

8

**AGENDA ITEM
Planning & Zoning**

Meeting

3/20/2025

MEETING DATE

TO: Planning and Zoning Board Members

DATE: March 6, 2025

FROM: Evan Walsnovich, Planner

PHONE: 904 209-0596

SUBJECT OR TITLE: PUD 2024-13 Tidal 210

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

PRESENTER: Ellen Avery-Smith | Rogers Towers, P.A.

BACKGROUND INFORMATION:

Request to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for the development of a maximum of 297 townhome units; located on the east side of Sandy Creek Parkway, south of County Road 210 and east of I-95.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of PUD 2024-13 Tidal 210, based on nine (9) findings of fact as listed in the staff report.

DENY: Motion to recommend denial of PUD 2024-13 Tidal 210, 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 2024-13 Tidal 210

To: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: March 10, 2025

Subject: **PUD 2024-13 Tidal 210**, a request to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for the development of a maximum of 297 townhome units; located on the east side of Sandy Creek Parkway, south of County Road 210 and east of Interstate 95.

Applicant: Ellen Avery-Smith | Rogers Towers, P.A.

Owner: Durbin Creek National, LLC

Hearing Dates: Planning and Zoning Agency – March 20, 2025
Board of County Commissioners- May 6, 2025

Commissioner District: District 5

SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **PUD 2024-13 Tidal 210**, based on nine (9) findings of fact as listed in the staff report.

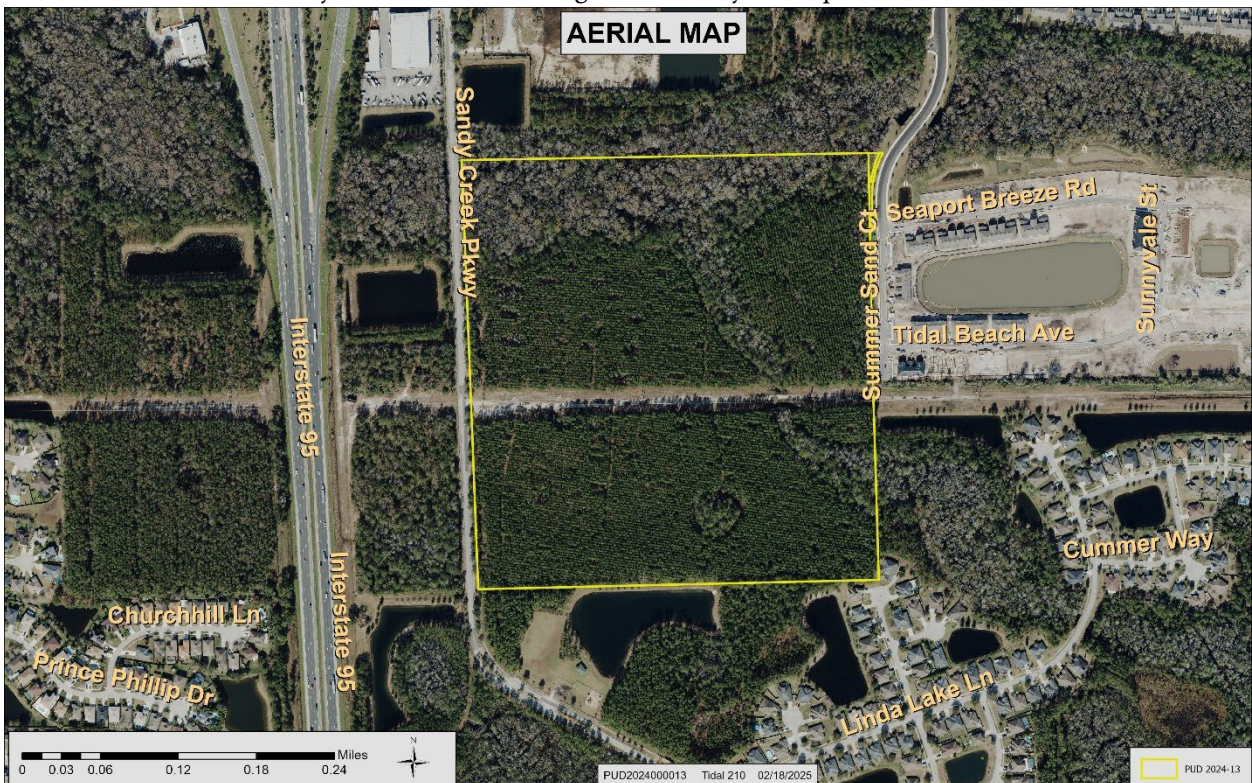
DENY: Motion to recommend denial of **PUD 2024-13 Tidal 210**, based on ten (10) findings of fact as listed in the staff report.

MAP SERIES

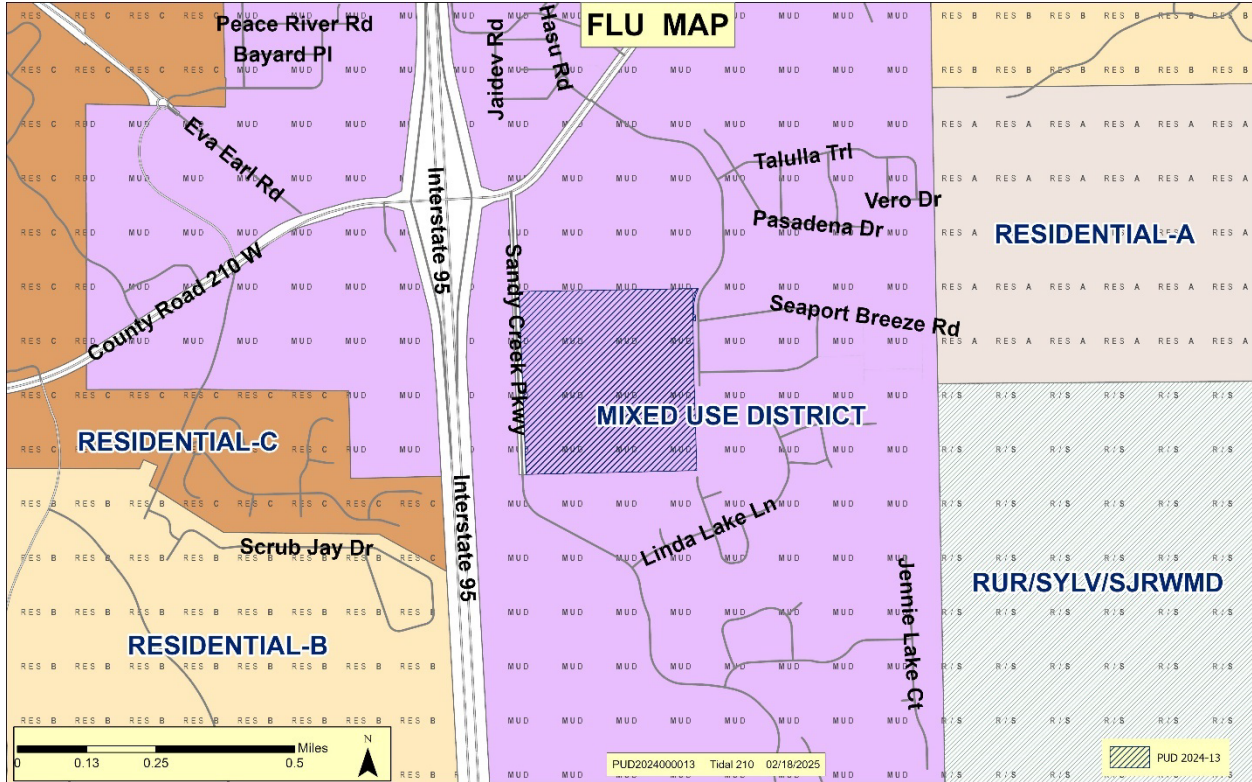
Location: The subject property is located east of Interstate 95 and south of County Road 210.



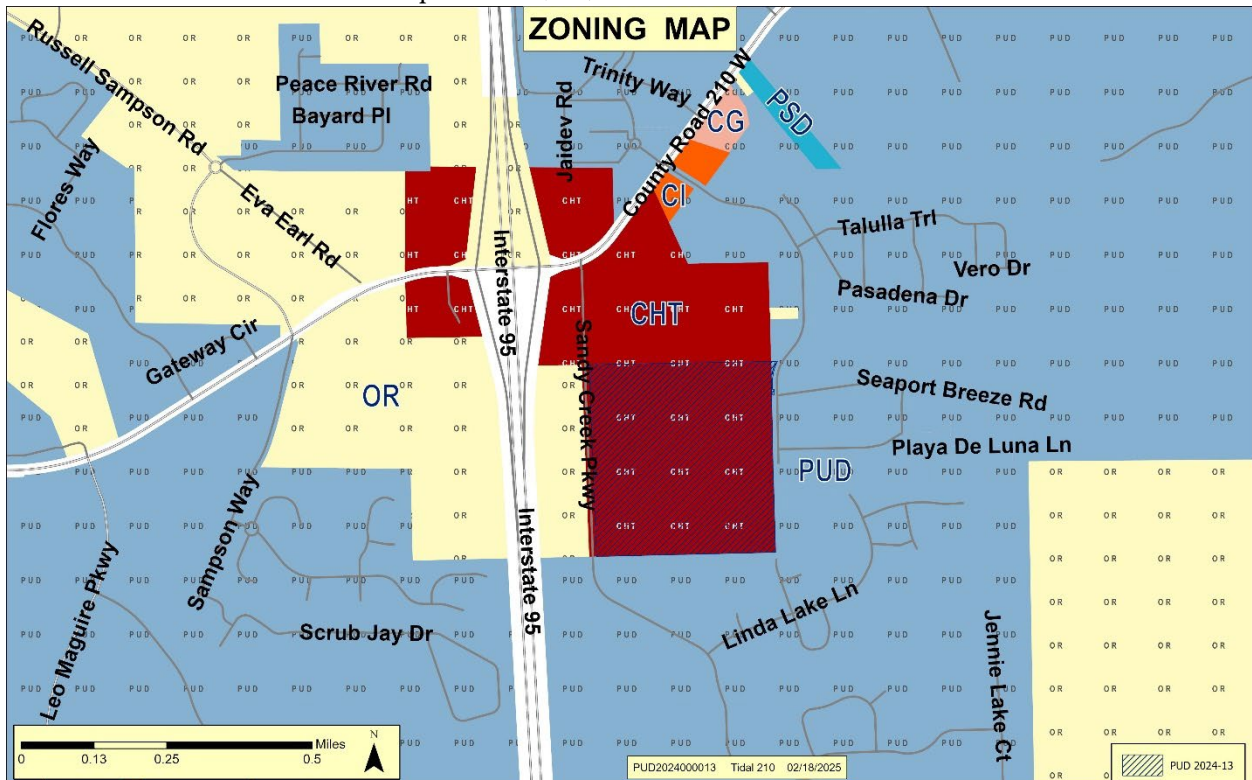
Aerial Imagery: The subject property contains approximately 65 acres. According to the Master Development Plan Text, approximately 19.75 acres are wetlands, 0.91 acres are proposed to be impacted. The subject property has frontage on two roads, with Sandy Creek Parkway on the west, and Summer Sand Court to the east. A 125-foot utility easement runs through the entirety of the parcel east to west.



Future Land Use: The subject property and surrounding properties are all designated as Mixed Use District. Lands further to the east are designated Residential- A, Residential -B, and Rural Silviculture.



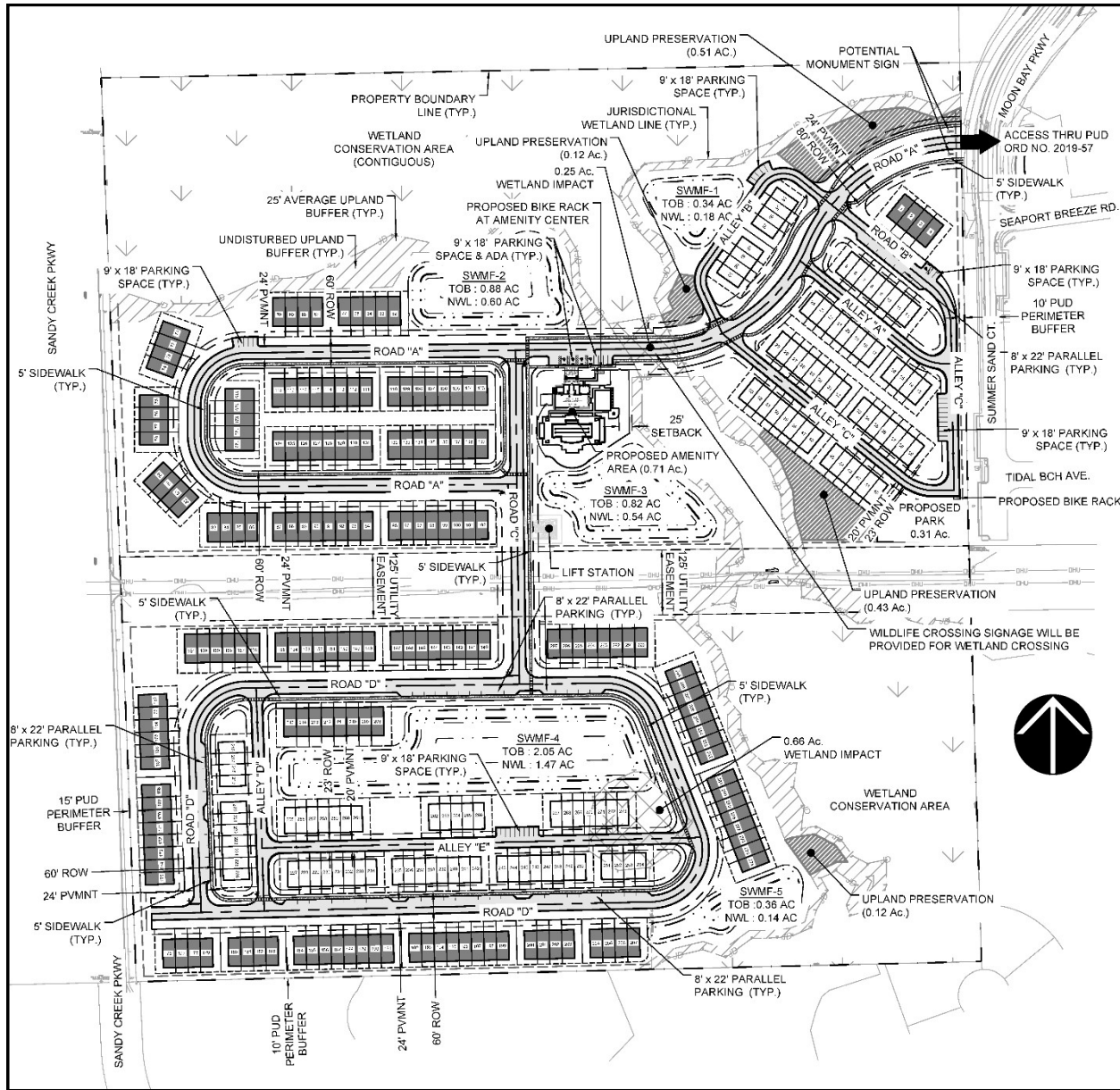
Zoning District: The subject property is currently zoned Commercial Highway and Tourist (CHT) with a requested change to Planned Unit Development (PUD). Lands to the north are also zoned as Commercial Highway and Tourist, while lands to the east and south are zoned as PUDs that allow for various residential uses. Lands to the west are zoned Open Rural (OR).



APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum of 297 Townhome units.

Master Development Plan (MDP) Map and Site Data Table: The proposed Master Development Plan (MDP) Map depicts the approximate layout of all 297 proposed Townhome units with associated parking, stormwater retention ponds, conservation areas, recreational spaces, and open space.



LEGEND	
	WETLAND IMPACTS
	UPLAND BUFFER
	JURISDICTIONAL WETLAND
	CONSERVATION UPLAND VEGETATION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 24' x 85' FRONT LOADED UNIT
	PROPOSED 21' x 70' REAR LOADED UNIT
	PROJECT BOUNDARY
	ROAD CENTERLINE
	RIGHT OF WAY
	UTILITY EASEMENT

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

Figure 1: Proposed Development Standards			
Maximum Lot Coverage by All Buildings	25% (overall PUD parcel)		
Maximum Impervious Surface	70%		
Minimum Open Space	25% per LDC		
Minimum Recreational Space	1.0 acres		
Maximum Building Height	45'		
Proposed Entitlements	297 Townhome Units		
Parking	2 parking spaces per multifamily unit, plus 1 guest parking space for each 4 individual dwelling units. Bicycle parking is required at all common area amenities.		
Required Building Setbacks		Front-Loaded	Rear-Loaded
	Front Yard	20 feet to face of garage	10 feet to face of garage
	Side Yard	10 feet from property lines, 0 feet for interior lots with common wall lines	
	Rear Yard	10 feet	
	Accessory Structures	5 feet	
Minimum Lot Size	1,600 square feet		
Minimum Lot Width	18 feet		
Signage	In accordance with LDC Part 7.06.00		
Lighting	In compliance with LDC Section 5.03.06.H.6		
Phasing	The PUD shall be developed in one ten (10) year phase. Commencement shall occur no later than December 31, 2028 and shall be defined as approval of construction plans by the St. Johns County Development Services Department. Completion will occur no later than December 31, 2038 and shall be defined as the installation of horizontal infrastructure and approval of as-builts.		
Access	One (1) access point on Summer Sand Court/Moon Bay Parkway		
Utilities	Water and sewer services are provided by JEA.		

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.

WAIVERS

The applicant is not requesting any waivers.

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:

Planned Unit Developments are considered rezonings. This application is subject to the general standards outlined in Board of County Commissioners of *Brevard County v. Snyder*, 627 So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all the testimony presented at the evidentiary hearing(s).

Technical Division Review:

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

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, 026749-0110, as well as the current primary fire station location at 10001 Cartwheel Bay Avenue and creditable water supply, ISO would assign a rating of Class 3.

Transportation/Concurrency Division Review:

Traffic Impact Analysis (3/6/2025)

The following assessment is a non-binding traffic impact analysis for the proposed Tidal 210 PUD to assess for potential impact based solely upon the applicant's intent to develop 297 residential townhome units on approximately 63 acres located south of County Road 210 and east of Interstate 95.

Access to the proposed development is planned using the existing Moon Bay Parkway to County Road 210. The widening of County Road 210 to 6-lanes from just west of E.W. Pappy Road to Beachwalk Boulevard is currently under construction by the County. Operational improvements and/or intersection modifications are warranted at the County Road 210/Moon Bay Parkway intersection used for site access.

TRAFFIC IMPACT ANALYSIS

The following assessment is a traffic impact analysis for the proposed **Tidal 210 PUD (PUD 2024-13) pursuant to the formal Application for Concurrency Determination (CONMAJ 2024-06) currently in review for the development of 297 residential townhome units.**

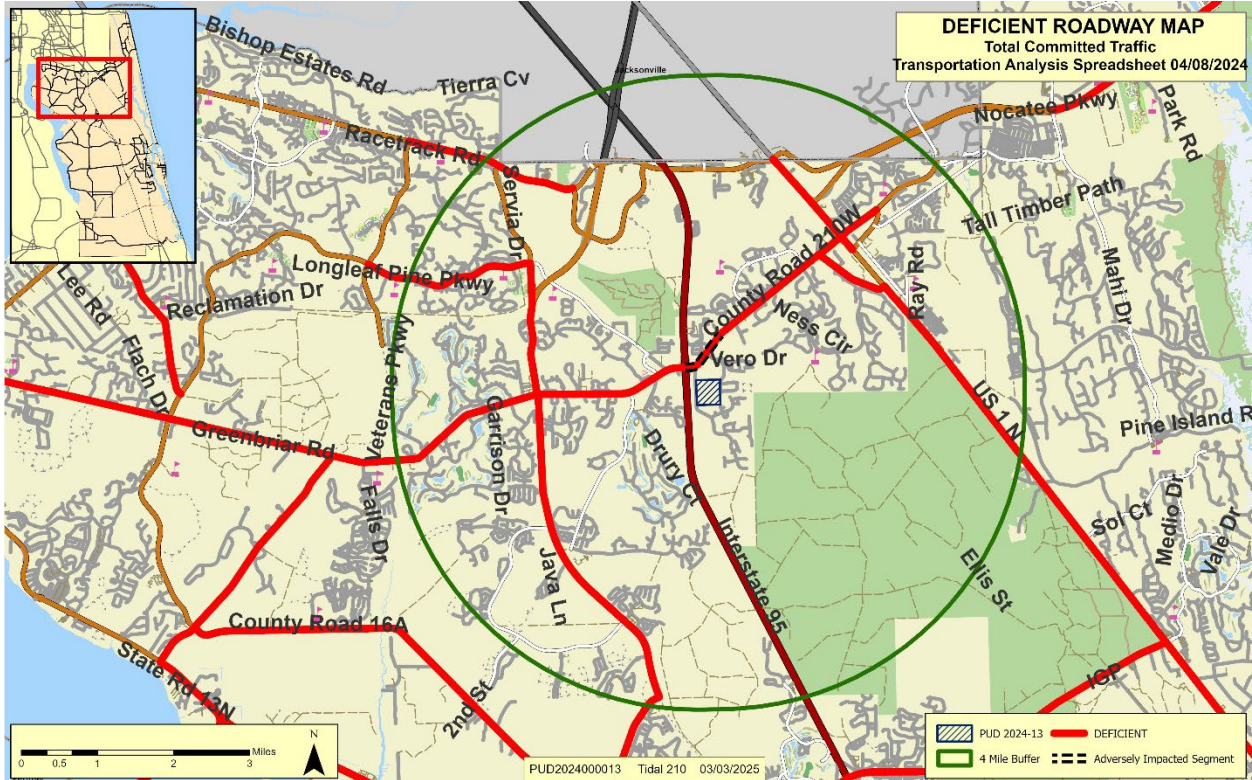
The proposed residential development is estimated to generate 1,979 daily trips, **which includes 115 trips during the AM peak hour and 148 trips during the PM peak hour.**

Transportation Proportionate Fair Share Analysis

The proportionate fair share analysis is currently in review for the proposed residential development consisting of 297 residential townhome units. Based on the current roadway status within the 4-mile radius study area (Transportation Analysis Spreadsheet (4/8/2024), including trips from pending concurrency applications, the following **roadway segment is currently projected to be adversely impacted based on total committed traffic:**

Roadway Segment (Directly Accessed)	Percent Capacity Utilized Total Committed Traffic (Includes pending applications in review)	Percent Capacity Utilized Total Committed plus project traffic
Link 36.1 (County Road 210 from Interstate 95 to E.W. Pappy Road)	173.20%	176.16%

Deficient Roadways Map: The following map displays deficient roadway segments within the study area. Adversely impacted segments are those roadway segments within the study area that are currently over 100% of capacity (Deficient) based on total committed traffic **and** are impacted by project traffic at **1% or greater** of the approved maximum service volume.



The concurrency review is not complete at the time of this report pending completion of intersection analyses and school concurrency determination. The required proportionate fair share is currently estimated to be \$910,545 (preliminary estimate), pending completion of the required intersection analyses. A Proportionate Fair Share Agreement will be required prior to construction plan approval. The applicant has indicated intent to pay the proportionate share and pre-pay all road impact fees to facilitate operational improvements on County Road 210 between Moon Bay Parkway and Interstate 95.

The current status of construction and/or proportionate share commitments for the adversely impacted segment is provided in the table below.

Impacted Roadway Commitments

Link I.D.	Roadway	Improvement Needed	Estimated Improvement Costs (2025)	Current Commitments	Current Status	Project PFS
36.1	County Road 210 (Interstate 95 to E.W. Pappy Road)	Widen 4 to 6 Lanes (Urban)	\$11,381,818	No Commitment for 6-laning; alternative improvements being considered	6-laning unfunded	\$ 910,545
	TOTAL		\$11,381,818			\$ 910,545

Planning and Zoning Division Review:

The proposed rezoning to Planned Unit Development (PUD) would facilitate the construction of up to 297 townhome units. The Master Development Plan (MDP) text restricts the permitted uses to townhomes exclusively, featuring a combination of front-loaded and rear-loaded units organized in blocks of four to eight units each. This development is designed to have a single access point on the county-owned section of Moon Bay Parkway. The applicant has indicated that construction is anticipated to begin by December 28, 2028, with an expected completion date of December 28, 2038.

Staff have provided a compatibility comparison chart, map and analysis below:

Figure 2 depicts the uses allowed within the current zoning classification of Commercial Highway and 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

Permitted Use Categories	CHT	PUD
Residential	X*	X
Cultural/Institutional	X	
Neighborhood Commercial	X	
Highway Commercial	X	
Neighborhood Public Service	X	

* accessory use per LDC Section 2.02.04

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

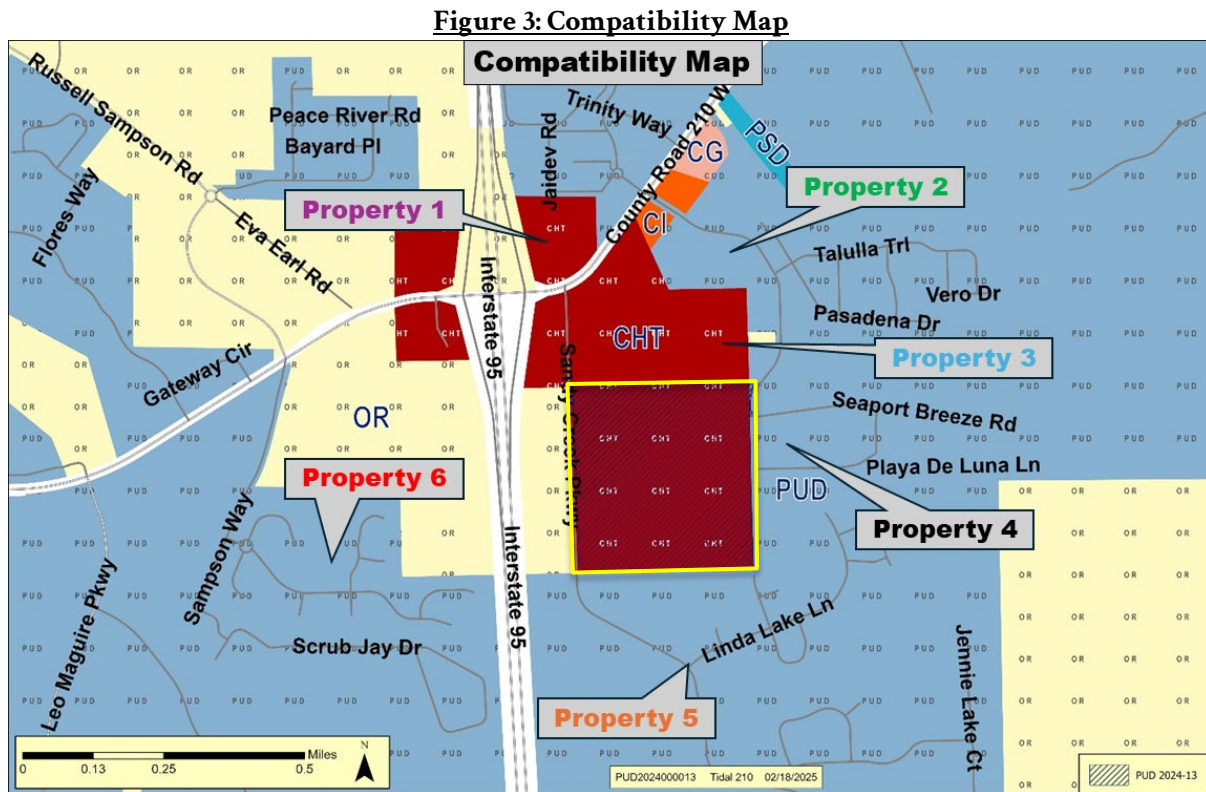
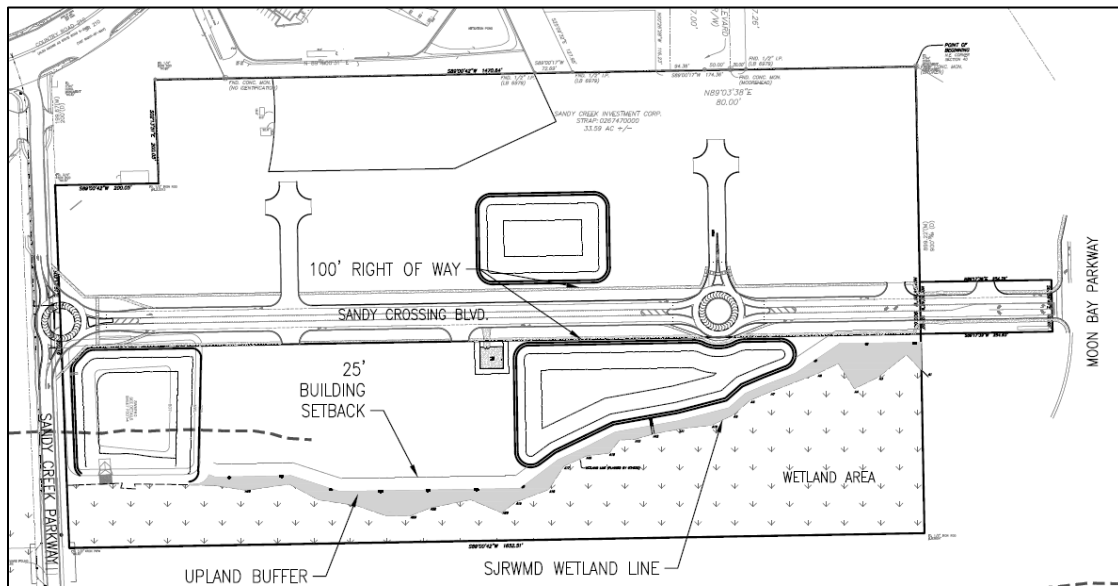


Figure 4: Compatibility Analysis

Criteria	Subject Property	Property 1	Property 2	Property 3	Property 4	Property 5	Property 6
FLUM	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District
Zoning	Commercial Highway and Tourist (CHT) (Proposed PUD)	Commercial Highway and Tourist (CHT)	Albury Lore PUD (Ord. 2022-03, as amended)	Commercial Highway and Tourist (CHT)	Bridgewater PUD (Ord. 2019-57, as amended)	Sandy Creek PUD (Ord. 2003-67, as amended)	Wingfield Glen PUD (Ord. 2002-51, as amended)
Present / Proposed Use	Undeveloped, Townhomes	Travel Stop	Undeveloped, Hospital and Offices	Undeveloped, Commercial	Townhomes	Single-family and Multi-family	Single-family and Townhomes
Property Area	65 acres	18.14 acres	12.98 acres	33.49 acres	143.9 acres	501.35 acres	56.08 acres
Entitlements	Proposed 297 multi-family units	N/A	160,00 SF of nonresidential uses	N/A	816 multi-family units	Single-family: 457 units	Single-family: 310 units
						Multi-family: 625 units	Multi-family: 325 units
Maximum allowed height	45 feet	40 feet	65 feet	40 feet	35 feet	Single-family: 35'	35 feet
						Multi-family: 45'	

As illustrated in **Figures 3 and 4**, the intersection of I-95 and County Road 210 features a combination of Highway Commercial uses, Single-Family homes, and Multi-Family residences. On both sides of County Road 210, there are two travel stops specifically designed for large transport trucks, as well as several restaurants incorporated within the area. Directly to the north of the subject property, referred to as "Property 3," is the Sandy Crossing project, which aims to establish several commercial parcels connected by a new cross-access road linking Sandy Creek Parkway and Moon Bay Parkway, as depicted in the excerpt below. The roadway construction plans are currently under review, with the most recent set of comments provided to the applicant in July 2024. Once the Sandy Crossing project is completed, the Sandy Creek PUD will be able to construct up to 435 multi-family units including the 294-unit multifamily development currently under review by staff.



The above image is an excerpt from the Sandy Crossing Roadway Construction Plans that depicts the proposed cross-access roadway and the potential access points for new commercial parcels. This area is zoned as Commercial Highway and Tourist and can be developed with Neighborhood Commercial and Highway Commercial uses by right.

Further north of the Sandy Crossing project along Moon Bay Parkway, is the Albury Lore PUD which is in the process of developing an approximately 100,000 SF hospital and additional 23,000 SF of commercial/office space. There are currently Commercial Construction Plans in review for the hospital while the commercial/office space is only found on the current Master Development Plan (MDP) Map.

In summary, the subject property is situated in an area with several existing commercial and residential developments that influence traffic patterns along County Road 210. County Staff notes that there are additional units proposed the Sandy Creek PUD to the south and new commercial development to the north along Moon Bay Parkway.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received various letters of opposition in relation to the proposal. They raise concerns about traffic impacts and increase along this portion of County Road 210 and the impacts to wetlands currently on the subject property. These letters are 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 2024-13 Tidal 210**

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 Mixed Use District.	3. The PUD is not consistent with the Future Land Use Designation of Mixed Use District 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 and Tourist (CHT).</p>

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2025 - _____

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 November 1, 2024, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2024-13 Tidal 210**, 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 rezoning to **Planned Unit Development (PUD)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The zone district of Planned Unit Development (PUD) is consistent with the land uses allowed in the land use designation of Mixed Use District as depicted on the 2025 Future Land Use Map.
4. The Planned Unit Development (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 Planned Unit Development (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 Planned Unit Development (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 Planned Unit Development (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 Planned Unit Development (PUD) would not adversely affect the orderly development of St. Johns County.
 9. The Planned Unit Development (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 2024-13 Tidal 210** 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”**; 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 _____ 2025.

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

**BY: _____
Krista Joseph, Chair**

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

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

EXHIBIT “B”

Tidal 210 Planned Unit Development

St. Johns County, Florida

November 6, 2024
Revised December 18, 2024
Revised February 3, 2025
Revised February 17, 2025

Team Roster

Applicant:

Mattamy Jacksonville LLC
Cliff Nelson, DJ Smith, Jarrett O'Leary
10375 Centurion Parkway North, Suite 410
Jacksonville, Florida 322569
(904) 279-9500

Civil Engineering/Planning:

Prosser, Inc.
Ryan Stilwell, Jeff Mason
13901 Sutton Park Drive, Suite 200
Jacksonville, Florida 32224
(904) 739-3655

Transportation Planning:

Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, Florida 32216
(904) 619-3368

Environmental:

SES Environmental Resource Solutions LLC
Patrick Pierce, Jon Summerfield
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224
(904) 285-1397

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith
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Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Planned Unit Development Text
Exhibit "C" – Master Development Plan
Exhibit "D" – Alley Cross-Section

A. Purpose and Intent

This application proposes to rezone property located south of County Road 210, east of Interstate 95 and west of U.S. Highway 1 from Commercial Highway Tourist (“**CHT**”) to Planned Unit Development (“**PUD**”). The property subject to this application has St. Johns County Parcel Identification No. 026749-0110 (the “**Property**”). A legal description of the Property is attached to the PUD Ordinance as Exhibit “A”. Mattamy Jacksonville LLC is the contract purchaser of the Property (the “**Applicant**”).

The Applicant proposes to develop the Property with a maximum of 297 multi-family townhome units and related amenities (the “**Project**”). The Tidal 210 community is designed to provide a high-end, gated townhome project in the northern part of St. Johns County, in an area where a hospital, medical offices, commercial/retail space, restaurants and offices already exist east of Interstate 95 and other businesses, including a Publix pharmaceutical production facility, will be located in the near future.

The Property has a Future Land Use Map (“**FLUM**”) designation of Mixed-Use District, which permits residential density of 13 units per developable acre. The Tidal 210 project will have a residential density of 6.27 units per developable acre. The proposed density is compatible with the residential densities in the adjacent Sandy Creek and Bridgewater Communities, which have densities ranging from approximately four units per acre to approximately 13 units per acre.

The Project includes residential and open space land uses, consistent with St. Johns County Comprehensive Plan Future Land Use Element Policy A.1.9.3. The Applicant will provide parks, recreation and open space in this residential development. This site is not appropriate for commercial, office or industrial land uses due to its location relatively far south of County Road 210 and not visible to passersby along County Road 210. Also, the locations of residential land uses to the north, south, east and west of the Property would make any non-residential uses proposed for the site incompatible.

All of the lands surrounding the Property have a FLUM designation of Mixed-Use District. Properties to the north and south are part of the Sandy Creek PUD, most recently modified as St. Johns County Ordinance No. 2024-02. The Sandy Creek PUD includes single-family residential units to the south of the Property and multi-family residential units to the north of the Property. Land to the west is developed with single-family homes. Parcels to the east are part of the Bridgewater PUD, St. Johns County Ordinance No. 2019-57, which approved a maximum of 816 multi-family townhome units. Thus, the rezoning of the Property from CHT to PUD for development of townhome units is compatible with the uses of surrounding lands.

The architectural design of buildings within the project will be in character with residences on surrounding developed lands. The Applicant has preserved a majority of the on-site wetlands and set aside upland preserve areas to enhance the natural attributes of the site.

The design for Tidal 210 may implement Low Impact Development principals in the parks, common landscaped areas and amenity center, with such principals including planting native vegetation and using bio-swales to collect localized stormwater runoff.

B. Project Size

The Property consists of approximately 65.23 acres.

C. Wetlands

The total number of wetland acres within the Property is approximately 19.75 acres. The Applicant proposes to impact approximately 0.91 acres of the on-site wetlands and preserve the remaining approximately 18.84 wetland acres. Final wetland impacts and preservation will be determined at the time of St. Johns River Water Management District permitting. The location and amount of wetland impacts will be shown on each incremental Master Development Plan. Most of the higher quality wetland areas found on-site will be preserved as open space.

D. Development Area and Population

The maximum number of developable acres, including filled wetlands, is approximately 47.3 acres (46.39 upland acres + 0.91 acres of impacted wetlands). Development parcels are illustrated on the Master Development Plan (“MDP”) attached hereto as **Exhibit “C”**.

E. Residential Development

The Property will include a maximum of 297 multi-family townhome units. Some of the townhome units will be front loaded (garages facing the street) and others will be rear loaded (garages in the rears of the units, along alleys). Locations of the front-loaded and rear-loaded units are depicted on the MDP.

The requested overall residential density is 6.27 units per developable acre (297 units within approximately 47.3 acres), which is within the parameters of the existing Mixed Use Future Land Use designation for the Property, which allows a maximum density of 13 units per acre in the Mainland Area with the provision of central water and sewer services and zoning to PUD.

The Property is currently zoned CHT, which allows a variety of highway commercial and office uses, along with accessory residential units. The Applicant could construct affordable housing on the Property, pursuant to the law that is commonly called the Live Local Act, Chapter 2023-17, Laws of Florida, as

amended. The Applicant hereby waives its right to develop the Property under the Live Local Act.

The projected population within the Property is 725 residents, based on 2.44 residents in each of the maximum 297 residential units. The projected population of school age children is 104 (297 units times 0.35 children per household).

The Property may also include parks, playgrounds, playfields, recreational and community structures, Permitted Accessory Uses and Structures consistent with Section Q of this PUD text, other accessory structures permits pursuant to Section 2.02.04 of the St. Johns County Land Development Code (the “Code” or “LDC”), temporary construction offices and trailers, and essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.

F. Non-residential Development

There will be no non-residential development within the Property other than recreation areas and amenities to serve community residents.

G. Site Development Criteria

Multi-Family/Townhome Criteria

1. Setbacks: The minimum building setbacks are as follows:
 - a. Lot setbacks are:
 - Front Yard: 20 feet to face of garage in front-loaded units and 10 feet to face of garage in rear-loaded units
 - Rear Yard: 10 feet in front and rear-loaded units
 - Side Yard: 10 feet from property lines, 0 feet for interior lots with common wall lines in front and rear-loaded units
 - Accessory Structures: 5 feet
 - b. Setbacks shall meet applicable requirements of the Code, including building and eave separation. Common walls separating the townhome units shall have the fire resistance rating required by the Florida Building Code.
2. Building height: Buildings shall not exceed 45 feet in height.
3. Minimum lot size: 1,600 square feet
4. Minimum lot width: 18 feet.
5. Maximum impervious surface ratio: 70 percent of the overall Property.
6. Maximum lot coverage by buildings: 25 percent of the overall Property.
7. Density. 6.27 units per developable acre (297 units within approximately 47.3 acres).

8. Parking: Two (2) parking spaces will be provided for each multi-family unit, plus one (1) guest parking space for each four (4) individual dwelling units. Parking locations are depicted on the MDP. Bicycle parking is required at all common area amenities.
9. Right-of-Way Widths: Streets within the Project will have minimum 60-foot-wide rights-of-way. Private alleys within the Project will have minimum 23-foot-wide rights-of-way for access and addressing of the rear-loaded lots. See **Exhibit “D”** for an alley cross-section. Project streets and alleys will be owned and maintained by a homeowners’ association (“**HOA**”). In no event shall any street or alley have pavement width of less than 20 feet. Alleys will be one-way in direction and will be constructed in a manner that will allow residents to parallel park on their driveways (i.e., outside of the alley right-of-way). The HOA declaration for the Project will include a restriction that traffic direction within alleys will be one-way.
10. Signage.
 - a. On-site shall be permitted within the Property. Project signage shall meet applicable requirements of LDC Parts 7.02.00 and 7.06.00.
 - b. In accordance with applicable provisions of LDC Part 7.06.00, the Project will be allowed one (1) identification sign erected at the entrance on Moon Bay Parkway. The identification sign may be either two (2)-sided and located in a median, or one (1)-sided and located on each side of the entry road. Such signage shall not exceed 32 square feet of advertising display area and 15 feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. The Applicant may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.
 - c. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2) sided with each face limited to six (6) square feet.
 - d. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.
11. Lighting. Project lighting will comply with applicable provisions of LDC Section 5.03.06.H.6.

12. Incremental Master Development Plans The Master Development Plan (**Exhibit “C”**) is included with this rezoning application. Incremental Master Development Plans may be submitted to provide additional details of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

H. Infrastructure

1. Drainage: A master stormwater management system shall be constructed and maintained by a homeowners’ association (“**HOA**”) or a community development district (“**CDD**”). The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Pond banks will be designed to use natural vegetation to create wildlife habitat and passive recreation areas.
2. Site Access: Vehicular access within the Property connects off-site to County Road 210 at Moon Bay Parkway north of Seaport Breeze Road, in the location depicted on the MDP. All internal roads will have 50 feet of right-of-way and will be privately owned and maintained. The Applicant cannot connect to lands located to the south or north of the Property because there are wetlands in those portions of the site that prevent points of connection. The Project will not connect to Sandy Creek Parkway because of existing traffic at the intersection of Sandy Creek Parkway and County Road 210.
3. Pedestrian Circulation: Pedestrian and bicycle circulation will be provided via sidewalks and bicycle lanes, in the widths and locations depicted on the MDP. For rear-loaded units, sidewalks/walkways will be provided to allow for access to unit front doors. A minimum five (5)-foot-wide sidewalk will be constructed on one (1) side of project roads. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction (“**FACBC**”) and Americans Disability Act Accessibility Guidelines (“**ADAAG**”) established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The project will have 725 residents (297 units x 2.44 persons per unit) and will provide a minimum of one (1) acre of community and neighborhood parks. A minimum of 60 percent of on-site recreation area will be in the form of community parks. The active recreational facilities may contain features including but not limited to playgrounds, a clubhouse, swimming pool, cabana and other facilities in the locations depicted on the MDP, as supplemented by IMDPs. For each development phase, the Applicant will provide the minimum acreage of recreation required to meet or exceed the Code requirement for the applicable number of residential units in such phase. If the Applicant

provides more than the minimum recreation acreage for an early portion of the project, the Applicant shall have the right to use the additional acreage toward recreational requirements for future portions of the project.

The project will provide a minimum of five (5) percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3, in the locations depicted on the MDP. The project will provide 25 percent open space, pursuant to LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design. Wildlife crossing signs will be installed at the locations depicted on the MDP.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. The Property is located within five (5) miles of a fire station (fire station at 10001 Cartwheel Bay).
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company. Storage and screening for solid waste containers will comply with applicable provisions of LDC Section 6.06.04.B.8.
7. Utilities: Except for those utilities already in place, or the relocation of such utilities, all utilities within the Project shall be underground. Potable water and sanitary sewer will be provided by JEA.

I. Water/Sewer/Reuse

Water and sewer services will be obtained from JEA via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedicated to JEA for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with JEA standards.

All utility construction projects are subject to 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 to minimize impact to the existing infrastructure or to the existing level of service. Water, Sewer and/or Reuse lines that are to be dedicated to JEA for ownership that are not in public right-of-way shall require an easement/restoration agreement. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

J. Soils

The Soil Survey of St. Johns County, Florida identifies the following soil types within the Property: Tavares fine sand, 0-5 percent slopes (6); Zolfo fine sand (8); Tocois fine sand (34); Riviera fine sand, frequently flooded (36); Sparr fine sand, 0-5 percent slopes (44); and Holopaw fine sand, frequently flooded (47). Soils information and a soils map are included in the Environmental Resources Report by SES Environmental Solutions, LLC (“SES”) dated December 2024 filed with this application.

K. Site Vegetation

The various Florida Land Use, Covers and Forms Classification System (“FLUCFCS”) designations for the Property include: Hardwood-Conifer Mixed (FLUCFCS 434); Coniferous Plantation (FLUCFCS 441); Electrical Power Transmission Line (FLUCFCS 832); Hydric Coniferous Plantation (FLUCFCS 441H); Stream and Lake Swamps (FLUCFCS 615); Cypress (FLUCFCS 621); and Vegetated Non-Forested Wetland (FLUCFCS 640). Land use cover information and a land use cover map are included in the SES Environmental Resources Report.

L. Significant Natural Communities Habitat and Listed Species

No Significant Natural Communities Habitat was identified on the site. The only listed species found on the site is the Gopher Tortoise. As stated in the Environmental Resources Report by SES dated December 2024, a 100-percent gopher tortoise survey will be conducted prior to site development to determine the exact density of gopher tortoise burrows in the project area. A Florida Fish and Wildlife Conservation Commission (“FWC”) gopher tortoise permit will be obtained for relocation of any affected tortoises prior to any clearing or earthwork. The majority of the on-site wetlands will be preserved.

In consideration of the requirements of LDC Section 4.01.08.B.5, the Applicant has consulted with both FWC and the U.S. Fish and Wildlife Service (“USFWS”) regarding the potential presence of Black Creek crayfish within the Property. The project has been designed in consideration of the FWC “*Species Conservation Measures and Permitting Guidelines for Black Creek Crayfish Procambarus pictus*”, as approved by FWC Commission, February 2018, and incorporated by reference in Rule 68A-27.003, Florida Administrative Code (“F.A.C.”), April 2019. Pursuant to the FWC guidelines, the project implements “avoidance measures that eliminate the need for FWC take permitting” by avoiding any impacts to the on-site habitat for the species. Specifically, the primary channel of Sampson Creek, the on-site suitable habitat for Black Creek Crayfish, and the floodplain wetlands adjacent to the main channel of Sampson Creek are not proposed for impact. Additionally, the suitable habitat will be further protected by the establishment of upland buffers averaging 25 feet in width and not less than 15 feet in width, consistent with both the Code and the Florida Statewide Environmental Resource Permitting (“ERP”) requirements, and by following erosion and sedimentation control best management practices

consistent with ERP requirements and the FWC guidelines. Further consultation with FWC will occur through the ERP permitting process. Though not anticipated due to the project's avoidance of the Black Creek Crayfish habitat, if FWC requests a species-specific survey for Black Creek Crayfish during the ERP review process, the applicant will conduct the survey pursuant to the methodology described in the FWC guidelines. Because the species has not been formally listed at the federal level, USFWS has provided no specific action or management plans or guidelines for the species, and USFWS has no current regulatory requirements for Black Creek crayfish.

M. Historical and Archaeological Resources

Portions of the Property are located in Low, Medium and High Probability Archaeological Zones, according to a Cultural Resources Assessment Survey of the Mattamy-Tidal 210 Development Tract, St. Johns County, Florida by SES Environmental Resource Solutions, LLC dated February 2025. A copy of the referenced report was filed with this rezoning application.

N. Buffering and Landscaping

1. Perimeter Buffer: A natural landscaped buffer a minimum ten (10) feet wide shall be located along the perimeters of the Property, except that a 15-foot-wide perimeter buffer shall be required along Sandy Creek Parkway, as depicted on the MDP. Such buffers will meet the applicable requirements of LDC Section 6.06.04. The Applicant will be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions.
2. Screening: Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.
3. Upland Buffers: An average 25-foot, minimum 10-foot natural vegetated upland buffer shall be required and maintained between developed area and contiguous wetlands, except for those areas adjacent to unavoidable wetland impacts such as road crossings. The buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. A 25-foot setback shall be provided from upland buffers adjacent to contiguous wetlands, pursuant to LDC Section 4.01.06.B.2, provided that the setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when such upland buffer is not within platted lots, pursuant to LDC Section 4.01.06.B.3.

Other than crossings for trails and utility/drainage structures, no uses will be allowed within the required upland buffers, and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified, and no harvesting will occur in the upland buffer. Prior to commencement of any construction adjacent to a conserved wetland, all contractors shall be required to install silt fencing

on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands. Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings. The upland buffer shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Section Q hereof shall be permitted within this setback, except buildings which have a permanent foundation. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to:

- The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;
- The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- The construction of a recreation trail; and
- Any necessary grade finishing providing a gradual slope between the setback line and the upland buffer.

See Section H.4 for more open space and upland preservation details.

O. Special Districts

This PUD is not located within a Special District defined by the Land Development Code.

P. Temporary Uses

Ten (10) percent of the homes within the PUD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices, subject to the provisions of Section R hereof. Parking for the model homes and sales offices will be located within the driveway or adjacent lot. Parking locations are depicted on the MDP. Parking for the model homes will comply with ADA guidelines. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C.

Q. Accessory Uses

Standard residential accessory uses will be allowed within the building areas of the site, including but not limited to: decks, swimming pools, patios, air conditioning units, walkways and sidewalks. Accessory uses and structures will be allowed in accordance with the Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure.

Accessory Uses such as private garages/mother-in-law suites and storage Buildings; Home Offices; model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Sections 2.02.04.A.3.C, 2.02.04.B (including subsection 12 for fences) and 6.04.06.F.7.d. All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and Florida Accessibility Code for Building Construction (“FACBC”) requirements.

R. Project Phasing

The project will be constructed in one (1), ten (1)-year phase. Construction shall commence no later than December 31, 2028 and shall be completed by December 31, 2038. For purposes of this PUD, “commencement” shall mean securing approved construction plans. “Completion” shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

S. Projected Impacts

The Applicant is seeking to develop a high-end multi-family townhome community on the Property in order to provide housing priced between the multi-family workforce housing provided in the adjacent Bridgewater PUD and the single-family homes constructed in the adjacent Sandy Creek PUD.

T. Waivers

The standards contained in this PUD text are provided to accommodate and promote the principles of smart growth and sustainability, to reduce the dependence on the automobile and to allow development to occur in an environmentally sensitive manner. Departures from specific standards of the Code have been appropriately identified within this document and further summarized below.

There are no waivers requested for the Property.

U. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development application.

One or more Community Development Districts (“CDD”) may exist within the Project. Any CDD approved pursuant to Chapter 190, Florida Statutes, may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes. Construction or funding by any such CDD of any or all such projects within or without the boundaries of the CDD necessary to serve the development approved hereunder is expressly approved. If the Applicant for the PUD is required to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or facilities set forth in Chapter 190, Florida Statutes, including without limitation, those in Section 190.012(1) and (2), Florida Statutes, then the CDD independently may satisfy such obligations.

To the extent any such obligation under this PUD is met or performed by a CDD, then the Applicant shall no longer be subject to the obligation. In the event that any contributions of land, money (including “fair share payments”), or improvements funded or constructed with funds from a CDD are required by then current law to give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the County.

V. Future Land Use Designation

The Property is designated Mixed Use District on the St. Johns County 2025 Future Land Use Map.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning

Date November 6, 2024 Property Tax ID No 026749-0110

Project Name Tidal 210

Property Owner(s) Durbin Creek National, LLC Phone Number

Address 9540 San Jose Boulevard Fax Number

City Jacksonville State FL Zip Code 32257 e-mail

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

Applicant/Representative Ellen Avery-Smith, Esq. of Rogers Towers, P.A. Phone Number 904-825-1615

Address 100 Whetstone Place, Suite 200 Fax Number 904-396-0663

City St. Augustine State FL Zip Code 32086 e-mail EAverySmith@rtlaw.com

Property Location South of County Road 210, east of Interstate 95 and west of U.S. Highway 1

Major Access County Road 210 Size of Property 65 ac Cleared Acres (if applicable) N/A

Zoning Class CHT No. of lots (if applicable) 297 Overlay District (if applicable) N/A

Water & Sewer Provider JEA Future Land Use Designation MD

Present Use of Property Timberland Proposed Bldg. S.F. N/A

Project Description (use separate sheet if necessary)

The applicant requests to rezone the property from Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) for development of a maximum of 297 townhome units. The Tidal 210 Community is designed to provide a high-end, gated townhome project in the northern part of St. Johns County, in an area where a hospital, medical offices, commercial/retail space, restaurants and office already exist east of Interstate 95 and other businesses, including a Publix pharmaceutical production facility will be located in the near future.

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 [Handwritten Signature]

Printed or typed name(s) Ellen Avery-Smith, Esq.



Owner's Authorization Form

Mattamy Jacksonville LLC and Rogers Towers, P.A.

is hereby authorized TO ACT ON BEHALF OF

Durbin Creek National, LLC

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

Rezoning/Modification

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 (), have been notified of the Rezoning

(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

Melissa A. Yuhas

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30th day of October, 2024, by Melissa Yuhas as VP for Durbin Creek National LLC.



[Handwritten signature of Sandra M. Hancock]

Notary Public, State of Florida

Name: Sandra M. Hancock

My Commission Expires: 3-13-2027

My Commission Number is: HH 348684

Personally Known [X] OR Produced Identification

Type of Identification Produced

Revised August 30, 2011

Tidal 210
St. Johns County, Florida



Environmental Resources Report

Prepared For:
Mattamy Jacksonville LLC
10375 Centurion Parkway North, Suite 410
Jacksonville, Florida 32256

Prepared By:



**SES Environmental
Resource Solutions LLC**

3550 St. Johns Bluff Road South
Jacksonville, FL 32224

Revised February 2024

1.0 INTRODUCTION

SES Environmental Resource Solutions LLC (ERS) has performed a habitat and wildlife assessment for the Tidal 210 project site. A field review of the site was completed by ERS biologists on August 1-2, 2024. The purpose of the assessment was to document all on-site habitats, conduct a preliminary listed species survey, and determine whether Significant Natural Communities Habitat (SNCH) (as defined by the St. Johns County (SJC) Land Development Code (LDC) Section 4.01.07) are present within the proposed project area. The 65.24-acre± project site is located east of I-95, along Sandy Creek Parkway. The site is further located within Section 40, Township 5 South, and Range 28 East, in St. Johns County, Florida (Exhibit 1).

2.0 SITE DESCRIPTION

2.1 Soils

Mapped soil types according to the *Soil Survey of St. Johns County, Florida* (U.S. Department of Agriculture – Natural Resources Conservation Service) are depicted on Exhibit 2. Soils identified within the project area are: Tavares fine sand, 0-5 percent slopes (6), Zolfo fine sand (8), Toco fine sand (34), Riviera fine sand, frequently flooded (36), Sparr fine sand, 0-5 percent slopes (44), and Holopaw fine sand, frequently flooded (47).

2.2 Land Use and Cover

On-site habitats were identified and classified in accordance with the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS; Florida Department of Transportation, 1999) as depicted on Exhibit 3. Habitat types and wetland boundaries were surveyed onsite by ERS field biologists on August 1-2, 2024. The following habitat types were identified within the project site:

Uplands

Hardwood-Conifer Mixed (FLUCFCS 434): This habitat is located within the northeast corner of the project area. This community contains a mixture of hardwood and coniferous trees. Characteristic canopy species found within this habitat type include pignut hickory (*Carya glabra*), loblolly bay (*Gordonia lasianthus*), slash pine (*Pinus elliotii*), and sweet gum (*Liquidambar styraciflua*). Shrub and ground cover species observed included saw palm (*Serenoa repens*), rusty staggerbush (*Lyonia ferruginea*), American elm (*Ulmus americana*), gallberry (*Ilex glabra*), and bracken fern (*Pteridium aquilinum*).

Coniferous Plantation (FLUCFCS 441): This upland habitat type is found throughout most of the project area. This community is characterized by a canopy of planted slash pine with recruited loblolly bay in the subcanopy, Shrub and ground cover is comprised of gallberry, saw palm, bracken fern, chalky bluestem (*Andropogon virginicus*), and American beautyberry (*Callicarpa americana*).

Electrical Power Transmission Line (FLUCFCS 832): A power line corridor and associated maintenance road runs through the center of the project site from east to west.

Wetlands

Hydric Coniferous Plantation (FLUCFCS 441H): This transitional wetland habitat type occurs in the southeast corner of the project site, adjacent to higher quality wetland areas. This community is characterized by a canopy of planted slash pine with recruited loblolly bay in the subcanopy. Shrub and ground cover is comprised of bushy bluestem (*Andropogon glomeratus*), Virginia chain fern (*Woodwardia virginica*), and fetterbush (*Lyonia lucida*). This community is differentiated from Coniferous Plantation because of the presence of hydric soils.

Stream and Lake Swamps (FLUCFCS 615): This wetland habitat comprises the northern portion of the project area and includes a tributary wetland that transects the parcel. Canopy species in this habitat type include swamp tupelo (*Nyssa biflora*), bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), and swamp bay (*Persea palustris*). Fetterbush, highbush blueberry (*Vaccinium corymbosum*), cabbage palm (*Sabal palmetto*), myrtle leaf holly (*Ilex cassine myrtifolia*), buttonbush (*Cephalanthus occidentalis*) occupy the subcanopy and shrub layers. Sedges (*Carex spp.*, *Rhynchospora spp.*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*), Virginia chain fern, blue flag iris (*Iris virginica*), and switchcane (*Arundinaria tecta*) are common ground cover.

Cypress (FLUCFCS 621): A small cypress dome is located within the southern portion of the project site. Canopy species observed within this habitat type included bald cypress and slash pine. Shrub and ground cover observed included myrtle leaf holly, fetterbush, bog button (*Lachnocaulon spp.*), St John's wort (*Hypericum spp.*), bushy blue stem, and hooded pitcherplant (*Sarracenia minor*).

Vegetated Non-forested Wetland (FLUCFCS 640): A small, disturbed wetland was identified within the transmission line corridor on the eastern side of the property. Vegetation observed within this non-forested wetland area include pipewort (*Eriocaulon decangulare*), soft rush (*Juncus effusus*), Nuttall's meadowbeauty (*Rhexia nuttallii*), Virginia chain fern, St. John's wort, and maidencane (*Hymenachne hemitomom*).

Wetland Jurisdiction

On-site wetlands were field delineated by ERS field biologists on August 1 and 2, 2024. Delineation of onsite wetlands followed St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP) criteria (Chapter 62-340, F.A.C.), and the U.S. Army Corps of Engineers (USACE) *Corps of Engineers Wetlands Delineation Manual* (1987).

Based on ERS's review of the site, all 18.84-acre± on-site wetlands would be considered jurisdictional under Florida Statewide Environmental Resource Permitting (ERP) regulations (Chapter 62-340, F.A.C.). Any impacts to this wetland will be subject to state permitting and may require mitigation. It is ERS's opinion that with the exception of the isolated cypress dome, the remaining 18.18-acres± of wetland are jurisdictional Waters of the United States (WOTUS) and any impacts to these wetlands will likely require Clean Water Act, Section 404 permits and subsequent mitigation.

4.0 SIGNIFICANT NATURAL COMMUNITIES HABITAT (SNCH)

The following habitat types have been identified and designated by St. Johns County (SJC) as SNCH: Beach Dune, Coastal Grasslands/Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and

Scrub. SJC defines these habitat types based on FNAI's Guide to Natural Communities of Florida (most recent edition, 2010). SJC has taken measures to ensure that these specific community types are protected, and restrictions are placed upon all developments 10 acres or greater in size that contain any of these habitat types. SJC requires that at least 10 percent of any significant natural community habitat occurring within a project area remain undisturbed. No SNCH was identified within the project area.

5.0 PROTECTED WILDLIFE SPECIES SURVEY

Prior to the initiation of field work, the FNAI database (which includes all documented occurrences of state and federal endangered and threatened species and their Essential Habitat) was searched to determine if any listed species are documented within the site. The assessment area was then surveyed for listed species and their habitat. Please see Exhibits 4 and 5 for locations of documented occurrences.

The project area was surveyed for listed wildlife species and associated habitats known to occur in St. Johns County. Protected species and their habitats were noted whether or not they were observed.

Table 1: Federally- and State-listed Species in St. Johns County, FL

Group	Scientific Name	Common Name	Federal Status	State Status	Observed on Site	Habitat Present
Birds	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Eastern Black rail	FT	ST	No	No
	<i>Mycteria americana</i>	Wood stork	FT	ST	No	No
	<i>Egretta caerulea</i>	Little blue heron	N	ST	No	Potential
	<i>Egretta tricolor</i>	Tricolored heron	N	ST	No	Potential
	<i>Plataea ajaja</i>	Roseate spoonbill	N	ST	No	Potential
Crustaceans	<i>Procambarus pictus</i>	Black Creek crayfish	PE	ST	No	Potential
Mammals	<i>Trichechus manatus</i>	West Indian Manatee	FT	ST	No	No
Reptile	<i>Gopherus polyphemus</i>	Gopher tortoise	N	ST	Yes	Yes
	<i>Drymarchon couperi</i>	Eastern indigo snake	FT	ST	No	Potential
	<i>Chelonia mydas</i>	Green Sea Turtle	FT	ST	No	No
	<i>Eretmochelys imbricata</i>	Hawksbill Sea Turtle	FE	SE	No	No
	<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	FE	SE	No	No

Legal Status and Notes

Federally-listed Species (FWS)

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as endangered or threatened.

CH = Critical Habitat has been designated in the county in which the project is located.

E = Endangered: species in danger of extinction throughout all or a significant portion of its range.

T = Threatened: species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

PT = Proposed threatened

PE = Proposed endangered

N = Not federally-listed

EXPN = Experimental Population, Non-essential

* = This species is included in a FWS Recovery Plan.

Recovery plans can be found at: <https://www.fws.gov/endangered/species/recovery-plans.html>

State-listed Species

SAT = Listed as threatened for similarity of appearance

SSC = Species of Special Concern

SE = State endangered

ST = State threatened

FE = Federally endangered

FT = Federally threatened

** = FWC has developed a draft or final Permitting Guidelines document for this species. Permitting guidelines can be found at:

<https://myfwc.com/wildlifehabitats/wildlife/species-guidelines/>

Species with no likelihood of occurrence are not discussed further, including the eastern black rail (*Laterallus jamaicensis ssp. Jamaicensis*), West Indian manatee (*Trichechus manatus*), and sea turtles. Species that were observed or that have some likelihood of occurrence are discussed below.

5.1 Wood Stork

The wood stork (*Mycteria americana*) is listed as Threatened by FWS and FWC. Wood storks prefer to forage in open wetlands and waterways where falling water levels concentrate food sources. In Northeast Florida, FWS considers all Suitable Foraging Habitat (SFH) within 13 miles of a documented active wood stork colony to be within the Core Foraging Area (CFA) of that colony. SFH is described as any area containing patches of relatively open (< 25% aquatic vegetation), calm water, and having a permanent or seasonal water depth between 2 and 15 inches (5 to 38 cm). SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. The nearest wood stork colony is at Dee Dot Ranch, 11.1 miles northeast of the project area (Exhibit 4); however, the on-site wetlands do not contain habitat consistent with the description of SFH for wood stork. The on-site forested wetland habitats exhibit a dense canopy which precludes wood stork from entering these habitats for foraging. The small non-forested wetland area in the transmission line corridor does not display a sufficient hydroperiod to support a community of small fish or other aquatic prey for wood stork.

The USACE Jacksonville District Wood Stork Determination Key (2008) was used to determine the likelihood that the project will affect the species. Due to the lack of onsite suitable foraging habitat, the project is not likely to adversely affect the species (*see below*).

- A. Project more than 2,500 feet from a colony site... *go to B*
- B. Project does not affect SFH... *no effect*

Due to the distance from the nearest wood stork colony, and the lack of SFH on site, the wood stork will not be affected by the proposed project.

5.2 Wading Birds

Wetlands on the site may also be suitable for state-listed wading birds such as the little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Plataea ajaja*). The nearest documented wading bird rookery is 6.6 miles east of the project area. These species of wading birds frequently forage in swamps, ponds, herbaceous wetlands, and ditches. No individuals or signs of these species were observed during the survey, and FWC data shows no documented observations within or near the study area. These species have been given a low likelihood of occurrence due to the dense canopy and lack of preferred habitat for foraging. These species are highly mobile, and any individuals that may be present can easily move to nearby suitable habitat if disturbed. Therefore, no adverse impacts to these species are expected to be incurred by development of the site.

5.3 Bald Eagle

The bald eagle (*Haliaeetus leucocephalus*) is no longer listed as Threatened or Endangered by FWC or FWS, but restrictions remain in place for work near bald eagle nests. The closest documented bald eagle nest is FWC Nest ID # SJ901, approximately 4.5 miles southwest of the site. This nest lies outside of the FWC zones of protection for this species. No bald eagles or their signs were observed during the site visit.

5.4 Black Creek Crayfish

The Black Creek crayfish (*Procambarus pictus*) is listed as threatened by FWC and has been proposed for listing under the Endangered Species Act as of September 2024. This species requires tannic, freshwater creeks with high water quality and consistent flow. The nearest documented observation by FWC occurred in 2010, 4.8 miles northwest of the project site (Exhibit 5). The channelized portion of Sampson Creek, found in the northern portion of the property, is potential habitat for Black Creek crayfish (Exhibit 6). The remaining on-site wetlands do not meet the water quality and flow requirements that Black Creek crayfish require.

In consideration of the requirements of the Land Development Code (LDC), Section 4.01.08.B.5, The applicant has consulted with both FWC and USFWS regarding the potential presence of Black Creek crayfish within the project area. The project has been designed in consideration of the FWC “Species Conservation Measures and Permitting Guidelines for Black Creek Crayfish *Procambarus pictus*”, as approved by FWC Commission, February 2018, and incorporated by reference in Rule 68A-27.003 F.A.C., April 2019. Pursuant to the FWC guidelines, the project implements “avoidance measures that eliminate the need for FWC take permitting” by avoiding any impacts to the on-site habitat for the species. Specifically, the primary channel of Sampson Creek, the on-site suitable habitat for Black Creek Crayfish, and the floodplain wetlands adjacent to the main channel of Sampson Creek are not proposed for impact. Additionally, the suitable habitat will be further protected by the establishment of upland buffers averaging 25 feet in width and not less than 15 feet in width, consistent with both the LDC and the Florida Statewide Environmental Resource Permitting (ERP) requirements, and by following erosion and sedimentation control best management practices consistent with ERP requirements and the FWC guidelines.. Further consultation with FWC will occur through the ERP permitting process. Though not anticipated due to the project’s avoidance of the Black Creek Crayfish habitat, if FWC requests a species-specific survey for Black Creek Crayfish during the ERP review process, the applicant will conduct the survey pursuant to the methodology described in the FWC guidelines. Because the species has not been formally listed at

the federal level, USFWS has provided no specific action or management plans or guidelines for the species, and USFWS has no current regulatory requirements for Black Creek crayfish.

5.5 Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is listed as threatened by FWC and permitting and relocation are required for any tortoises or burrows that will be impacted by a project. The gopher tortoise requires well-drained, loose soil in which to burrow, adequate low-growing herbs to eat, and open sunlit sites for nesting. Although the tortoise often lives in areas of longleaf pine xerophytic oak woodlands, it is also known to inhabit sand pine scrub, coastal strands, live oak hammocks, dry prairies, pine flatwoods, sand dunes, and mixed hardwood-pine communities.

ERS performed a 15% pedestrian survey of all potential on-site gopher tortoise habitat pursuant to FWC Gopher Tortoise Permitting Guidelines. This survey was meant to identify the limits of suitable gopher tortoise habitat and establish a preliminary gopher tortoise population on-site. Gopher tortoise burrows observed on-site and suitable gopher tortoise habitat are located on the western property boundary near Sandy Creek Parkway and along the existing utility easement that traverses the property (Exhibit 6). While suitable soils are mapped throughout the remainder of on-site uplands, these areas were not classified as suitable habitat due to dense vegetation and a lack of gopher tortoise burrows found during the survey. Due to the timing of the project, a 100% gopher tortoise burrow survey was not performed during this assessment acknowledging that a 100% survey will be required for relocation efforts prior to construction.

A 100% gopher tortoise survey will be required to determine the exact density of gopher tortoise burrows within the project area. A FWC gopher tortoise conservation permit for relocation of gopher tortoises will be required, pursuant to FWC guidelines, prior to clearing or earthwork.

5.6 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as threatened by both FWS and FWC. This species requires large tracts of land, as their home range can exceed 470 acres and encompass habitats such as sandhills, scrub, wet prairies and ponds. Eastern indigo snakes utilize gopher tortoise burrows for refugia. Due to the presence of suitable habitat and gopher tortoise burrows, this species has a potential to occur on the site; however, due to the small size of the project area and proximity to existing development and high-traffic roadways that limit home range, potential occurrence of eastern indigo snakes within the project area is low. Neither eastern indigo snakes nor evidence of their presence were observed during the site inspection. Pursuant to the *FWS Eastern Indigo Snake Programmatic Effect Determination Key for North Florida* (Updated 13 August 2013), because the project will likely impact less than 25 acres of occupied gopher tortoise habitat, a relocation of all existing gopher tortoise burrows will likely be required for site development, and the project will be subject to the *FWS Standard Protection Measures for the Eastern Indigo Snake*, the project is not likely to adversely affect (NLAA) the eastern indigo snake and should not require further consultation with FWS.

6.0 CONCLUSIONS

Based on ERS's review of the subject property, jurisdictional wetlands regulated under the Florida Environmental Resource Permitting (ERP) and federal Clean Water Act, Section 404 occur on the

property. ERS anticipates that ERP permitting with SJRWMD will be necessary for site development and construction of a stormwater management system. Additionally, Clean Water Act, Section 404 permitting will be required through USACE for the proposed roadway crossing wetland impact identified in the MDP.

ERS observed the presence of state-listed gopher tortoises on the project site. Site development will likely require obtaining a gopher tortoise conservation permit from FWC and completing a relocation of all gopher tortoises with burrows to be impacted by clearing or grading of the site. An additional, species-specific, 100% gopher tortoise habitat survey will be necessary prior to initiating the FWC permit application process. FWC requires that the 100% habitat survey occur within 90 days of initiating land-disturbing activities on the project site. Additionally, completion of the gopher tortoise relocation along with implementation of the standard eastern indigo snake protection measures will ensure that the project does not adversely affect eastern indigo snakes.

No other state or protect species are anticipated to occur in the project area. St. Johns County SNCH was not identified within the project area.

123.25.009_EnvironmentalResourceReport_12182024

Environmental Exhibits

Exhibit 1 - Topographic Site Location

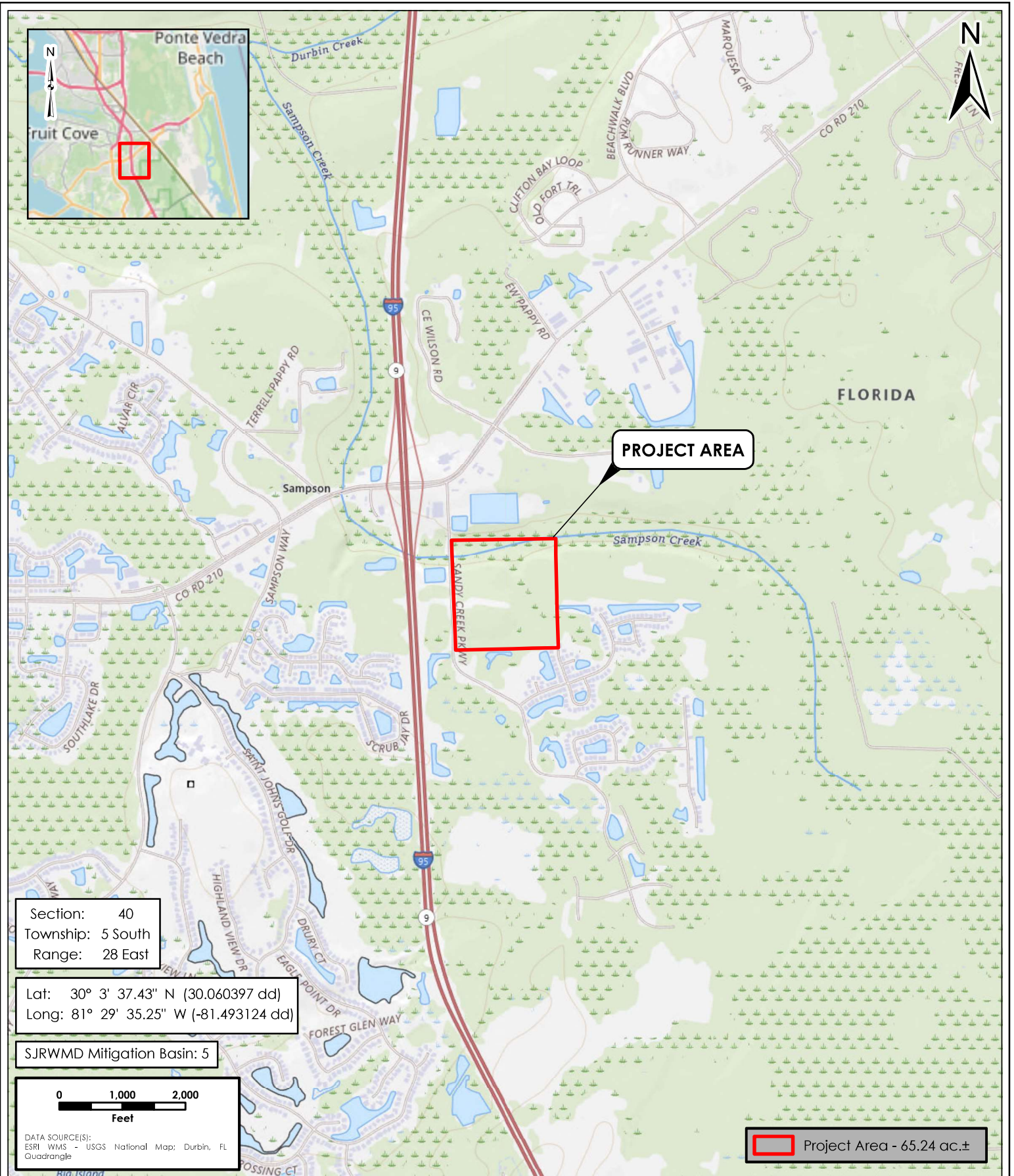
Exhibit 2 - Soils

Exhibit 3 - FLUCFCS

**Exhibit 4 - Documented Occurrences of Wading Bird Rookeries and Wood Stork Nesting
Colonies/CFA's**

Exhibit 5 - Documented Occurrences of Protected Wildlife Within 5 Miles

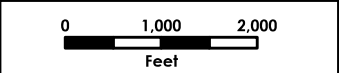
Exhibit 6- Potential Protected Wildlife Habitat



Section: 40
 Township: 5 South
 Range: 28 East

Lat: 30° 3' 37.43" N (30.060397 dd)
 Long: 81° 29' 35.25" W (-81.493124 dd)

SJRWMD Mitigation Basin: 5



DATA SOURCE(S):
 ESRI WMS - USGS National Map; Durbin, FL
 Quadrangle

Project Area - 65.24 ac.±



**SES Environmental
 Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
 (904) 285-1397 • www.bbch-llc.com

Topographic Site Location

Tidal 210 Mattamy
 St. Johns County, Florida

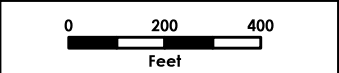
Project No:	123.25.009	
Drawn By:	DF	EXHIBIT NUMBER 1
Reviewed By:	TD	
Approved By:	PP	
Date:	Aug 2024	



Project Area - 65.24 ac.±

NRCS/USDA SSURGO Soils

- 6 - Tavares fine sand
- 8 - Zolfo fine sand
- 34 - Toco fine sand
- 36 - Riviera fine sand, frequently flooded
- 44 - Sparr fine sand
- 47 - Holopaw fine sand, frequently flooded



DATA SOURCE(S):
 ESRI WMS - World Aerial Imagery; USDA-NRCS
 SSURGO



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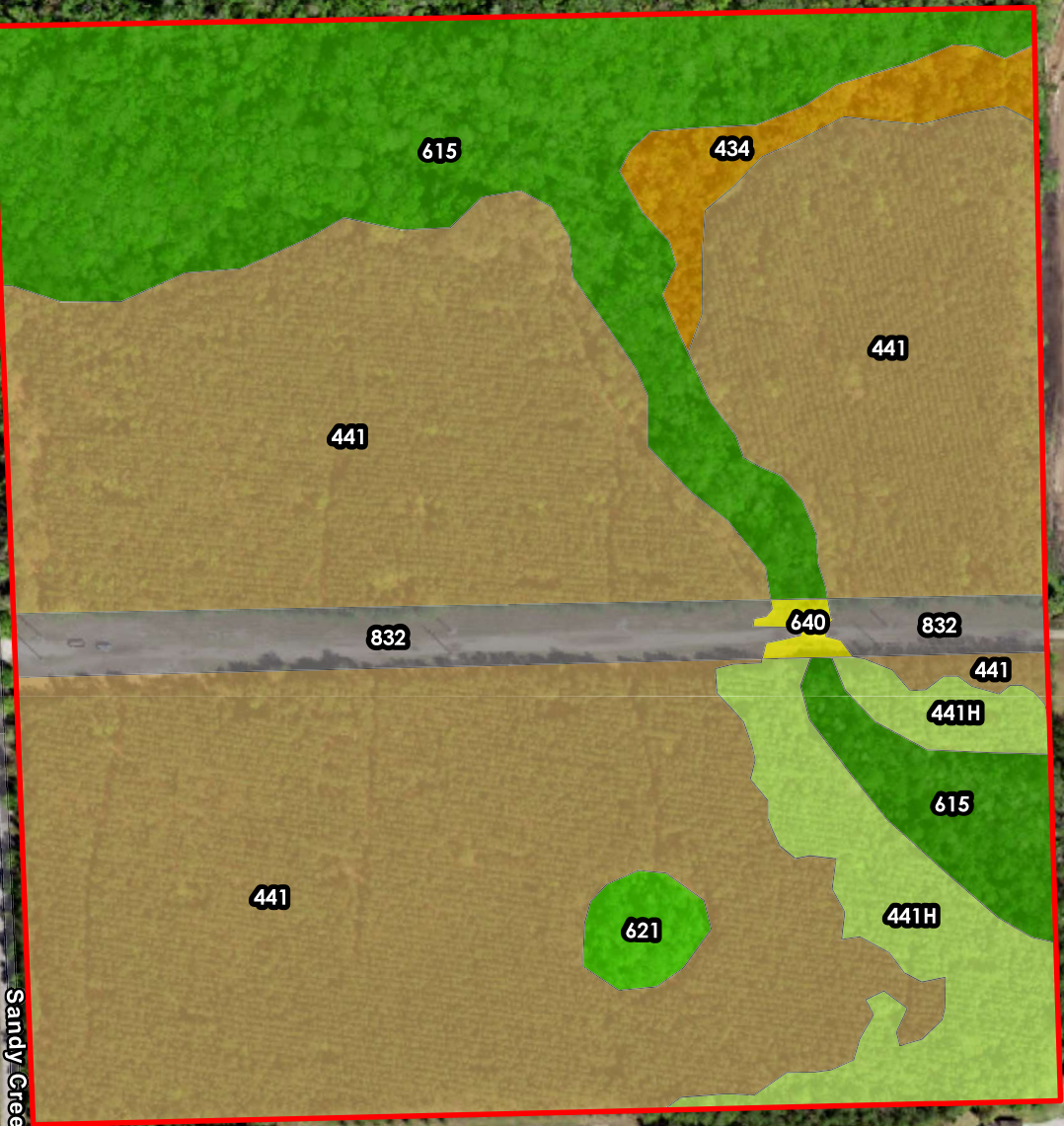
Soils

Tidal 210 Mattamy
 St. Johns County, Florida

Project No:		123.25.009
Drawn By:	DF	EXHIBIT NUMBER 2
Reviewed By:	TD	
Approved By:	PP	
Date:	Aug 2024	

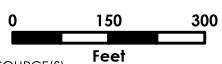


Sandy Creek Pkwy



Sandy Creek Pkwy

Disclaimer:
Depicted FLUCFCS classifications and boundaries are approximate. This map is intended to be used for illustrative purposes only.



DATA SOURCE(S):
ESRI WMS - World Aerial Imagery; Florida Land Use, Cover, and Forms Classification System (FDOT, 1999)

	Project Area - 65.24 ac.±
FLUCFCS Classification Boundaries	
	434 - Hardwood-Conifer Mixed - 1.59 ac.±
	441 - Coniferous Plantation - 41.43 ac.±
	441H- Hydric Coniferous Plantation - 4.33 ac.±
	615 - Streams and Lake Swamps - 13.64 ac.±
	621 - Cypress - 0.66 ac.±
	640 - Vegetated Non-Forested Wetland - 0.21 ac.±
	832 - Electrical Power Transmission Line - 3.38 ac.±



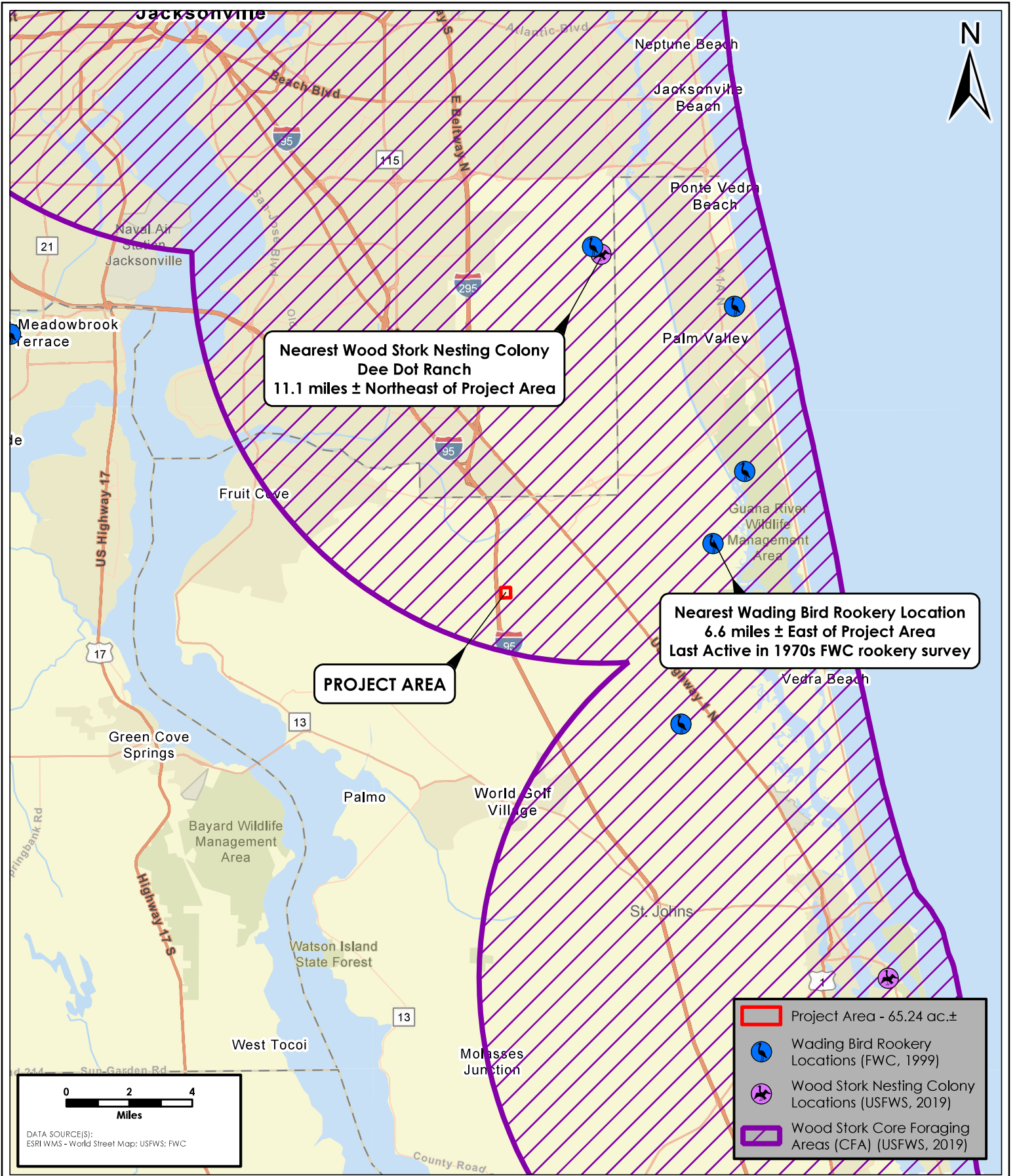
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FLUCFCS

Tidal 210 Mattamy
St. Johns County, Florida

Project No:	123.25.009	
Drawn By:	DF	EXHIBIT NUMBER 3
Reviewed By:	TD	
Approved By:	PP	
Date:	Aug 2024	



Documented Occurrences of Wading Bird Rookeries and Wood Stork Nesting Colonies/CFAs

Tidal 210 Mattamy
St. Johns County, Florida

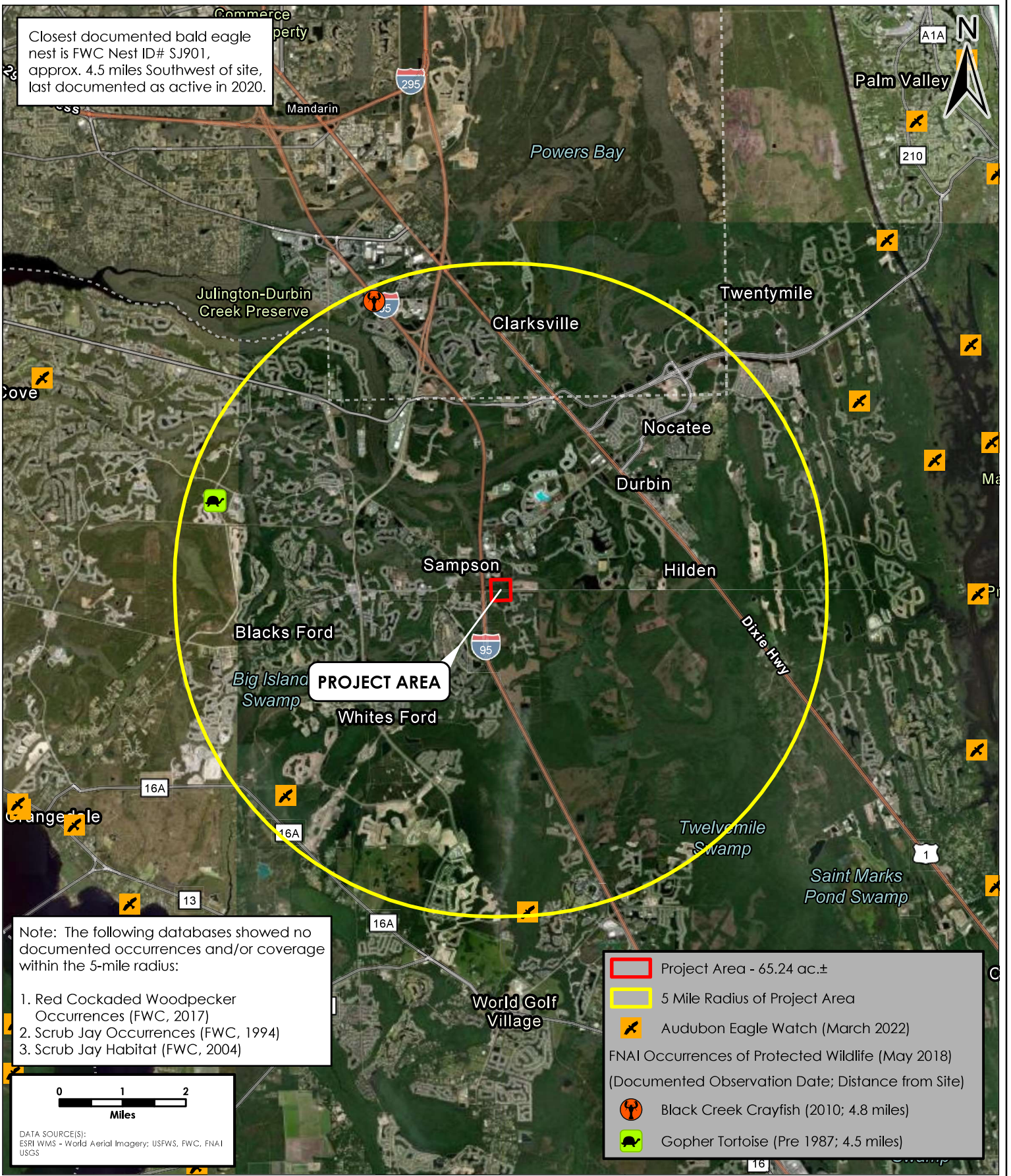
Project No:	123.25.009	
Drawn By:	DF	EXHIBIT NUMBER 4
Reviewed By:	TD	
Approved By:	PP	
Date:	Aug 2024	



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Closest documented bald eagle nest is FWC Nest ID# SJ901, approx. 4.5 miles Southwest of site, last documented as active in 2020.



Note: The following databases showed no documented occurrences and/or coverage within the 5-mile radius:

1. Red Cockaded Woodpecker Occurrences (FWC, 2017)
2. Scrub Jay Occurrences (FWC, 1994)
3. Scrub Jay Habitat (FWC, 2004)



DATA SOURCE(S):
 ESRI WMS - World Aerial Imagery; USFWS, FWC, FNAI
 USGS

	Project Area - 65.24 ac.±
	5 Mile Radius of Project Area
	Audubon Eagle Watch (March 2022)
	FNAI Occurrences of Protected Wildlife (May 2018)
	(Documented Observation Date; Distance from Site)
	Black Creek Crayfish (2010; 4.8 miles)
	Gopher Tortoise (Pre 1987; 4.5 miles)

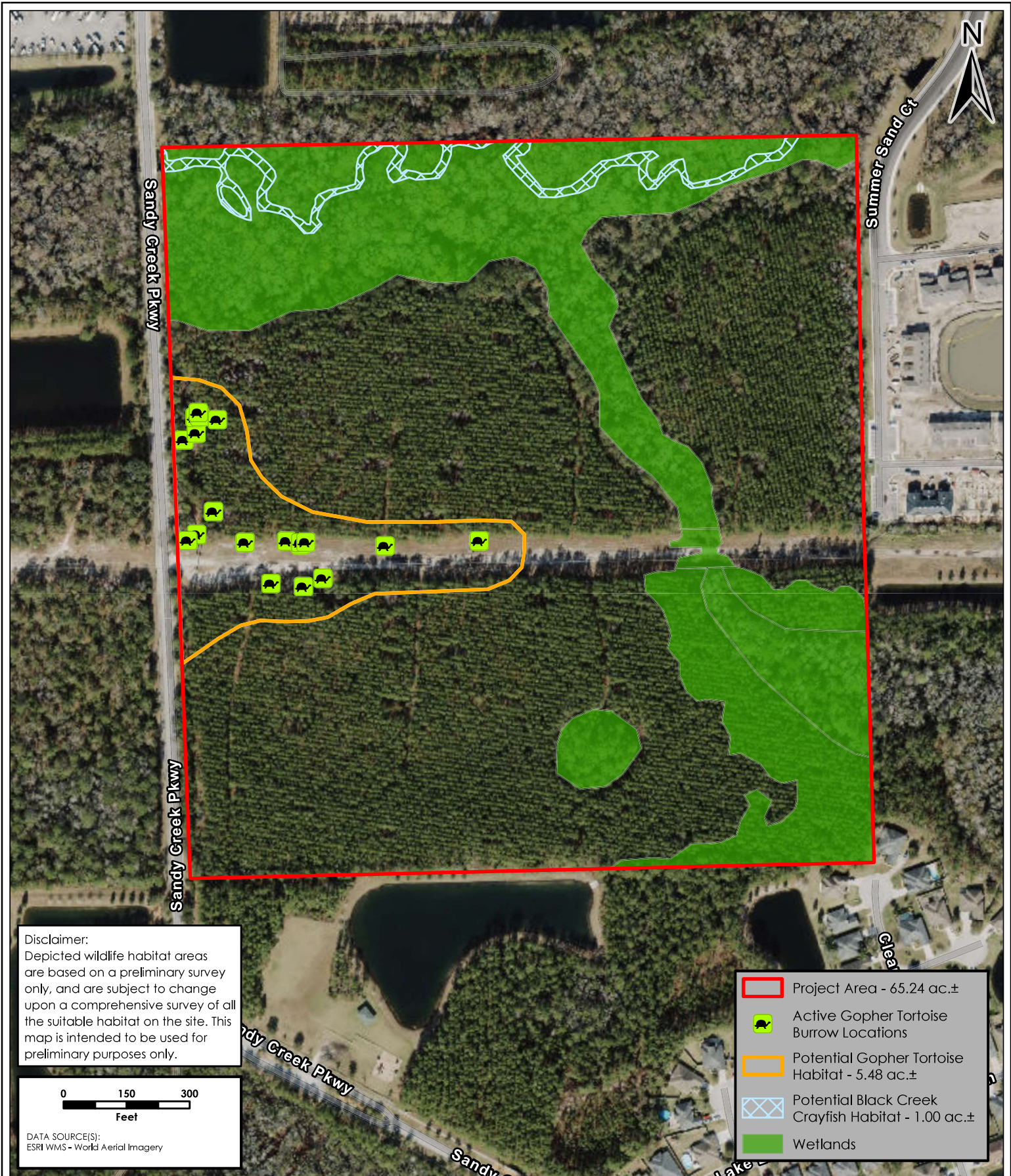
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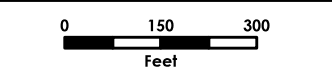
Documented Occurrences of Protected Wildlife Within 5 Miles

Tidal 210 Mattamy
 St. Johns County, Florida

Project No:	123.25.009
Drawn By:	DF
Reviewed By:	TD
Approved By:	PP
Date:	Aug 2024
EXHIBIT NUMBER	
5	



Disclaimer:
 Depicted wildlife habitat areas are based on a preliminary survey only, and are subject to change upon a comprehensive survey of all the suitable habitat on the site. This map is intended to be used for preliminary purposes only.



DATA SOURCE(S):
 ESRI WMS - World Aerial Imagery

- Project Area - 65.24 ac.±
- Active Gopher Tortoise Burrow Locations
- Potential Gopher Tortoise Habitat - 5.48 ac.±
- Potential Black Creek Crayfish Habitat - 1.00 ac.±
- Wetlands



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Potential Protected Wildlife Habitat

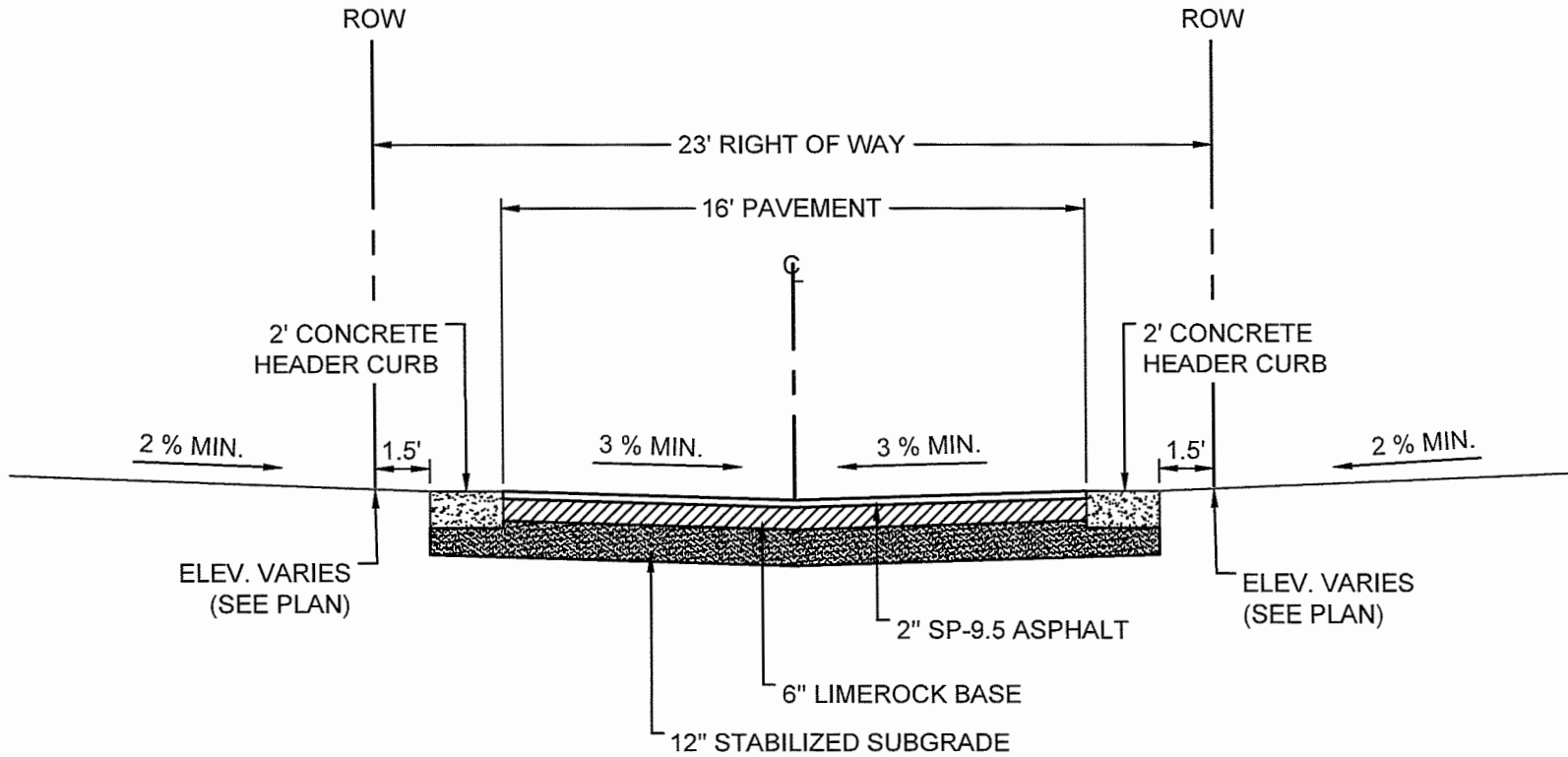
Tidal 210 Mattamy
 St. Johns County, Florida

Project No:		123.25.009
Drawn By:	DF	EXHIBIT NUMBER 6
Reviewed By:	TD	
Approved By:	PP	
Date:	Dec 2024	

Exhibit "D"

L:\124\124012.01 Mattamy CR210\Production\Drawings\Exhibits\2025-01-17_Tidal (Alley Right Of Way Detail)\2025-01-17_Tidal (Alley Right Of Way Detail).dwg [Exhibit] 2/17/2025 3:54:04 PM Luis Mattei

2024-01-19 prs_l_pres-ansia-bdd-lscp



ALLEY CROSS SECTION
RIGHT OF - WAY DETAIL WITH 16' PAVEMENT
SCALE 1" = 5'

TIDAL SUBDIVISION
01-17-2025



ATTACHMENT 3
Correspondence

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Evan Walsnovich](#)
Subject: FW: PUD 2024000013
Date: Wednesday, February 5, 2025 10:35:40 AM

From: Shosey, Steven <Steven.Shosey@T-Mobile.com>
Sent: Wednesday, February 5, 2025 10:33 AM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: PUD 2024000013

Please deny the rezoning of PUD 2024000013 **Project Name:** Tidal 210. This area is too congested as it is today.

The area is also dangerous due to the required U-turn to get onto I95.

Steve Shosey

-----Original Message-----

From: Diana Surgent <dsurgent12@gmail.com>

Sent: Wednesday, February 5, 2025 1:22 PM

To: FAXPLANDEPT <faxplandept@sjcfl.us>

Subject: Tidal 210 PUD 2024000013

The neighborhood of Sandy Creek is unequivocally against proceeding with any approval Regarding the 297 condos being proposed abutting Sandy creek parkway. Sandy Creek has become a death trap of accident prone near fatalities trying to exit this neighborhood! Two very busy Truck Stops, retail, restaurants, hospitals, mental health facilities, liquor stores, and numerous townhomes built without any restraint from an already overcrowded area next to a very busy I95 exit. Adding more people and vehicles to this small over developed over crowded area of the i95-210 corridor has been and is a recipe for disaster. This overcrowded community has become a huge problem. The values of homes will continue to decline due to the lack of infrastructure, lack of safety and desirable quality of the area. It can take up to 15 minutes just to get out of our neighborhood to try to make a right turn and then a u turn to head west onto 210, If you're lucky enough not to get mowed down by 50 tractor trailers and angry drivers on your tail! Truck stop Tractor trailers cross all four lanes from the north side of 210 to the truck stop on the east side of 210 putting a complete back up in both directions on 210. Traffic is beyond horrible and that's the understatement! As far as the environmental impacts, I would see Tortoise crossing from west of Sandy Creek parkway to East Sandy creek parkway, but since phase two of DR HORTON condos, they have disappeared! Wildlife is disappearing and trees that I enjoyed viewing Eagles nests and owls are being destroyed by thousands of acres across this county! This is UNACCEPTABLE! Cutting down these forests and removing important habitat has become a major problem for wildlife conservation. The lack of intelligent thought from the planning and zoning Commission in SJC is completely unacceptable! Environmental impact statements are always paid for by the builder and always are favorable towards the builders project, very convenient! For this reason we voted "No" more construction and destruction of SJC this past November 2024 elections! The plan to build more condos, apartments and retail is destroying this once peaceful and beautiful preserved land and its habitats. SJC has become the contractors best friend Leaving an overcrowded, traffic jammed concrete jungle! There must be accountability, the taxpayers have had enough of the builders controlling this county and board!

Sent from my iPhone

Jeff and Diana Surgent

21 Flora Lake Circle 32095

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Evan Walsnovich](#)
Subject: FW: Mattamy Townhouses
Date: Thursday, February 13, 2025 10:09:16 AM

-----Original Message-----

From: Dustin Waldbillig <dustinwaldbillig@gmail.com>
Sent: Thursday, February 13, 2025 9:16 AM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Mattamy Townhouses

I am writing to voice my objections to the development of 297 town homes off of 210 and moonbay. This area is already heavily congested with 2 truck stops and heavy traffic exiting 95. I live in the Sandy Creek neighborhood and experience this nightmare daily. Our neighborhood was supposed to eventually connect with Moonbay to help with the entering and exiting of the subdivision, now it will not be connected and there will be additional traffic. This is unacceptable and at the very least there should be additional infrastructure developed prior to the addition of more households.

Please focus on improving what is already in place before throwing more houses up and figuring it out later.

Thank you for your time,

Dustin Waldbillig

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Evan Walsnovich](#)
Subject: FW: Proposed development on 210
Date: Thursday, February 13, 2025 10:09:00 AM

-----Original Message-----

From: Gloria Pineda <gpineda87@hotmail.com>
Sent: Thursday, February 13, 2025 9:49 AM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Proposed development on 210

Good morning,

I am a resident of Sandy Creek and I have recently been informed of a proposed property rezoning for Mattamy homes to build over 200 high end town homes off Moon Bay parkway. I am writing to you today to ask that you and your board strongly reconsider approving this proposed rezoning. The infrastructure for the area on cannot handle anymore traffic. I have had to change my work hours from 0730 to 0630 because the traffic on 210 trying to get out of my neighborhood is difficult and sometimes dangerous after 0700. Not to mention, the traffic coming home. I know we can't don't anything about the semi trucks, but we can do something about the vehicle traffic. I am also aware that the county is working on widening the roads. However, I feel as if the area has already outgrown the planned road widening project. Before you consider approving any rezoning, I encourage you and your team to come down and see for yourself what the traffic is like between 0730-0900 and 15:30-18:00.

Thank you,

Gloria Pineda
904-705-7878
Gpineda87@hotmail.com

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Evan Walsnovich](#)
Subject: FW: Opposition to PUD 2024-13 Tidal 210 Development
Date: Thursday, February 13, 2025 10:07:46 AM

From: Zain Anwar <zainanwar45@gmail.com>
Sent: Thursday, February 13, 2025 9:55 AM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: ZAIN <zainanwar45@gmail.com>
Subject: Opposition to PUD 2024-13 Tidal 210 Development

Dear Beverly Frazier,

I hope you are doing well. I am writing to formally express my strong opposition to the proposed rezoning and development of 297 townhomes by Mattamy Corporation (PUD 2024-13 Tidal 210) near the Sandy Creek subdivision.

This area is already experiencing significant traffic congestion, particularly on CR-210 and surrounding roads. Adding nearly 300 townhomes without substantial infrastructure improvements will only worsen these issues, creating safety hazards and increasing commute times for residents. The proposed entrance and exit onto Moon Bay raise further concerns about traffic bottlenecks and potential impacts on surrounding neighborhoods.

Additionally, the continued high-density development in our area is outpacing the county's ability to provide necessary infrastructure, including schools, emergency services, and utilities. Approving this project without a comprehensive plan to address these concerns would negatively impact the quality of life for existing residents.

I urge the Planning & Zoning Agency and the Board of County Commissioners to deny this rezoning request or, at a minimum, require significant infrastructure improvements before allowing any new development. Please include my opposition in the public record, and I appreciate your attention to this matter.

Thank you for your time and consideration.

Best Regards

Zain Anwar

49 Suzanne Lake Dr, St. Augustine, FL

Cell: [+1 \(904\)660-5674](tel:+19046605674)

zainanwar45@gmail.com

February 17, 2024

Beverly Frazier, AICP
Growth Management Assistant Director
St Johns County Board of County Commissioners
4040 Lewis Speedway
St Augustine Fl 32084

VIA EMAIL

Re: Proposed Zoning Change PUD-2024000013

Dear Ms. Frazier,

Although there will not be a community meeting, we would like to express our opposition to the proposed zoning change for Tidal 210, PUD-2024000013, to build 297 townhomes between Sandy Creek Parkway and Moon Bay Parkway.

As Sandy Creek homeowners, we have observed the substantial development along CR210 without corresponding infrastructure improvements. The road has become increasingly congested and hazardous. Beachwalk expanded rapidly with the addition of Beachside High School, BJ's, Lowe's, a Publix distribution warehouse, numerous restaurants and gas stations. Further developments are planned, including hotels near St. Vincent's Hospital, Margaritaville Hotel at Beachwalk, a Shores liquor store plaza, and apartment complexes. These projects will increase traffic even more.

In addition, the I-95 interchange is inefficient. The road and exit ramps have extreme wear from truck usage and flood by the veterinarian office and TA. Vehicles waiting at the red light while traveling west obstruct the turning lane to the I-95N ramp, causing traffic to back up to Moon Bay Parkway. There are an unreasonable number of signs adding to the chaos as well as tractor trailers parked on the northbound ramp and sometimes in the Sandy Creek turning lane.

The partial road widening between Trinity Way and Beachwalk is a good start but will not improve the stretch between I-95 and Trinity Way, and the faster traffic will make accessing CR 210 from Sandy Creek Pkwy even more difficult. Sandy Creek has a single entrance and exits only Eastbound onto CR210. Residents must cross over two lanes and make a U-turn at the TA to head west, while dodging a continuous stream of traffic coming from:

- I-95 South exit ramp heading East
- I-95 North exit ramp heading East (Side note: No right on red would help immensely!)
- CR 210W traffic heading towards Nocatee
- TA truck stop

Personally, there are two small windows of time each weekday that we schedule our appointments and errands because it is difficult to navigate CR 210 during the morning and evening rush hours, and when the new high school students arrive and depart. Sometimes, we travel east, cut through the RPM parking lot, and make a U-turn on Moon Bay. This intersection in front of the hospital frequently experiences congestion, despite transitioning from a single lane to two lanes. Sadly, we

have seen ambulances unable to budge in the gridlock on their way to St. Vincent's hospital. It is even worse during TPC week, over holidays and when I-95 accidents detour traffic onto CR 210.

For a while we had a reprieve during school breaks; however, with 30+ restaurants and seven gas stations between I-95 and Beachwalk, this exit now attracts many travelers.

The tentative 2nd road from Sandy Creek Pkwy to Moon Bay Pkwy, (RWCONST2023000001), won't make getting out of Sandy Creek any easier if another 297 homes are approved, adding to the already approved major modification to the Sandy Creek subdivision (Ordinance # 2024-2) which is adding 699 more homes, the "*future commercial outparcels*" along the proposed second road, the 144-bed Acadia Behavioral Hospital with 239 employees and the popular Parkers Kitchen gas station/convenience store both slated for Moon Bay Pkwy.

How will over a thousand families in both Moon Bay and Sandy Creek evacuate during a hurricane? The FDOT owns a small parcel (#0267490002) on Sandy Creek Pkwy. Perhaps it could access a service-type road running parallel to the I-95 N exit ramp to CR210? Another less critical concern we have is construction traffic. Many contractors will use Sandy Creek Pkwy to access and exit the proposed townhome development. Just like the logging trucks did during the recent harvesting of the sixty-five acres.

Everyone in St John's County knows that CR210 between I-95 and Beachwalk is heavily congested, and they avoid it at all costs. For those of us who call 210 our home, we don't have that option. We also understand that some growth must occur prior to supporting infrastructure, but there needs to be a plan, and it should be shared with residents. A couple years ago, we participated in either a county or FDOT 210 traffic survey. The results may be a good starting point to strategize.

For these reasons, we respectfully request the BCC decline the zoning change request for Tidal 210 as well as others, until further infrastructure improvements are implemented to manage the current traffic while anticipating future needs and ensuring safety for all residents, workers, students, and travelers in this area.

We appreciate your time and consideration.

Sincerely,

Richard and Rose Gunter
159 Daniel Creek Ct
St Augustine, Florida 32095
rrgunter@bellsouth.net
904 708-8343

CC: Ann Taylor, County Commissioner District 5, via email at BCC5ataylor@sjcfl.us

Restaurants between I-95 and Beachwalk

Zaxby's
Popeyes
Subway
Culvers
Green Papaya
Anejo Cocina Mexican
Jax Fish Fry
Wendy's
Mochi Cafe
Nothing Bundt Cakes
Rio Bonita
Burger Fi
Fancy Sushi
Panda Express
Grumpy's
Waffle House
Kulwin's
Cafe Genovese
McDonald's
Dunkin Donuts
Starbucks at Beachwalk
Island Fin Poke
Jax Spice
Tikka Bowls
Sienna's Pizza
Pour Mike's
Tiger House

Coming soon:

Ford's Garage
Margaritaville
Panera
And more

Gas Stations between I-95 and Beachwalk

7/11
76
BJs
TA
Pilot
Orange Tourist
Wawa

Coming:

Parkers Kitchen & Gas

From: [Robert Sals](#)
To: [Commissioner Ann Taylor](#); [Beverly Frazier](#)
Cc: [Rob Sals Personal](#)
Subject: PUD 2024-13 Tidal 210
Date: Thursday, February 20, 2025 8:08:18 AM

Dear Ann and Beverly,

I am writing to express my concerns and **disapproval** for the proposed 297 townhomes being built by Mattamy Homes off CR-210 near the Sandy Creek subdivision, rezoning application PUD 2024-13 Tidal 210.

The infrastructure simply cannot handle the extra traffic that will be brought to 210 from the addition of these townhomes. I'm not talking about 210 itself. I'm talking about the infrastructure to get to 210.

I have lived in Sandy Creek for 12 years. When I moved in you had to take a right turn out of the subdivision onto 210 and then make a U-turn at the truck stop if you wanted to travel west or go back to 95. Nothing has changed in 12 years. We still have to make this dangerous maneuver which gets even more dangerous during increased traffic hours. Many accidents have occurred here over the years.

When I moved in 12 years ago, traffic was very minimal because 210 didn't go through east of Philips highway and there wasn't any subdivisions like Beachwalk or Beacon Lakes or businesses like Publix, Lowes, and BJ's. I usually never had to even stop to make the U-turn and now it's a source of stress because of all the traffic coming from the east.

If 297 townhomes are built where proposed, the increased car traffic will make this much worse. I understand they are supposed to be using Moon Bay road to access 210 but that just makes the U-turn that much worse because there won't be any breaks in traffic to allow for the U-turn. There aren't many breaks now at high traffic times and we usually have to depend on the courtesy of oncoming drivers to allow us a gap to make the U-turn.

Regardless of whether or not the 297 townhomes are approved, the infrastructure needs to be corrected. The U-turn is dangerous. The Sandy Creek residence deserve a safe way out of the community. This should have been corrected years ago and it continues to go on without resolve. I'm told it's "not a county problem". That response is **unacceptable**.

This is not a vote against growth in the area. This is a vote against growth without improving **all** the infrastructure to accommodate the growth.

Thank you for your time and considerations on this matter.

Cordially,

Rob Sals

113 Linda Lake Lane

Sandy Creek Resident

From: [Aymi B](#)
To: [Beverly Frazier](#)
Cc: [Commissioner Ann Taylor](#)
Subject: Proposed PUD applied for by Mattamy Corporation for Townhomes
Date: Thursday, February 20, 2025 1:00:12 PM

Good afternoon Ms. Frazier and Ms. Taylor,

I'm writing to you as a resident of Sandy Creek and the proposed PUD that's been applied for by Mattamy Corp. for townhomes. I'm not sure what we'd have to do to prevent the townhomes from being built there. When we bought our home in the neighborhood, there were no plans for any type of multi-family units in the wooded areas. It came as such a shock when I saw all those trees cleared. I now understand it's part of a timber lease, but I wish or hope it'll stop because I couldn't tell you the number of displaced animals I've seen out in our neighborhood streets as of lately. We've seen some out before, but never to the capacity as of lately.

We really object to the possible development of the townhomes because the area is already overcrowded as it is, let alone adding more to it. When we moved here in 2017, there was barely any traffic and getting in and out of our subdivision was feasible, considering we have to make a U-turn to travel west on CR 210 from Sandy Creek Pkwy. Now there's horrendous traffic during certain hours, (sometimes a good chunk of the day) making it sometimes near impossible to get out onto CR 210, regardless of which direction we needed to travel in. The homes down CR 210 in the Beachwalk area and across from them have already added to the traffic and let's not forget about the townhomes already on Moon Bay. Please take into consideration our thoughts and feelings about this new development when making a decision.

Thank you for your time in this matter.

Cordially,
Aymi Bulatao

From: [C.H](#)
To: [Beverly Frazier](#); [FAXPLANDEPT](#); [Commissioner Ann Taylor](#)
Subject: PUD2024-13 Tidal 210 (PUD-2024000013)
Date: Thursday, February 20, 2025 10:40:15 AM

Dear Ms. Frazier,

When my late husband and I moved to Sandy Creek Homes from Gainesville with our three children we were thrilled to hear the community had only one division left to complete. We dealt with the construction vehicles and tradespeople tying up the main entrance knowing it was not permanent. We hoped the additional homeowners' vehicle traffic would not become more of a burden than what we were already experiencing.

My children are adults now and were happy to live here too. Unfortunately due to the traffic tie-ups on CR 210 from the overbuilding in this area it has become quite difficult to even leave what was once a pleasant community. In the past two years they have left earlier and earlier to try to get to work on time. It became such an issue that one of them had to move out to avoid the problem and are no longer St. Johns residents--and contributing to the tax base. I too have had to change work plans and appointments due to traffic issues in this area turning down work since it is impossible to leave safely during daylight hours. The combination of not one but TWO truck stops, a major exit from I-95, the expansion of Beachwalk construction, Ascension hospital and the related ambulance traffic, the openings of BJ's and Lowes Home Store, etc has made accidents a way of life here.

If the proposed construction of 297 TOWNHOMES is allowed to proceed the traffic congestion and dangerous road conditions will become a nightmare for those of us already dealing with the daily problems of commuting from Sandy Creek. I humbly request the board reconsider this proposal. St. Johns County is a beautiful place to live and needs to have sensible planning to continue to grow in a positive way. Thank you very much for your consideration of this request.

Sincerely,
Christin Harwick

From: [Soham](#)
To: [Beverly Frazier](#)
Cc: [Commissioner Ann Taylor](#); [hets03](#)
Subject: PUD-2024000013 - REQUEST TO REJECT THE APPLICATION
Date: Friday, February 21, 2025 6:03:37 PM

Dear Beverly & Ann,

I hope this letter finds you well. I am writing to formally express my concerns regarding the proposed Planned Unit Development (PUD) application by Mattamy Home in our neighborhood.

As a resident of Sandy Creek, I am significantly concerned about the safety and logistical issues posed by the development's current plan, particularly the proposed single entry and exit point for the neighborhood. This plan could potentially create severe traffic congestion, increasing the risk of accidents and delaying emergency response times.

The safety of our community's residents, including children and elderly individuals, is paramount. In the event of an emergency, such as a natural disaster or medical situation, a single point of access could hinder timely and effective response from emergency services.

Moreover, daily commuting could become problematic due to potential bottlenecks at the sole entry and exit point, leading to frustration and increased traffic through neighboring areas, which may not be equipped to handle such an influx.

I urge the planning department to reconsider the current proposal and explore alternative plans that include additional access points, thereby enhancing safety and accessibility for all residents. It is in the community's best interest to have a development plan that prioritizes the well-being and safety of its residents.

Thank you for considering my concerns. I look forward to a resolution that aligns with the safety and welfare of all stakeholders involved.

Sincerely,

From: [Jenny Evans](#)
To: [Beverly Frazier](#); [Sandy Creek HOA Board](#); [J.W. Evans](#)
Subject: PUD 20240013
Date: Friday, February 21, 2025 2:57:54 PM

Good afternoon Ms. Frazier,

I am writing to urge the denial for rezoning to develop the 65-acre parcel for construction of 297 multi-family townhome units known as Tidal 210. My concern is the effect this addition will have on the traffic flow on the already overcrowded County Road 210. As a resident of Sandy Creek, exiting our neighborhood from Sandy Creek Parkway on to 210 is a nightmare. Making the u-turn to go west on County Road 210 is at times almost impossible.

The Tidal 210 PUD would be more like a tidal wave without proper planning of the widening of County Road 210. In a recent meeting with the developer and their team, the Transportation Planning representative advised that funds would be appropriated for adding an east bound lane on County Road 210 from the interstate to Moon Bay Parkway using the existing right-of-way. It is unlikely that an eastbound lane could be added without obtaining the property needed. Florida Citrus Center located at 2633 County Road 210 has gas pumps that are already too close to the existing road (see google map link below). At any rate, adding 297 homes will just exacerbate the existing traffic and safety problems.

Regards,

Jenny Evans
Sandy Creek HOA Board Member - Secretary

904 699-7704

https://www.google.com/maps/@30.0654393,-81.495683a,24.9y,86.96h,86.54t/data=!3m7!1e1!3m5!1spmB8LOvx4m2HRj3-1JZS1A!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv,tactile%26w%3D900%26h%3D600%26pitch%3D3.459663587820515%26panoid%3DpmB8LOvx4m2HRj3-1JZS1A%26yaw%3D86.95813340862078!7i16384!8i192!5m1!1e1?entry=ttu&g_ep=EgoyMDI1MDIxOS4xIKXMDSoASAFQAw%3D%3D

From: [Adam Howington](#)
To: [Jennifer Gutt](#); [Evan Walsnovich](#)
Cc: [Beverly Frazier](#)
Subject: FW: Proposed PUD applied for by Mattamy Corporation for Town homes- Sandy Creek
Date: Monday, March 3, 2025 4:09:26 PM

PUD 24-13

-----Original Message-----

From: John Jones <johnhjones0401@gmail.com>
Sent: Monday, March 3, 2025 4:03 PM
To: Beverly Frazier <bfrazier@sjcfl.us>; Commissioner Ann Taylor <ataylor@sjcfl.us>; FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Proposed PUD applied for by Mattamy Corporation for Town homes- Sandy Creek

Good afternoon,

I am writing to express my concern over the proposed PUD applied for by Mattamy Corp. for town homes located on Sandy Creek pkwy.

As a current resident of Sandy Creek, myself and my family are opposed to this development, mainly due to the high concentration of traffic that currently plagues our neighborhood on and around CR-210. We have not seen any plans for relief, other than Moon Bay Pkwy, which does nothing for traffic along Sandy Creek pkwy and the main entrance to our neighborhood. An additional 297 family homes would create an even bigger bottle neck at that location.

I respectfully request that you please deny this proposal from Mattamy, until better traffic patterns are in place, reducing the risk of more accidents in our area.

Sincerely,
John Jones
75 Spring Creek Way

From: Margo Moulton
Sent: Tuesday, March 4, 2025 9:34 AM
To: Beverly Frazier <bfrazier@sjcfl.us>
Subject: PUD2024-13 Tidal210 Trapped in Paradise

Dear Beverly,

Please reconsider this proposal. First of all the 210 is overcrowded as it is. The thought of adding 297 more townhomes near the 95 is just too much. Traffic is backed up on the 95 to get off on exit 329 everyday. The present widening project taking place doesn't extend all the way to the 95. We only have two lanes which are constantly blocked. Two major truck stops do not help the situation. One way in and out, sometimes it takes 20 minutes to make the turn to head west. Approved construction in the Beachwalk area is just crazy and new businesses are opening daily adding more congestion to our area. UNTIL THE 210 IS EXPANDED TO SIX LANES TO THE 95 FROM EAST TO WEST THIS PROJECT SHOULD NOT BE APPROVED.

I know this project will have a seperate entrance through Moon Bay but we all must share the same part of the 210. What happens during construction? They have been using Sandy Creek Parkway as an entrance. Will Sandy Creek Parkway continue to be used for the next several years until the project is completed??

PLEASE PLEASE don't pass this. Unfortunately I stopped driving since we moved here, as this traffic congestion makes me too nervous and it just keeps getting worse, and you want to add more!!! I would like to attend the March 20th meeting but it is during school vacation week and we will be babysitting our three grandchildren.

Thanks,

Margo Moulton

31 Jackson Lake Court

St. Augustine, FL 32095

From: Beverly Frazier [bfrazier@sjcfl.us]
To: regina treaster [rtreaster123@yahoo.com]
Subject: RE: Rezoning
Sent: Fri 3/7/2025 9:44 AM GMT-05:00
Importance: Normal
Good morning,

Thank you for emailing your comments and concerns for rezoning application PUD 2024-13 Tidal 210. I have forwarded your email to the applicant and uploaded a copy to the application file as part of the public record. I have also forwarded your email to transportation and planning staff for review based on the traffic issues expressed. The rezoning request is scheduled to be heard by the Planning and Zoning Agency for a recommendation on 3/20 and Board of County Commissioners on 5/6.

Respectfully,



Beverly Frazier, AICP
Growth Management Assistant Director
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0712 | www.sjcfl.us
  

From: regina treaster <rtreaster123@yahoo.com>
Sent: Thursday, March 6, 2025 9:50 PM
To: Beverly Frazier <bfrazier@sjcfl.us>
Subject: Rezoning

I'm writing in concern for the request to re-zone Sandy Creek Parkway for the development of 297 townhouse units which could add an additional 350 cars to an already congested CR210. Until CR210 current construction has been completed to be able to conduct a new traffic study to know if the additional town homes will be able to handle the traffic not to mention the additional retail that is being currently built. I live in Sandy Creek and have major concerns for the additional traffic this will cause on Cr210. We currently have an abundant amount of traffic everyday which makes it hard to get out of our development. Rezoning for additional homes will cause this already horrendous problem even worse. We can't afford extra traffic. Please don't consider rezoning for this project.

Thank you
Regina & Tracey Michaels

[Yahoo Mail: Search, Organize, Conquer](#)

From: Beverly Frazier [bfrazier@sjcfl.us]
To: Jennifer Gutt [jgutt@sjcfl.us]
Subject: FW: Sandy Creek Parkway area in St. Johns County
Sent: Fri 3/7/2025 4:53 PM GMT-05:00
Importance: Normal
Please upload to file.

From: M V <mary_vellenga@live.com>
Sent: Thursday, March 6, 2025 1:49 PM
To: Beverly Frazier <bfrazier@sjcfl.us>
Subject: Sandy Creek Parkway area in St. Johns County

Dear Ms. Frazier,

I am writing as a longtime homeowner in Sandry Creek subdivision off of County Road 210. I am aware that a builder (I believe to be Mattamy) wants to build 300 new townhomes off of CR 210 and I want to express my disappointment with the county in even considering to allow this project. We thought we voted out the majority of the individuals who are pro building at any cost to the detriment of everyone in St. Johns County.

I have waited many years to retire and was very excited when I had the opportunity to do that this past year. Unfortunately, it's not what it should be. I feel as though I am a prisoner in my own home. I feel somewhat imprisoned in my home. I make every effort to plan every single trip according to the best times to avoid chaotic traffic on CR 210, i.e., grocery store, doctors, shopping, visiting, etc. So, that leaves me with M-F from 10:00 to 11:30 a.m., and 1:00 to 3:00 p.m., after 3:00 until about 7:00 p.m. means sitting in traffic for an extra 20-30 minutes just to go 2-5 miles. If you have never driven down County Road 210 during the chaotic traffic hours, I ask that you do so more than once to experience first hand just how much traffic is really there. I previously worked in Nocatee at a law firm prior to retiring and what should have taken me 15 minutes to get home ended up being at least 30. One time I counted how many buses pulled out

of Beachwalk during ONE green light. There were 23 buses that pulled onto CR 210 in front of me. Now, add all the semi-trucks entering and exiting from the TWO trucks stops located there. The traffic is worse than I have ever experienced here or anywhere else, although World Golf Village is right up there with chaotic traffic. There are enough accidents nearby, we don't need to add another 300-600 cars utilizing CR 210 every single day. There is absolutely no room on either side of CR 210 to add any sort of additional lane or entrance/exit, especially with the gas stations/truck stops.

Though construction is already underway on CR 210, and has been for quite some time with very little progress, I don't even see that when they are done with it (maybe 2027), there will be much of an improvement as far as alleviating traffic.

On another note, a mental facility has been built practically in our backyards. It is a very large building which will bring in even more traffic. Unfortunately, we had absolutely no say so in that. Now that so many trees have been cleared throughout our subdivision entrance, access to our neighborhood and playground is much more vulnerable from this mental facility as well as homeless individuals looking for open ground to set up a tent. This brings safety issues to the homeowners as well as children on the playground and families having any sort of recreation.

Please think about the already existing communities in the area. Please don't make our community intolerable for the sake of getting more taxes and bowing to the huge building companies. They don't live here. They don't have to deal with the traffic. They just get to build, sell and move on to build up another unwanted community and all the while making big profits.

Thank you for your time.

Mary Vellenga
226 Clear Creek Court
St. Augustine, FL 32095
(904) 517-7604

From: Beverly Frazier [bfrazier@sjcfl.us]
To: Jennifer Gutt [jgutt@sjcfl.us]
Subject: FW: PUD 2024-13
Sent: Mon 3/10/2025 7:55 AM GMT-04:00
Importance: Normal
Please upload. TY

From: Normand Moulton <nomarmoulton@gmail.com>
Sent: Sunday, March 9, 2025 6:24 PM
To: Beverly Frazier <bfrazier@sjcfl.us>
Cc: Commissioner Ann Taylor <ataylor@sjcfl.us>
Subject: PUD 2024-13

Dear Beverly and Ann

I would like to express my concerns about the proposed expansion of 297 townhomes near Exit 329 in Saint Augustine.

With the two truck stops directly across the street from each other they pose a big problem. When the truckers leave Pilots truck stop, they have to cross the East bound lane of 210 to get on the West bound lane of 210 to get back on the I-95. When this happens which is numerous times during the day they act like a road block and back up traffic all day long. The same thing happens when the truckers leave TA truck stop, they leave TA and have to come out on 210 West bound using two lanes in order to turn to get back on I-95 North or South bound lanes. Also many truckers on 210 East bound lane try to turn to get in The TA service center. The only way they can do it is by blocking the West bound lane of 210 again causing a road block.

I live in Sandy Creek. It often takes me 15 to 20 minutes to even get out of my development because of traffic issues. Adding another 297 townhomes would only make a bad situation worse.

We already have Beackwalk, Lowes, Publix, Beaconlake development and numerous other businesses.

Our schools are already at capacity forcing bussing from the West side of I-95 and 210 to Beachside High school which is on the East side of I-95 and 210. You should see the traffic back-ups in the morning and afternoon when they are bussing the students.

There is also no road to get to the proposed development so I'm sure the builder would be using Sandy Creek Parkway until they built there own road. This would probably last a few years only causing more problems for us.

I'm not opposed to more housing in the area but before anymore homes are built, the 210 needs to be widen to 3 lanes on East bound and 3 lanes on West bound from the Beachwalk area to the I-95. I strongly recommend any and all commissioners to come and see what the traffic is like on the 210 West and East bound lanes in the morning and the same for the afternoon traffic. I'm sure you will soon see what we have to deal with.

Thanks You
Norm Moulton
31 Jackson Lake Court
Saint Augustne, Fl

From: Beverly Frazier [bfrazier@sjcfl.us]
To: Jennifer Gutt [jgutt@sjcfl.us]
Subject: FW: Gopher Tortoise sightings off Sandy Creek Parkway RE: PUD 2024000013/ PUD 2024-13 Tidal 210
Sent: Mon 3/10/2025 9:09 AM GMT-04:00
Importance: Normal
TY!

From: DIANE BUNCH <bunch.diane@yahoo.com>
Sent: Saturday, March 8, 2025 2:50 PM
To: Beverly Frazier <bfrazier@sjcfl.us>; FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: jenny.evans30@gmail.com; sandycreekhoaboard@gmail.com
Subject: Gopher Tortoise sightings off Sandy Creek Parkway RE: PUD 2024000013/ PUD 2024-13 Tidal 210

Good afternoon Ms. Frazier and Planning Board,

As an environmentally conscious resident of St Johns County, I would like to bring to your attention the presence of the Gopher Tortoise on the property being cleared off of Sandy Creek Parkway, which is part of PUD 2024000013/ PUD 2024-13 Tidal 210. The tortoise has been spotted on numerous occasions walking down Sandy Creek Parkway, on the sidewalk, and in the grassy area on both the east and west side of the street. As I am sure you are aware, under [Chapter 68A-27](#), Florida Administrative Code, Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before they can move them. I have contacted Florida Fish and Wildlife, trying to locate the permit information for handling and relocating of the tortoise, however I have been unsuccessful at this time and will continue to pursue the information. If you can provide any assistance in locating this information from the state, the property owners, or land clearing company, I would greatly appreciate it.

Thank you for your consideration and assistance with this matter and please feel free to contact me if needed.

Diane Bunch
85 Flora Lake Cir
St Augustine, FL 32095
(407) 718-4861

Sent from Yahoo Mail. [Get the app](#)

From: Beverly Frazier [bfrazier@sjcfl.us]
To: Jennifer Gutt [jgutt@sjcfl.us]
Subject: FW: PUD2024-13 Tidal210 Trapped in Paradise
Sent: Mon 3/10/2025 12:45 PM GMT-04:00
Importance: Normal

From: Margo Moulton <margomoulton@ymail.com>
Sent: Tuesday, March 4, 2025 9:34 AM
To: Beverly Frazier <bfrazier@sjcfl.us>
Subject: PUD2024-13 Tidal210 Trapped in Paradise

Dear Beverly,

Please reconsider this proposal. First of all the 210 is overcrowded as it is. The thought of adding 297 more townhomes near the 95 is just too much. Traffic is backed up on the 95 to get off on exit 329 everyday. The present widening project taking place doesn't extend all the way to the 95. We only have two lanes which are constantly blocked. Two major truck stops do not help the situation. One way in and out, sometimes it takes 20 minutes to make the turn to head west. Approved construction in the Beachwalk area is just crazy and new businesses are opening daily adding more congestion to our area. UNTIL THE 210 IS EXPANDED TO SIX LANES TO THE 95 FROM EAST TO WEST THIS PROJECT SHOULD NOT BE APPROVED.

I know this project will have a separate entrance through Moon Bay but we all must share the same part of the 210. What happens during construction? They have been using Sandy Creek Parkway as an entrance. Will Sandy Creek Parkway continue to be used for the next several years until the project is completed??

PLEASE PLEASE don't pass this. Unfortunately I stopped driving since we moved here, as this traffic congestion makes me too nervous and it just keeps getting worse, and you want to add more!!! I would like to attend the March 20th meeting but it is during school vacation week and we will be babysitting our three grandchildren.

Thanks,

Margo Moulton
31 Jackson Lake Court
St. Augustine, FL 32095



PUD 2024-13

From Gloria Pineda <gpineda87@hotmail.com>

Date Fri 3/7/2025 5:09 PM

To Evan Walsnovich <ewalsnovich@sjcfl.us>

Good afternoon,

We spoke on the phone and I sincerely want to thank you for your time and patience with all my questions. You were very kind and appreciative for that. I also apologize for the long email ahead.

Now, for my concerns on PUD 2024-13. I will start with the biggest and most obvious one first. Traffic. I am a resident of Sandy Creek and I work in downtown Jacksonville. On a normal day, with normal traffic, I can be at work in 24 minutes. I have had to change my work hours to be able to make it to work in time because the traffic in the last two years had increased my commute to almost an hour. About 10 minutes of that commute was just trying to get out of sandy creek parkway and make the u-turn to get on 95 north. I now leave my house for work at 06:00 to be at work by 06:30, which misses the bulk of the morning traffic. When I was leaving at 07:00 to get to work by 07:30 it was taking closer to 45-50 minutes which was making me perpetually late. The afternoon rush, which starts around 3:00 pm until around 6:00 pm is even worse and honestly dangerous with the semi trucks from the two truck stops. I truly believe we as a community have already outgrown the planned road expansion already on going on 210. By the time it's done, the traffic flow will be too high to accommodate the widening and it will still cause congestion. Coming from our local Publix at Beachwalk, which is approximately 3 miles away, it can take upwards of 45 minutes to get there to get our necessary groceries at certain times of the day. That's just one direction. It's also taken me roughly 45 minutes to get home on more than one occasion.

The brand new high school that opened last year, which contributes to the traffic is already almost at capacity. My nephew doesn't eat lunch in the cafeteria because "it's loud and there's never enough room".

My other concern is for the infrastructure of the area. Our water, sewer and storm drains cannot handle the rate of growth we are experiencing. Not to mention the roadways. The county is approving too many new builds and not considering the impact the influx of new residents to the county is having on the aging infrastructure. I can't imagine what the increase of rate of flow of sewage will be with 200+ new homes, a hospital, and new businesses in this small area. Not to mention the demand on the water supply. With all the new builds, it just increases the chances of accidental environmental issues like sewage overflows and water main breaks. Also consider that some of our storm drains empty into Sampson creek. The wetland surrounding that creek will be impacted by runoff.

Speaking of the environment, approving the PUD will effectively ruin the natural flora and fauna of the area around Sampson Creek. In this neighborhood I have seen Sandhill Cranes, otters, deer, Gopher tortoises and numerous other wildlife that consider this area home and we as a community love seeing them around. Adding 200+ homes to the area directly surrounding Sampson Creek will ruin that natural

habitat for the wildlife. Some of which wildlife are threatened or protected species.

I cannot stress enough what the negative impacts of approving this PUD would be not just for humans, but the environment as well.

Respectfully,

Gloria Pineda
904-705-7878
Gpineda87@hotmail.com



Pud 2024-13

From Karen Moriarty <barleychewy@hotmail.com>

Date Thu 3/13/2025 1:26 PM

To Evan Walsnovich <ewalsnovich@sjcfl.us>

The traffic we at Sandy Creek experience on 210 every day makes for more issues with the building of new homes accessed from Moon Bay and 210. I'm opposed to any building off Moon Bay that will add to the horrible traffic snarl we encounter without some other consideration given to the residents that travel this part of 210 daily. My concern has always been the availability of police and fire and ambulance access to our home. We at Sandy Creek only have one way out of this development and only one way in for emergencies. These concerns should be considered before more homes are built in our area. It doesn't look like widening 210 in this area off I95 is possible. This lack of consideration can cause tragedy at any time. Please give consideration to the residents who have to deal with this every day.

Thank you.

Karen Moriarty

312 Jennie Lake Court, St. Augustine, FL.

Sent from my iPhone









