in the annual updates to its “Rents Adjusted to Unit Size” and “Income Limits Adjusted to Family Size by Number of Persons in Household” applicable to St. Johns County. Similarly, the deed restriction would restrict the maximum rents charged to such households to those provided in the State Housing Initiatives Partnership Program (SHIP) or applicable successor program, as published in the annual updates to its “Rents Adjusted to Unit Size” and “Income Limits Adjusted to Family Size by Number of Persons in Household” applicable to St. Johns County. The form of such deed restriction (guaranty) shall be subject to review and approval by the County Administrator and otherwise be consistent with section 5.07.03(C) of the Land Development Code (Oct. 2023). The form of guaranty shall also be subject to approval by the Office of County Attorney prior to certification of the final Site Plan. This guaranty/deed restriction is the proposed method and provisions regarding such assurance of affordability, for which approval is being sought by the Board of County Commissioners as part of this application under LDC section 5.07.03(C).
- E. **Adequate Provisions for Displaced Tenants.** No person is displaced from their housing as a result of the development.
- F. The proposed development is consistent with the goals, objectives and policies of the Comprehensive Plan and LDC Part 5.07.00 for the reasons expressed in the companion Planned Unit Development application.

Plotted By: Reuther, Chris Sheet Set: ##### Layout: C-100 October 10, 2023 11:48:08am K:\JAX_Civil\147681009 - Wards Creek\Cadd\PlanSheets\MDP\2023-10-10_PRESERVE AT WARDS CREEK MDP.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No other use or reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be permitted.



SITE DATA TABLE

OVERALL SITE DATA:	
PARCEL ID	0279810 0000
PROPOSED ZONING	PUD
PROPOSED LAND USE	RESIDENTIAL-D
MAX ISR	70%
MAX LOT COVERAGE	50%
UTILITY PROVIDER:	SJCUD
WATER AND SEWER	FPL
ELECTRIC	
SITE AREA:	
TOTAL SITE AREA	19.22 Ac.
WETLANDS IMPACTED	0.66 Ac.
OTHER SURFACE WATER	0.61 Ac.
OPEN SPACE:	
REQUIRED	4.81 Ac. (25% MIN.)
SCENIC EDGE AND DEVELOPMENT EDGE*	3.78 AC PROVIDED
LANDSCAPED AREAS	1.03 AC MIN PROVIDED
*A MINIMUM 5% UPLAND NATURAL VEGETATION PRESERVATION (0.96 AC) IS REQUIRED AND WILL BE ACHIEVED IN THE SCENIC EDGE.	
UPLAND PRESERVATION:	
REQUIRED	0.96 Ac. (5% MIN.)
ACTIVE RECREATION:	
REQUIRED	3.51 Ac.
PROVIDED	3.90 Ac.
DEVELOPMENT SUMMARY:	
MULTI-FAMILY	288 UNITS MAX
SETBACKS:	
FROM ROW	75'
FROM PROPERTY LINE	35'
MAX BLDG HEIGHT	45'



VICINITY MAP
NTS

PARKING REQUIREMENTS:

PARKING REQUIRED	
PER SJC LDC PART 6.05	
2BDRM UNITS @ 1.5 SPACES PER UNIT	
60 UNITS = 90 SPACES REQUIRED	
3+BDRM UNITS @ 2 SPACES PER UNIT	
228 UNITS = 456 SPACES REQUIRED	
1 GUEST SPACE PER 4 UNITS	
288 TOTAL UNITS = 72 SPACES REQUIRED	
TOTAL REQUIRED	618 SPACES
PARKING PROVIDED:	
STANDARD:	592
ACCESSIBLE:	26
TOTAL	618

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 NUMBER: _____

FILE NUMBER: _____

LEGAL DESCRIPTION

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A (A 200' RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 66' RIGHT-OF-WAY); THENCE SOUTH 72°52'08" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1057.89 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 72°52'08" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1603, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE NORTH 43°32'54" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 910.05 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS, SAID CORNER BEING ON THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 107 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) NORTH 22°06'14" EAST, A DISTANCE OF 461.64 FEET; COURSE TWO (2) NORTH 14°22'56" WEST, A DISTANCE OF 246.77 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 649, PAGE 109 (PARCEL I) OF SAID PUBLIC RECORDS; THENCE NORTH 33°39'53" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 300.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A; THENCE SOUTH 54°13'24" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 792.15 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) SOUTH 35°46'30" WEST, A DISTANCE OF 400.00 FEET; COURSE TWO (2) SOUTH 17°07'52" EAST, A DISTANCE OF 735.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 16 AND THE POINT OF BEGINNING.

LEGEND:

- PROPERTY BOUNDARY
- PERIMETER BUFFER
- FENCE
- WETLAND IMPACT AREA
- ACTIVE RECREATION
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

EMERGENCY ACCESS ONLY TO BE GATED WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 3
CORRESPONDENCE

15 October 2023

To: St Johns County and Planning & Zoning Division, 4040 Lewis
Speedway, St Augustine, Florida 32084

Subject: 6351 County Road, 16A

We live in Wards Creek, 133 Windwalker Drive, St Augustine, Florida,
32092, 300 feet from the subject property.

A few questions before I provide our issues related to the proposed
build of 288 apartments at 6351 County Road, 16A.

1. How many years behind is the County with infrastructure improvements to enable and handle additional builds like the 288 apartments?
 - A. Traffic and Roadways?
 - B. Services (Fire and Police)?
 - C. Schools?

2. Traffic and Roadways. There is already a serious congestion issue on CR16 and SR16. Both roads, especially the intersections, have experienced heavy traffic and numerous accidents. In fact, SR16 and Pacetti Road and International Parkway are among the most dangerous intersections in the county. This is within a 2.3 mile radius of the proposed build. The estimated number of vehicles along a one-mile stretch of road of 16A leading to the intersection of CR16 and SR16 is over 1,000. This includes Wards

Creek, Hollow Oaks, and Arbor Mill. This does not include the build of the Episcopal Church that will draw an estimated 1300 Parishers and their vehicles over three services. Another build is the U-Haul facility that will add additional traffic. This does not include the future builds along Silver Leaf that will add to an already serious problem at CR16 and SR16. **What is the plan to improve the infrastructure and widen roads from two to four lanes to support the current and proposed builds of commercial and Family homes?**

The proposal to add 288 more apartments to this stretch of road will add 576 more vehicles. Highly recommend not building the apartment complex.

3. Services (Fire and Police). St Johns County is growing faster than any county in Florida. There are only 2 fire stations that service zip code 32092. The county experienced 61,373 calls in 2022 an increase of 8.7% from the previous year. **What is the current or future plan to add more growth and personnel for fire and EMT service to an explosive growth in population?** There are 512 sworn law enforcement officers in the county which equals 1.28 deputies per 1,000 residents. In the NW district there were 64,826 service calls in 2021. The service calls included: offenses 2,547; traffic citations 2,707; traffic warnings 7,386; crashes 2,590 and arrests made 572. The NW district had one of the highest number of law enforcement issues in St Johns County. Neighboring NE district which has a seam that runs between the districts specifically CR16 and SR16 is the highest in most law enforcement violations. **What is the current or future plans to increase the number of law enforcement personnel to service the explosive growth of personnel moving into the county?** Safety and Security are two critical needs for those who live in our community to feel safe at home and around their home.

The proposal to add 288 more apartments will further strain the thinly financed public services. Highly recommend not building the apartment complex.

4. Schools. There are 293,000 students enrolled in SJC public schools. There are 536 portables in the district and the number is growing. There are only 2 schools serving our area. Mill Creek Elementary School (k-8) and Tocci Creek High School. Both schools are experiencing overcrowding. Silver Leaf advertised 2 elementary schools and a high school. These three schools will not be available until 2030. The plan is not to add more portables but to build schools to support growing population now.

The build of the 288 apartments would further add to the already overcrowding of both schools. Highly recommend not building the apartment complex.

We grew up in Northern Virginia, specifically Fairfax County, and have observed and felt the extreme growth without infrastructure improvements in all areas mentioned in this document. We retired from the military after 40 years and selected St Augustine as our home. It was the right choice however, if the growth does not slow, we all will experience exponential growth and the issues a district or community does not want. This is not DUVAL but it could be if the commissioners of St Johns County allow this growth to happen!

Mike & Megan Bills

Evan Walsnovich

From: Ernest WILDER <ernest.wilder@gmail.com>
Sent: Sunday, November 5, 2023 11:31 AM
To: Evan Walsnovich
Cc: Sylvie
Subject: proposed re-zoning / Preserve at Wards Creek

Property Address — 6351 County Road 16A, Preserve at Wards Creek

Hello Mr. Walsnovich — my wife and I live at 147 Windwalker Drive, located in the Wards Creek subdivision, and within 300 feet of the proposed zoning change. We're aware of the December 21, (1:30 p.m.) meeting and will attend, but wanted to voice our **objection** to this development in advance. The following issues must be considered —

School overcrowding — the highly touted County school system is under siege as residential development expands at unprecedented levels !! Unless we missed some information regarding Silver Leaf, there doesn't appear to be any new schools planned for (and/or within) the Silver Leaf development, in the next 3-5 years. We see a new high school being built on 16A.....much land clearing all around it for more homes.

Traffic congestion — what used to be a 5-8 minute drive from our neighborhood to shops and services in Murabella, takes at least 30 minutes on weekdays.....no accidents or foul weather to blame !! Even longer if you turn left on International Golf Parkway (IGP) to access I-95 on ramps. What will IGP be like once Home Depot and Bass Pro Shops are constructed ??

Public services — no new police stations or fire houses within Silver Leaf, and how many thousands of new homes are being built (or have been built) ??

Preserve at Wards Creek — 288 apartments with many having 3-4 bedrooms.....how can nearby schools handle this student population increase, not forgetting the burden posed by Silver Leaf, and more residential development coming on 16A (?) Please look closely at the developers site plan.....**one driveway** out of the Preserve on to 16A !! There'll be traffic congestion in the apartment parking lot !!

We're aware of the need for affordable housing, but this solution is a terrible fit on so many important fronts. An earlier (rental, single family home) development proposed for this property was rejected by Planning and Zoning , (and perhaps the County Commissioners as well) on or around July 2022. We're hopeful that similar commonsense thinking will prevail !!

Ernie Wilder and Sylvie Durand-Wilder
147 Windwalker Drive
St. Augustine, FL 32092
cell (703) 282-3030

Evan Walsnovich

From: AT&T Mail <cglover1962@att.net>
Sent: Saturday, November 4, 2023 10:11 AM
To: Evan Walsnovich
Subject: New development at 16 and 16a

My husband and I are against the new development. Not because we are against affordable housing but because there is nothing said about the congestion already in place on the roads. Also the schools are already overcrowded. The area is already being overbuilt without consideration of problems already in the area! We are tax payers in St. John's county and live in heritage landing, which is close to the proposed location. Carolyn and Ron Glover

[Sent from AT&T Yahoo Mail for iPhone](#)

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you believe this message is fraudulent or malicious, please contact MIS for further assistance.

Evan Walsnovich

From: Chris Mangefrida <chrism@bozard.com>
Sent: Saturday, November 4, 2023 8:56 AM
To: Evan Walsnovich
Subject: The Preserve at Wards Creek Apartments

To whom it concerns,

I am writing this email to voice my opinion in the matter of building the apartment complex at the corner of 16&16a. I would like to start off by stating how this is the modern day Greeks using a Trojan horse to gain access to the city of Troy. What started out a single family homes to offer families a quality life in this county has turned into a greed filled, profit centered change in plans to pack as many people into the smallest plot of land humanity possible. This is a slap in the face to the people who live in this area who agreed on the houses only to realize it was the first step in an elaborate plan.

The traffic alone should be enough to vote against this plan. The amount of time it takes to get through the light at SR-16 and International golf parkway is insane. When I got to work at 5:30am it takes me 18 minutes. On the way home it takes me 18 minutes just to get through that light. No matter which way you trying to go through it. When headed west on SR-16 traffic is stopped at the Murabella neighborhood entrance which is about 1 mile from the light. This forces people to drive through that neighborhood causing danger to the kids that live in there. Trying to get to Mill Creek Elementary in the morning takes about 30 minutes. This traffic is so bad that parents end up parking in the Publix parking lot off international golf parkway and walking across the street.

If the traffic wasn't bad enough, the over crowding in Mill Creek elementary and Toco Creek high school should be. I have 3 kids currently at Mill Creek. My youngest are in kindergarten. The cafeteria is not big enough to support the current amount of students School starts at 8:30 and at 10am they go eat lunch. This means that they go from 10am until 3:30 when they get home before they get to eat again. Furthermore the brand new high school is already holding class in portables.

Now let's talk about school transportation. There are two buses that service the neighborhood of Arbor Mill. These two buses only pick up the kids in our neighborhood that go to Mill Creek. One of those buses makes two runs. The lack of current support for the school is alarming and adding more kids that would ride those two buses would just be negligent. The kids that get picked up first get to school at 7:50. The kids that get picked up second regularly do not get there before the bell rings causing them to either not get an opportunity to go eat breakfast or miss 30 minutes of class.

I hope you will take the concerns I have mentioned into consideration and think about the current residents quality of life before making a final decision on this project. This area has already been duped by the county over the school that was slated to be built and only accessed inside of Silverleaf, only to have those plans revised. Between that school, the addition to Shearwater neighborhood and the continued building in Silverleaf SR-16a and SR-16 can not handle any additional traffic.

Thank You,
Chris Mangefrida
Service Manager
Bozard Ford Lincoln
(904)824-1641

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Evan Walsnovich

From: Kate <k.latycheva@gmail.com>
Sent: Friday, November 3, 2023 4:02 PM
To: Evan Walsnovich
Subject: Letter of opposition

Dear Evan Walsnovich:

I wish to express my sincere opposition to the Preserve at Wards Creek project. As a current resident/homeowner at Arbor Mills, my development will be significantly affected by the proposed housing.

- 1) as it is, traffic is already horrendous at various times throughout the day.
- 2) there is already not enough retail stores to accommodate the current area residents
- 3) schools and day cares are overcrowded and waitlisted
- 4) difficult to find a clinic or dentist as a new patient due to overwhelming amount of current patients for doctors or dentists

Please feel free to reach out to me for further discussion. I will do my best to attend the next scheduled meeting.

Thank you,

Sincerely
Kate Latycheva

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Evan Walsnovich

From: Meghan Craig <meghancraig1@gmail.com>
Sent: Friday, November 3, 2023 3:49 PM
To: Evan Walsnovich
Subject: Opposition to Rezoning for Preserve at Wards Creek

Hi Even,

I am a resident who lives in the Wards Creek community (right next to the proposed site) and I would like to voice my opposition to this project and the rezoning.

Over the years, we have seen the impacts of the overdevelopment in our area. A drive to the grocery store that used to take 5 minutes now takes over 20 minutes to go a few miles. The addition of portables to brand new schools is another indication that we do not have the right infrastructure in place to handle today's current residents, let alone, new multi-family units.

The biggest issue I have is the flat out lies from the developer regarding the impact on the current school system. Based on their proposed 288 multi-family units, they are anticipating only 42-48 additional students in the school district. If we assume that for a 2 bedroom, 3 bedroom, or 4 bedroom unit, the parent(s) accounts for only one bedroom and the remaining are for school-age kids, then that could mean an additional 588 kids in the school district.

	# of Units	# of Bedrooms	Primary Bedrooms	Pot E
2 Bedroom	60	120	60	
3 Bedroom	156	468	156	
4 Bedroom	72	288	72	

Even if all the non-primary bedrooms are not occupied 100% by school-age children, there will still be a significant impact on the schools as well as the roadways.

Thank you for your time and attention.

Regards,
Meghan Craig
444 Windwalker Dr.

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Evan Walsnovich

From: Mark Ferry <markaferry59@gmail.com>
Sent: Thursday, November 2, 2023 5:34 PM
To: Evan Walsnovich
Subject: Preserve at Wards Creek project

Thursday, November 2, 2023

Dear Evan Walsnovich:

I wish to express my opposition to the Preserve at Wards Creek project. There has been so much development of land into housing in this area over the past 6 years that there isn't enough infrastructure or retail stores to support any more. We are already oversaturated and overcrowded. It often takes 20 minutes to get from 16/16A down to 16/IGP as it is now. If we add more families to the area the traffic will be untenable.

Thank you.

Mark Ferry

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Evan Walsnovich

From: Robin Mecka <wrm1082@icloud.com>
Sent: Wednesday, November 22, 2023 4:18 PM
To: Evan Walsnovich
Subject: Rezoning wards creek

Evan Walsnovich,

I am writing in regards to the rezoning of the current cow pasture for the Preserve at Wards Creek housing project. With all due respect what are you all thinking? This area is already a nightmare with all the construction, most of it isn't near completion. When we moved here years ago to be closer to my aging parents in World Golf Village it was a rural area. We were 5-8 minutes away. Now there is almost nothing left not being built on. It frequently takes me 30-45 minutes to travel 2 miles to Publix. Traffic backs up during school drop off/pickup times for hours. Never mind when the regular accident on I95 that blocks travel lanes is diverted through SilverLeaf. So many poor decisions have been made already, now this? We never see eagles anymore, just dead wildlife on the side of the road, since they have no where to live. Also, I'm not sure if you travel in this area but affordable/low income housing? What services are available here? No mass transit, not even sidewalks most places and already overcrowded schools. The only grocery store is Publix and although they area really nice, affordable isn't a word I would use to describe them.

If we wanted to live in a crowded over populated area we would have moved to Duval. Everything that made St Johns county special has changed. It's just so sad.

When considering this matter please keep the current residents in mind.

Sincerely,
Robin Mecka

Sent from my iPad

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From: Tami Rich <trich@sjcfl.us>
Sent: Thursday, December 14, 2023 4:29 PM
To: Trevor Steven <tsteven@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>
Subject: FW: Re -zoning hearing on December 21, 2023 for 16A multi unit proposal

Maybe REZ 2023-16 ??

From: Adele Collins <adelejcollins@msn.com>
Sent: Thursday, December 14, 2023 4:15 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>
Subject: Re -zoning hearing on December 21, 2023 for 16A multi unit proposal

Good Afternoon,

I am writing concerning the upcoming rezoning of a parcel of land on 16A next to Wards Creek development to be held on December 21, 2023 at 1330. I would like a copy of the **environmental impact** study for this plot of agricultural land. The land is used for hunting and feeding purposes by the adjacent Great Blue Heron colony in the trees next to it and Wards Creek, and also for a Bald Eagle that has its nest in the trees between Arbor Mills and Wards Creek. Both of these species are listed on the current list held by the National Archives for the Migratory Birds Treaty Act of 1918 and the Bald Eagle is also listed in the Bald and Golden Eagle Protection Act of 1940. Both bird species are to be protected from building that will limit their food sources. Both species are seen almost daily hunting rodents, snakes and large grubs in this agricultural field.

This is why I am requesting a copy of the environmental impact report that has to have been completed by the potential construction company of the multi unit development prior to any rezoning of the land.

Thank you for all you do to protect St. John's County and our migratory bird population that are essential to our St. Johns County ecosystem.

Sincerely,

Adele Collins
Retired Federal Biologist
108 Athens Drive
St. Augustine FL 32092

Sent from [Mail](#) for Windows

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Evan Walsnovich

From: Alan Irvine <alanirvine@comcast.net>
Sent: Tuesday, December 19, 2023 7:32 AM
To: Commissioner Sarah Arnold; Evan Walsnovich
Subject: NO affordable housing.

Sarah,

I strongly object to the affordable housing proposed for Hwy 16 @ Silverleaf.
SJC should instead hold the current property managers accountable for what is already here.

Why would a county want to approve more of this. This development listed below is 12 months old , and I am sure when it was pitched to the commissioners they all talked about how great it would be.

The proposed new development will be no different.



Tenants say they're moving out of St. Johns County affordable housing complex due to 'disgusting' living conditions
news4jax.com

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Evan Walsnovich

From: SCOTT CRAIG <sjcsgt05@hotmail.com>
Sent: Monday, December 18, 2023 4:05 PM
To: Evan Walsnovich
Subject: Affordable housing project - Rt16a
Attachments: Opposition to the Preserve at Wards Creek.pdf

Good afternoon Mr. Walsnovich:

We are writing you as residents of Wards Creek in regard to the proposed affordable apartment complex on Rt 16a between the Wards Creek community and the U-Haul facility. It is our understanding this matter will be coming before your department on December 21st asking for a zoning change to accommodate this PUD. We attended the community meeting arranged by the developer to have a full understanding of the proposal. This proposal includes 288 apartments of which 60 are 2 bedrooms, 156 are 3 bedroom and 72 are 4 bedrooms. The developer claims this complex will only impact our currently overburdened school system by 42-48 students. Purely based on the numbers this is completely under estimated, why would a family have 2, 3 or 4 bedroom units and not have children? This shows that all 288 units have the capacity to house children. The complex will have 622 spaces for 288 units, that is potentially 622 additional vehicles impacting our already congested roadways in this area. The bottom line is the infrastructure is not in place to support the size of this proposed complex. We already saw two years ago that a 115 single family rental home community was stopped for these same reasons it doesn't make any sense that a complex more than double that size would be permitted. We have attached a document with the issues that further detail the problems for our community and surrounding communities for your review. Based on these issues we are requesting that you do not approve the rezoning of this parcel of land for this multifamily apartment complex.


Thank you,
Scott & Meghan Craig
444 Windwalker Dr.

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Opposition to the Preserve at Wards Creek

Affordable Housing - 11 Apartment Buildings with 288 Units



Quick Facts to the Proposed Build



- Build Site right next to Wards Creek (SR 16A and SR 16) with entrance off SR 16A
 - 11 Three Story Apartment Buildings
 - 288 Units
 - 60 - 2 bedroom units
 - 156 - 3 bedroom units
 - 72 - 4 bedroom units
 - Target Residents are low income families
 - 622 Parking Spaces
 - Income limits for residents (2023)
 - 1 person - \$37,200
 - 2 people - \$42,480
 - 3 people - \$47,820
 - 4 people - \$53,100
 - 5 people - \$57,360
 - 6 people - \$61,620
 - Income limits are never reverified after acceptance
- 

Issues with Proposed Build – School Capacity

- Developer claiming impact on schools to be 42-48 students.
- With the target community for this site being families, the number of student impacts will likely be significantly higher.
- With most school's being close to capacity, the additional hundred of students will also require more teacher and resources

	Number of Units	Total Bedrooms	Primary Bedroom	Additional Bedrooms
2 Bedroom	60	120	60	60
3 Bedroom	156	468	156	312
4 Bedroom	72	288	72	216
Total	288	876	288	588

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Issues with Proposed Build – School Transportation

- The proposed site is under 2 miles from all surrounding schools
- School policy is that school buses do not pick up students if their home is under 2 miles from the school
- This will cause an increase in school traffic from parents dropping kids off and picking kids up
- If they are zoned to Wards Creek elementary, there are no sidewalks along SR 16
- Shortage of bus drivers currently causing double runs for both pick up and drop off

Issues with Proposed Build – Income Limits

St. Johns County Workforce	Starting Salary	Resident	Income Limitation
Teacher	\$47,500	1 Person	\$37,200
Teacher w/Masters	\$49,000	2 People	\$42,480
Sheriff	\$59,000	3 People	\$47,820
Fire Fighter	\$47,800	4 People	\$53,100
Registered Nurse	\$58,420	5 People	\$57,360
		6 People	\$61,620

Developer marketing this to benefit the St. Johns County workforce, claiming to be targeted towards Fire, Police, Teachers and Nurses.

Federal law would prohibit them from only renting to the St. Johns County workforces. They are not allowed to dictate who can/can't live there based on where they currently work.

Issues with Proposed Build - Infrastructure



Lack of available schools now, some are planned for future years and others have not been funded



Increase road congestion (wait times at SR 16 and IGP steadily increasing)



Slower emergency response times



Social programs for affordable housing residents is not readily available



Lack of public transportation



How does all this new build affect the utilities?

Electrical Grid
Water Supply
Sanitation
Natural Gas Supply

Voice Your Opposition



Evan Walsnovich
– Lead Planner

ewalsnovich@sjcfl.us

Commissioner
Arnold

bcc2sarnold@sjcfl.us

Planning and
Zoning Meeting

Thursday, December 21st @ 1:30pm

Evan Walsnovich

From: Richard Loeffert <rsstaug@yahoo.com>
Sent: Thursday, January 18, 2024 1:41 PM
To: Evan Walsnovich
Subject: Wards Creek Preserve Apartments Proposal SR16 and 16a

Because of inadequate infrastructure, extremely overcrowded schools, overcrowded roads and inadequate access to the proposed site we are totally against this proposed development.

Richard and Sally

Loeffert
139 Athens
Drive
St Augustine Fl 32092

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Evan Walsnovich

From: Daniel Malloy <dvm527@bellsouth.net>
Sent: Thursday, January 18, 2024 7:31 PM
To: Evan Walsnovich
Subject: Wards Creek Development

As an 18 year WGV resident I wish to go on record that I firmly oppose the proposed development of the acreage on SR 16 Just consider the following
Wards Creek elementary seriously overcrowded presently
Siverleaf is adding 9000 homes to our area
The traffic already is in creditably heavy
What once was a pleasant place to live is becoming a nightmare

I ask you please come out here some day around 5PM to see the traffic backups on SR 16 and WGP

There has to be a better place for this project

Dan Malloy
2441 Den St

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Evan Walsnovich

From: Sherri <spapa.howard@gmail.com>
Sent: Friday, January 19, 2024 7:04 AM
To: Evan Walsnovich
Subject: project: PUD 2023-18,

Dear Mr. Evan Walsnovich,

I write this letter as a resident of the area. Please do not allow this project to be approved. There are too many projects approved in this area. This is unfair to the residents in the community as well as all of the growth in the area.

Sherri Howard

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Evan Walsnovich

From: Beth Pospyhalla <bethpos@bellsouth.net>
Sent: Friday, January 19, 2024 8:33 AM
To: Evan Walsnovich
Subject: Preserve at Ward's Creek Affordable Housing Project

Evan,

We strongly OPPOSE the proposed affordable housing development near Silverleaf and CR 16A. Not sure where you live, but we live within blocks of that intersection (in King & Bear) and it is a total MESS! The development in this area was not carefully planned, traffic is abominable. Nothing should be done until the roads can adequately accommodate the traffic. We have lived in the same home for 18 years and are disgusted/disappointed with the turn of events in our county. While I am one of the few that is in favor of the Silverleaf development, because of the N/S thoroughfare of CR 2209 (which was much needed)! We still see too much development and are concerned about not only the horrific traffic, but the lack of schools, the runoff from all the development (storage, housing, shopping etc). Not the right location!

RECONSIDER THE LOCATION OF THIS PROJECT!

Beth Pospyhalla
2129 Crown Drive
St. Augustine, FL 32092

Sent from my iPad

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Evan Walsnovich

From: Donna Raiff <dfjr63@gmail.com>
Sent: Friday, January 19, 2024 12:03 PM
To: Evan Walsnovich
Subject: Preserve at Ward's Creek Affordable Housing project

Sir

This email is to express our concern and request the two applications that make up this project the Preserve at Ward Creek project, PUD 2023-18 and CPA(SS) 2023-09 be denied. As a resident of King and Bear we have major concerns and issues with this project. The concerns are as follows:

- Lack of infrastructure to support this project. With current growth already in work, The current infrastructure does not support this growth. Traffic congestion and unacceptable delays multiple times during the day already occur. This expansion will exasperate a current problem.
- High potential for increased crime brought on by affordable housing residents.
- Degradation of property values in King And Bear due to proximity of "Affordable Housing"
- Egress from the back gate of King and Bear is hazardous with current growth. Additional traffic flow will exasperate this issue.

Controlled growth vs the current strategy of unbridled growth to line the developers pockets without concern of current residents and majority taxpayers needs to be stopped and reassessed in a total community perspective.

Request OUD 2013-18 and COA(SS) 2923-09 be denied.

Thank you for your time,

Respectfully,

Herman's and Donna Raiff
3194 Crown Drive
St Augustine, FL 32092

Evan Walsnovich

From: Jesse Kane <jesseakane@yahoo.com>
Sent: Monday, January 22, 2024 8:07 PM
To: Evan Walsnovich; Commissioner Sarah Arnold
Subject: PUD2023-18, CPA (SS)2023-09 Ward's Creek Affordable Housing Project

Dear Mr. Walsnovich and Ms. Arnold,

We wish to express our opposition to the two applications listed above. We are opposed to further development along the area bound by SR 16 and CR 16A in the World Golf Village Area.

When we purchased our home at 4858 Boat Landing Drive almost 10 years ago, we did so with the idea that it would be our retirement residence. We did so with the idea that it would be close to our children who live in St Johns County and that a gated community would allow us to walk the neighborhood with less concern about being an easy target to crime and traffic. Further, there was much less commercial and residential development. We are getting close to retirement and when we are there on weekends and holidays, we are astonished at the large amount of traffic and congestion that is present. It is difficult to get onto 16A from World Golf Village and with more housing proposed it will be almost impossible to get onto the road.

The entire area is unprepared for more development. It seems like there has been no planning for this area. With a new school being built further up SR 16 to handle the Shearwater expansion, traffic on SR 16 will be backed up tremendously on the road with one lane in each direction. Compare that to Silverleaf that already has a road with 2 lanes in each direction and Longleaf Pine which handles traffic from Rivertown and has 2 lanes in each direction. The roads that border the land proposed for rezoning should be widened before any further development occurs and the cost should be handled, at least in part, by the developers.

So in conclusion, we are opposed to any zoning changes that would increase the population until the infrastructure is built to handle it and all the housing in the Silverleaf and Rivertown areas is completed. Otherwise it will be a significant safety issue and senior citizens like us will bear the brunt of the problem and we fear there will be significant casualties and loss of life.

Thank you for your attention to this matter,

Janice and Jesse Kane, M.D

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