

**ORDINANCE NUMBER: 2024-44**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HERE IN AFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 10.64 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF RACE TRACK ROAD AND WEST OF ST. JOHNS PKWY; PROVIDING FOR 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 December 6, 2023 as amended, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2023-27 ALSOP Race Track Road Commercial PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

10. The PUD is subject pursuant to Section 125.01055(7), Florida Statutes, (the "Live Local Act"). The Owner waives the right to develop the Property for residential uses pursuant to the Live Local Act, and any future amendments thereto.

**SECTION 2.** Pursuant to this application **File Number PUD 2023-27 ALSOP Race Track Road Commercial PUD** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

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

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

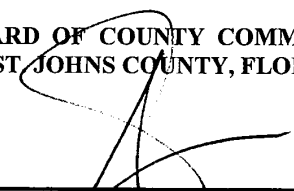
**SECTION 4.** To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development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

**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener's 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.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 17TH DAY OF SEPTEMBER, 2024.**

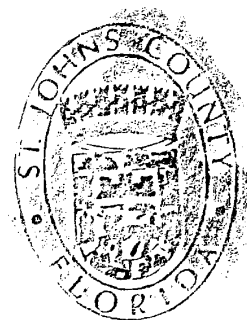
**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

BY:   
**SARAH ARNOLD, CHAIR**

Rendition Date SEP 17 2024

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

BY:   
**Deputy Clerk**



EFFECTIVE DATE: OCT 18 2024

**LEGAL  
DESCRIPTION**

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$  OF SAID SECTION 1; THENCE NORTH 00°33'06" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, OF THE PUBLIC RECORDS OF SAID COUNTY, 530.31 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 76°22'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 422.25 FEET; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1998, PAGE 1258, SAID PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 22°51'22" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 464.31 FEET; 2) SOUTH 16°17'58" EAST, 762.27 FEET; 3) SOUTH 38°10'19" WEST, 265.75 FEET; 4) SOUTH 63°01'24" WEST, 246.22 FEET TO A POINT LYING ON THE EASTERLY LINE OF DURBIN CROSSING NORTH PHASE 1 - UNIT 2, AS RECORDED IN MAP BOOK 58, PAGES 70 THROUGH 81, SAID PUBLIC RECORDS; THENCE NORTH 03°00'52" WEST, ALONG SAID EASTERLY LINE 1050.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2789, PAGE 1868, SAID PUBLIC RECORDS, LESS AND EXCEPT THOSE LANDS CONVEYED TO SAID ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY OFFICIAL RECORDS BOOK 1603, PAGE 111, SAID PUBLIC RECORDS.

July 2, 2024, ALSOP RACE TRACK ROAD COMMERCIAL PUD

**Exhibit B**

**MASTER DEVELOPMENT PLAN TEXT**

**ALSOP Race Track Road Commercial  
PUD**

**A. Description.**

1. **Location.** This proposed Planned Unit Development (“PUD”) rezoning is for property located south off Race Track Road, east of Durbin Creek Elementary School and west of St Johns Parkway. The proposed PUD is designated Mixed Use District (proposed through companion SSCPA 2023000012) on the 2025 Comprehensive Plan Future Land Use Map and is currently zoned OR. The Property subject to this application is described in **Exhibit “A”** to the PUD Ordinance (the “Property”). The Property has St. Johns County Parcel Identification Number 0057500010. The address is 4280/4286 Race Track Road.
2. **Purpose and Intent.** The purpose and intent of this PUD is to develop a quality commercial business park with a design respectful of the surrounding uses along a developed commercial corridor. The development program includes standards to provide a unified, cohesive and compatible development plan that demonstrates consistency in design and character of development as well as to provide the required infrastructure to support the development. The Master Development Plan Map is attached as **Exhibit “C”**.

The overall design theme for the Property will be a master planned multi-use business park together with preservation areas and greenspace amenities. All uses within the Property are deemed compatible. The architectural design of buildings within the PUD will be in character with modern designs and adjacent development. Project signage will be consistent with the Land Development Code.

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Primary project benefits include:

1. Development within an existing commercial corridor.
2. Creation of appropriate transition uses to contribute to the Mixed-Use District established along Race Track Road to the East.
3. Contribute fiscal impacts of construction spending, ongoing professional operations, and customer spending.

3. Permitted Uses. Permitted uses shall include:

The following uses defined in LDC Section 2.02.01E for General Business and Commercial uses including all associated accessory uses

- Commercial recreation;
- Entertainment, retail, hospitality, and general business, such as retail goods stores;
- Financial institutions with or without drive-through facilities;
- Pharmacies with or without drive-through facilities;
- Free-standing ATM's;
- Indoor farm and garden supply centers;
- Outdoor plant sales;
- Outdoor storage;
- Neighborhood Convenience Stores with or without gas pumps(must be within 700 feet of the northern property line on Race Track Road);
- Gas stations without auto service or repair (must be within 600 feet of the northern property line on Race Track Road)
- Car wash facilities (must be within 600 feet of the northern property line on Race Track Road);
- Grocery stores;
- Specialty food stores, and supermarkets;
- Spas, gyms, and health clubs;
- Personal property mini-warehouses;
- Recreational vehicle/boat storage;
- Personal services such as beauty shops, barbers, employment services; photography studios;
- Restaurants with or without drive-through facilities; Brewpubs and
- General offices;
- Medical offices;
- Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound-proof building; and
- Professional Offices, and government offices

Uses listed under General Business and Commercial uses in the LDC not expressly provided herein are not permitted.

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The following Light Industrial Use defined in LDC Section 2.02.01J for Light Industrial Uses:

Self-storage/personal property/mini-warehouse;  
Warehousing in general;  
Landscaping services; and  
Storage yards.

Uses listed under Light Industrial Uses in the LDC not expressly provided herein are not permitted.

Special Uses listed in the General Business and Commercial Use Category will be permitted pursuant to the criteria and processes in the LDC, subject to the applicable criteria in Part 2.03.01 and Part 2.03.27 of the Land Development Code. The permitted uses shall be allowed anywhere within the PUD (subject to the other provisions of this Text and MDP Map). Buildings may be single or multi-story, so long as the maximums as shown on the MDP Map are not exceeded.

The footprint of the buildings shown on the MDP Map may be modified so long as all other provisions of this Text (including the size and height limitations of the buildings) are met and the buildings are not located any closer to the east or west boundaries than as generally shown on the MDP Map. Building 1 may not be located any further north than as shown on the MDP Map. Buildings may not be moved or expanded towards the southern boundary by more than 35 feet.

4. Terms. All capitalized terms not defined herein shall have the same meaning as set forth in the St. Johns County Land Development Regulations and/or the Comprehensive Plan.

**B. Total Acreage**. Approximately 10.64 acres.

**C. Total Wetland Acres**. 3.30 acres. All wetlands on the site are isolated wetlands.

**D. Development Area**

**Total Preserved Wetland Acres**. 2.6 acres

**Total Wetland Impacts Acres**. 0.70 acres

**Total Development Area**. 8.15 acres

**E. Total Residential Dwelling Units**. The project will not include any residential

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development.

**F. Total square footage and intensity of non-residential Development.** 148,500 Sq. Ft. (Maximum amount of light-industrial/warehousing/personal property mini-warehousing: 120,000 Sq. Ft. and maximum amount of all other permitted uses 28,500 Sq. Ft.).

**G. Setbacks, Dimensional Requirements and Limitations.**

1. Minimum Lot Area. Not applicable.
2. Minimum Width of Building Line. Not applicable.
3. Front Setback. Seventy-five (75) feet from Race Track Road right-of-way to any Structure.
4. Side Yard. Thirty-five (35) feet from perimeter of Property to any Structure.
5. Rear Yard. Thirty-five (35) feet from perimeter of Property to any Structure.
6. Parking. Parking will be provided in accordance with the Land Development Code.
7. Maximum Building Height. Thirty-five (35) Feet, subject to the limitations on the MDP Map for each building. Buildings 3, 4, 5 and 6 shall have a maximum height of twenty (20) feet. Building height excludes spires, belfries, cupolas, flagpoles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, elevator hoistways, decorative architectural features, parapets, safety equipment, HVAC equipment and other structures and appurtenances not intended for human occupancy.
8. Floor-to-Area Ratio. Shall not exceed fifty (50) percent for the entire Property.
9. Maximum impervious surface coverage of the entire property. Shall not exceed seventy (70) percent.
10. Open Space. 6.38 acres (includes pond and other green space).
11. Signage. Sign location and dimensions as shown on the MDP map. Signage is permitted in accordance with the Land Development Code and will comply with the Racetrack Road Overlay of the LDC Part 7.10.00.
12. Lighting. The source of the light, such as the bulb or filament, of outdoor lighting fixtures shall not be directly visible from the single-family residences adjacent to the Property. Additionally, the maximum illumination allowed at the western Property line shall be 0.20 footcandles. The height of light poles shall be limited to twenty (20) feet. Because the Project is located next to any residential Use or residentially zoned property, all Light Fixtures shall be full cutoff type unless specific authorization for use of another type of Light Fixture is provided by the County Administrator or designee. Additionally, Light Fixtures may be equipped with shields if required in order to meet the requirements of 6.09.02.A.

**H. Infrastructure.**

1. The Property will be accessed from one vehicular connection off Race Track Road. Site access improvements on Race Track Road shall comply with the LDC and shall be determined at the time of construction plan review.
  2. Internal vehicle and pedestrian access within the Property shall be by internal roads. Future pedestrian access will comply with Sections 5.03.05.D and
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- 6.02.06 of the Land Development Code.
3. Development will be served by central water and sewer service.
  4. The drainage and surface water management system will be designed using multiple discharge points in order to minimize the intensity and volume of discharge from any single point, thereby reducing the potential for flooding and erosion.
  5. Fire protection shall comply with the most current adopted edition of the Florida Fire Prevention Code in addition to the regulations listed in the applicable section of the St. Johns County Land Development Code. Should a conflict arise between the state code and the LDC, the more stringent code will take precedence.
  6. Solid waste collection shall comply with the applicable standards.
  7. Recreation is not required as there will be no residential units in the project.
- I. **Amount of Water and Sewer Use.** Projected water and sewer usage is 5260 GPD. JEA is the provider. Except for those utilities already in place, all utilities within the PUD shall be underground, including gas, electric, water, sewer, cable, fiber optics, and telephone lines.
- J. **Soils.** The Environmental Assessment Report provided by Carter Environmental Services, Inc. finds 2 soil types are found within the Property:
- ONA 12 and ZOLFO 8
- K. **Type and Extent of Upland Forest and Wetlands Using Level III classification.** The Environmental Assessment Report identified 3.76 acres of wetlands/surface waters within the Property. The remaining area consists of Uplands. Uplands are Commercial 140 and Pine Flatwoods 411. Wetlands are Wetland Forested Mixed 630.
- L. **Significant Natural Communities Habitat** There is no Significant Natural Communities Habitat on the Property.
- M. **Historic Resources.** The Applicant is not aware of any known or observed Historic Resources located within the limits of the Property. See Cultural Resources Assessment Survey.
- N. **Buffers and Tree Protection.** The project shall provide a seventy-five (75') foot Scenic Edge along Race Track Rd and a Thirty five (35") foot Development Edge along the remaining boundaries of the Property in compliance with the Northwest Sector Plan. The project will comply with LDC Section 6.06.04.B.6 regarding buffering and screening.

A minimum of 0.53 acres of uplands will be preserved through associated upland buffers and the creation of landscaping and perimeter buffers to meet the LDC Section 5.03.03.A.3 requirement to preserve five (5) percent of upland vegetation.

All landscaping shall follow the LDC and the provisions contained herein in effect at

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the time of construction plan submittal. Prior to any land clearing, the Applicant will conduct applicable tree protection/survey studies required in Code Articles IV and VI and the Comprehensive Plan.

Fencing shall be provided as shown on the MDP Map.

Enhanced buffering and screening shall be provided as generally shown on the MDP Map. Enhanced buffering and screening shall mean vegetation, trees and/or hedges used to screen the buildings on the Property from the single-family residences to the west of the Property. The enhanced buffering shall be evergreen plantings to be specified by a licensed Florida landscape architect and may include clustered Sweet Bay, Cabbage Palms, Cedar Trees, Wax Myrtle, Upright Yaupon or similar vegetation.

- O. **Special Districts.** The Property is located within the Northwest Sector Plan and shall comply with the provision of the Comprehensive Plan for new development within that area.
- P. **Temporary Uses.** Construction trailers and staging areas shall be allowed on site and to be moved throughout the site as necessary. Temporary signage shall be allowed per the LDC.
- Q. **Accessory Uses.** Accessory uses and structures will be allowed per the LDC, provided such uses and structures are of a nature customarily incident and clearly subordinate to the permitted or principal use of the structure.
- R. **Phasing.** The Applicant proposes development of the PUD in one (1), ten (10) year phase. Construction shall be commenced within five (5) years of approval of this PUD ordinance and completed within ten (10) years after commencement. Commencement is defined as clearing of the property of existing structures and horizontal development. Completion is defined as approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.
- S. **Projected Impact.** The PUD as set forth in this Master Development Plan will have a positive impact on the County as it locates business and commercial services in close proximity to existing residential homes and other services and infrastructure and destinations supportive of existing resident populations.

T. **Requested Waiver(s).**

Requested Waiver from Section. NONE

Justification: n/a

- U. **Binder.** The applicant and the owners of the property hereby agree to bind all successors and assigns in title to all terms of this Master Development Plan Text and

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Site Plan, as approved. All successors in title and/or assigns shall be bound to proceed with the intended plan of development and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

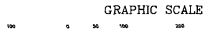
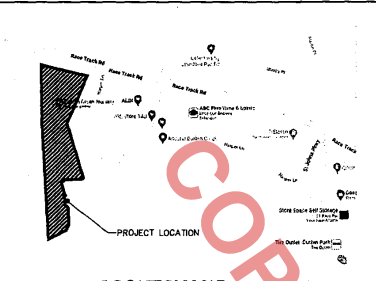
**V. Live Local Waiver.** The PUD is subject pursuant to Section 125.01055(7), Florida Statutes, (the "Live Local Act") The Owner waives the right to develop the Property for residential uses pursuant to the Live Local Act, and any future amendments thereto.

**W. Comprehensive Plan Future Land Use Designation.** The Project is located within the Res A and R/S land use categories. A companion Small Scale Amendment to change to the Mixed Use District land use category is submitted.

The Project is consistent with Objective A.1.2 Control of Urban Sprawl, in that the Project does not constitute leapfrog development; the Property redevelops an existing commercial site. It is consistent with Objective A.1.3 Surrounding Land Use and it is compatible with area development per Policy A.1.3.11 Compatibility.

COPY

RACE TRACK ROAD COMMERCIAL



"EXHIBIT C"

- LEGEND**
- = WETLAND/CONSERVATION EASEMENT
  - = WETLAND IMPACTS
  - = EXISTING UPLAND BUFFER/CONSERVATION EASEMENT
  - = GENERAL LOCATION OF PROJECT SIGNAGE (SEE SIGNAGE NOTE)

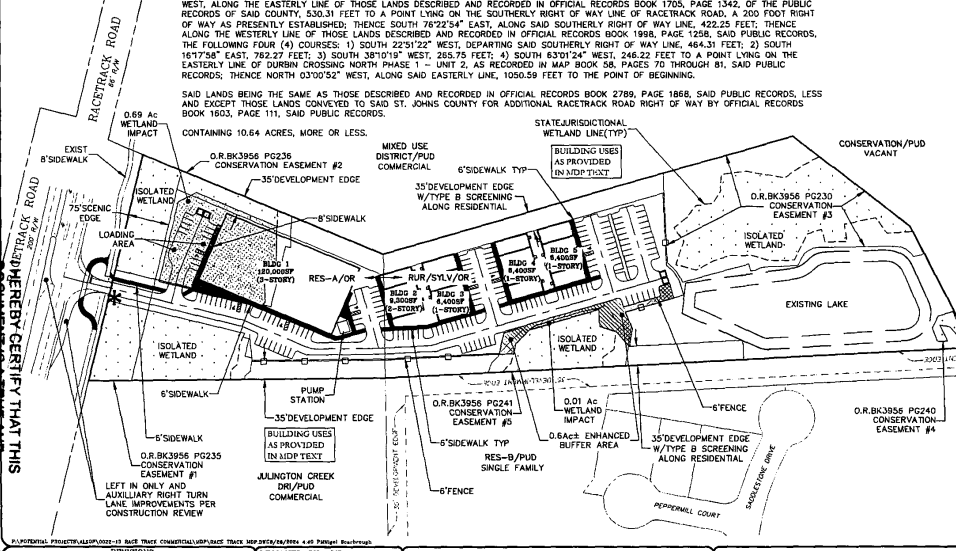
**LEGAL DESCRIPTION**

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 00°33'06" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, OF THE PUBLIC RECORDS OF SAID COUNTY, 630.31 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; A 200 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 78°23'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 422.25 FEET; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1998, PAGE 1258, SAID PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 22°51'22" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 464.33 FEET; 2) SOUTH 16°17'58" EAST, 792.27 FEET; 3) SOUTH 38°10'19" WEST, 285.75 FEET; 4) SOUTH 63°01'24" WEST, 246.22 FEET TO A POINT LYING ON THE EASTERLY LINE OF DURBIN CROSSING NORTH PHASE 1 - UNIT 2, AS RECORDED IN MAP BOOK 58, PAGES 70 THROUGH 81, SAID PUBLIC RECORDS; THENCE NORTH 03°00'52" WEST, ALONG SAID EASTERLY LINE, 1050.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2789, PAGE 1886, SAID PUBLIC RECORDS, LESS AND EXCEPT THOSE LANDS CONVEYED TO SAID ST. JOHNS COUNTY FOR ADDITIONAL RACE TRACK ROAD RIGHT OF WAY BY OFFICIAL RECORDS BOOK 1803, PAGE 111, SAID PUBLIC RECORDS.

**SITE DATA**

PROJECT SIZE	= 10.64 Ac.
WETLANDS	= 3.30 Ac.
UPLAND AREA	= 7.34 Ac.
PERCENTAGE OF UPLANDS	= 68 %
WETLAND IMPACT	= 0.70 Ac.
DEVELOPMENT AREA (INCLUDING IMPACTS)	= 8.15 Ac.
WETLAND PRESERVED	= *2.60 Ac.
PERIMETER BUFFER	= *1.08 Ac.
EXISTING POND	= *1.35 Ac.
OTHER GREEN SPACE	= *1.35 Ac.
TOTAL OPEN SPACE	= 6.88 Ac.
PERCENTAGE OF OPEN SPACE * INCLUDED IN OPEN SPACE TOTAL	= 60 %
ZONING	= PUD
MIN. LOT AREA	= N/A SF
MIN. LOT WIDTH	= N/A FL
MIN. LOT DEPTH	= N/A FL
MAX SF NON-RESIDENTIAL	= 148,500SF
SP NON-RESIDENTIAL PROVIDED (MAXIMUM AMOUNT OF LIGHT-INDUSTRIAL, WAREHOUSING/ PERSONAL PROPERTY)	= 148,500SF
MIN-WAREHOUSING	= 150,000 SQ. FT. AND MAXIMUM AMOUNT OF ALL OTHER PERMITTED USES: 28,500 SQ. FT.)
MAX LOT COVERAGE BY BLDG	= 65 %
MAX HEIGHT OF STRUCTURES	= 40 FL
STRUCTURES OVER 30' HEIGHT SHALL BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM	
IMPERVIOUS SURFACE RATIO (ISR)	= 70 %
FLOOR AREA RATIO (FAR)	= 50 %
SETRACKS FRONT	= 75 FL
REAR	= 35 FL
SIDE	= 35 FL
PARKING SUMMARY	
PARKING WILL BE PER ST. JOHNS COUNTY LAND DEVELOPMENT CODE 6.05.02.E (TABLE 6.17)	



BY: *[Signature]*  
 Deputy Clerk

I HEREBY CERTIFY THAT THIS DOCUMENT IS TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA, WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF NOVEMBER 2024.

ST. JOHNS COUNTY CLERK OF COURT  
 Ex-Officio Clerk of the Board of County Commissioners



REVISIONS

DATE	DESCRIPTION	BY

**DAI** Dunn & Associates, Inc.  
 CIVIL ENGINEERS / LAND PLANNERS  
 8847 Regency Road Building 1, Suite 200  
 Jacksonville, Florida 32256  
 Phone: (904)353-8916 Fax: (904)353-8917

**RACE TRACK ROAD COMMERCIAL**  
 ALSCP  
 ST. JOHNS COUNTY, FLORIDA  
 MASTER DEVELOPMENT PLAN

APPROVED:	
DATE:	
ORDINANCE NO.:	
FILE NUMBER:	

Sheet No. 1 of 1  
**MDP-1**  
 DWG. NO.