



Minutes
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY

Thursday, September 21, 2023 at 11am

The regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency was held on Thursday, September 21, 2023 at 11 a.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

MEMBERS PRESENT: Gregory Matovina, District 1, Chair
Meagan Perkins, District 4, Vice Chair
Elvis G. Pierre, District 2
Henry F. Green, District 5

MEMBERS ABSENT: Eugene Wilson, District 3 (No school board representative)
Jack Peter, District 4
Dr. Richard A. Hilsenbeck, District 3

STAFF PRESENT: Christine Valliere, Asst. County Attorney; Lex Taylor, Asst. County Attorney; Michael Roberson, Director Growth Management; Teresa Bishop, AICP, Planning Division Manager; Debbie Willis, GIS Systems Analyst; Jasmine Allen, GIS Technician; Tom Stalling, Communications Specialist; Marie Colee, Assistant Program Manager.

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- Call meeting to order at 11 am
 - Pledge of Allegiance
 - Reading of the Public Notice statement by Perkins
 - Public Comments: None

Matovina: Explained the procedures for this meeting. That the Applicant will make their presentation first, followed by four (4) designated representatives acting on behalf of various groups of people. These representatives will be allotted 10 minutes each. Items 2 and 3 will be heard at 1.30pm. There will be a lunch break at around 3pm, followed by any further discussion to be heard on Item 1.

AGENCY ITEMS:

District 4

1. PUD 2023-02 Ponte Vedra Resort. Request to rezone approximately 91 acres of land from Open Rural (OR), Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential District (R-2), Commercial District (R-3), and Recreational District (R-4) to Planned Unit

Development (PUD), to allow the redevelopment of resort lodging, restaurant, recreational, commercial, and office facilities within the Ponte Vedra Inn & Club and the Lodge Property.

Staff: **Teresa Bishop**, AICP, Planning Manager

Ex Parte communication declared by the Agency members.

Perkins: Met with Ms. Ellen Avery Smith and Mr. Patton on August 9, 2023. Discussed the application and they answered questions.

Pierre: Met with Ms. Ellen Avery Smith and Mr. Paton on August 9th. Received a presentation from them.

Greene: Met with Ms. Ellen Avery Smith and Mr. Paton. Had a conversation with Mr. James Whitehouse. Also has some letters at home that have come in regarding this matter. Will turn into staff on Friday.

Matovina: Met with Ms. Ellen Avery Smith and Mr. Paton before August 9th. As the application has morphed, had several further conversations with Ms. Smith about the process that PZA are going to follow today. Also had a call with James Whitehouse.

Matovina: Invited Senior Assistant County Attorney to explain the Board's charge today, as their charge is not as broad as may appear.

Staff (Valliere): This item includes land both inside the Ponte Vedra zoning district overlay and outside. The outside portion, the OR portion, that is associated with the Lodge parcel, in particular the Sports Club on the West side of the boulevard is the focus of this Board. This meeting will hear from the applicant about that parcel and what is planned for development in that area. So the recommendation from the PZA will be limited to the area that involves the OR parcel.

Matovina: Explained further that there are quite a few waivers listed but a number of the waivers do not apply to this particular parcel. The PZA recommendations will deal with the waivers that do apply.

Presenter: Ellen Avery-Smith; (Rogers Towers, PA, 100 Whetstone Place, St Augustine Fl 32080) presented the rezoning request for the Ponte Vedra Resort PUD. Explained that as this PZA Board are the Board for St. Johns County and the recommending board that is the most experienced in dealing with PUDs and waivers. They will rely on the Agency members expertise today and therefore not walk through waiver by waiver for the PUD. Advised they will provide an overall look of the PUD so everyone can see the components for all of the property. Introduced other members of the presenting team.

Applicant: John Payton (President, Gate Petroleum Company Corporation, 95470 San Jose Boulevard, Jacksonville Fl. 32257) Explained they are a family business operating for over 60 years, a local company that is asking for permission to improve the local resorts. Provided the vision for the Resort. Has invested over \$150 million since their ownership. Ponte Vedra is about to celebrate its 100th anniversary. Since the lodge is 35 years old, his company is proposing to make improvements. Ponte Vedra Inn and Club is the only AAA 5 Diamond Resort in St Johns County. It employs almost 1000 employees with a \$28 million payroll. Generates almost \$10 million annually in tax revenue that includes, bed tax, sales and property taxes. The Lodge and Club at Ponte Vedra Beach is a Four Diamond Resort. Generates \$2.6 million in sales and property taxes and bed tax revenue. 150 employees with \$6 million payroll. Both resorts need investment.

Presented photos of the resorts and why they need investment. On the Ocean side the buildings are very low built on slabs, on sand dunes. They are not storm resistant. Prepared a master plan, to upgrade, that has lasted over 5 years. Without investment the resorts will not continue to be competitive.

The improvements that need to be made are expensive. The Surf Club needs to be replaced. After FEMA regulations, it will sit on 557 pilings that are 53 feet long. Will spend over \$2 million even before getting the building built above ground. The architecture will be in keeping with the character of the area. None of the buildings, from finished floor, exceed the height of what is currently on campus. They have three buildings that are three stories or more. These buildings will not be any taller than that. They are meeting all the code objectives.

Presenter: Noah Mark (Architect, Urban Land and Miller, 1301 River Place Boulevard, Suite 1818, Jacksonville, Florida). Presented the new architectural design for the Ponte Vedra Resort Fitness Club situated adjacent to the Carlisle. Presented the design also for the Inn and Sports Club, and the new Surf Club.

Presenter: Avery-Smith: Confirmed that on the Lodge PUD of approximately 11 acres, there will be no development of the lagoon area. Explained what can occur on the property today without a PUD. This property has existed since 1928 and is zoned commercial. It has buildings that predate the Comprehensive Plan of 1990. Also has buildings that predate the Ponte Vedra Zoning District regulations of 1990. The future land use maps contemplate a commercial node within the center of Ponte Vedra Beach where the Inn was located. Explained the commercial and residential allowable uses today.

Explained the benefit to resolve this property to a PUD. That it prohibits future development of the land other than resort related uses. It allows the owner in the community certainty as future viability of the five inn club and the diamond resort that is for the Lodge. A PUD will prohibit any non-resort related uses, including residential units that are not part of the resort or not cottages.

Brad Davis (Civil Engineer, Proser, 1391 South Park, Jacksonville Fl 32224) Explained waivers 1 and 24 relating to the building height, the resiliency and existing condition. Defined height as distance from Finished Floor Elevation (FFE) to top of structure. Eliminated language allowing for 10 additional feet for mechanical, chimneys, etc. Regulatory agencies determine height below FFE. Buildings must comply with FEMA, FDEP and the St Johns County Land Development Code for flood elevation, storm surge, wave action and other relevant factors. Several buildings on the property today exceed 35 feet (as measured from FFE). They either predate overlay or were previously approved as waivers. Between the most stringent of these agencies, that is what dictates the FFE. The project cannot control that. The property is almost 100 years old so there are many buildings on the property that exceed the 35 feet height requirement through a waiver.

Provided photo examples of the historic Ponte Vedra Inn, which is located on the West side of A1A, with its building height, per application definition as being 54 feet, and the top of the building elevation being 65 feet. The ground level of Ponte Vera Boulevard has an elevation of 10 feet. The front door of the Inn has an adjacent grade elevation of 10.5 feet which is close to finished floor elevation due to the age of the building. Based on a survey, the top of the building is elevation 65 feet.

On the ocean side of A1A, the existing Ocean House is directly adjacent to the ocean. Therefore subject to the velocity flood zone from FEMA. Ponte Vedra Boulevard is at elevation 10 feet. Adjacent grade elevation on

the footpath is 13 feet. Constructed finished floor elevation is 18 feet. That was determined by the FDEP that regulate wave crest. This comes from the ocean when we have a storm event. We cannot have a single structural member lower than the wave crest. In this case that is elevation 15 feet. Our structural members of our foundation dictate that our actual finished correlation is 18 feet. The top of the building is elevation 53 feet. The top is per our definition in the PUD.

Ponte Vedra Boulevard is the proposed Surf Club. Ponte Vedra Boulevard is elevation 10 feet. Elevation 13 feet is the adjacent grade just like the Ocean House. That is what the County would define their adjacent grade as. There is the lower structural elevation of 15 feet that is predicated based on the DEP study. That is the lowest floor that dictates the finished floor of 18 feet. So 18 feet is the starting point. This is what the State of Florida says our starting point for the building is to be, to make it more resilient. Based on the PUD we have requested 54 feet for the Surf Club building height as that is the height of the Inn. The new top of building will be 18 feet, plus 54 feet to give 72 feet. Looking at it from a County's perspective you have 72 feet, minus the adjacent grade of elevation 13 feet, giving 59 feet. So there is a 5 foot difference of the County's definition and what we have prescribed in the PUD. You will see in a perspective, the top of our building height was 40 feet on the Ocean House, and now that will be 54 feet. That is the difference in height which means the Ocean House today and the proposed Surf Club.

Across the street to the Sport Club, we do not have any wave action to look at, so we are back to St Johns County standards to meet the finish elevation. Elevation 12 feet plus 54 feet is what we are asking for. New elevation at the top of the Sports Club will be 66 feet, and will make this building 66 feet high, relevant to the St John's County Code.

At the proposed Lodge Fitness Center, the Ponte Vedra Boulevard's elevation in this area is 11 feet. Adjacent grade is 12 feet. St Johns County would dictate the finished floor elevation at 13 feet. Based on the proposed ask of 55 feet tall building, from the finished floor elevation will put the maximum height at elevation 68 feet. As per the St Johns County code the building itself would only be 56 feet.

West Side of A1A:

Proposed Structure Height:

Golf Club House: 45 feet.

Sports Club: 54 feet.

Existing Structures that will not change in height:

Island House: 45 feet

Ponte Vedra Inn: 54 feet.

The Spa: 35 feet

East Side of A1A:

Proposed Structure Height:

Room Buildings: 45 feet

Surf Club: 54 feet

Atlantic House: 45 feet

Palmer House: 35 feet

Fitness Center: 55 feet

Existing Structures that will not change in height:

Peyton House: 43 feet

Ocean House: 43 feet

Lodge: 43 feet and 57 feet

Presented existing images of the buildings on Ponte Vedra Boulevard, and a comparison with a 3D image of what the proposed new Surf Club and the Sports Club buildings would look like when driving South down Ponte Vedra Boulevard.

(48:02)

Presented a slide showing waiver 9 with maximum building lengths of each building. The two buildings that would change are the Surf Club that is currently 349 feet, and will go to 365 feet. And the Sports Club, that does not exist yet, will be 416 feet. The Room Buildings that currently range from 139 feet to 289 feet will not exceed 289 feet in length.

In the Lodge building area, the proposed Fitness Center the proposed fitness center will go from 91 feet to 256 feet. There will be no change to the length of the Ocean Front Lodge nor the Palmer Building.

(53:50)

Presenter: Ellen Avery- Smith: Advised there will be a 40 feet separation between the Carlisle Building and the building next to it. Increased this in the PUD text dated September 1st, 2023. Changed the definition of the setbacks so they will only be measured from the property line. Will adhere to a 10 foot set back from the Carlisle Building. Advised the additional square footage of the guest rooms will be 497,990. Made up of resort space, guest rooms, garage and surface parking.

(59:35)

Presenter: Lindsay Hager (Planning Manager ETM, 14775 Old St Augustine Road, Jacksonville)

Presented the proposed traffic flow. Explained that non-residential development is exempt from concurrency when looking for capacity improvements. They are required to provide site operational improvements that is included in their PUD text. This PUD has existing traffic development. Presented slides that show the minimal impact the project would have on roadway capacity. On Ponte Vedra Boulevard it would be 11 percent in PM peak hour. This is from Solana Road to Duval County Line. From Ponte Vedra Boulevard to SR A1A to Corona Road it would have a 4 percent PM peak hour increase. Resort check in is at 3pm and check out is at 10am.

(1:04:30)

Staff: Ben Poulson (Transportation Development Division, Growth Management) Explained the waiver for building height and that the County adopts the FEMA requirements and they will go 2 feet above that with the additional requirement to be on the ocean DE zone as being a 2 foot Freeboard. Freeboard is an additional buffer between the County's regulatory elevation and the actual elevation that FEMA sets. They get credit as a community for applying an additional buffer to what FEMA sets. We get insurance discounts as a whole for having this additional buffer, unless there is an outlier, if the State is higher. If FEMA says 13 feet, the County says 15 feet, and the Wave Crest per the CCL analysis is 17 feet, then we have to be 17 feet. The County does not apply a Freeboard on top of wave crest. The Ponte Vedra area is a little more sensitive to

wave action than some other areas of the County. Especially a little bit on Anastasia Island area that is more heavily protected where the homes are set back quite a bit of distance from the ocean line. On the Boulevard and in the North Beach area where the homes are right on the water line, there is an observable hazard right there.

Presented an over view of how a building on the ocean has to have pilings, with the natural grade elevation, and the structural floor system that ties the pilings to the building. Explained this is a general requirement so the building is off the ground. The regulatory requirement is the lowest construal member of the building. On ocean front it is generally the pile cap or the bottom of the structural floor that ties the pilings to the building. For a large commercial building like this, the structural floor system could be up to three feet thick before we even get to the first habitable floor. It would be quite substantial and more than a normal home construction in this area.

The County measures building height from lowest adjacent grade to the top of the structure. The applicant is proposing relief from that. They are asking to be measured from finished floor to the top of the building. The measurement from first habitable floor to the grade, is an elevation that can vary. The applicant has mentioned 5 feet. Explained that would not be uncommon in Ponte Vedra for a structure like this.

Further discussion occurred between the Agency and Staff with regard to the County having to keep up with FEMA regulations and other Federal and State regulations when approving a homeowner or company to build on the ocean front. Explained that the County's 2 foot freeboard number is on top of any FEMA or DEP elevations that are provided when they do their site analysis for the wave crest. Explained that when a homeowner, who has 35 feet to build a building. If their building has to be 10 foot in the air to meet the DEP requirement, less the thickness of what the engineers say are required, then that only leaves 25 feet of actual structure elevation to build.

One of the points the applicant is making is that they are going to have this restraint in their design. They are going to need to be up in the air. The relief is to measure building height from finished floor rather than from grade as per the County's typical measurement.

Green: Asked Staff if the County would be going to a finished floor regulation for ocean properties.

Presenter: Ellen Avery-Smith: Advised the Agency that the applicant, under the Land Development Code, is not seeking the additional building height that would be allowed above the habitable structure. They have taken that out as part of the PUD. They have removed that request as at September 1, 2023.

Perkins: Asked Mr. Davis for clarity on the height of the new building versus the height of other surrounding existing buildings.

Presenter: Davis: This is the Ocean House. The current building is 58 feet. The proposed building is 72 feet.

Matovina: Asked for confirmation that the OR building was coming down, and they are rebuilding that building?

Presenter: Ellen Avery-Smith: Confirmed that it was coming down and being rebuilt.

Matovina: Asked various questions of the applicant.

(1:28:20)

Designated Representatives:

James Whitehouse (St Johns Law Group, 104 Seagrove Main Street, St Augustine Fl 32080) OPPOSED. Presented on behalf of the Carlyle Condominium Association, of 47 owners. Showed a photo of the building located at 600 Boulevard built in 1995. Mentioned that the PUD is two very different clubs and memberships. Two different types of architecture and design. They are a mile apart. Asking that the County require a separate PUD request for the area surrounding the Carlyle, with strict enforcement of the Code, not a broad brush approval. Presented current scenic vistas for the Carlyle building. The current proposal would contravene those views. Mentioned that the proposed 55 feet new building in the PUD would block current uninterrupted views from the Carlyle. Concerned that the photos shown by the applicants are only "depiction of a conceptual" building design. They are not actual designs. Their maps and designs are not scaled nor stamped by any engineers. No definition and vague descriptions as to location of the future structures. The applicant proposes 55 foot structures for anywhere on the Southern property.

On the Palmer building with a proposed 5 foot setback with a 35 foot height, they propose anywhere on the Northern property with no specificity as to building location or size.

The Ponte Vedra Code requires that building heights shall be limited to two (2) stories and 35 feet. Except that the maximum building height shall be 25 feet where a building is located less than 150 feet from a residentially zoned property and no greater than one story when located less than 50 feet from residentially zoned property.

The Palmer building is only 70 feet from the residential property as per the property appraiser website. The applicant can only have 25 feet buildings to the north of where the building is currently. This is in the Ponte Vedra Code.

Presented a slide with a motion to recommend denial of the PUD as submitted, citing the SJC Land Development Code, Part 5.03.00 PUD districts with highlighted areas of concern. Mentioned that the applicant has not told us where they will place the buildings, as they are yet to be designed. In the bubble areas there is no definition and just vague descriptions as to the location of 55 feet future structures that may be placed just 5 feet from the property line.

Recommend a motion of denial of the current PUD request due to the lack of specificity of the current request as outlined by both the PVARC and PVZAB in their recommendations for denial of the PUD as submitted. Does not provide protection of adjacent uses. Therefore does not meet the PUD requirements including the waiver criteria of our Land Development Code.

(1:39:20)

Matovina: Asked the presenter the height of the Carlyle building from the finished floor elevation. Presenter was unable to provide information.

(1:40:05)

Doug Burnett (St Johns Law Group, 104 Seagrove Main Street, St Augustine Fl 32090) OPPOSED. Mentioned that at the PVARC meeting they voted 4/1 against the PUD 2023-02. There was no ARC application. At the PVZAB meeting they voted 4/3 against PUD 2023-02, Questioned why the denials are

buried on page 26 of the Staff Report. Explained this PUD is the most significant rezoning in the last 30 years in Ponte Vedra, and that there is overwhelming citizen opposition.

Mentioned that the PZA board has 7 members, yet only 4 are present to vote on something as significant as this PUD. This is an Inn, and a Lodge. They are surrounded by residential. The PUD attempts to amend the Comprehensive Plan by making the area commercial in a residential area. Questioned that the Comprehensive Plan prevents this PUD and that the PUD violates the Future Land Use map. Questioned as to why the Lodge is part of the PUD as they are so far separated from the Inn.

Mentioned that Staff doesn't agree with the applicant's use of Policy A 1.11.5 to extend the Commercial and Residential-D FLUM designations for the Inn and the Club and the Lodge properties in all locations as proposed. There is no traffic study because St Johns County does not study traffic on commercial projects. There is not a PVARC review.

There is no information on Club Memberships because that is proprietary information. There are 31 waivers. Questioned as to what is the justification for these waivers. If they want to get the waivers approved they should provide information to support the parking need.

Explained there are 6 criteria that the PUD has to meet and that they need to be complementary and supportive of the surrounding uses within 600 feet. That there is no department review, and no applicant analysis in the PUD text. Wanted to know why there is no discussion of the 600 feet surrounding uses and a map showing the areas to be largely residential. There is no detailed MDP map that would show parking, garages, drive aisles, access points, parking islands, dumpster locations, buffers, setbacks, building pad, ponds, drainage, signage, etc. Future land use designations are not shown on MDP maps.

In the Staff Report to the PVARC said there were only 16 waivers, yet there are 31 in the PUD. The applicant is missing needed waivers, such as building pad. Waivers violate the Comprehensive Plan. The County can deny the PUD for any reason because of all the waivers.

There is no limit on the number of parking garages, they are not counted in the PUD text. They can have an unlimited number of parking garages as they are not counted in the PUD text.

They have been buying homes to add to the PUD. They will come back with a MAJMOD to expand if you approve the PUD. Original application was to demolish the homes they have purchased in the middle between the Inn and Lodge. This will devalue area properties by blocking existing ocean views if they rebuild.

Applicant is making a new rule for this PUD, measuring from FEMA. This is not how LDC measures height. They have no limit on the number of stories. PVZAB says only 2 story. They will be towering over the neighborhood. Presented a comparison of building height of 35 feet for residential versus the 4 story buildings of at least 61 feet proposed in this proposed PUD.

In residential Ponte Vedra the maximum height is 35 feet, 2 stories, measured from establish grade. People in the neighborhood are concerned about the height of the buildings that will be built next door to them.

Presented various street images of what could happen with the height of the applicants buildings if the PUD is approved. Mentioned that the PUD will have full control and they will be telling the County what to in the future. This is because the PZA will have given up all the control for the next 30 years.

If PZA approves the PUD, it allows the developer to build 57 feet tall multi-story buildings within 1 mile.

(1:52:21)

William Harris (600 Ponte Vedra Boulevard, Ponte Vedra in the Carlyle building, and 195 14th Street, Atlanta.) Spends half his time in Ponte Vedra and the other half in Atlanta. Long-time member and Chairman of the City of Atlanta Zoning Board and prior has been director of Planning in Lee County Florida. Considers that the process of this application has issues. Attended two board meetings regarding this application. Questioned why this application had not been thoroughly vetted by the Staff and Applicant before being presented to the PZA. Considered that this application is not ready for prime time. Requested that issues raised by the previous two attorneys be addressed and considered. The PUD needs more scrutiny and for the applicant, and the community, to discuss the issues more fully. There is a high degree of angst and concern amongst Ponte Vedra residents.

Raised a concern over a possible conflict of interest of members at the past two board meetings.

(2:03:39)

Perry Bechtle (555 Ruttle Drive, Ponte Vedra) OPPOSED Located very close on the South side of the proposed Lodge site of the PUD. Mentioned three issues. 35 feet is the current Height limitation. PUD is not necessary for the proposed development of a Gym. Will create a residential land hardship for all surrounding residents. Not against development. Waiver 21 takes the community out of all future decision-making for the next 30 years. Waiver 5 takes the ARC out of approving architectural changes. That includes any changes in the PUD. It takes this committee out of any changes of the parcel . It takes the BCC out because a major change can be made in the Master Plan Review. The PUD is a document of trust in exchange for bringing clarity and detail to a building project which benefit the community and usually developed with the community in exchange for waivers for building codes and setbacks. Until last month's hearing this PUD was developed over 4 years in private by an experienced team of land attorneys and architects. There is no master development map with building footprints. Concerned about exactly where buildings will be located within the PUD.

Mentioned that in hurricanes, smaller 2 story building survive better than large scale buildings. Mentioned that putting more people into the red zone is against modern coastal planning as it puts lives at risk.

(2:13:34)

Recess until 1:30pm

Matovina: Advised that after the recess, Items 1 and 2 on the agenda will be heard. Then the meeting will resume to Item 1. Additional public comment will also be allowed.

Meeting resumed 2:45pm to hear the public comment on Item 1.

(3:01:06)

Matovina: Reminded the meeting that the PZA purview is the OR parcel. The PZA does not have advisory or recommendation purview over the Lodge on the East side of the road and the area up by the Club. Gave the applicant the option to undertake rebuttal to the designated representatives first and then a further rebuttal to those making public comment after their comments.

Applicant: Avery-Smith: The Ponte Vedra Inn and Club team commenced meeting with residents in the Ponte Vedra community about a year ago with regard to this project. They have literally meet with hundreds of residents in Ponte Vedra. There has been significant outreach to the community. It is not fair for the designated representatives to say there has not been community outreach. Either personally and on line. The application for this PUD was filed in January 2023. They have been through 9 rounds of Staff comments. They have made several changes to the PUD documents from Staff comments and public input over the last eight and half months. They are listening to members of the public and the County's professional staff. This is in the PUD document that is being considered today. The latest version of the text was filed on September 1st, 2023.

(3:04:13)

The majority of the concerns from the 4 dedicated speakers deals with the Carlyle building. The future land use of the Carlyle and everything around it has been commercial since 1990 when the Comprehensive Plan went into effect. Similar to the Ponte Vedra Inn and property. Mr. Whitehouse mentioned the Carlyle was built in 1995. The Comprehensive Plan was already in effect for this commercial corner in 1995. This was Commercial zoning before 1990. This sets the stage for the land uses.

Confirmed with applicant's surveyor that the Carlyle building, in its South West corner, that is closest to the applicant's property is 18.3 feet from the property line. It is 13 feet from the eave to the property line. The Lodge garage is about 26 feet. The building height of the lodge will be as it exists today. The Palmer building will also be at 35 feet. This has been reduced by 20 feet in the September 1 version of the PUD document.

In reference to the two attorneys who presented, these are the points that need to be clarified.

Misrepresentation about the Ponte Vedra Architectural Review Committee. They recommended exhibit D to the PUD text and approved the architecture of the Surf and Sport Clubs. They did not act on the waivers. PVZAB recommended, with conditions, 29 of the 31 waivers. Applicant had waivers from the codes of two jurisdictions of the Land Development Code. Some of those waivers are duplicative. That is why there are 31 of them. The only two waivers that they did not recommend approval of, by a vote of 4 to 3, were the identical waivers from the Code and the zoning district regulations for building height. Because of those two things the Board voted 4 to 3 not to recommend approval of the PUD because of the building height waivers. Mr. Burnett's presentation was based on outdated application materials. The applicant submitted a new package of materials on September 1st, 2023. These revisions included changes to future land use maps and significant changes to the PUD text. It clearly says in the PUD text that the impervious surface ratio and the floor area ratio will be as per the Comprehensive Plan. Parking is based on land use and not on Club Membership. The MVP map details the applicant has shown is of existing conditions, proposed conditions, building height maps access points in the PUD, setbacks, building distance, landscape buffers and any detail uses in the PUD. This is similar to many other PUD's in Ponte Vedra and within the area. Provided examples of various PUD developments that the PZA and BCC have approved with waivers and approved a master development Plan series. Mentioned this is contrary to the presentation by Mr. Burnett.

There was a property shown, that Gate owns, in their presentation that is not subject to this application. Showed the redline of the PUD text with the changes from the prior version reviewed by Staff and available publicly. Pointed out the changes to the building height and building roof and other mechanical structures.

Explained building heights and as it relates to what will DEP do in future years. At no time will finished floor elevation start at greater than 6 feet above St Johns County requirement for a finished floor. If it does go above 6 feet then the building height will be reduced by that same amount.

Various discussion occurred between the applicant and the Agency to explain the building heights.

(3:16:50)

Public Comment

James Staman Jr (1028 Ponte Vedra Blvd) OPPOSED Increased traffic concerns as Ponte Vedra Boulevard is a one way road . Concerned about having more rooms built and more parking garages. This project does not create better schools and opportunities for better parks and transportation.

David W Johnson (600 Ponte Vedra Blvd) OPPOSED Discussed the Palmer Building. Provided colored overhead photos. Suggested the Palmer building not be included in the PUD. That it should stay as within the regulation. The property is not used for any Lodge or Hotel function except for administrative. Palmer building is located 70 feet from the residence to it's North. Currently the maximum building height here is 25 feet. If you place a 35 foot building on that corner it will drastically change the nature of the neighborhood If the Agency were to approve this, and not exclude from the PUD, you could exclude these waivers from the Palmer building property.

Michael Borns (1185 Sophomore Circle, Ponte Vedra Beach) OPPOSED Concerned that 500,000 extra square feet is not a renovation, it is an expansion. Thinks it is "too much, too high". Provided a comparison of what 500,000 square feet would look like in relation to the current building where the PZA meetings are held which is just 75,000 square feet.

Robert McVay: (8 Tarpon Road, Ponte Vedra Beach) OPPOSED represents the citizens on Dolphin Cove, a neighborhood of 500 homes West of the Ponte Vedra Resort on A1A. Provided photos of what the Gate Petroleum company had undertaken in his neighborhood, where large areas of trees were destroyed during COVID and he was working from home. Lost internet service for 10 days and suffered a loss of income. Quoted the State Senate Bill 102 that was passed into law on July 1. Explained this bill extends the rights of a PUD to any property that Gate may own and any developer within a one mile radius of the furthest extreme portion of the property that is transferring these rights. Concerned about the ramifications for Ponte Vedra long term.

Homa Nezami (1 San Juan Circle, Ponte Vedra Beach) OPPOSED to the PUD. Not against renovating Ponte Vedra Resort and the Club and the Lodge. They are encouraging it. The problem is that the PUD is not in good faith and not transparent, as the language in the PUD is vague and ambiguous. Cited several waivers and set backs that are not specific. Concerned that many buildings are not designed and are only conceptual, hence maybe revised. Concerned that once the PUD is approved there will be no more public hearing. It can be changed, by the County Administrator, by Planning and Zoning, or Board of Commissioners without more public hearing. PUD is not ready to be approved with vague language.

(3:34:54)

Judy Spiegel (101 Green Willow Lane, St Augustine) OPPOSED. Pro responsible development. Concerned about transparency. Little or not specifics about this PUD especially on the density, the height, the expanse, and compatibility with the surrounding areas. It does not consider the flavor nor character of the area. Concerned about the heights in particular. If the developers were planning this for 4 years, why is there a rush now. The two areas appear to be two different entities. With all the waivers, maybe they could be separated, and then reconsidered by this Board. Opposed to the current PUD application.

(3:36:41)

Mark Nickerson (21 Dolphin Blvd, Ponte Vedra) President of Dolphin Cove Community Association for almost 10 years. Raised concerns over the local clearing of the land for the Gate gas station and car wash. Mentioned this was done late nights over a holiday weekend during COVID. Seen mis-statements and a lack of follow through on the promised replacement of trees. Concerned that the Gate is just a mile from the Club and under Senate Bill 102 they can build anything on the parcel of land that meets the same height of the Ponte Vedra Inn and Club height. Dolphin Cove will have 26 landowners looking out their back yard and seeing a giant field of dirt. Once they approve a 35 foot building, the landowners will be extended to about 50 landowners affected, all looking up at a building that towers over anything in Dolphin Cove. You approve 45 or 50 feet and it then extends to a couple of hundred land owners affected. If it is allowed to go to 60 or 70 feet, then everyone in Dolphin Cove as far West as Marsh Landing and maybe as far East as San Juan Road will be affected. If they build those buildings, it will setback traffic and be impacting very one in Dolphin Cove. Concerned about the legacy we will be leaving others to patch up in years to come.

Christy Austin (829 Ponte Vedra Blvd, Ponte Vedra) Long-time resident. Concerned over the 30 year Gate development. Cited that this PUD is a 70 percent increase for the Inn and 125percent for the Lodge, and more can be added. The current proposal, of the massive increase of development, will dramatically raise the number of people visiting the beach, the gyms, sports facilities and dining space, conference rooms and surface areas. This PUD will add to traffic and noise on the two lane boulevard and side roads. The relaxed atmosphere will disappear and be replaced with business conferences and tourists. Gate should not have a variance approved to increase the heights of any of the buildings. The current quality of life is peaceful and beautiful for the residents. Does not want the current way of life in Ponte Vedra to change. Does not want Ponte Vedra to turn into a West Palm Beach or Miami.

Applicant: Avery-Smith. Presented a rebuttal. Reminded the general public that all the applicant materials are on public record and that the Board has the right to ask the applicant any questions. Reminded everyone that that the PUD text says there are no residential units. So there is no requirement for parks, and no impact on schools. The maximum development rights set forth in the tables are the maximum that will be permitted. Reminded the Board and audience that the Dolphin Cove development is not included in this PUD. The PUD has commercial zoning, that is has had for decades. What ever can be allowed on the property in the future, can occur in the future.

Matovina: Referred to the two speakers who referenced the Live Local Act. Explained that whatever the maximum height of any building is within one mile, that if you would like to use the site for affordable

housing, that you can go up to the height of whatever that height currently is. Questioned if the Gate station is zoned commercial, and what the maximum height is there.

Applicant: Avery -Smith: Confirmed the Gate station is zoned commercial and that it is 35 feet. Mentioned, as a comparison, that Sawgrass Village has two approved buildings that are 75 feet tall. The redevelopment of the Oak Bridge golf course where Vickers Landing Two is, also has approval for buildings that are 58 feet tall. Those are already on the books today.

Confirmed this is a resort related PUD. Mentioned that if someone wanted to live locally on that property, it is commercially zoned now.

Matovina: Questioned if the applicant already has buildings that are 55 feet tall at the Club, and if are they grandfathered in.

Applicant: Avery Smith: Confirmed that is the case, and that they are grandfathered in.

Matovina: Requested confirmation that the Carlyle building currently has almost a 30 foot separation at it's worst spot between the Resort. Questioned the height of the Carlyle building as it looks like it is 5 stories tall.

Applicant Avery-Smith: Confirmed that there is a 28.3 feet separation between the Carlyle and the Resort. At the last hearing at PVZAB there was mention that Carlyle was approximately 55 feet.

(3:46:34)

Matovina: Referenced the MDP map, that shows the OR where there is an L shaped building, with the swimming pool at the central portion of the site, with the garage at the back.

Asked Staff, if Gate brought in an MDP map that has the L shaped building completely reversed with the South side of the building up against the Carlyle building, would Staff advise them that is okay. Wanted to know if Gate could proceed with that, and would they be meeting the criteria in the PUD, given the drawings that are in the PUD right now.

Staff (Bishop): Gate may require a modification but it would be a small adjustment to the PUD which would not come back to this Board.

Matovina: Mentioned PZA has these conceptual drawings. Advised the meeting that he has every faith Gate Petroleum will do what they say they are doing. Questioned the applicant as to how the Board will make sure that Gate Petroleum will do what they say they are doing, so the public knows that will happen.

Applicant: Avery Smith: Pulled up the layout map with maximum building length. Advised the Board and the public, that Gate Petroleum, will agree, on the record, to the L Shape configuration shown on the map.

Matovina: Asked for clarification, on the changes over the years since the resort has been built, with regard to sea level rises. Asked if that velocity has gone up in the last two FEMA studies, or whether it has it gone down.

Applicant: Davis: Confirmed we continue to have sea level rise and that his firm are studying for a Federal contract resiliency for cities around the nation. It has not gone down. It is 13 feet in one area and 12 feet in another area. And it can only go up from there.

Matovina: Referenced the 5 foot set-backs that the applicant is requesting, where they have the L shaped buildings. Asked if they are not planning to front these buildings right up against the street. The Plans show the 5 foot setback on the boulevard for very limited areas.

(3:50: 00)

Applicant: Avery-Smith: Confirmed that is primarily related to existing conditions at the Ponte Vedra Inn and Club. Applicant currently has buildings, like the existing Surf Club that are right up on the boulevard. The idea is to grandfather those buildings in. Referred to the architecture renderings in Exhibit D of the Sport and Surf Club. They are binding on the property. Applicant agreed to that at the Architectural Review Committee, and they approved the architecture for the building.

Matovina: Requested the applicant speak on the front set back of the OR parcel.

Applicant: Avery Smith: The building on the OR parcel will be set back more than 5 feet. There is a utility easement on the Eastern portion that would not allow development in that area. It exceeds 5 feet.

Matovina: Asked if they had undertaken a significant natural community study.

Applicant: Avery Smith: This is a built condition. There is no significant natural community habitat, no wetlands. The Ponte Vedra Inn and Club has existed for 100 years The Lodge is in its built in environment already. The lagoon behind the Carlyle that is owned by this property owner is a lagoon. Explained where there is an existing storm water pond that has grown up.

Matovina: The OR parcel that the applicant is going to develop is already developed. So there are no tortoises living underneath.

Green: Asked what is the average lot coverage for the whole project and in particular the land beside the Carlyle.

Applicant: Avery Smith: Referred to September 1st version Table G1 of the application where it refers to impervious surface that is applicable future land use designation in the St Johns Comprehensive Plan. On the following page on Note 6 “the project will comply with intensity requirements of the applicable comprehensive plan future land use designation areas within the properties.” The same is said in the following note for floor area ratio. They will be measured by future land use designation within the properties. The maximum that is allowed is in Section V of the PUD text. In Table F1 which is the developments rights table, F1 talks about the maximum number of resort rooms and resort space, within each of the properties. The maximum is set out in V of the PUD text. It will not be that much because of the limitations on the development rights in section F 1. The tables of G1 are setbacks ISR, FAR and Table G2 is of the maximum

building lengths. Explained this development will be phased over time. We have the Surf Club designed and the Lodge Fitness Center. No future buildings are designed.

(3:58:55)

Perkins: Thanked the presenters for their presentation. That they explained a lot about the finished floor elevation and how that was calculated. Considering the PZA purview is only for the OR portion and based on what was presented, it is compatible with the surrounding area and does not deviate from the established existing development and maintains the character of the neighborhood. When looking at the zoning map provided the OR portion to the North, you have commercial. To the East you have commercial and PUD residential and then PUD residential to the West.

Adding this portion and transferring it to a PUD and for what the applicant wants to place on it, is exactly what should go there. It is compatible with what is existing. Has no issue with the building height, as it will be similar to what the Carlyle building is. Additionally the 10 foot side setback will also add additional separation between the buildings. If you look at it for the Western portion, the houses impacted from the back view of the garage, will have a buffer with the lagoon, the laguna and the preserve. The increase in the height will not substantially affect the neighbors in the back either. Did not have an issue with the incremental NVP maps and it is common when presenting PUD's.

Referenced Mr. Harris's presentation suggesting the board may have a conflict of interest. Explained that PZA board members are ethically bound to declare any conflict of interest before an item is being heard. No one on the board did that, so it means we don't have a conflict of interest.

(4:01:09)

Motion by Perkins, seconded by Green, carries 4/0, to recommend approval of PUD 2023-02 Ponte Vedra Resort based upon nine (9) findings of fact as provided in the Staff Report.

FINDINGS:

The request for Rezoning of the Lodge property has been fully considered after public hearing with legal notice duly published as required by law.

1. The request for Rezoning of the Lodge property has been fully considered after public hearing with legal notice duly published as required by law.
2. The Lodge property portion of 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 Lodge property portion of the PUD is consistent with the Future Land Use Designations of Residential-B, Residential- D, and Commercial.
4. The Lodge property portion of 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 Lodge property portion of 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 Lodge property portion of 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 and applicable sections of Section VIII.Q.5, of the Ponte Vedra Zoning District Regulations.
7. The Lodge property portion of 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 Lodge property portion of the PUD would not adversely affect the orderly development of St. Johns County.
9. The Lodge property portion of 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.

(2:14:05)

District 5

2. ZVAR 2023-16 2 Marilyn Avenue. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of 11 feet in lieu of the 20-foot requirement in Residential Single Family (RS-3) Zoning, located at 2 Marilyn Avenue.

Staff: Trevor Steven, Planner

No ex parte communication declared by agency members.

Presenter: Andy Sums (2 Marilyn Avenue, St Augustine) presented the request.

Further discussion occurred between the applicant and the Agency with regard to windows and the location of the air conditioning unit.

(2:16:27)

Motion by Perkins, seconded by Green, carries 4/0, to approve ZVAR 2023-16 2 Marilyn Avenue, based on seven (7) conditions and five (5) findings of fact as provided in the Staff Report.

FINDINGS:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the

Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

CONDITIONS:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed structure.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Approval is pursuant to site plan labeled as **Exhibit B**, submitted by applicant, and made a part of this application.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

(2:16:56)

District 3

3. MAJMOD 2023-14 Rock Springs Farms PUD. Request for a Major Modification to the Rock Springs Farms PUD (Ordinance No. 2017-49, as amended) to clarify the project is limited to 182 single family dwelling units and remove the obligation of the Rock Springs Farms Homeowners Association (HOA) to fund the maintenance of the dedicated public park.

Staff: Teresa Bishop, AICP, Planning Manager

No ex parte communication declared by the Agency.

Presenter: Juliet Shaposhnikov (President, Rock Springs Farms HOA, Inc., 330 Sunstone Court, St Augustine Fl 32086) presented the request to remove the obligation of the Homeowners Association to the maintenance of the dedicated public park.

Further discussion occurred between the Agency and the applicant with regard to the HOA being responsible for maintenance of all ponds, and that there are approximately 10 public parking spots near the park.

Perkins: Asked Staff if this was common for a developer to dedicate a park to the County and then have the HOA pay for the maintenance.

Staff: Jamie Baccari (Assistant Director, Parks and Recreation) advised that at a budget level Parks and Recreation do not have this park included for maintenance in the upcoming fiscal year. They would need to have a meeting with their administration and budget group as to how they would move forward with managing this parcel.

Staff (Bishop): This is not that common. Most parks in these communities are maintained by their HOA. They build them and take care of them, themselves. They do not donate them to the County. There are some in regional impact communities that have parks that has been dedicated to the County. The County maintains those, when that occurs. This project is unusual. It was going through review and got to public hearing stage. It was something that the applicant, at that time, offered to the County for consideration. When the PUD first came before the Board of County Commissioners, the applicant made the offer to the BCC to say we can give you the park, we will maintain it and have a parking area where there is not a park in that location right now. It was a park given to the County with no maintenance ability nor no maintenance expense for the County.

Public Speakers:

Marie Morrison (242 Sunstone Court, St Augustine) Signed her agreement of sale to purchase her home on January 26, 2021. It was endorsed by the builder on January 27th, 2021. Although there was mention of the County Park there was no maintenance agreement recorded with the County. The covenant for maintenance was not recorded until February 26th 2021. A month after signing our contract to purchase.

Asked how can a homeowner be placed under a covenant that did not even exist when the sale agreement was signed. Explained they are paying for a park that everyone in the County can use. The residents have no control over the park. They have to use County endorsed contractors for repairs. Explained they already contribute to the County park system through property taxes. Concerned that if they were to try to sell their properties they would be in a less attractive position for a sale. Does not want to fund any maintenance or improvements made by the County on this public park. Unable to obtain insurance on the park property that they don't own. The park costs between 20 to 25% of their total HOA budget.

Ivette A. Lucchetti (115 Ocean Jasper Drive, St Augustine) Advised they cannot insure the County Park because the HOA does not own it. Concerned that if someone was to get hurt on uninsured property, the liability would fall back onto the homeowners in the community. This County park was closed during the

study and research time as the HOA was in violation because the park was not insured. The area has minimal amenities.

Avery Linde (544 Market Street, St Augustine 32095) Manager of Rock Springs HOA. Took over the management in May of 2023 from the developer. Was shocked to find out about the covenant for maintenance that the developer had established for the HOA with the County. Rock Springs Farm is the only HOA that the company manages, that has a financial obligation to maintain property owned by a government entity. Wants to ensure every homeowner in the community is protected from the financial hardship and liability that the covenant represents for the HOA. Currently, every other County resident can reap the benefits of a park that is maintained and uninsured by a community of less than 200 property owners.

Frank Lamantia (58 Pyrite Place, Rock Springs Farm, St Augustine) Requested that the PZA release unreasonable financial burden that the covenant for maintenance on the park that has placed on the community. Requesting the maintenance be turned back to the County. Stated the community is being double taxed on the deal between the County and the developers with no homeowner input. Shocked they have to fund insurance and maintenance on a property they do not own. Very concerned about the liability to homeowners should an incident occur in the park because they do not have insurance.

Ann Sokol (728 Ocean Jasper Drive, St Augustine) When purchased her home in Rock Springs, was not informed of the responsibility for paying for the County Park. It is currently 25 to 30 percent of the HOA fees. The developer did not build the 20 extra homes. Currently they only have 182 homes in the community. The Park is uninsured. Concerned that if somebody gets hurt the HOA can be sued and can put a lien on homes.

Matovina: Advised the meeting that the PZA does not deal with the fiscal issues of the County and the PZA does not deal with agreements with the covenant or maintenance made between the Board of County Commissioners and the person on the other side of the agreement.

What we are here today is to vote on a recommendation to change the PUD to eliminate this particular item. The fiscal soundness of the decision is not up to the PZA.

It is important for Staff to advise the PZA that if the County park is removed from responsibility of maintenance to a public park, then does the applicant meet the requirement for active recreation in the PUD. The PUD text says that they do. Yet I need confirmation from Staff.

Staff (Bishop): Without the County park being counted into their level of service, they still meet their recreation level of service required for a 182 unit development.

Presenter (Shaposhnikov): Requested the last statement be repeated.

Matovina: Explained that there is a requirement in the Land Development Code that says if you have 182 lots you need X number of active reaction acres devoted to active recreation. The question for Staff was, do you still meet that requirement if you are not maintaining the public park. Staff's answer was that you do meet that.

No rebuttal by the presenter.

Further discussion occurred between the Agency and the Staff with regard to the requirement of a minimum of 2.2 acres of recreation park. The applicant currently has 2.6 acres.

Presenter (Shaposhnikov): Asked about the walking trail of 1.41 acres. Parks and Recreation Department recommended that the maintenance of it go back to the HOA and not be part of the County park. The HOA currently owns the walking trail. Yet we understand it was included as a County Park acreage to meet the numbers. If we have to maintain the trail that is something we also need clarification on.

Staff (Bishop): Explained there are two things we are talking about. One is the level of service for the existing 182 lots. The community meets that. They meet the level of service on the Comprehensive Plan without the 8 acre park. The 8 acre park may remain. Right now it is being maintained by the HOA. If it goes to the maintenance of the County, the County will have to make those decisions on how they will maintain. Parks and Recreation did make the recommendation that the walking trail, that is around the pond, be maintained by the HOA which they say they are already doing and is acceptable to them. If this Item gets approved ultimately by the BCC there will have to be changes made to the maintenance agreement that is there now. That will need to be modified and probably the Plat will need to be modified because it specifically says they will maintain that track land. There are other ultimate steps that will have to happen. First the modification to the PUD needs to be made.

Further discussion occurred between the Agency with regard to what the PZA needs to make in a motion. That this item is subject to other legal documents outside the purview of the PZA.

Staff (Taylor): Legal has looked at this. We would not start the additional steps until we have the Board's recommendation and ultimately the BCC final decision. If they make the decision to release the applicant from this obligation there are legal things that will need to be done to finalize that. We would potentially get that at the next level from the Board of County Commissioners. You do not need to do anything as you are just approving.

(3:00:00)

Motion by Green, seconded by Pierre, carries 4/0, to recommend approval of MAJMOD 2023-14 Rock Springs Farms PUD based upon six (6) findings of fact as provided in the Staff Report.

FINDINGS:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Rock Springs Farms PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Rock Springs Farms PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Rock Springs Farms PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Rock Springs Farms PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

Recessed until 2:45pm and returned to hearing public comment on Item I.

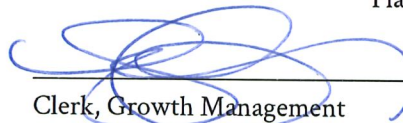
(4: 01:50)

- Staff Reports: None
- Agency Reports: Mr. Henry Green advised he may not be attending the next meeting.
- Meeting Adjourned at 3 : 48 pm.

Minutes approved on the 21ST day of December, 2023.



Jack Peter Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording:
<http://www.sjcfl.us/GTV/WatchGTV.aspx>

