

**8**

**AGENDA ITEM  
Planning & Zoning**

Meeting

8/15/2024

MEETING DATE

**TO:** Planning and Zoning Board Members

**DATE:** July 30, 2024

**FROM:** Brandon Tirado, Planner

**PHONE:** 904 209-0589

**SUBJECT OR TITLE:** PUD 2023-26 301 North Roscoe Restaurant

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

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

**BACKGROUND INFORMATION:**

Request to rezone approximately 1.34 acres of land from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of restaurant space, consistent with the allowed Neighborhood Commercial uses within the Residential-A (RES-A) Comprehensive Plan Future Land Use Map designation, specifically located at 301 North Roscoe Blvd.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to recommend approval of PUD 2023-26 301 North Roscoe Restaurant PUD, based on nine (9) findings of fact, as provided within the Staff Report.

**DENIAL:** Motion to recommend denial of PUD 2023-26 301 North Roscoe Restaurant, based on ten (10) findings of fact as listed in the staff report.



**Growth Management Department**  
Planning Division Report  
Application for Planned Unit Development Rezoning  
File Number: PUD 2023-26 301 North Roscoe Restaurant

**To:** Planning and Zoning Agency

**From:** Brandon Tirado, Planner

**Date:** July 31, 2024

**Subject:** **PUD 2023-26 301 North Roscoe Restaurant**, Request to rezone approximately 1.38 acres of land from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of restaurant space, specifically located at 301 North Roscoe Boulevard.

**Applicant:** Brad Wester, Driver McAfee Hawthorne & Diebenow

**Owner:** TQ Corporation

**Hearing Dates:** Planning and Zoning Agency – August 15, 2024  
Board of County Commissioners- October 1, 2024

**Commissioner District:** District 4

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## **SUGGESTED MOTION/ACTION**

**APPROVE:** Motion to recommend approval of **PUD 2023-26 301 North Roscoe Restaurant**, based on nine (9) findings of fact as listed in the staff report.

**DENY:** Motion to recommend denial of **PUD 2023-26 301 North Roscoe Restaurant**, based on ten (10) findings of fact as listed in the staff report.



### MAP SERIES

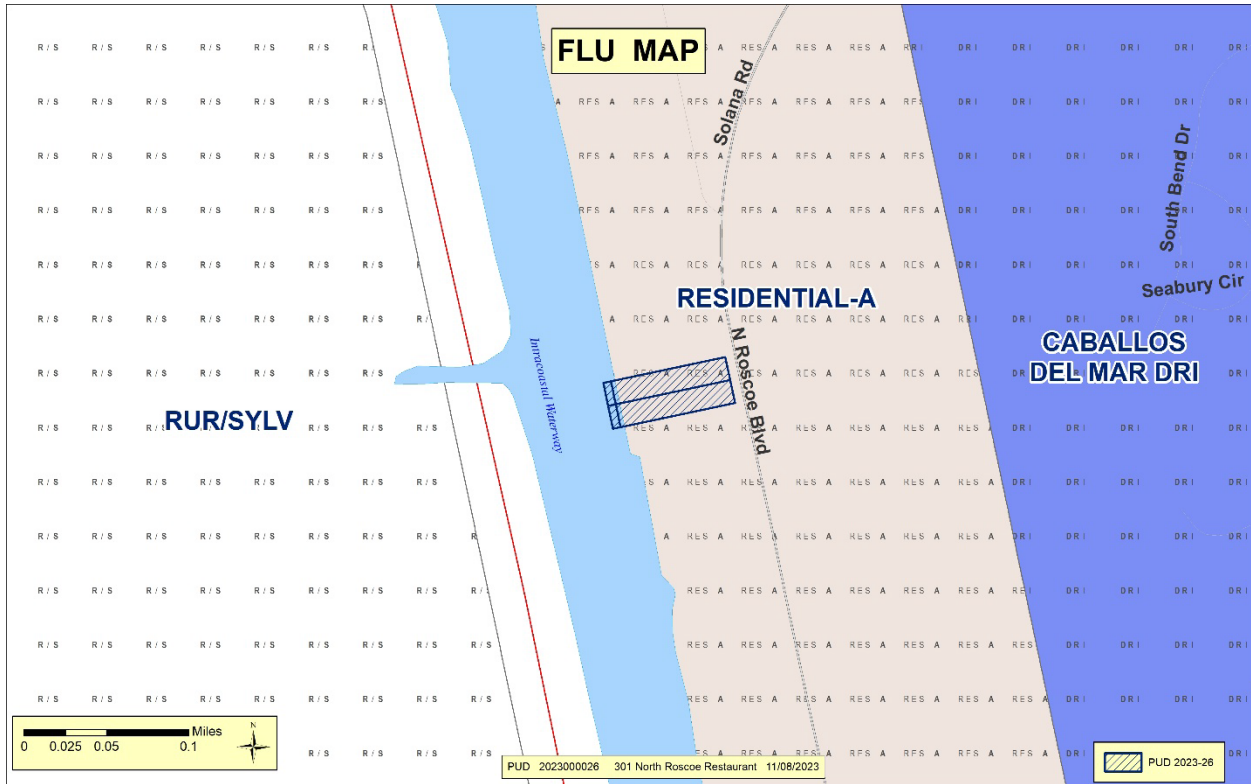
**Location:** The subject property is located on the west side of North Roscoe Boulevard, specifically at 301 N. Roscoe Blvd.



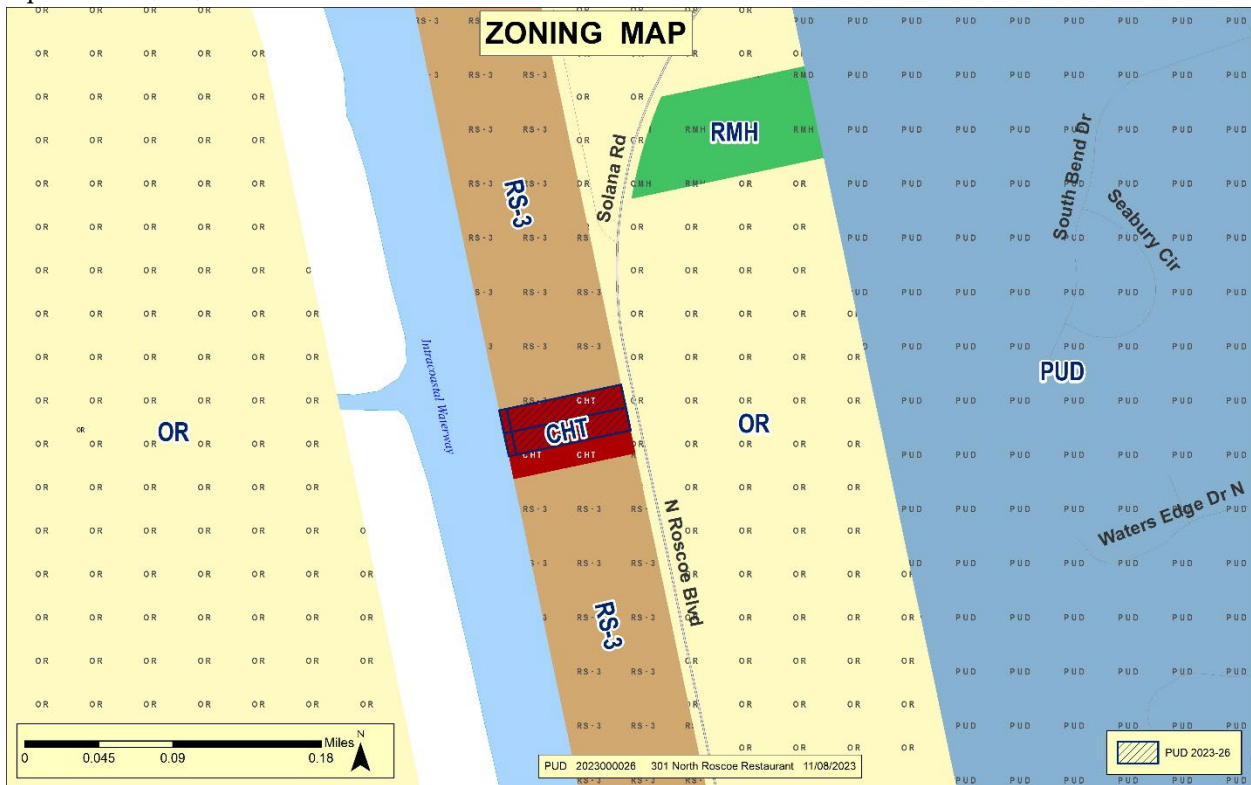
**Aerial Imagery:** The subject property is approximately 1.38 acres in area and is the former site of Lulu's Waterfront Grill. The site contains the structure of the former restaurant, as well as some non-conforming sheds and an asphalt millings parking lot. Additionally, a dock is located on the western edge of the property which provides access to the Intracoastal Waterway.



**Future Land Use:** The subject property is designated Residential-A (RES-A). All adjacent properties are also designated RES-A. Other Future Land Use Designations in the general area include Caballos Del Mar DRI and Rural/Silviculture.

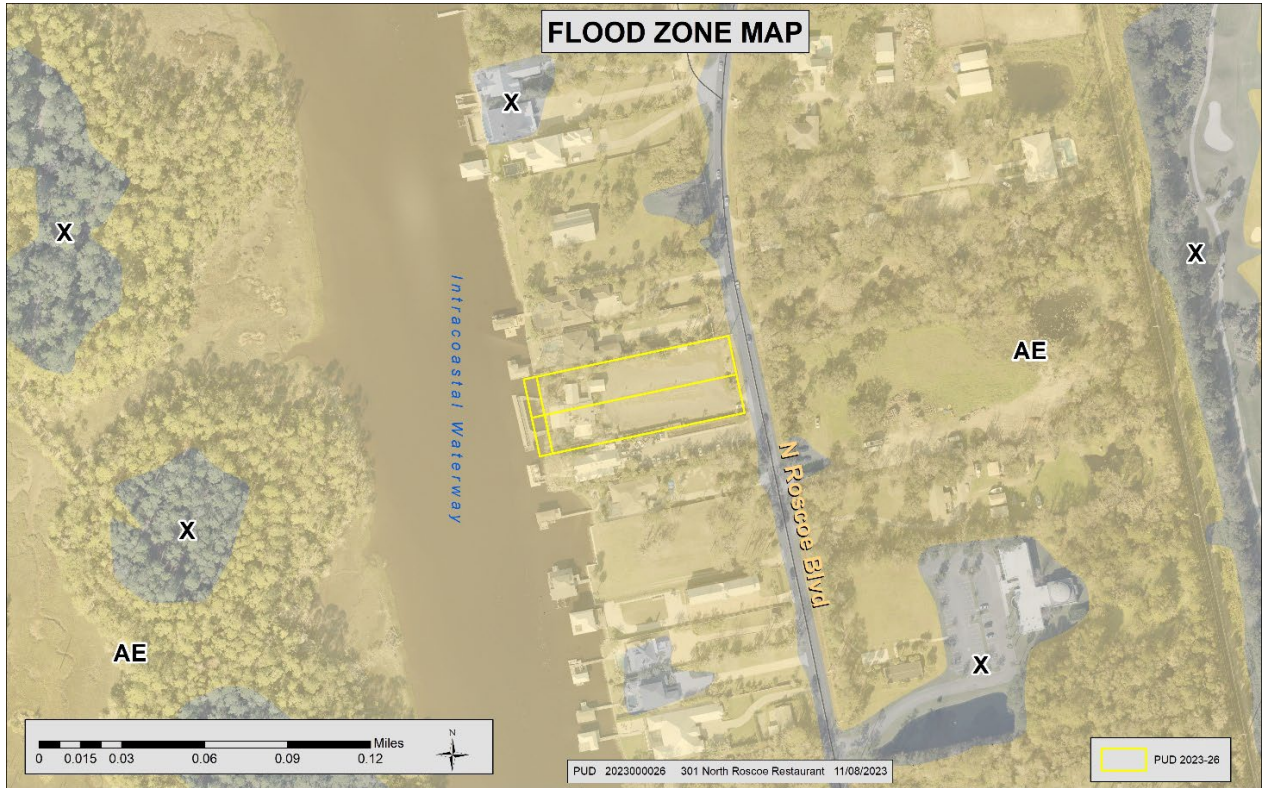


**Zoning District:** The subject property is currently zoned Commercial Highway Tourist (CHT). The property directly to the south of the subject property is also zoned CHT (the current location of Palm Valley Fish Camp). Lands to the north and south are zoned Residential Single-Family, (RS-3), lands to the east are zoned Open Rural (OR).





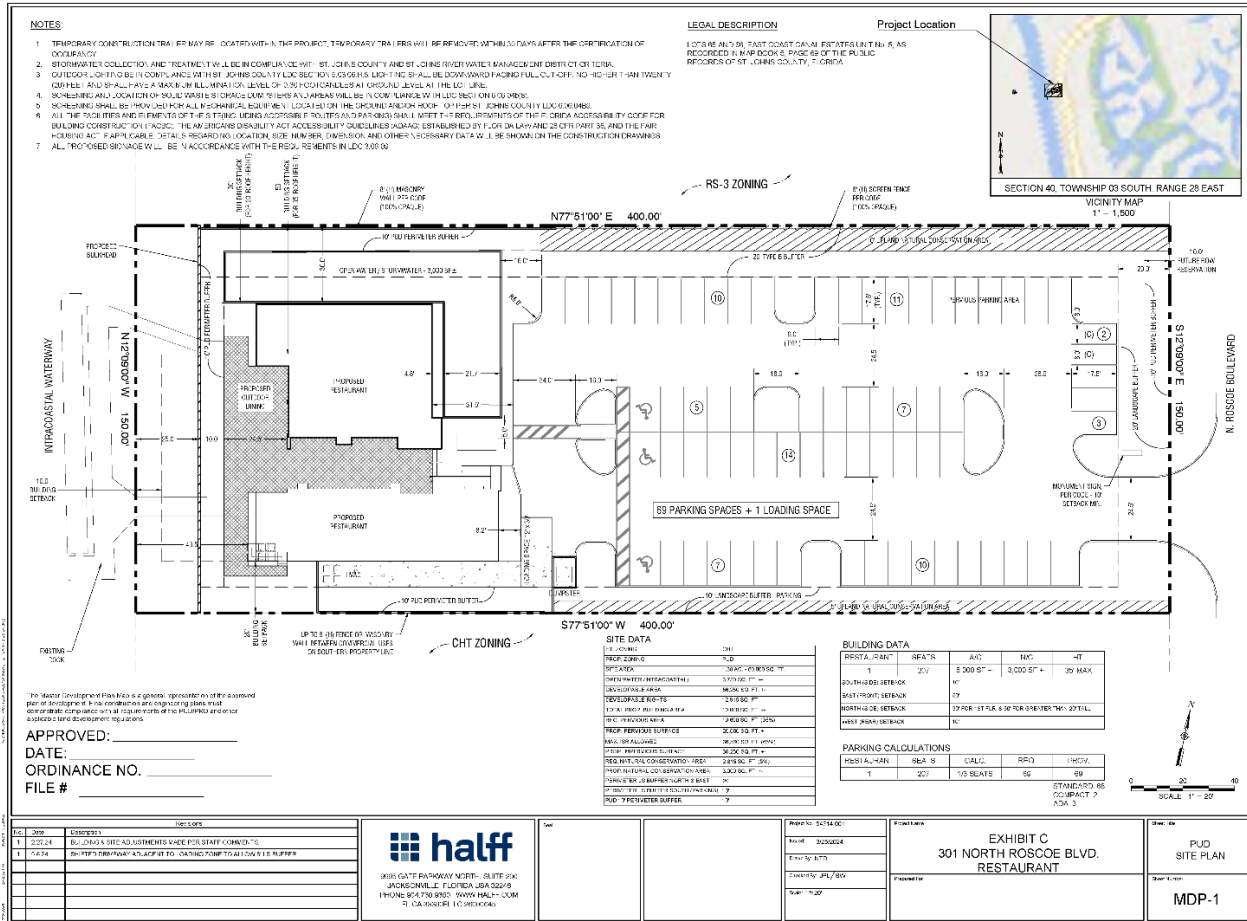
**Flood Zone:** The subject property and the surrounding properties are located within the AE Flood Zone. According to St. Johns County Flood Zone View, AE Flood Zones are classified as area of high flood hazard.



### APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 1.38 acres of land from Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum of 10,000 square feet of a restaurant space, consistent with the allowed Neighborhood Commercial Uses within the Residential-A (RES-A) Comprehensive Plan Future Land Use Map designation.

**Master Development Plan (MDP) Map and Site Data Table:** The proposed Master Development Plan (MDP) Map depicts two buildings, allowing for a maximum of 10,000 square feet of restaurant space with associated outdoor seating, ingress and egress, parking, stormwater retention, conservation areas, and landscaped buffers.



### SITE DATA

EX. ZONING	CHT
PROP. ZONING	PUD
SITE AREA	1.38 AC. - 60,000 SQ. FT.
OPEN WATER (INTRACOASTAL)	3,750 SQ. FT. +/-
DEVELOPABLE AREA	56,250 SQ. FT. +/-
DEVELOPABLE RIGHTS	12,915 SQ. FT.
TOTAL PROP. BUILDING AREA	10,000 SQ. FT. +/-
REQ. PERVIOUS AREA	19,690 SQ. FT. (35%)
PROP. PERVIOUS SURFACE	20,000 SQ. FT. +/-
MAX. ISR ALLOWED	36,560 SQ. FT. (65%)
PROP. IMPERVIOUS SURFACE	36,250 SQ. FT. +/-
REQ. NATURAL CONSERVATION AREA	2,815 SQ. FT. (5%)
PROP. NATURAL CONSERVATION AREA	3,000 SQ. FT. +/-
PERIMETER LS BUFFER NORTH & EAST	20'
PERIMETER LS BUFFER SOUTH (PARKING)	10'
PUD 10' PERIMETER BUFFER	10'

### BUILDING DATA

RESTAURANT	SEATS	A/C	N/C	HT.
1	207	8,000 SF +/-	3,000 SF +/-	35' MAX
SOUTH (SIDE) SETBACK		10'		
EAST (FRONT) SETBACK		50'		
NORTH (SIDE) SETBACK		30' FOR 1ST FLR. & 50' FOR GREATER THAN 20' TALL		
WEST (REAR) SETBACK		10'		

### PARKING CALCULATIONS

RESTAURANT	SEATS	CALC.	REQ.	PROV.
1	207	1/3 SEATS	69	69

STANDARD: 68  
 COMPACT: 2  
 ADA: 3

**Figure 1** provides the development standards proposed within the provided MDP Text and MDP Map which are both included in **Attachment 2 Recorded Documents**.

<b>Figure 1: Proposed Development Standards</b>	
<b>Maximum Floor Area Ratio</b>	50%
<b>Maximum Impervious Surface</b>	65%
<b>Minimum Conservation Area</b>	5% of conservation of upland vegetation per PUD
<b>Maximum Building Height</b>	35'
<b>Proposed Entitlements</b>	10,000 square feet of restaurant
<b>Parking</b>	Restaurant: 1 space per 3 seats in public rooms
<b>Required Building Setbacks</b>	North 30' (abutting residential use), East 50' (abutting right-of-way), South 20' (abutting commercial use), West 10' (abutting ICW).
<b>Accessory Structures</b>	Per LDC unless further described in this PUD.
<b>Buffers</b>	10' PUD perimeter landscape buffer will be provided along all Property lines. Northern/Eastern Property Line- 20' buffers
<b>Screening</b>	North- 20/"B" screening (abutting residential use) utilizing a vegetated buffer and an 8' masonry wall adjacent to the residence that will transition to a 6' fence with 100% opaque screening along the remainder of the PL. South- Like Uses, does not require a Screening but applicant is providing a 10' landscape buffer
<b>Signage</b>	Per LDC Part 3.06.00 & 7.00.00.
<b>Lighting</b>	Per LDC Part 3.06.00 & 6.09.00.
<b>Phasing</b>	Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements.
<b>Access</b>	One (1) access point on North Roscoe Boulevard as depicted on the MDP Map.
<b>Utilities</b>	Water and sewer will be a centralized system provided by JEA and St. Johns County Utility Department, respectively. Solid waste will be provided by the licensed franchisee in the area. Fire protection will comply with LDC Part 6.03.00

## **APPLICABLE REGULATIONS**

Policy A.1.3.11: When a Comprehensive Plan amendment, rezoning or development application is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each

other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean “the same as”. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request or other application showing development of the property.

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

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

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.
3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
  - a. permitted uses, structures, and activities allowed within the Future Land Use designation;
  - b. building location, dimension, height, and floor area ratio;
  - c. location and extent of parking, access drives, loading areas, and service areas;

- d. hours of operation, noise levels, and lighting;
- e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Sec. 3.06.03 Application of District Regulations (in part)

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

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

## WAIVERS

The applicant is requesting the following two waivers:

1. LDC, Section 3.06.05.A.5, Minimum Yard Requirements:

The PUD requests a waiver to this Section because the building is comprised of varying heights stepped away from the abutting residential property to the north. The elevation is generally comprised of two separate building masses with a breezeway between them to break up the building and provide light, air and a vista from east to west toward the waterway. The northernmost building area is characterized by a structure with a 20' maximum peak roof height that is setback 30' from the adjacent property line and then architecturally traverses to a maximum peak roof height of 35', but only at the point of a 50' setback from the same adjacent residential property line. The northernmost structure does not have any patios, access or outdoor patron areas facing or fronting toward the adjacent residential property as depicted on the PUD master development plan map and elevations. The southernmost building is a two-story structure with a 35' maximum peak roof height and is setback 20' from the southern property line. The architecture, orientation, massing and staggered elevations are designed with purpose to be stepped away from the northern property line in conjunction with their separation distances and meet the spirit and intent of the Code for a commercial use adjacent to a residential use.

2. LDC, Section 6.05.02.H.6, Parking Area Design Standards:

The PUD requests a waiver to this Section to reduce the internal circulation parking isle width from 26' to 24.5' on each internal drive isle to accommodate the Code required buffers and screening standards for the northern property line abutting the residential use. A reduction in the internal drive isle width is an acceptable tolerance already prescribed in the LDC. In lieu of providing small car (compact) parking spaces to reduce the spacing and or requesting a waiver to the northern buffer and screening standard, this drive isle waiver is a minimal geometric variation to an internal VUA but provides the ability to comply with the Palm Valley



Overlay District and LDC standards for a 20' parking setback and Type "B" screening and landscape standard abutting the property to the north.

## DEPARTMENTAL REVIEW

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

### **Office of the County Attorney Review:**

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Planned Unit Developments are considered rezonings, and therefore the Applicant bears the initial burden for approval 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 Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include 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 nuisance, 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.

### **Fire Services Review:**

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is



important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

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

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

Based on this project submitted, parcel 064760-0650, as well as the current primary fire station location at 130 Canal Blvd and creditable water supply, ISO would assign a rating of Class 3X. Once a working fire hydrant is installed, then the ISO rating will be upgraded to a 3..

**Transportation/Concurrency Division Review:**

Project is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code, adopted August 7, 2018

Site access turn lanes may be required pursuant to LDC Sec. 6.04.05.H based on the anticipated daily traffic generated from the proposed development. This determination would be made at the time of construction plan review and turn lane design must comply with FDOT standards. Please acknowledge and plan accordingly

**Planning and Zoning Division Review:**

The proposed Rezoning to PUD would allow for up to 10,000 square feet of a restaurant use. Additional permitted uses as part of the restaurant include but are not limited to overwater observation walkway deck and dock (existing), boat mooring structure (existing), outdoor restaurant seating, and the sale and consumption of alcoholic beverages on premises. The Master Development Plan (MDP) Text limits the permitted uses to only restaurant uses.

Per the Comprehensive Plan and existing zoning, the subject property allows for restaurant use by right. According to the Applicant, the reason they are seeking an PUD Rezoning is due to the non-conforming structures of the existing restaurant, which is in disrepair. Staff acknowledges that a number of requests related to on-site outdoor seating, alcoholic beverage sales special uses, parking and building setback variances would be required in order to develop the site in compliance with current zoning standards. By delivering the project as a PUD rezoning, the Applicant is able to present a more cohesive application package.

Review by Staff found that this request appears consistent with the surrounding area. The subject property has historically been in a similar configuration since the original restaurant was developed in 1971 (minimal commercial uses surrounded by residential uses). As homes were developed around the restaurant (including the neighbor to the north), the character of the surrounding area has remained generally the same.

**Figure 2** depicts the uses allowed within the current zoning classification of Commercial Highway Tourist (CHT) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD).

**Figure 2: Zoning Designation Allowable Use Comparison**

<b>Permitted Use Categories</b>	<b>CHT</b>	<b>PUD</b>
Neighborhood Buisness and Commercial	X	X *
Cultural/Institutional	X	

Office and Professional	X	
Neighborhood Public Service	X	
Public or Private Schools	X	
Multi-Family Residential Units	X	
Residential as an Accessory Use	X	
Solid Waste and Correctional Facilities	X	
Agriculture Uses	X	

\* The Neighborhood Commercial being requested is specifically a Restaurant

Figure 3 provides a Compatibility Map of the subject property in relation to nearby properties, and Figure 4 provides a table comparing each property.

**Figure 3: Compatibility Map**



**Figure 4: Compatibility Analysis**

Criteria	Subject Property	Property 1 (South)	Property 2 (North)	Property 3 (East)	Property 4 (East)	Property 5 (East)
FLUM	Residential-A (RES-A)	Residential-A	Residential-A	Residential-A	Residential-A	Residential-A
Zoning	Commercial Highway Tourist (CHT) (Proposed PUD)	Commercial Highway Tourist (CHT)	Residential Single-Family (RS-3)	Open Rural (OR)	Open Rural (OR)	Open Rural (OR)
Present / Proposed Use	Former Restaurant/ Restaurant	Restaurant	Residential Property	Residential Property	Residential Property	Residential Property
Property Area	1.34 acres	0.69 acres	0.69 acres	2.50 acres	2.50 acres	2.50 acres
Maximum allowed height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

### Ponte Vedra/Palm Valley Architectural Review Committee

During the Ponte Vedra/Palm Valley Architectural Committee Hearing, the Applicant acknowledged the previous PRIDE complaints related to the subject property and assured Staff/adjacent neighbors that the new restaurant establishment was going to be a new high-quality restaurant customary with the neighborhood commercial use and waterfront access. Part of the architectural design vision was to create a separation from the neighbor to the north and the most interactive areas of the restaurant (central entry way and dining areas). Due to the require screening buffers and layout of the restaurant, the Applicant ensures noise will be kept at a minimum and lights/visuals of the building should be shielded to the north. Ultimately, the Ponte Vedra/Palm Valley Architectural Review Committee recommended approval, 5-0, of the architectural design and waiver request from the Applicant.

### CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received a letter of opposition from the neighboring property to the north with concerns related to traffic, Storm Water Run-Off and Lot Grading, and Outdoor Seating/Gathering. The letter is included in **Attachment #3 Correspondence**.

### ACTION

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

### ATTACHMENTS

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

**FINDINGS OF FACT**  
**PUD 2023-26 301 North Roscoe Restaurant PUD**

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-A.	3. The PUD is not consistent with the Future Land Use Designation of Residential-A 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 Commercial Highway Tourist (CHT).</p>

**ATTACHMENT 1**  
**RECORDED DOCUMENTS SECTION**

**BEGIN DOCUMENTS  
TO BE RECORDED**

**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 COMMERCIAL, HIGHWAY AND TOURIST (CHT) 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 October 24, 2023, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-26 301 North Roscoe Restaurant**, 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-A.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 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 2023-26 301 North Roscoe Restaurant** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

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

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

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

**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that 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 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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

Lot 65 and 66, East Coast Canal Estates, Unit 5, according to the map thereof as recorded in Map Book 5, page 69, of the public records of St. Johns County, Florida.

**EXHIBIT B**  
MASTER DEVELOPMENT PLAN TEXT

Section 5.03.02 (G)(1)

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

This is a request to rezone 301 North Roscoe Boulevard (“Property”) from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) for the purpose of redeveloping the former “LuLu’s Waterfront Grill” Property as a new restaurant establishment in keeping with the customary neighborhood commercial use and waterfront access.

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

The redevelopment will include construction of a new high-quality restaurant building, accessory structures, parking, landscaping, and drainage facilities commensurate with the Palm Valley community and Overlay District as further described and depicted in this PUD application.

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

1.38 acres (+/-).

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

The property includes approximately 0.08 acres of Streams and Waterways (FLUCCS 510) as part of the Intracoastal Waterway (ICW).

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

The amount of proposed developable upland acreage includes approximately 1.30 acres.

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

There will be no residential units in this PUD.

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

The development will be constructed in an orderly manner pursuant to the LDC and Palm Valley Overlay District, or as otherwise described in this PUD, for up to 10,000 square feet of restaurant space, as depicted on the MDP Map, which is less intense than the maximum allowable commercial square footage. Additional permitted uses as part of the restaurant include but are not limited to overwater observation walkway deck and dock (existing), boat mooring structure (existing), outdoor restaurant seating, and the sale and consumption of alcoholic beverages on premises.

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

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

1. Building Setbacks: North 30' (abutting residential use),  
East 50' (abutting right-of-way),  
South 20' (abutting commercial use),  
West 10' (abutting ICW).
2. Parking: 1 space for each 3 seats for the restaurant use.
3. Building Height: Shall not exceed 35'.
4. Accessory Structures: Per LDC unless further described in this PUD.
5. Signage: Per LDC Part 7.00.00 and Palm Valley Overlay District.
6. Screening: North- Type "B" screening (abutting residential use),  
South- 10' landscape buffer, typical (abutting commercial use).
7. Maximum ISR: 65%
8. Maximum FAR: 50%
9. Lighting: Per LDC and Palm Valley Overlay District.

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

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

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

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

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

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

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

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

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

Water and/or sewer lines that are to be dedicated to the SJCUD and or JEA for ownership that are not in public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or pressurized mains unless otherwise approved by SJCUD and or JEA. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

**j. The type of underlying soils and its suitability for development of the proposed project.**

A future detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase. The Property consists of previously developed uplands in its as-built condition occupied by structures and a gravel parking lot. According to the U.S. Department of Agriculture NRCS Web Soil Survey, the Property is generally depicted as having Tocoï fine sand soils.

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

The Property consists of approximately 1.30 acres of previously developed uplands as occupied by numerous abandoned buildings, structures and a gravel parking lot (FLUCCS 120) for the restaurant uses and approximately 0.08 acres of ICW occupied by boardwalk and dock structures over water along the western portion of the property (FLUCCS 510). The FLUCCS map as part of the Environmental Site Evaluation report depicting the classifications is included with this application.

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

The Project Site was surveyed using pedestrian transects for evidence of listed species. The survey was conducted in general accordance with the Florida Wildlife Conservation Guide as developed by USFWS, FWC, and Florida Natural Areas Inventory (FNAI) (2011). Listed vertebrate species that have the potential to occur in habitats like those found on the Project Site are included in Table 1. As many wildlife species are cryptic, special attention was given to physical features that may indicate the presence of species such as tracks, scat, nests, burrows, and cavity trees.

The purpose of this assessment was to document the occurrence and relative abundance of those species considered Endangered, Threatened, or of Special Concern by the United States Fish and Wildlife Service (USFWS) under 50 CFR 17 & 23 or by the Florida Fish and Wildlife Conservation Commission (FWC) under Chapter 68A-27 F.A.C., and to assess the habitat suitability on the Project Site to potentially support listed species.

The listed species survey found no evidence of listed species within the property and no sightings have been reported on the Project Site. Bald Eagle nest SJ051 is located approximately 1 mile to the southeast of the Project Site and was recorded as inactive during the 2023 nesting season. No impact to this nest or to the other known nests would result from development of the site. One active wood stork colony exists within 10 miles of the site: the Dee Dot Ranch colony (USFWS 2019). This colony was last recorded as active in 2019. The project site does not contain suitable nesting habitat and development of the property would not impact any wood stork colonies. Sightings of listed wading bird and shoreline bird species have been reported adjacent to this Project Site, however, no nesting was observed during the survey effort and no rookeries have been documented on or near the Project Site. Overall, the Project Site lacks the suitable habitat requirements of most listed species known to occur in St. Johns County.

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

The current primary structure is a 1971 commercial building. However, it does not meet Significant Cultural Resource criteria as defined in section 3.01.04 of the Land Development Code. Archaeological review is complete. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt, and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623 (pursuant to Policy A.1.4.6 of the Comprehensive Plan).

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

A 10' PUD perimeter landscape buffer will be provided along all Property lines in accordance with LDC Section 5.03.03.A.4.

As depicted on the MDP map, a minimum 20' buffer with a Type "B" screening standard will be applied to the north property line abutting the existing residential use. The parking lot is setback 20' from the northern property line and the restaurant building is setback 30' from the same and includes a stormwater pond, vegetated buffer and Type "B" screening as depicted on Exhibit C. An 8' masonry wall will be provided adjacent to the building and stormwater pond then it transitions to a 6' fence and will provide 100% opaque screening along the northern property line.

The parking lot is setback a minimum of 10' from the southern property line and the restaurant building is 20' from the same as depicted on the MDP map. The southern property line will include a combination of a wall and or fence up to 6' in height and landscaping between the existing and proposed commercial uses, respectively.

A 20' buffer is provided along the North Roscoe Boulevard right-of-way pursuant to LDC Section 3.06.06.

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

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

The Property is within the Palm Valley Overlay District and will comply with the provisions of this District unless otherwise described in this PUD. Applicable plans and exhibits will be provided as part of the Palm Valley Architectural Review Committee (ARC) application submittal and review process.

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

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

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

Accessory structures will meet the applicable requirements of the LDC unless otherwise depicted on the MDP map.

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

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



completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

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

This is a request to rezone the Property from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) for the purpose of redeveloping the former abandoned restaurant, parking and infrastructure into a new restaurant establishment consistent with the customary neighborhood commercial use and in keeping with the Residential-A (RES-A) Comprehensive Plan Future Land Use designation and provisions.

A rezoning to PUD is required for commercial redevelopment pursuant to Comprehensive Plan Policy A.1.11.2, in that new neighborhood commercial uses provided within a residential land use designation may be only permitted through the PUD regulations and the proposed use is provided at a size and scale compatible with the surrounding residential area. In addition to the Palm Valley Overlay District regulations, the PUD will help to promote complimentary and innovative design elements.

The property is a prime existing commercial location in Palm Valley along the ICW and will positively benefit the County by serving the surrounding neighborhoods and area residents in keeping with its customary restaurant use with waterfront access, along with providing employment, increased commercial tax base, as well as innovations and high-quality aesthetics in design, engineering and architectural character and standards.

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

1) Section 3.06.05.A.2: The PUD requests a waiver to this Section because the building is comprised of varying heights stepped away from the abutting residential property to the north. The elevation is generally comprised of two separate building masses with a breezeway between them to break up the building and provide light, air and a vista from east to west toward the waterway. The northernmost building area is characterized by a structure with a 20' maximum peak roof height that is setback 30' from the adjacent property line and then architecturally traverses to a maximum peak roof height of 35', but only at the point of a 50' setback from the same adjacent residential property line. The northernmost structure does not have any patios, access or outdoor patron areas facing or fronting toward the adjacent residential property as depicted on the PUD master development plan map and elevations. The southernmost building is a two-story structure with a 35' maximum peak roof height and is setback 20' from the southern property line. The architecture, orientation, massing and staggered elevations are designed with purpose to be stepped away from the northern property line in conjunction with their separation distances and meet the spirit and intent of the Code for a commercial use adjacent to a residential use.

2) Section 6.05.01.H.6: The PUD requests a waiver to this Section to reduce the internal circulation parking isle width from 26' to 24.5' on each internal drive isle to accommodate the Code required buffers and screening standards for the northern property line abutting the residential use. A reduction in the internal drive isle width is an acceptable tolerance already prescribed in the LDC. In lieu of providing small car (compact) parking spaces to reduce the spacing and or requesting a waiver to the northern buffer and screening standard, this drive isle waiver is a minimal geometric variation to an internal VUA but provides the ability to comply with the Palm Valley Overlay District and LDC standards for a 20' parking setback and Type "B" screening and landscape standard abutting the property to the north.

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

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

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

Not applicable.



**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 2**  
**APPLICATION AND SUPPORTING**  
**DOCUMENTS**



# St. Johns County Growth Management Department

Application for:

Date

Property Tax ID No

Project Name

Property Owner(s)

Phone Number

Address

Fax Number

City

State

Zip Code

e-mail

Are there any owners not listed?

 No Yes

If yes please provide information on separate sheet.

Applicant/Representative

Phone Number

Address

Fax Number

City

State

Zip Code

e-mail

Property Location

Major Access

Size of Property

Cleared Acres (if applicable)

Zoning Class

No. of lots (if applicable)

Overlay District (if applicable)

Water & Sewer Provider

Future Land Use Designation

Present Use of Property

Proposed Bldg. S.F.

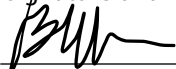
Project Description (use separate sheet if necessary)

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

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

  
SIGNED BY

Printed or typed name(s)





Owner's Authorization Form

Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC.

is hereby authorized TO ACT ON BEHALF OF

TQ Corporation

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

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

(Identify what document)

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

Signature of Owner

[Handwritten signature]

Print Name

Cliff Moore

Signature of Owner

Print Name

Telephone Number

(904) 742-3266

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18th day of July, 2023, by Clifford D. Moore III as owner for TQ Corporation.

[Handwritten signature: Heather Simon]

Notary Public, State of Florida

Name: Heather Simon

My Commission Expires: 8/3/25

My Commission Number is: HH 126562

Personally Known [X] OR Produced Identification

Type of Identification Produced
Revised August 30, 2011



HEATHER SIMON
Commission # HH 126562
Expires August 3, 2025
Bonded Thru Budget Notary Services

010067

**THIS INSTRUMENT PREPARED BY:**

Jeffrey B. Marks, Esquire  
Ryan and Marks  
3000-8 Hartley Road  
Jacksonville, Florida 32257

Public Records of  
St. Johns County, FL  
Clerk# 01-010317  
O.R. 1574 PG 959  
04:35PM 03/08/2001  
REC \$9.00 SUR \$1.50  
Doc Stamps \$4,200.00

**RECORD AND RETURN TO:**

TQ Corp.  
301 North Roscoe Boulevard  
Ponte Vedra Beach, Florida 32082

LAND AMERICA  
6598

**WARRANTY DEED**

**THIS WARRANTY DEED** made the 1<sup>st</sup> day of March, 2001, by **James M. Thomas and Patricia Thomas, husband and wife, and Carter Lewis Quillen**, whose address is 1840 South Third Street Jacksonville Beach, Florida, 32250, hereinafter called Grantor, to **TQ Corp., a Florida corporation**, whose address is 301 North Roscoe Boulevard Ponte Vedra Beach, Florida 32082, hereinafter called Grantee.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

**Lots 65 and 66, East Coast Canal Estates, Unit 5, according to the map thereof as recorded in Map Book 5, page 69, of the public records of St. Johns County, Florida.**

**The above described property is not the homestead property of any of the Grantors.**

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

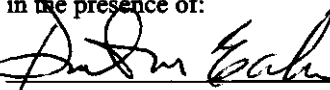
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

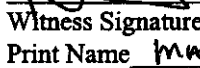
**TO HAVE AND TO HOLD** the same in fee simple forever.

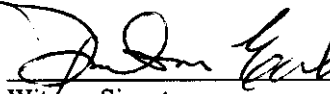
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

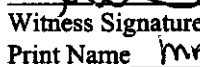
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

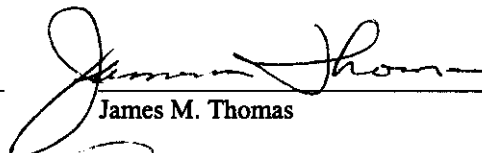
Signed, sealed and delivered  
in the presence of:

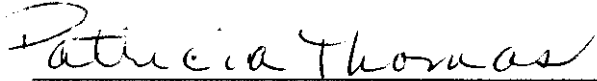
  
\_\_\_\_\_  
Witness Signature  
Print Name PAUL M. EAKIN

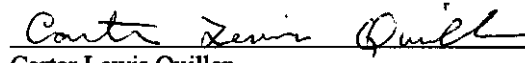
  
\_\_\_\_\_  
Witness Signature  
Print Name MARK Q. HARTE

  
\_\_\_\_\_  
Witness Signature  
Print Name PAUL M. EAKIN

  
\_\_\_\_\_  
Witness Signature  
Print Name MARK Q. HARTE

  
\_\_\_\_\_  
James M. Thomas

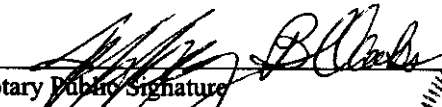
  
\_\_\_\_\_  
Patricia Thomas

  
\_\_\_\_\_  
Carter Lewis Quillen



STATE OF FLORIDA,  
COUNTY OF DUVAL:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2001, by **James M. Thomas and Patricia Thomas, husband and wife**, who produced current Florida drivers licenses as identification.

  
\_\_\_\_\_  
Notary Public Signature

My Commission Expires:  
Commission No



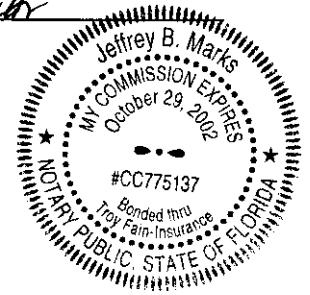
COPY

STATE OF FLORIDA,  
COUNTY OF DUVAL:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2001, by **Carter Lewis Quillen**, who produced a current Florida driver license as identification.

  
\_\_\_\_\_  
Notary Public Signature

My Commission Expires:  
Commission No



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## 2022 TRIM Notice

2022 TRIM Notice (PDF)

## Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

<b>Parcel ID</b>	0647600650
<b>Location Address</b>	301 N ROSCOE BLVD PONTE VEDRA BEACH 32082-0000
<b>Neighborhood</b>	Restaurant Roscoe Blvd (COM) (2183.02)
<b>Tax Description*</b>	5-69 EAST COAST CANAL ESTS UT 5 LOTS 65 & 66 & RIP RIGHTS OR1574/959 <i>*The Description above is not to be used on legal documents.</i>
<b>Property Use Code</b>	Restaurants & Cafeterias (Owner Occupied) (2105)
<b>Subdivision</b>	East Coast Canal Estates Unit 5, Survey Of
<b>Sec/Twp/Rng</b>	40-3-29
<b>District</b>	County (District 300)
<b>Millage Rate</b>	12.7978
<b>Acreage</b>	1.340
<b>Homestead</b>	N

## Owner Information

<b>Owner Name</b>	Tq Corporation 100%
<b>Mailing Address</b>	301 ROSCOE BLVD N PONTE VEDRA BEACH, FL 32082-2526

Map



Valuation Information

	2023
Building Value	\$339,740
Extra Features Value	\$32,749
Total Land Value	\$1,168,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,540,489
Total Deferred	\$465,711
Assessed Value	\$1,074,778
Total Exemptions	\$0
Taxable Value	\$1,074,778

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$245,320	\$30,438	\$1,168,000	\$0	\$0	\$1,443,758	\$977,071	\$466,687	\$977,071
2021	\$253,109	\$30,438	\$1,027,840	\$0	\$0	\$1,311,387	\$888,246	\$423,141	\$888,246
2020	\$260,896	\$30,438	\$1,027,840	\$0	\$0	\$1,319,174	\$807,496	\$511,678	\$807,496
2019	\$242,194	\$27,308	\$1,027,840	\$0	\$0	\$1,297,342	\$734,087	\$563,255	\$734,087
2018	\$167,004	\$27,308	\$473,040	\$0	\$0	\$667,352	\$667,352	\$0	\$667,352
2017	\$156,636	\$27,308	\$473,040	\$0	\$0	\$656,984	\$656,984	\$0	\$656,984
2016	\$138,089	\$11,455	\$473,040	\$0	\$0	\$622,584	\$622,584	\$0	\$622,584
2015	\$122,116	\$15,834	\$473,040	\$0	\$0	\$610,990	\$610,990	\$0	\$610,990
2014	\$118,264	\$15,834	\$473,040	\$0	\$0	\$607,138	\$607,138	\$0	\$607,138
2013	\$121,595	\$15,834	\$473,040	\$0	\$0	\$610,469	\$610,469	\$0	\$610,469
2012	\$124,926	\$15,834	\$473,040	\$0	\$0	\$613,800	\$613,800	\$0	\$613,800
2011	\$127,563	\$11,650	\$525,600	\$0	\$0	\$664,813	\$664,813	\$0	\$664,813
2010	\$130,877	\$11,650	\$584,000	\$0	\$0	\$726,527	\$726,527	\$0	\$726,527

Building Information

Building	1
Year Built	1971
Actual Area	6286
Conditioned Area	1960
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Concrete Block, Concrete Siding

Roof Cover	Built Up, Metal
Roof Structure	Rigid Frame, Gable Hip
Interior Flooring	Hardwood, Terrazzo
Interior Wall	Wall Board
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED DECK	224
UNFINISHED ENCLOSED PORCH	1928
BASE AREA	1600
FINISHED CANOPY	1146



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.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 7/14/2023, 11:42:12 PM](#)

Contact Us





November 2, 2023

VIA Email: ataylor@half.com

Albert Taylor  
Half Associates  
9995 Gate Pkwy N, Suite 200  
Jacksonville, FL

**RE: Water & Sewer Availability**  
**301 N Roscoe Rd Restaurant – Sewer Only**

**PIN(s): 064760 0650**

---

Mr. Taylor:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve a 222 seat restaurant with a total anticipated wastewater flow of 7,104 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service is currently provided by JEA.

Point of Connection - Wastewater:

The wastewater capacity can be provided by the Marsh Landing Wastewater Treatment Plant (WWTP) with connection to the existing private on-site 2-inch force main. Existing service connections may be used contingent upon the EOR demonstrating to SJCUD that the current service connections can provide adequate capacity for the proposed development.

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and qualifies for an exemption for reclaimed water connections pursuant to County Ordinance 2022-37. This development shall utilize an alternative water source for irrigation that is separate from the potable water distribution system. In no case shall potable water be utilized for irrigation.

General Conditions:

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

**Utilities**

1205 State Road 16, St. Augustine, FL 32084  
904.209.2700 | sjcfl.us

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on April 30, 2024. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

If you have any questions, please contact me at 904.209.2614 or [tshoemaker@sjcfl.us](mailto:tshoemaker@sjcfl.us).

Sincerely,

*Teri Shoemaker*

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



## Availability Letter

Halff Associates

11/3/2023

Halff

9995 Gate Parkway North, Suite 200

Jacksonville, Florida 32246

Project Name: 301 North Roscoe Restaurant

Availability #: 2023-3371

Attn: Halff Associates

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

### **Point of Connection:**

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

### **Main Extensions and/or Offsite Improvements:**

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

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity and Capacity Fees:**

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

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or [waterpreservice@jea.com](mailto:waterpreservice@jea.com) to discuss any additional capacity fees that may be required for the new or modified development.

Otherwise, estimated capacity fees may be calculated at

[https://www.jea.com/Engineering\\_and\\_Construction/Water\\_and\\_Wastewater\\_Development/Self-](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow)

[Service\\_Center/Capacity\\_Fee\\_Calculator\\_-\\_Average\\_Daily\\_Flow](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow). Final fees will be determined by the Water Preservice Group



as part of the new service application process.

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

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2023-3371

Request Received On: 10/26/2023

Availability Response: 11/3/2023

Prepared by: Susan West

Expiration Date: 11/02/2025

### **Project Information**

Name: 301 North Roscoe Restaurant

Address: 301 N ROSCOE BLVD, Jacksonville, FL 32082

County: St. Johns County

Type: Sewer

Requested Flow: 8880

Parcel Number: 064760 0650

Location:

Description: Proposed restaurant of 7,079 SF, 222 seats, Existing zoning of CHT and proposed PUD

### **Potable Water Connection**

Water Treatment Grid: Ponte Vedra

Connection Point #1: Existing 6 inch water main along N Roscoe Blvd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: N/A

Connection Point #1: JEA does not have sewer in this area

Connection Point #2:

Sewer Special Conditions:

### **Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

### **Electric Connection**

Electric Availability:

Electric Special Conditions: The subject property does not lie within the geographic area legally served by JEA.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need to take to get service:** **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

**Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.**

**Submit your plans for water/waste water review by Step 2 in Sages.**





CD<sup>+</sup>urban  
studio

a studio of CRONK DUCH architecture

project location : 301 roscoe blvd north

april 12, 2024





**CD** urban  
+ studio

architecture

 **halff**

landscape











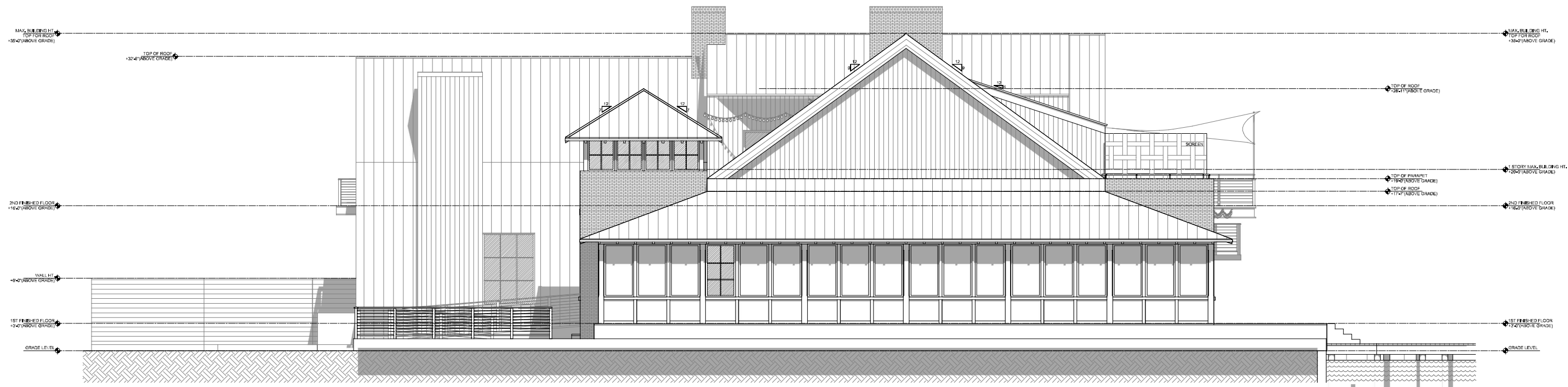
















CD<sup>+</sup> urban  
studio

NORTH ELEVATION

 halff







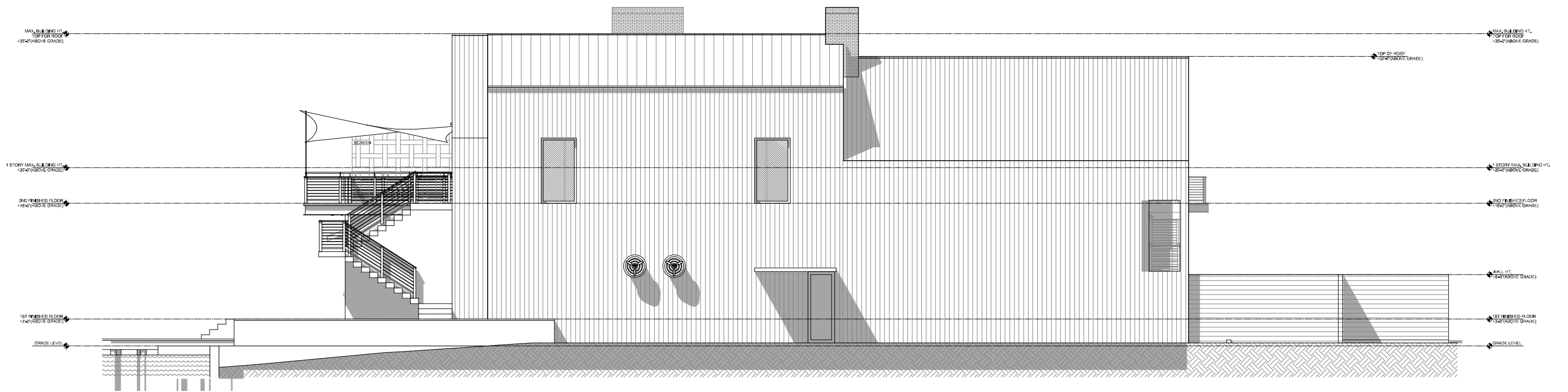


CD<sup>+</sup> urban studio

EAST ELEVATION

 halff







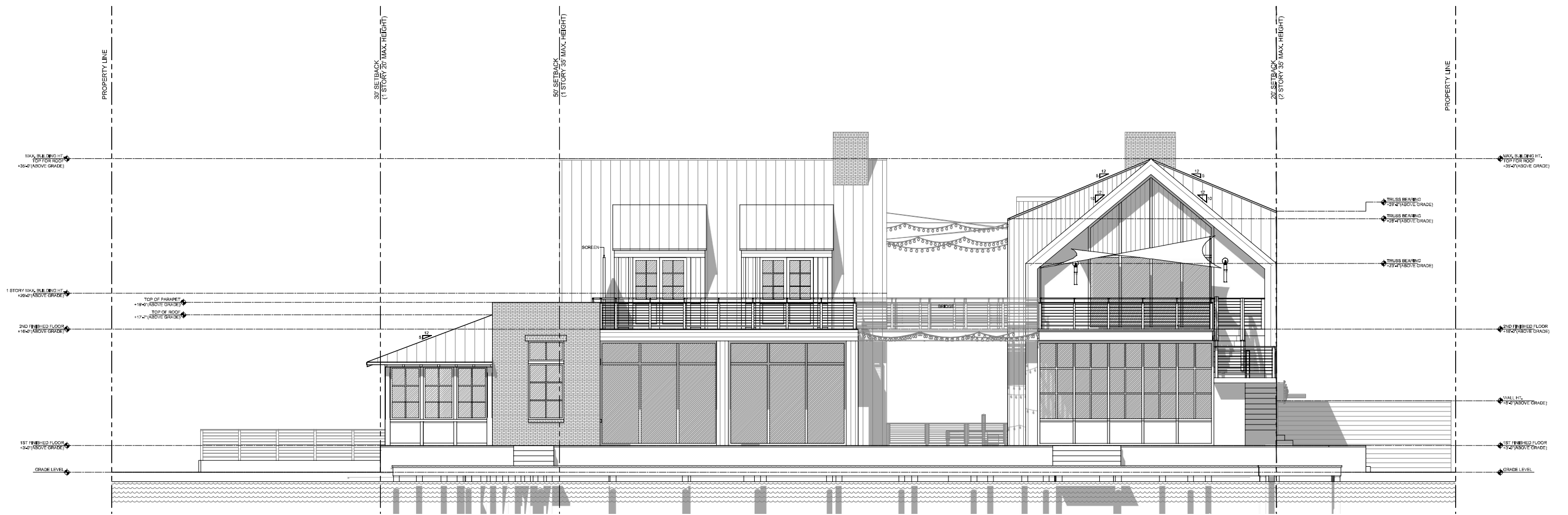


CD<sup>+</sup> urban  
studio

SOUTH ELEVATION

 halff









CD<sup>+</sup> urban studio

WEST ELEVATION

 halff





CD<sup>+</sup>urban  
studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban  
studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban  
studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban  
studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban  
studio

PERSPECTIVE

 halff





CD<sup>+</sup> urban studio

PERSPECTIVE

 halff





woven basket wood slats



Natural E-pay Siding



weathered zinc metal roof/ wall

white painted brick  
"white dove" OC 17

Painted syles and rails  
"semi solid wood" stain

anderson windows/  
doors  
"terratone" color





An aerial architectural rendering of a modern building complex. The main building features a prominent gabled roof with grey corrugated metal siding and a large, light-colored lattice facade on the left side. A courtyard with palm trees and other vegetation is situated in front of the building. To the right, there is a parking lot with several cars, including a red SUV and a white car. The surrounding area is lush with green trees and landscaping. The sky is clear with a few birds flying.

project location : 301 roscoe blvd north

contact information:

Joseph P. Loretta, [jloretta@halff.com](mailto:jloretta@halff.com), PLA,  
LEED®AP-BD+C

Joseph Cronk, [Joe@cronkduch.com](mailto:Joe@cronkduch.com)





June 23, 2023

Brad Wester  
One Independent Drive  
Suite 1200  
Jacksonville, FL 32202

RE: Confirmation Letter (CLTR 2023-142)  
301 N Roscoe Blvd  
Parcel ID: 064760-0650

To whom it may concern:

This letter is in response to your request for the above-referenced property. This office has jurisdiction over the administration and enforcement of the Land Development Code (LDC) and the 2025 Comprehensive Plan, as well as Zoning regulations, and subdivision regulations in St. Johns County, FL. The responses provided below are based on information available to staff at the time of the request.

The subject property is zoned Commercial, Highway and Tourist (CHT). The Future Land Use designation of the subject property is Residential-A (RES-A) Coastal. The subject property is located within the Palm Valley Overlay District. This request seeks to confirm that, “a restaurant use, including the service of alcoholic beverages, is allowed by right, without additional approvals such as a Special Use Permit.”

Staff research has found that Per LDC [Section 10.02.04](#), in any inconsistency between zoning requirements and Comprehensive Plan requirements, the provisions of the Comprehensive Plan shall govern. In the absence of an unexpired vesting determination or vesting under [Section 10.02.03.B](#), property that has inconsistent zoning with the Comprehensive Plan shall not have vested property rights.

Any present zoning inconsistent with the Comprehensive Plan may only be rezoned consistent with the Comprehensive Plan. Upon rezoning consistent with the Comprehensive Plan, permits may be issued in conjunction with the new zoning classification.

Per Comprehensive Plan [Policy A.1.11.1.m](#) (provided in part):

In Density Zone “A” designation, neighborhood commercial uses may be appropriate on a size and scale compatible with the surrounding residential area.



Per Comprehensive Plan [Policy A.1.11.2](#) (provided in part):

Neighborhood commercial uses provided within Residential land use designation may be permitted under the following conditions:

- a. The development is approved through the Planned Development land development regulations if a rezoning of the property is required to allow Neighborhood or Community Commercial uses.
- b. The commercial use is provided at a size and scale compatible with the surrounding residential area.

As stated above, the existing zoning is Commercial and the existing FLUM is Residential. The subject parcel can have those uses allowed in the zoning up to Neighborhood Commercial uses. If a rezoning is requested, it would need to be to a PUD (for commercial uses), or to a residential zoning.

Per LDC [Section 2.03.01](#), Neighborhood Commercial uses in CHT zoning allowed by right include entertainment, specialty food stores, catering, and restaurant with or without drive-through. Additionally, this Code section states that alcohol sales and consumption require approval of a Special Use Permit within CHT zoning.

Staff does not have record of a Special Use Permit granting the sales and consumption of alcohol at this site.

Additionally, application SUPMAJ 2021-09 LuLu's Waterfront Grille Outdoor Seating was submitted in June 2021. It was a request for a Special Use permit to allow for outdoor seating on a property zoned for commercial uses and located within a residential Future Land Use designation, in accordance with [Section 2.04.05.B](#) of the Land Development Code. Staff comments were sent to the applicant on July 20, 2021. There was no Applicant response to comments as a resubmittal. The item did not go to hearing, and no Special Use has been granted for the outdoor seating.

Please note, the subject property falls within the Palm Valley Overlay District. Changes to the property may be subject to review by the Palm Valley/Ponte Vedra Architectural Review Committee (PVARC) in a public hearing. For more information on the Palm Valley Overlay regulations, please see [Section 3.06](#) of the LDC. More information on the Overlay District Review process can be found in [Section 8](#) of the DRM.

#### **ADDITIONAL STAFF COMMENTS**

Historic Preservation Planning: The structure on site was built in 1971 deeming it over 50 years old and a historic structure. Significance of the structure would need to be evaluated at the time of plans submittal. A Historic American Building Survey may be requested. If deemed significant in accordance to LDC section 3.01.04.C.2., alterations to the building may be limited or require mitigation.

*Reviewed by Hali Barkley  
Growth Management-Environmental  
(904)209-0623 | hbarkley@sjcfl.us*

Technical/Transportation Development: Should redevelopment of the site occur, site access improvements may be required based on the Land Development Code 6.04.05, as well as Article IX regarding non-residential site access analysis.

*Reviewed by Dick D'Souza, P.E.  
904-209-0792 | ddsouza@sjcfl.us*

Please note that this zoning confirmation letter only verifies zoning and does not authorize the clearing of land or authorize any other development permit. Please be aware that the county, state and/or federal laws and regulations may change after this letter has been written. You will be required to comply with the current laws and regulations if a land development permit is considered for issuance. If further information is desired, please contact this office at (904) 209-0675 or via email at [sstephens@sjcfl.us](mailto:sstephens@sjcfl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Sloane Stephens".

Sloane Stephens, Planner  
SJC Growth Management

RECEIPT # 23-031778



One Independent Drive  
Suite 1200  
Jacksonville, Florida 32202

P (904) 301.1269  
F (904) 301.1279  
www.drivermcafee.com

June 8, 2023

Mike Roberson, Director  
Growth Management Department  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway  
St. Augustine, Florida 32084

**RE: Verification Request Letter for Restaurant Use at 301 Roscoe Boulevard North**

Dear Mr. Roberson,

The property is located at 301 Roscoe Boulevard North in Ponte Vedra Beach (aka- "LuLu's"), further described as St. Johns County PIN 064760-0650. The property is designated Residential-A land use and CHT zoning in the Palm Valley Overlay.

The purpose of this letter is to request confirmation that a restaurant use, including service of alcoholic beverages, is allowed by right, without additional approvals such as a Special Use Permit. Considerations should include the enclosed documentation noting the upkeep and service such as St. Johns County sewer, JEA water, and Comcast communications, and the lease documentation that extend its continual and customary restaurant related activity and use on the property for patrons and employees in cooperation with the abutting restaurant. There has been a continuation of restaurant activity and use, regardless of the building's use specifically on the property, whether or not the "fixtures and equipment" are removed as noted in the Code for continuation of use provisions.

I'm available by phone and email to further assist or provide additional information as needed.

Respectfully,

A handwritten signature in black ink, appearing to read 'BW', is written over a horizontal line.

Brad Wester  
904.294.3768  
bwester@drivermcafee.com

cc: Lex Taylor, III, Deputy County Attorney





301 ROSCOE  
PONTE VEDRA BEACH

PUD

COVER SHEET  
AS 1.00 SITE PLAN  
A 1.10 1ST FLOOR PLAN  
A 1.20 2ND FLOOR PLAN

MAY 1, 2024

301 ROSCOE BLVD N.  
PONTE VEDRA BEACH, FL 32082

CD<sup>+</sup>urban  
studio

1936 San Marco Blvd. Studio 101 San Marco, Florida 32207  
904.302.9848 / 904-626-3452

240 Worth Ave, Studio 202, Palm Beach, Florida 33480  
Office: 561.335.6382

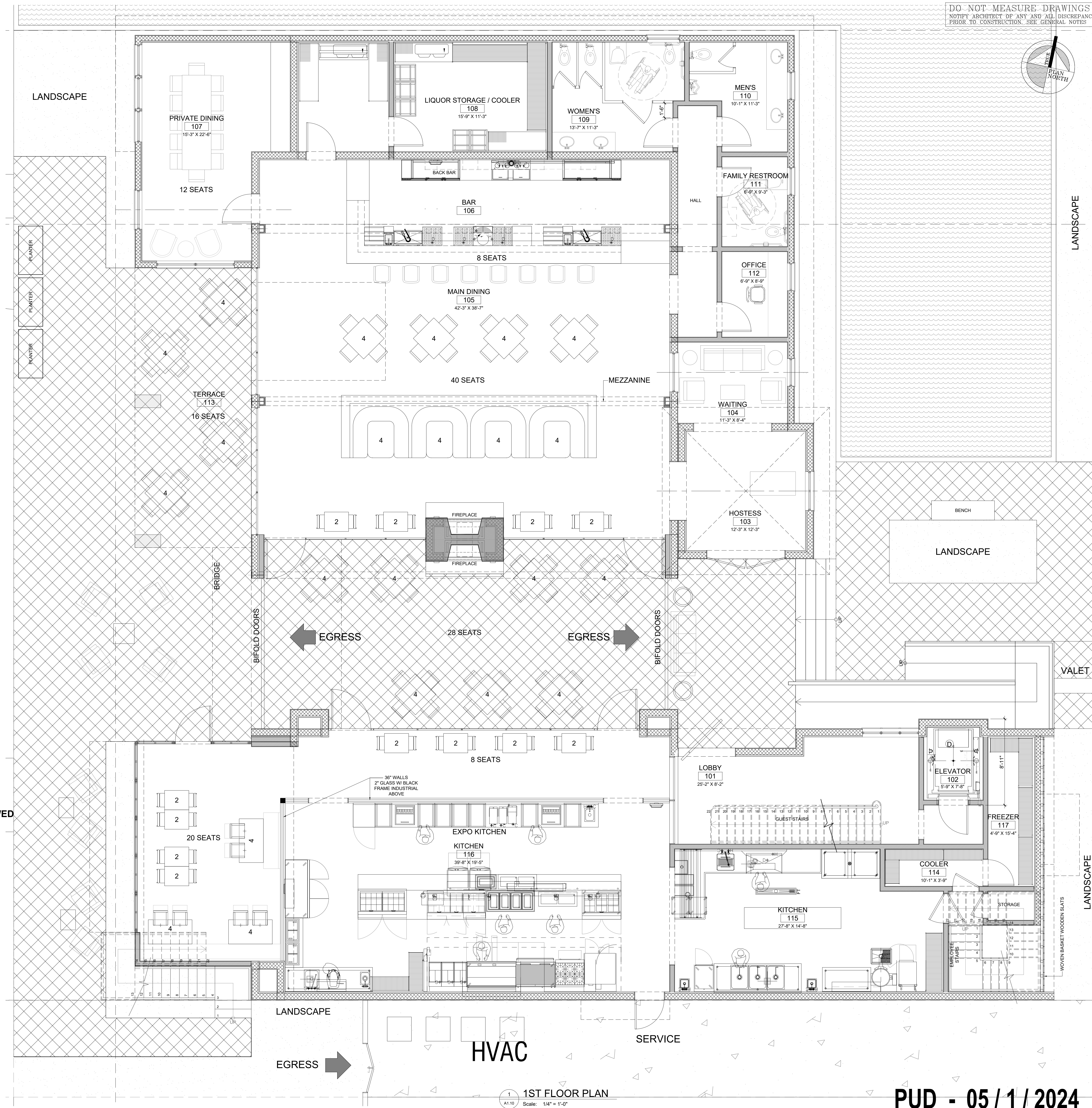
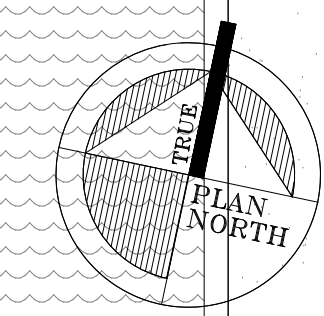
161 King Street, Studio B, Charleston, South Carolina







DO NOT MEASURE DRAWINGS  
 NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES  
 PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



AS OF: APRIL 26, 2024  
 CHECKED BY: ERM

301 ROSCOE  
 AREAS:

**CONDITIONED SPACE**  
 1ST FLOOR : 5,672 SQ. FT.  
 2ND FLOOR: 1,942 SQ. FT.

**TOTAL A/C AREA: 7,610 SQ. FT.**

**ENCLOSED USABLE SPACE (NON AC)**  
 EAST SERVICE STAIRS: 106 SQ. FT.

**GROSS ENCLOSED AREA: 7,716 SQ. FT. < 1000 SQ.FT PER ACRE ALLOWED**

**LOT AREA**  
 LOT AREA : 59,999.79 SQ. FT. = 1.37 ACRE

**SEATS**  
 GROUND FLOOR: 132  
 1ST FLOOR: 75

**TOTAL SEATS: 207**

**NOTE: ALL CONDITIONED/NON-CONDITIONED AREAS  
 CALCULATED TO EXTERIOR EDGES OF STUD/CMU WALLS.  
 ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE  
 OUTSIDE EDGE OF DECKING/STEPS.**

1ST FLOOR PLAN  
 Scale: 1/4" = 1'-0"

**PUD - 05 / 1 / 2024**

**CDurban+studio**  
 1936 San Marco Blvd, Studio 101, San Marco, Florida 32207  
 904.302.9848 / 904.636.3452  
 240 Worth Ave, Studio 202, Palm Beach, Florida 33480  
 Office: 86.133.6582  
 161 King Street, Studio B, Charleston, South Carolina

CONSULTANTS:  
 STRUCTURAL:

REVISION: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:  
 AS SHOWN

CADD USER ID:  
 ERM

LEGAL DESCRIPTION:

PROJECT PHASE:  
 PUD SUBMIT

PROJECT NUMBER

**NEW CONSTRUCTION**  
 PONTE VEDRA BEACH

301 ROSCOE

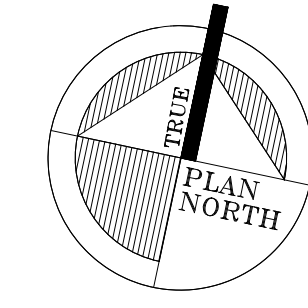
1ST FLOOR PLAN

**A1.10**

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DO NOT MEASURE DRAWINGS  
 NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES  
 PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



**CD** urban+studio

1936 San Marco Blvd, Studio, 101 San Marco, Florida 32207  
 904.302.9848 / 904.636.3452  
 240 Worth Ave. Studio 202, Palm Beach, Florida 33480  
 Office: 86.233.6582  
 161 King Street, Studio B, Charleston, South Carolina



AS OF: APRIL 26, 2024  
 CHECKED BY: ERM

301 ROSCOE  
 AREAS:

**CONDITIONED SPACE**  
 1ST FLOOR : 5,672 SQ. FT.  
 2ND FLOOR: 1,942 SQ. FT.

**TOTAL A/C AREA: 7,610 SQ. FT.**

**ENCLOSED USABLE SPACE (NON AC)**  
 EAST SERVICE STAIRS: 106 SQ. FT.

**GROSS ENCLOSED AREA: 7,716 SQ. FT. < 1000 SQ.FT PER ACRE ALLOWED**

**LOT AREA**  
 LOT AREA : 59,999.79 SQ. FT. = 1.37 ACRE

**SEATS**  
 GROUND FLOOR: 132  
 1ST FLOOR: 75

**TOTAL SEATS: 207**

**NOTE: ALL CONDITIONED/NON-CONDITIONED AREAS  
 CALCULATED TO EXTERIOR EDGES OF STUD/CMU WALLS.  
 ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE  
 OUTSIDE EDGE OF DECKING/STEPS.**

1 2ND FLOOR PLAN  
 A1.20 Scale: 1/4" = 1'-0"

CONSULTANTS:  
 STRUCTURAL:

REVISION:	DATE:

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:  
 AS SHOWN

CADD USER ID:  
 ERM

LEGAL DESCRIPTION:

PROJECT PHASE:  
 PUD SUBMIT

PROJECT NUMBER

**NEW  
 CONSTRUCTION**

PONTE VEDRA BEACH

301 ROSCOE

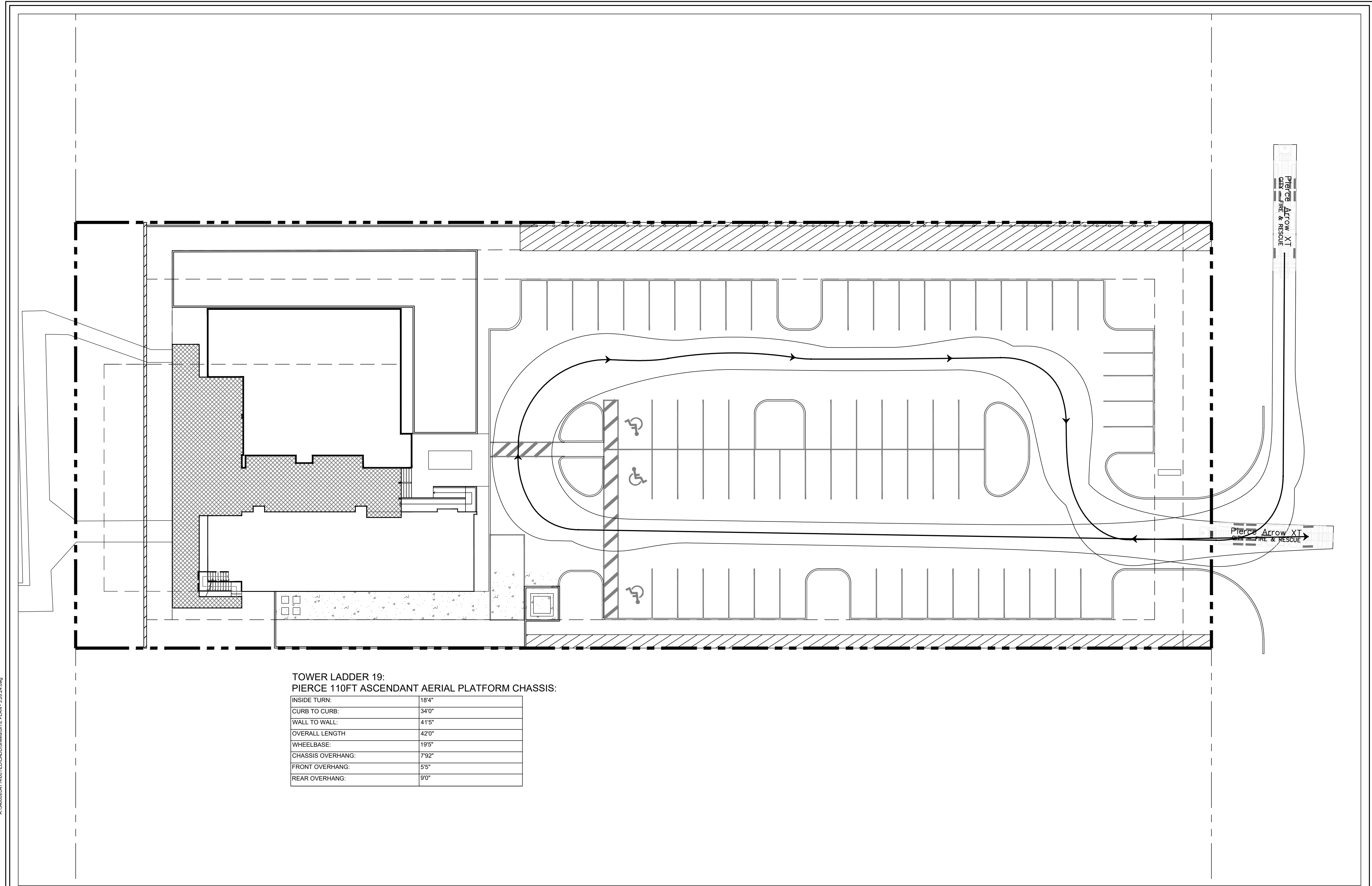
2ND FLOOR PLAN

A1.20

**PUD - 05 / 1 / 2024**

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

INSIDE TURN:	184"
CURB TO CURB:	340"
WALL TO WALL:	415"
OVERALL LENGTH:	420"
WHEELBASE:	195"
CHASSIS OVERHANG:	792"
FRONT OVERHANG:	55"
REAR OVERHANG:	90"

4/24/2024 3:15:18 PM Jop, Alfonso, Jr. A:\5000\5471\0071\LOADING\ASSEMBLY PLAN\_3.28.24.dwg

Revisions		
No.	Date	Description
1	2.7.24	BUILDING ADJUSTMENT MADE. STAFF COMMENTS ADDED.

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

Seal

Issued: 4/24/2024  
 Drawn By: NTD  
 Checked By: JPL  
 Scale: 1"=20'

301 NORTH ROSCOE BLVD.  
 RESTAURANT  
 Prepared For:


Sheet Title  
 AUTORTURN  
 EXHIBIT  
 Sheet Number  
 EX-2




Printing Date: 10/20/2023 8:32:01 AM  
File: W:\Citrix\Misc\Lulus\Lulus.mxd





**Legend**


 Subject Parcel


**Land Use Description**


 Institutional

 Residential Medium Density

 Streams and Waterways

 Upland Coniferous Forests

 Vegetated Non-Forested Wetlands

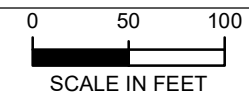
 Wetland Forested Mixed



9995 Gate Parkway North,  
Suite 200  
Jacksonville, FL 32246  
904.730.9360



FLUCCS



1 inch = 100 feet

Lulu's  
Palm Valley

The information contained in this map is derived as is with no claim or warranty as to its accuracy or completeness. The map is for reference only and should not be considered to be a survey. Precision.



REVISIONS NO.	DATE	DESCRIPTION

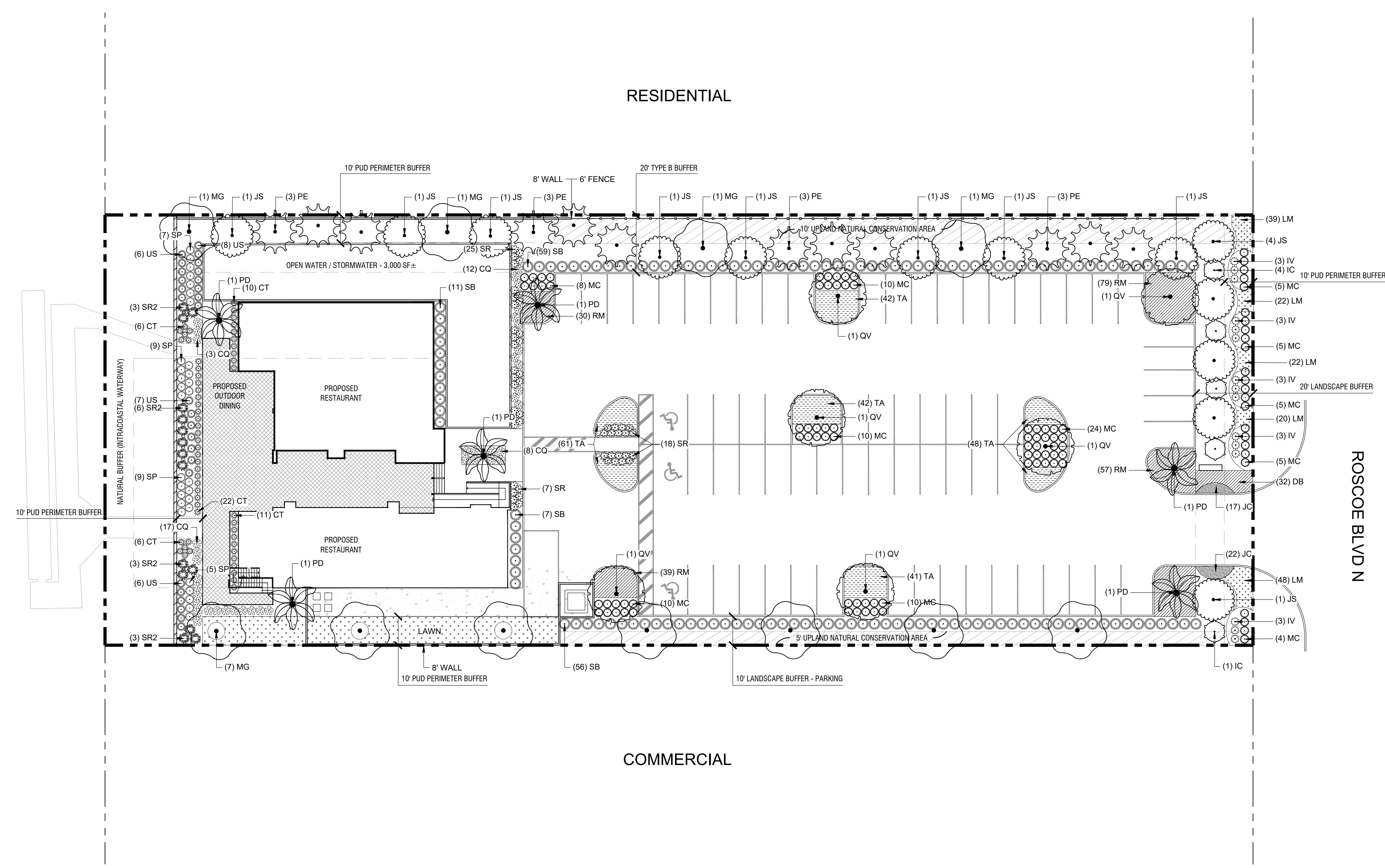
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PROJECT NO.: 54714.001  
 ISSUED: 4/18/2024  
 DRAWN BY: KH  
 CHECKED BY: JPL  
 SCALE: AS NOTED

SHEET NAME  
**LANDSCAPE PLAN**  
 SHEET NUMBER  
**LS-100**



**LANDSCAPE NOTES:**

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

**ST. JOHNS COUNTY SPECIFIC NOTES:**

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

**PLANT SCHEDULE**

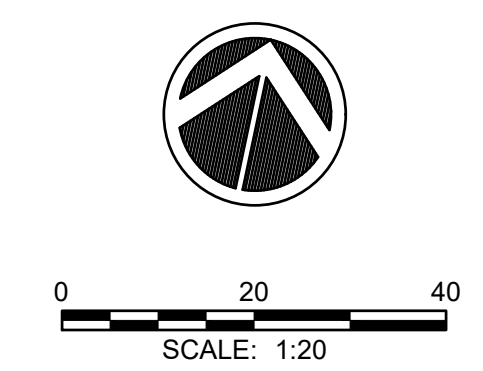
SYMBOL	CODE	COMMON NAME
<b>TREES</b>		
	IC	Oak Leaf™ Holly
	JS	Southern Red Cedar
	MG	Southern Magnolia
	PD	Date Palm
	PE	Slash Pine
	QV	Southern Live Oak

**SHRUBS**

	CQ	Queen Emma Crinum Lily
	CT	Hawaiian Compacta TI Plant
	IV	Yaupon Holly
	MC	Pink Muhly Grass
	SB	Sand Cordgrass
	SP	Saltmeadow Cordgrass
	SR	Bird Of Paradise
	SR2	Saw Palmetto
	US	Sea Oats

**GROUND COVERS**

	DB	Variegated Flax Lily
	JC	Shore Juniper
	LM	Lilyturf
	RM	Coral Drift® Groundcover Rose
	SS	St. Augustine Grass
	TA	Asiatic Jasmine



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

## MISCELLANEOUS CODE REQUIREMENTS

TYPE	REQUIRED	PROVIDED	COMMENTS
VUA CANOPY TREES (6.06.03(A))	70%	70%	7 TREES / 10 TOTAL TREES = 80%
NATIVE TREES (6.06.02(A)(3))	50%	89%	47 TREES / 53 TOTAL TREES = 89%
NATIVE SHRUBS (6.06.02(A)(3))	50%	84%	4,240 SF / 5,034 TOTAL SF = 84%
50% MAX. SAME TREE SPECIES	YES	YES	SEE PLANT SCHEDULE
EIGHTY OR FORTY TREE INCHES PER ACRE	YES	YES	SEE PLANTING PLAN

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

TYPE	REQUIRED	PROVIDED	COMMENTS
20 FT. LANDSCAPE BUFFER WHERE R.O.W. ABUTS A VEHICULAR USE AREA (3.06.06(A)(1))	YES	YES	R.O.W. PLANTED WITH EVERGREEN TREES, SHRUBS AND GROUNDCOVERS
R.O.W. EVERGREEN TREES TO BE MINIMUM 4 INCH CALIPER, 12 FT HEIGHT X 6 FT SPREAD, AND 20 FT O.C. (3.06.06(B)(1))	YES	YES	SEE PLANT SCHEDULE
IN THE R.O.W. BUFFER, THERE ARE TO BE 4 CANOPY TREES PER 100 LF AND 4 UNDERSTORY TREES PER 100 LF (6.06.02(F)(2)(b))	5 EA	5 EA	150 LF - 25 LF = 125 LF 100 LF / 4 TREES = 25 LF 125 LF / 25 LF = 5 TREES
3 FT HEIGHT X 2 FT SPREAD AT THE TIME OF PLANTING OPAQUE SCREENING OF LANDSCAPE WHERE R.O.W. ABUTS A VEHICULAR USE AREA (6.06.03(C))	YES	YES	SEE PLANT SCHEDULE

## PERIMETER BUFFER ADJACENT TO PARKING AREA - VUA

TYPE	REQUIRED	PROVIDED	COMMENTS
8 FT MINIMUM WIDTH BUFFER WITH 3 FT HEIGHT X 2 FT SPREAD OPAQUE SCREENING OF LANDSCAPE AT THE TIME OF PLANTING (BORDER WHERE A DRIVEWAY IS GOING INTO A PARKING AREA) (6.06.03(D))	YES	YES	DRIVEWAYS PLANTED WITH SHRUBS AND GROUNDCOVERS AS A CONTINUATION OF THE R.O.W. REQUIREMENTS

## OTHER PERIMETER BUFFER REQUIREMENTS

NORTH TYPE	REQUIRED	PROVIDED	COMMENTS
20 FT. LANDSCAPE BUFFER WITH 6 INCH MINIMUM CALIPER TREES, 20 FT HEIGHT X 8 FT SPREAD, AND 15 FT O.C. (WHERE P/L BOUNDARY ABUTS A VEHICULAR USE AREA) (3.06.06(B)(2))	YES	YES	LANDSCAPE BUFFER PLANTED WITH TREES AND ORNAMENTAL GRASSES
SHRUBS TO BE 3 FT HEIGHT X 2 FT SPREAD AT TIME OF PLANTING (6.06.03(E)(1)) (VUA ONLY)	YES	YES	SEE PLANT SCHEDULE
60% OPACITY AND 5 FT HEIGHT TO BE ACHIEVED AT TIME OF PLANTING (6.06.03(F))	YES	YES	SEE PLANTING PLAN
<b>SOUTH TYPE</b>			
SHRUB ROW AT 6 FT WIDE WITH SHRUBS TO BE 3 FT HEIGHT X 2 FT SPREAD AT TIME OF PLANTING (6.06.03(E)(1)) (VUA ONLY)	YES	YES	SEE PLANT SCHEDULE
1 TREE SHALL BE PLANTED FOR EACH 50 LF OF PROPERTY PERIMETER (6.06.03(F)(1))	7	7	385 LF / 50 LF = 7 TREES (BULKHEAD PREVENTS 8 TREES TO BE PLANTED)

## INTERIOR REQUIREMENTS

TYPE	REQUIRED	PROVIDED	COMMENTS
WITHIN EACH VEHICULAR USE AREA OF 9,000 SF OR MORE THERE SHALL BE A MINIMUM OF 5% OF LANDSCAPE AREA (6.06.03(G)(2)(a))	1,252 SF	4,774 SF	25,021 SF VUA x 5% = 1,252 SF
TREE ISLANDS TO TERMINATE ALL ROWS OF PARKING SPACES (6.06.03(G)(1))	YES	YES	SEE PLANTING PLAN
TREES IN ISLANDS BE 14 FT HEIGHT AND 4 INCH CALIPER AT TIME OF PLANTING. SHRUBS TO BE 3 GALLONS. (3.06.10(B)(5))	YES	YES	SEE PLANT SCHEDULE

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	REMARKS
<b>TREES</b>								
	IC	5	Ilex x 'Conaf'	Oak Leaf™ Holly	45 G	4" Cal	NATIVE	6' - 8' HT x 4' - 5' SPRD MIN
	JS	13	Juniperus silicicola	Southern Red Cedar	65 G	4" Cal	NATIVE	12' - 14' HT x 6' - 8' SPRD MIN
	MG	11	Magnolia grandiflora	Southern Magnolia	65 G	4" Cal	NATIVE	12' - 14' HT x 6' - 8' SPRD MIN
	PD	6	Phoenix dactylifera	Date Palm	65 G			14' HT x 8' SPRD MIN
	PE	12	Pinus elliottii	Slash Pine	65 G	6" Cal	NATIVE	14' HT x 8' SPRD MIN
	QV	6	Quercus virginiana	Southern Live Oak	65 G	4" Cal	NATIVE	12' - 14' HT x 6' - 8' SPRD MIN
<b>SHRUBS</b>								
	CQ	40	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily			NATIVE	3' HT x 3' SPRD, 36" O.C.
	CT	55	Cordyline fruticosa 'Hawaiian Compacta'	Hawaiian Compacta Ti Plant				2' HT x 2' SPRD, 30" O.C.
	IV	15	Ilex vomitoria	Yaupon Holly			NATIVE	3' HT x 2' SPRD, 36" O.C.
	MC	96	Muhlenbergia capillaris	Pink Muhly Grass			NATIVE	2' - 3' HT x 2' - 3' SPRD, 36" O.C.
	SB	133	Spartina bakeri	Sand Cordgrass			NATIVE	3' HT x 3' SPRD, 36" O.C.
	SP	30	Spartina patens	Saltmeadow Cordgrass			NATIVE	3' HT x 3' SPRD, 36" O.C.
	SR	50	Strelitzia reginae	Bird Of Paradise				3' - 4' HT x 3' - 4' SPRD, 36" O.C.
	SR2	15	Serenoa repens	Saw Palmetto			NATIVE	4' - 5' HT x 4' - 5' SPRD, 48" O.C.
	US	27	Uniola paniculata	Sea Oats			NATIVE	3' HT x 3' SPRD, 36" O.C.
<b>GROUND COVERS</b>								
	DB	32	Dianella tasmanica 'Blushy'	Variegated Flax Lily				12" HT x 24" SPRD, 24" O.C.
	JC	39	Juniperus conferta	Shore Juniper				6" - 12" HT x 12" - 24" SPRD, 18" O.C.
	LM	151	Liriope muscari	Lilyturf				6" - 12" HT x 12" - 24" SPRD, 18" O.C.
	RM	270	Rosa x 'Meidrifora'	Coral Drift® Groundcover Rose				12" - 24" HT x 12" - 24" Sprd, 24" O.C.
	SS	1,107 sf	Stenotaphrum secundatum	St. Augustine Grass				
	TA	234	Trachelospermum asiaticum	Asiatic Jasmine				6" - 12" HT x 12" - 24" SPRD, 24" O.C.

PROJECT NAME  
**301 NORTH ROSCOE RESTAURANT**  
PREPARED FOR  
**ACON CONSTRUCTION**

9985 GATE PARKWAY NORTH, SUITE 200  
JACKSONVILLE, FLORIDA USA 32246  
PHONE 904.730.9360 WWW.HALFF.COM  
FL CA 33380 FL LC 26000645

REVISIONS NO.	DATE	DESCRIPTION

SEAL

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PROJECT NO.: 54714.001  
ISSUED: 4/18/2024  
DRAWN BY: KH  
CHECKED BY: JPL  
SCALE: AS NOTED

SHEET NAME  
**CALCULATIONS AND NOTES**  
SHEET NUMBER  
**LS-101**



# LANDSCAPE SPECIFICATIONS

## MATERIALS:

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

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

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

4. SOD: LAWN AREAS TO BE BAHIA GRASS

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

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

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

## SUBMITTALS:

- SOD CERTIFICATE FROM GROWER.
- SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).
- SOIL TEST REPORT FOR PH WITH RECOMMENDATIONS FOR PH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS AND PLANTING BACKFILL MIX)
- WRITTEN PLANT GUARANTEE.
- SUBMIT MANUFACTURER DATA WITH INSTRUCTIONS FOR APPLICATIONS FOR ALL HERBICIDES.
- PLANTING AREA / BED PREP HERBICIDES
  - FOR GRASS AND WEEK KILL PRIOR TO TILLING, TOP DRESSING OR MULCHING: ROUNDUP BY MONSANTO
- PALM FERTILIZER
  - BALANCE OF NITROGEN (N), POTASH (P), POTASSIUM (K), AND MAGNESIUM (Mg), IN A 2N-1P-3K-1Mg RATIO, AND ALSO CONTAINING 1-2% MANGANESE (Mn), 1-2% IRON (Fe), SULFUR (S), AND TRACE AMOUNTS OF ZINC (Zn), COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
- FUNGICIDE:
  - FOR ROT AND WILT DISEASES: BROAD SPECTRUM SYSTEMIC FUNGICIDE THAT IS ALSO LABELED FOR THE CONTROL OF PHYTOPHTHORA BUD ROT. B. FOR GRAPHILOA LEAF SPOT: MANEB, MANCOZEB OR BROAD SPECTRUM COPPER FUNGICIDE SUCH AS KOCCIDE 101. COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
- INSECTICIDE
  - SYSTEMIC INSECTICIDE SUCH AS LINDANE OR SEVIN.

## EXECUTION:

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

2. PLANTING PREPARATION:
 

- INCORPORATE BACKFILL MIX AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.
- ADJUST SOIL AND BACKFILL PH TO 5.5 AND 6.5.
- ADJUST SOIL PH TO 5.5-6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE PH AND USE HYDRATED LIME OR DOLOMITE TO RAISE THE PH.

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

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

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

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

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

## GRASSING:

1. SOIL PREPARATION:
 

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

2. SEEDING:
 

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

3. SODDING:
 

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

## CLEANUP:

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

2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

## INITIAL INSPECTION AND ACCEPTANCE:

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

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

## PLANT GUARANTEE:

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

## MAINTENANCE AND WARRANTY:

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

2. PLANT MAINTENANCE AND WARRANTY:
 

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

3. LAWN MAINTENANCE AND WARRANTY:
 

- MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 80 DAYS AFTER INITIAL ACCEPTANCE.
- WATER LAWNS SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES UNTIL FINAL ACCEPTANCE.
- MOW LAWNS WHEN SOD IS FIRMLY ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.
- FERTILIZE LAWNS 2 WEEKS AFTER PLANTING WITH 16-4-8 AT A RATE OF 6 LBS. PER 1000 SQUARE FEET.

## REPLACEMENTS AND CONDITIONS:

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

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

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

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

## FINAL INSPECTION AND ACCEPTANCE:

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

2. PLANT MATERIALS:
 

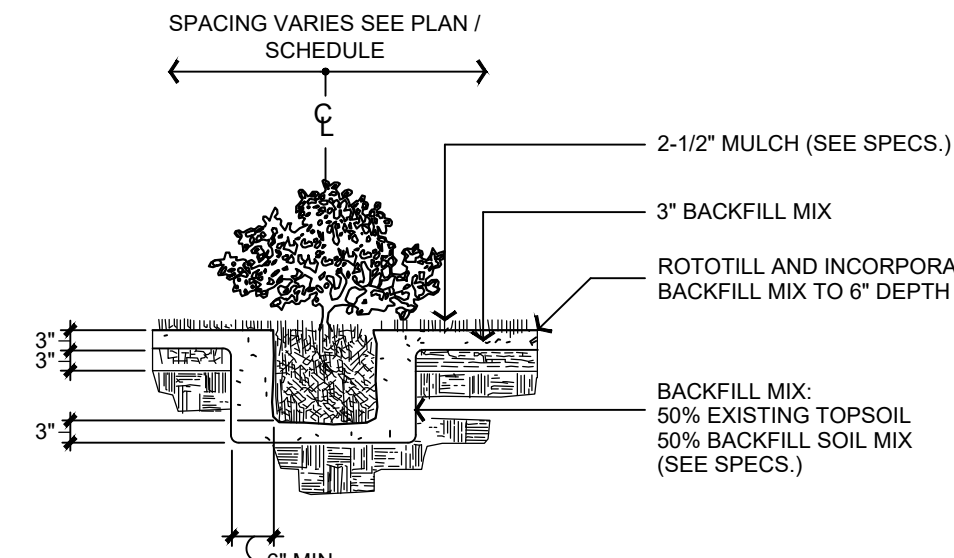
- REPLACE ANY MATERIAL NOT IN HEALTHY CONDITION OR WHICH FAILS TO MEET SPECIFICATIONS.
- DECIDUOUS MATERIAL WILL BE GUARANTEED TO BREAK DORMANCY IF PLANTED IN DORMANT SEASON.

3. LAWNS:
 

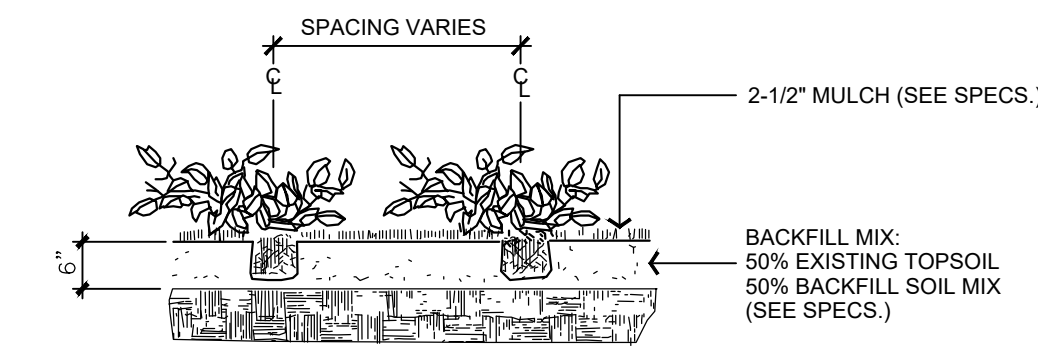
- AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.
- SEEDDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT.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

## PLANT INSTALLATION NOTES

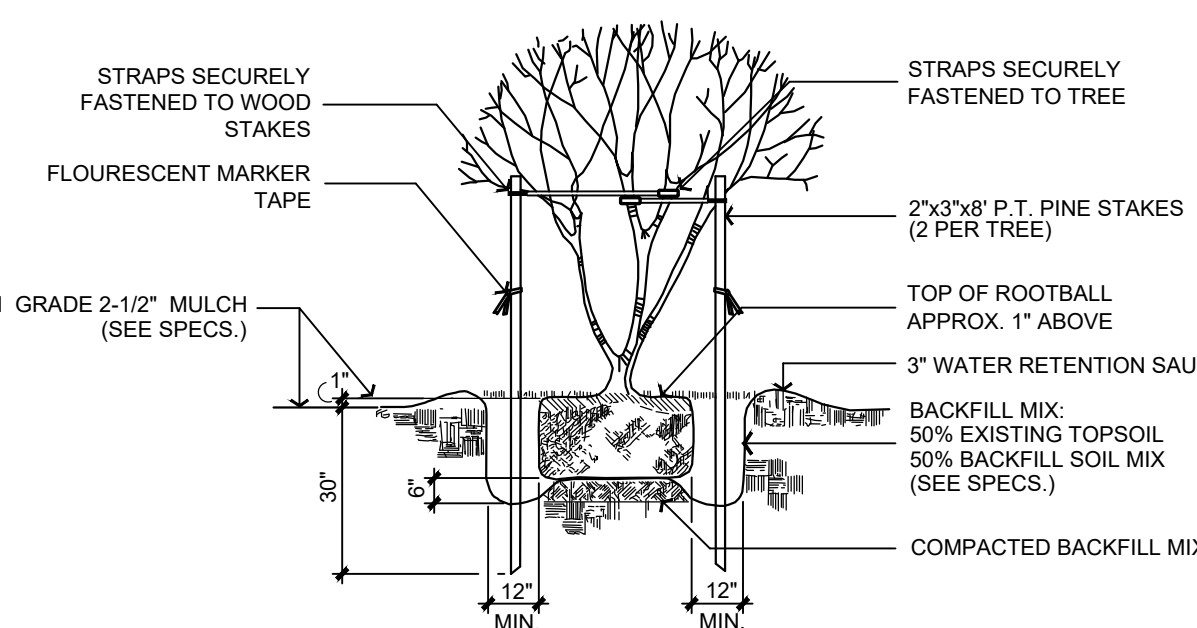
- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
- CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT ADJUSTING THE LOCATIONS OF CERTAIN PLANTS AND TREES IN THE FIELD.
- ALL TREES AND SHRUBS SHALL BE OF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



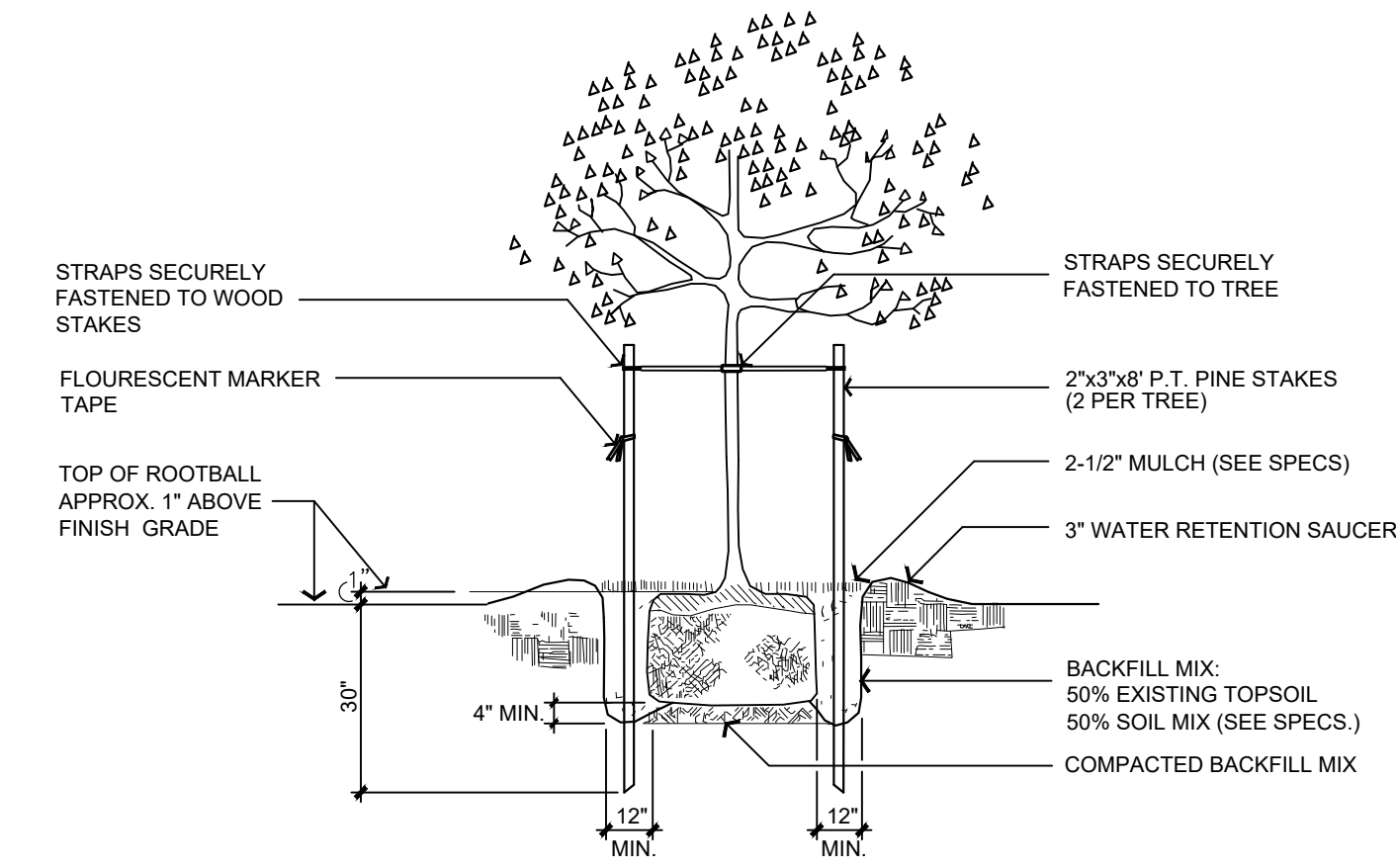
2 TYPICAL SHRUB PLANTING N.T.S.



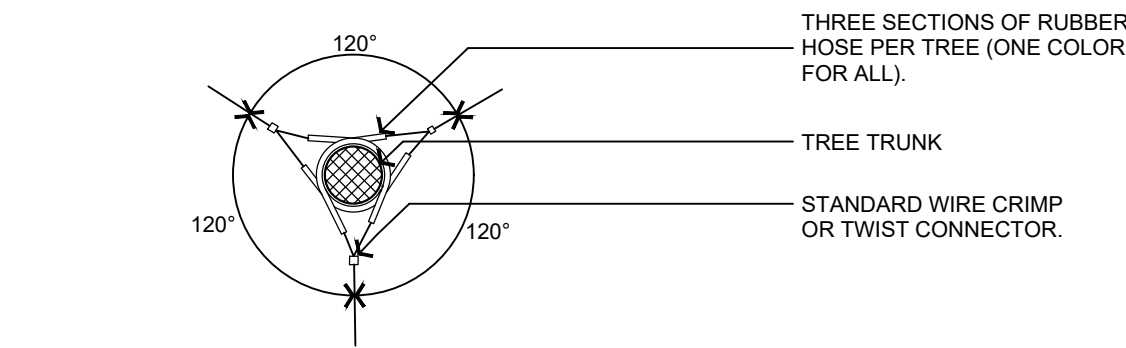
3 TYPICAL GROUNDCOVER PLANTING N.T.S.



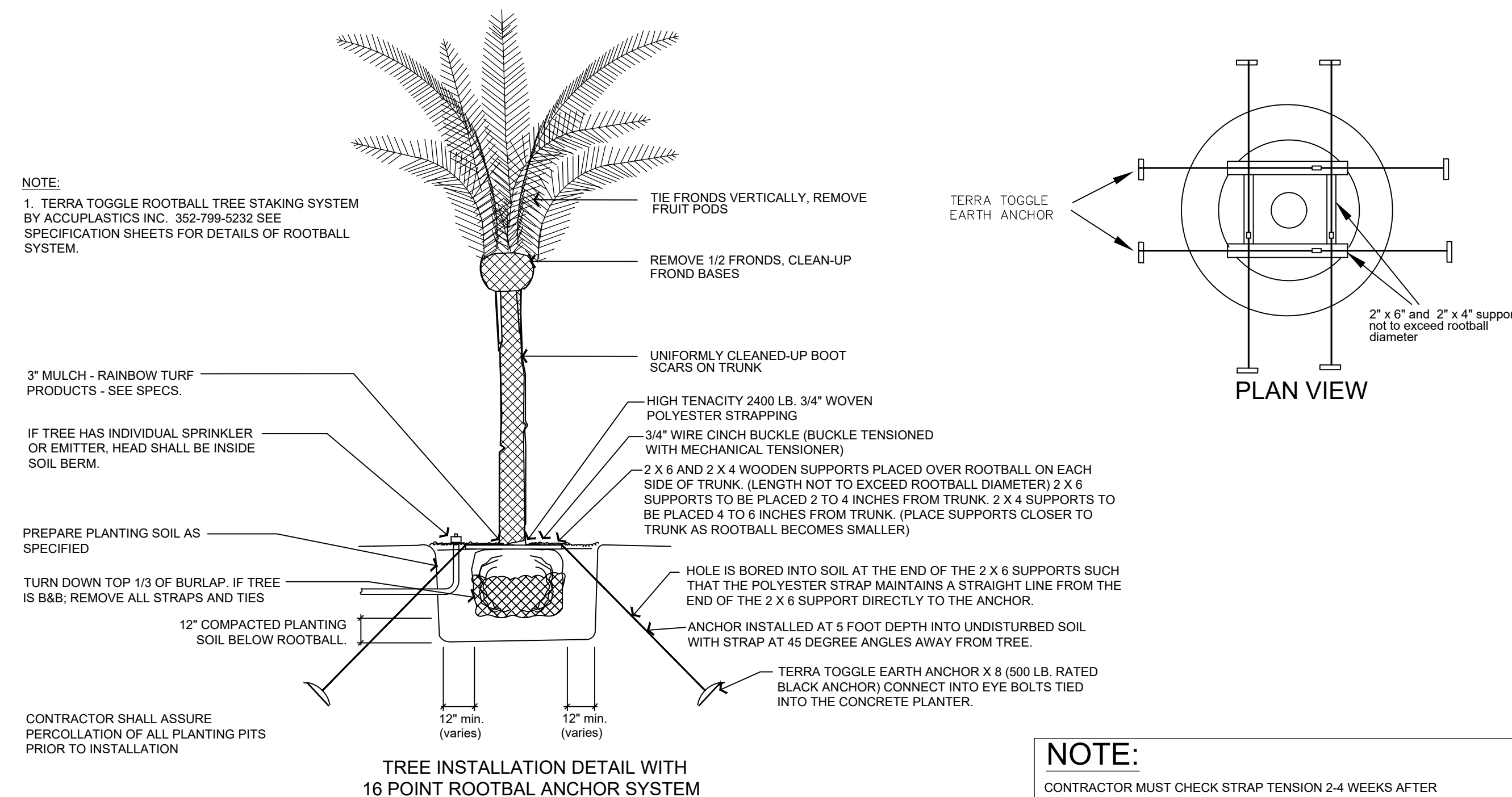
4 TREE PLANTING (MULTI-TRUNK) N.T.S.



1 TYPICAL TREE PLANTING AND GUYING N.T.S.



5 TYPICAL TREE PLANTING AND GUYING N.T.S.



6 TYPICAL SYLVESTER PALM TREE PLANTING N.T.S.

**NOTE:**  
CONTRACTOR MUST CHECK STRAP TENSION 2-4 WEEKS AFTER INSTALLATION. STRAPPING SHOULD BE RETIGHTENED IF LOOSE. CONTRACTOR MUST PERIODICALLY CHECK STRAP TENSION FOR TWELVE MONTHS FOLLOWING INSTALLATION. ROOTBALL SYSTEM PROVIDES PROTECTION FROM HIGH WIND EVENTS. PROVIDED PROPER STRAP TENSION IS MAINTAINED, ROOTBALL SYSTEM SHOULD NOT BE REMOVED; IT DETERIORATES OVER TIME AND IS CONCEALED FROM VIEW BY MULCH.

PROJECT NAME  
**301 NORTH ROSCOE RESTAURANT**  
PREPARED FOR  
**ACON CONSTRUCTION**

**halff**  
9985 GATE PARKWAY NORTH, SUITE 200  
JACKSONVILLE, FLORIDA USA 32246  
PHONE 904.730.9380 WWW.HALFF.COM  
FL CA 33380 FL LC 26000645

REVISIONS	NO.	DATE	DESCRIPTION

SEAL  
FL LICENSE

NOT FOR CONSTRUCTION

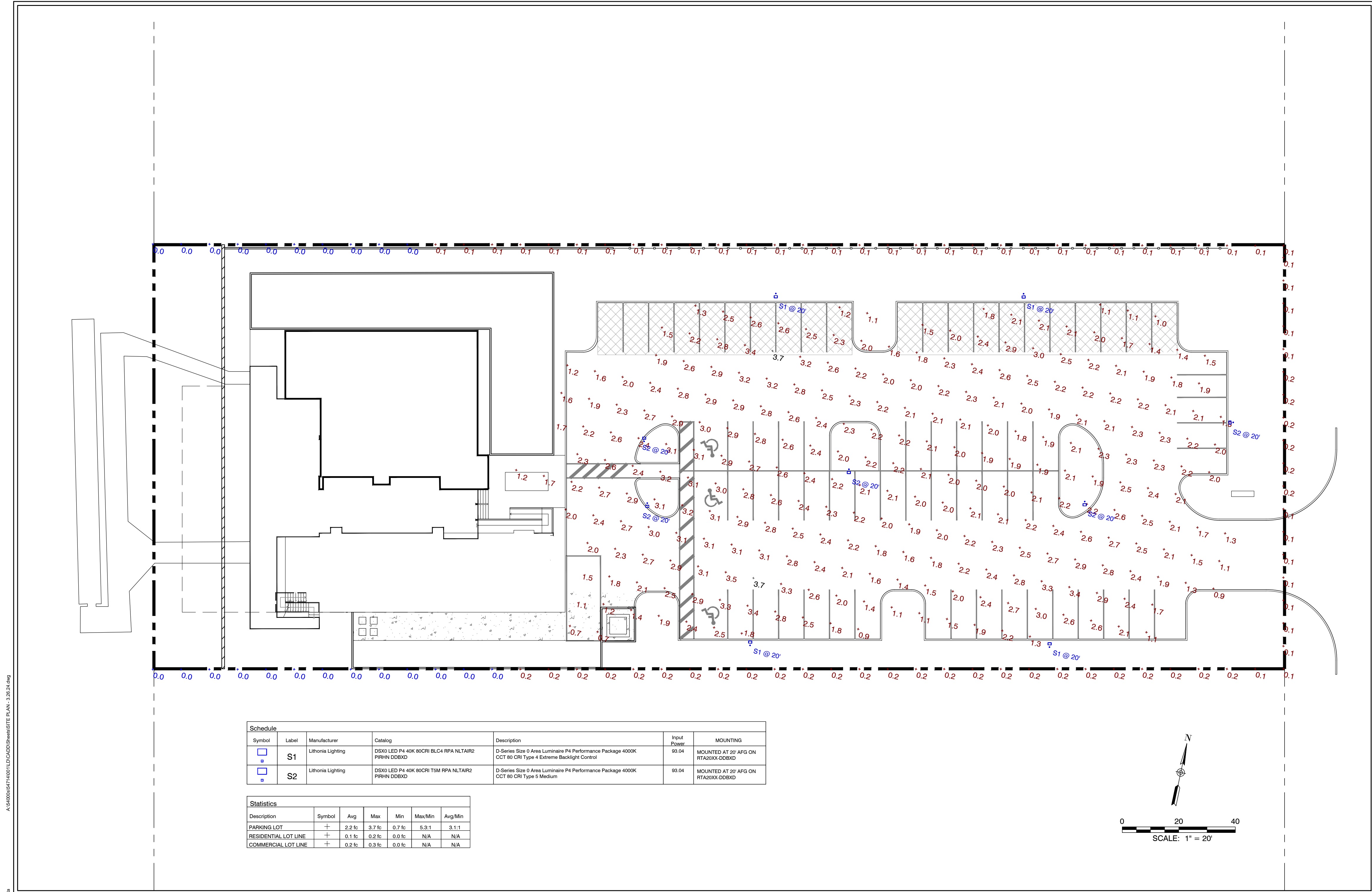
PROJECT NO.: 54714.001  
ISSUED: 4/18/2024  
DRAWN BY: KH  
CHECKED BY: JPL  
SCALE: AS NOTED

SHEET NAME  
**SPECIFICATIONS AND DETAILS**  
SHEET NUMBER  
**LS-102**

CALL 48 HOURS BEFORE YOU DIG  
**It's the Law!**  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

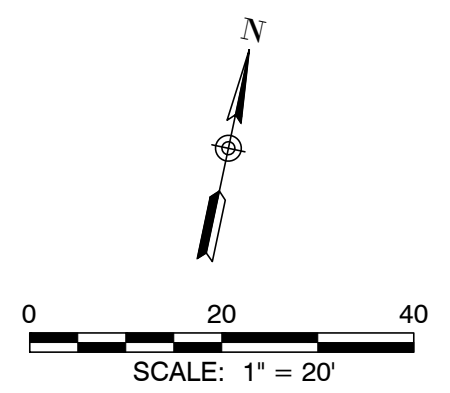
4/18/2024 5:36:07 PM KMBH-HDR





Symbol	Label	Manufacturer	Catalog	Description	Input Power	MOUNTING
	S1	Lithonia Lighting	DSXO LED F4 40K 80CRI BLC4 RPA NLTAR2 PIRHN DDBXD	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	93.04	MOUNTED AT 20' AFG ON RTA20XX-DDBXD
	S2	Lithonia Lighting	DSXO LED F4 40K 80CRI TSM RPA NLTAR2 PIRHN DDBXD	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 Medium	93.04	MOUNTED AT 20' AFG ON RTA20XX-DDBXD

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	2.2 fc	3.7 fc	0.7 fc	5.3:1	3.1:1
RESIDENTIAL LOT LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
COMMERCIAL LOT LINE	+	0.2 fc	0.3 fc	0.0 fc	N/A	N/A



A:\0000054714001\LED\0000054714001\PHOTOMETRIC SITE PLAN\_3.28.24.dwg  
 Joseph P. Lamb  
 3:37:21 PM  
 4/16/2024

Revisions		
No.	Date	Description

Seal			
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Project No: 54714.001
Issued: 4/16/24
Drawn By: JPL
Checked By: JPL
Scale: 1"=20'

Project Name
<b>301 NORTH ROSCOE BLVD. RESTAURANT</b>
Prepared For

Sheet Title
<b>PHOTOMETRIC EXHIBIT</b>
Sheet Number
<b>EX-3</b>





**Legend**

- Subject Parcel
- Hydrologic Group**
- A/D



MAP SHOWING SURVEY OF

LOTS 65 AND 66, EAST COAST CANAL ESTATES UNIT No. 5, AS RECORDED IN MAP BOOK 5, PAGE 69 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.

THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS, WHICH ARE SET FORTH IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 6328768, EFFECTIVE DATE: JANUARY 31, 2023 AT 8:00 A.M.

SCHEDULE B, SECTION II

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES RECORD TITLE, FOR VALUE, OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER.**
2. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **NOT A SURVEY MATTER.**
4. ANY LIEN, FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT A SURVEY MATTER.**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT POLICY DATE. **NOT A SURVEY MATTER.**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **NOT A SURVEY MATTER.**

8. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER.**

NOTES FOR STANDARD EXCEPTIONS, STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTINGENT TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS, ANY POLICES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

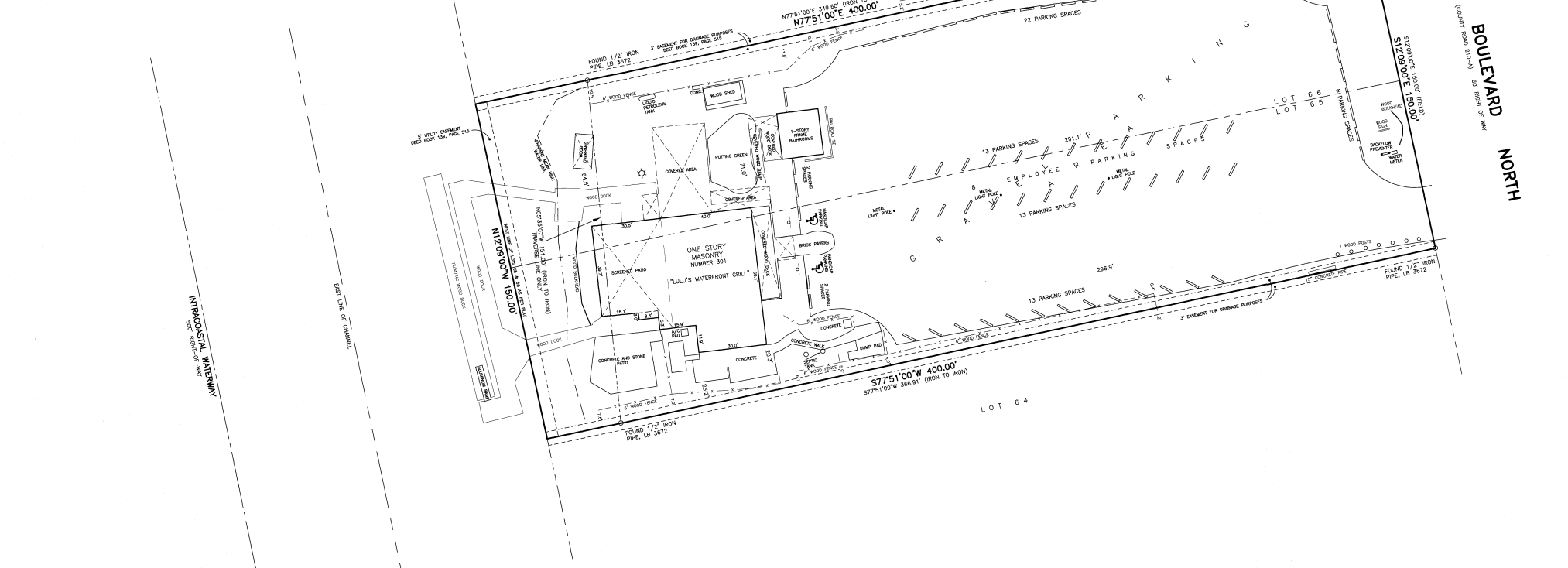
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAN OF EAST COAST CANAL ESTATES, UNIT No. 5, AS RECORDED IN PLAT BOOK 5, PAGE(S) 69, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **DOES NOT AFFECT SURVEY.**
10. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN DEED BOOK 136, PAGE 514, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **DOES AFFECT SURVEY, SHOWN HEREON.**
11. UTILITY AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1480, PAGE 388, AS AFFECTED BY QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 383. **NOT A SURVEY MATTER.**
12. EASEMENT FOR SANITARY SEWER LINES RECORDED IN BOOK 1486, PAGE 1412, AS ASSIGNED IN BOOK 1591, PAGE 1518 AND BOOK 2049, PAGE 74. **DOES NOT AFFECT SURVEY.**
13. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. **DOES AFFECT SURVEY, NOT SHOWN.**
14. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF THE ADJUTING BODY OF WATER. **NOT A SURVEY MATTER.**

15. THE RIGHT, TITLE OR INTEREST IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ADJUTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING:

- (a) The natural line of vegetation;
- (b) Bulkheads, seawalls, dikes, levees, dikes;
- (c) The bulkhead line, or (d) any other line which has been or which hereafter may be legally established or relating to such public use. **DOES AFFECT SURVEY, SHOWN HEREON.**

16. RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FULLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ABANDONED BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. **NOT A SURVEY MATTER.**

17. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT SURVEY MATTER.**



SYMBOL LEGEND	ABBREVIATION LEGEND
FF FIRE HYDRANT	BP BACK-FLOW PREVENTER
LP LIGHT POLE	CL CONCRETE
OVH GAS VALVE	CU CURB
WM WATER METER	CF CONCRETE
CO CLEAN OUT	CE CONCRETE
UTILITY POLE	SE SEWER
COV COV ANCHOR	ME METER END SECTION
WATER METER	CONCRETE WITH PIPE
GRD GAS REEER	PVC POLYVINYL CHLORIDE PIPE
ELBIB ELBIB	REINFORCED CONCRETE PIPE
ELBIB ELBIB	FRP FIBERGLASS REINFORCED PLASTIC
TRANSFORMER	PT POINT OF TANGENCY OF CURVE
MANHOLE	PC POINT OF CURVATURE
	PRC POINT OF REVERSE CURVE

**GENERAL SURVEY NOTES**

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROSCOE BOULEVARD NORTH, BEING SOUTH 12°09'00" EAST, AS PER PLAT.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.

FILE: 2023-02-20  
 DRAWN BY: JLC  
 SCALE: 1" = 20'

6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (ED, 5 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0085, REVISED DECEMBER 7, 2018 FOR ST. JOHN'S COUNTY, FLORIDA.

7. THE PROPERTY OWNER IS TO CORPORAION, PER ST. JOHN'S COUNTY PROPERTY APPRAISER'S OFFICE, PARCEL ID # 04760656.

CERTIFIED TO:  
 DITCH HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 ALTA MARI HOLDINGS, LLC  
 PATHWAY & REYNOLDS, PLLC  
 PONTE VEDRA TITLE, LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY

**JASON D. BOATWRIGHT, P.S.M.**  
 FLORIDA LICENSED SURVEYOR AND MAPPER No. 15 7282  
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. 18 3512  
 NOT HELD WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: FEBRUARY 13, 2023  
 SHEET 1 OF 1



ROSCOE BOULEVARD NORTH  
 (COUNTY ROAD 101-A) 60' FROM CENTER OF WAY

INTRACASTAL WATERWAY  
 500' WIDE AT 0'-0" DEPTH

EAST LINE OF CORNER

1/2" IRON PIPE, LB 3672

512.00'± W. 150.00'± (FIELD)  
 512.00'± W. 150.00'± (FIELD)

107°51'00"E 348.00'± (IRON TO IRON)  
 N77°51'00"E 400.00'

LOT 67

LOT 66

LOT 65

LOT 64

S77°51'00"W 400.00'  
 S77°51'00"W 306.91'± (IRON TO IRON)

FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672

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FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672

FOUND 1/2" IRON PIPE, LB 3672



**ATTACHMENT 3**  
**CORRESPONDENCE**



**From:** [Carolyn Eggenberger](#)  
**To:** [Brandon Tirado](#); [Commissioner Krista Joseph](#)  
**Cc:** [eric.eggenberger@gmail.com](mailto:eric.eggenberger@gmail.com)  
**Subject:** PUD Proposal - 301 N Roscoe Blvd Restaurant  
**Date:** Wednesday, May 22, 2024 12:31:53 PM

---

Dear Brandon,

This letter concerns the proposed PUD for 301 N Roscoe Blvd Restaurant. We live at 305 N Roscoe Blvd., the next door neighbor of 301 N Roscoe. We met with the professional team representing this proposal and, agree, the proposed appointments and quality appear to be an upgrade from what currently exists. They stated it is will be an upscale restaurant offering excellent food and ambiance - that sounds great. We understand the property is zoned for a restaurant and are not disputing the that, but rather, are hoping you consider this an opportunity to create an appropriate commercial business, true to its zoning, amidst a mostly residential area.

**Traffic:** When the original zoning for 301 N Roscoe Blvd. occurred allowing a commercial building in the midst of a residential area, the area was a quiet, rural area and few local restaurants existed. Now, the area is extremely built up and traffic is an issue. Cars from restaurant overflow can often be seen parked along Roscoe and Canal. Seating capacity and corresponding parking requirements don't address the over crowding of these establishments; we have even recently witnessed unmanned, running cars waiting on Roscoe Blvd for valet parking.

**Storm Water Run-off and Land Grading:** We're also concerned about the storm water run-off and the grading of the parking lot and building site. We expect the height to be restricted to the same as neighboring properties to avoid their flooding. We also advocate the parking lot be of a permeable material if being paved.

**Outdoor Seating/Gathering:** Our main concern is with the noise the proposed outdoor seating will generate - both on the main level and the second story. This property is not zoned for outdoor seating for a good reason - it abuts a residential dwelling and outdoor seating/gathering is not compatible with the adjacent and surrounding areas. Outdoor seating means outdoor music. We have the right to quiet enjoyment of our property. Allowing outdoor seating, by our own extensive experience, infringes on that right and creates a nuisance. We have heard everything from a one man band (synthesizers are commonly used), to a full rock band, to a conga line. How can all the future uses be predicted? Music (live or otherwise) and/or a gathering of people not contained/enclosed by walls, is, by definition, loud enough to be a nuisance. This is not speculation, but based on first hand experience over years. Many calls to the establishment and to Police failed to resolve the noise. Addressing the issue as an ordinance violation along with involving our attorney, ignited a Special Use Permit application. The business ultimately closed before anything was resolved, but for many months as the process went on, we endured the same nuisance.

The second story room proposed in the plan, described to us as a private party room with an outdoor area or the ability to open to the outdoors, will offer the same/worse problems. Small weddings or group gatherings are loud and often use music. If not in a contained area, the sound carries - especially from higher elevations and due to the close proximity to the water.

Another issue of how outdoor seating draws boats from the ICW needs to be considered. Nothing has been included that addresses the capacity for boat patrons or boats themselves especially when outdoor seating exists.

These comments address loud noise but not the noise of day to day activities such as: early morning truck deliveries that include loud banging and backup signals, employees gathering outdoors during breaks or at closing, cars coming and going, cars using our driveway as a turnaround, and all the problems that come

with the increased traffic.

The offered noise solutions of landscape screening and limited hours for outdoor seating/gathering offer only a visual buffer to the lower level not a noise barrier, and would, again, limit our right to use our outdoors (and sometimes indoors) as we are entitled during those hours. They are inadequate. Because of our proximity, entire containment of any activity is the only adequate solution.


Outdoor seating would also significantly impact our property value. The acid test for that - no one wants a defined and continuous loud neighbor. Would you? Homes are a big investment, if not the biggest. Impacting home value is significant. Your own code states that Special Use Permits will "not be approved where the related use or activity will be incompatible with the adjoining or surrounding land uses" or where they "have a substantial detrimental impact on adjacent or surrounding land uses in respect to odor, noise, smoke, vibration, pollution, traffic generation, or the other listed compatibility characteristics." Additional items from the St. Johns County LDC, Sec. 2.03.01-A apply.

We have been told that the prior use will be taken into consideration when deciding whether to allow a Special Use Permit for outdoor seating/gathering. There was never a Special Use Permit for outdoor seating/gathering in the first place. Operating a business unlawfully should not constitute precedent for the next owner to operate in the same manner. If the building was operated illegally in another manner, would that use be considered? Additionally, there was never a Special Use Permit for serving alcohol though alcohol was served. This business was established many, many years ago, has changed hands several times, and has been left to run on its own, increasingly abusive, devices at worst, and not in accordance with the current surroundings at best. It is now in the midst of a highly developed residential area and the misdeeds of prior owners/operators should not stand as precedent.

This is an opportunity to correlate the new business to its surroundings as set out by the zoning restrictions as intended, maybe even predicted.

We look forward to addressing these issues further at the upcoming meetings.  
Please forward this to others in the review/approval process and attach it to the proposal file.

Thank you,  
Eric and Carolyn Eggenberger

 **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  
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this  
message is  
fraudulent  
or  
malicious,  
please  
contact MIS  
for further  
assistance.