

PUD REZONING

COMMENTS

Application Number: PUD 2016000018

Submittal #: 2

Project Name: Vista Tranquila

Applicant: Tony Robbins

Project Description: Request to rezone approximately 99.3 acres from Open Rural (OR) to Planned Unit Development (PUD), to allow for the construction of a 66 single family home subdivision.

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS**APPLICATION REVIEW SUPERVISOR****Information Only:**

Lisa Brown, Application Review Supervisor, Growth Management | 904.209.0692, lbrown@sjcfl.us

PLANNING AND ZONING

4. Section E of the proposed MDP is unclear. According to the Comprehensive Plan, the Residential C Coastal Future Land Use designation allows up to four (4) unit per acre with the inclusion of central water and sewer. Please revise accordingly.

July 17, 2017. The MDP Text was clarified to address and clarify the Residential-C density within the proposed PUD; however, please note that staff has not accepted the subject property is designated Residential-C.

8. Please provide the maximum height and square footage of the sign structure as well as the ADA dimensions or provide a unified sign plan, showing ADA, structure size, architectural details and colors.

July 17, 2017. Please provide the 15 foot maximum height of the entrance sign includes the base structure, columns, and any decorative edging or element; however, please note, Article VII of the Land Development Code was revised in May 2017. The revisions allow for Entry Features associated with Project Identification, which allows a maximum 25 foot height, a 20 foot setback from County right-of-way and shall not interfere with sight distance triangles. The applicant may want to consider this

revision as part of the MDP Text regarding the entrance signage.

11. There appears to a conflict as to the water/sewer provider. Section H.5 provides water/sewer is provided by JEA while Section I states JEA has consented to allow St. Johns County to provide water/sewer. Please clarify.

July 17, 2017: Due to the amended language, it appears that St. Johns County is supplying the electric service to the project. The electric service is supplied by either JEA or FPL. Please correct.

July 17, 2017 New Comment based upon 2nd Submittal: Section G. Design Criteria provides how Front, Side and Rear setbacks will be measured; however, it appear the language is conflicting as it allows measurement from the furthest projection then provides for measurement from projected features. Please revise for clarity.

July 17, 2017 New Comment based upon 2nd Submittal: Section H.2 provides the applicant shall have the option to dedicate the cul-de-sac to the County as public right-of-way. Please add to the text that any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners and nothing in this PUD shall be construed as affirmative acceptance by the Board of County Commissioners of the cul-de-sac.

July 17, 2017 New Comment based upon 2nd Submittal: Section H.4 Recreation and Open Space, provides that the park may include but not limited to the listed park elements. Please revise to include a minimum of park elements that shall be constructed and provide timing as to when the park will be constructed, such as prior to horizontal as-built approval or platting of the property.

July 17, 2017 New Comment based upon 2nd Submittal: Please provide the size of the Neighborhood Park, shown on the MDP Map. Please provide size within the MDP Text and in Site Data Table on the MDP Map.

July 17, 2017 New Comment based upon 2nd Submittal: Please provide the number of acres of open space on the MDP Map.

July 17, 2017 New Comment based upon 2nd Submittal: Please provide a revised application showing a reduction in the number of units from 77 to 66.

July 17, 2017 New Comment based upon 2nd Submittal: Please label the space at the northern end of the Neighborhood Park on the MDP Map.

Information Only:

1. The application and MDP Text state the subject property is designated as Residential-C. The subject property is designated Conservation on the Future Land Use Map. A Comprehensive Plan amendment is required. Any proposed amendment may be reviewed and heard at public hearings concurrent with the proposed PUD.

July 31, 2017. Staff respectfully disagrees that the subject property is designated as Residential-C or that the Residential-C designation of certain adjacent property should be extended to the subject property. Staff does not find that the applicant has demonstrated that the proposed PUD is consistent with the Comprehensive Plan and the subject property's Future Land Use designation of Conservation. In particular, staff does not find that the applicant has demonstrated that the exact boundaries of the land

use designation of the subject property on the Future Land Use Map require interpretation on the basis that the location of a specific boundary is not clearly delineated on the Future Land Use Map. Comp. Plan A.1.11.5. Further, staff does not find that the examples cited by applicant of past applications of the Conservation designation are substantially similar to the subject property and circumstances presented in the applicant's proposal. Staff will continue to process the application and will schedule the application for public hearing upon a determination by staff that the application is sufficient and ready for public hearing or upon written request from the applicant that the item be scheduled for public hearing. Development Review Manual Sec. 10.03.A.6.

Information Only:

July 28, 2017: Prior to the staff report and subsequent public hearings, staff will review the site for compatibility.

CONCURRENCY/TRANSPORTATION PLANNING

3. Applicant is made aware that analysis of the Mickler Rd/Neck Rd intersection will be required in the concurrency review to determine required site access improvements. Please acknowledge.

Thursday, July 13, 2017 - The applicant is made aware that based on the project daily trip generation, right and left turn lanes will be required at the Mickler Rd/Neck Rd intersection pursuant to Section 6.04.05.H of the Land Development Code. Please revise PUD Text to include this requirement.

Information Only:

1. Project is subject to compliance with Article XI of the Land Development Code (Concurrency) as a Major Project estimated to generate 50+ average weekday peak hour trips based on 77 single family units.

An Application for Concurrency Determination, including a Land Development Traffic Assessment (LDTA) is required to be submitted to the Transportation Planning/Concurrency Section for review. **The fee for review of a Major Project is \$2,337.00 within the St. Johns County Utility Service Area.** A traffic pre-application meeting is required prior to conducting the traffic study. Please contact Jan Trantham at 904-209-0611 with any concurrency questions or to schedule the required traffic pre-ap meeting.

A Final Certificate of Concurrency is required prior to Construction Plan approval.

Please indicate if applicant will make application for concurrency in conjunction with PUD review.

Thursday, July 13, 2017 - PUD revised to 66 single family lots. Project remains subject to concurrency as a Major Project with a Final Certificate of Concurrency required prior to Construction Plan approval. The applicant is made aware that the recently updated Transportation Analysis Spreadsheet dated 7/1/2017 indicates a Deficient status for Link 72 (Mickler Rd from CR 210 to SR A1A).

Information Only:

2. A school concurrency determination by the St. Johns County School District is required prior to issuance of a Final Certificate of Concurrency by the County. The application for school concurrency is

submitted directly to the St. Johns County School District for determination concurrent with application at the County. Application information can be obtained on the School District web site at:

<http://www.stjohns.k12.fl.us/depts/fp/>

Nicole Cubbedge at the SJC School District can be contacted for application information at 904-547-7674.

Information Only:

Concurrency/Transportation Planning Reviewer: Jan Trantham, Senior Transportation Planner, 904-209-0611, jtrantham@sjcfl.us

Information Only:

PRELIMINARY TRAFFIC IMPACT REVIEW:

The following assessment is a non-binding traffic impact analysis for Vista Tranquila PUD to assess for potential impact based solely upon the applicant's intent to develop within this rezoning application.

As provided by the applicant in the rezoning application, the applicant intends to develop **66 single family units estimated to generate 72 new, external p.m. peak hour trips and 628 average daily trips.**

The directly accessed roadway segment is Link 72 (Mickler Rd from CR 210 to SR A1A). **Link 72 is currently classified as Deficient with total committed traffic at 124.7% of the approved peak hour service volume capacity. If Link 72 is impacted at 1% or more of the approved peak hour service volume, mitigation will be required (to be determined in the formal concurrency review).**

The actual proposal for development at time of construction plan is subject to concurrency review and compliance with Article XI of the Land Development Code. At that time, a formal concurrency application and a detail land development traffic analysis will be required and concurrency will be determined based upon the current availability of public infrastructure.

HISTORIC PRESERVATION PLANNING

The archaeological sites (8SJ440 and 8SJ441) present on the property represent a Potentially Significant Cultural Resource to St. Johns County (LDC 3.01.04, Section C, Part 4). An archaeological data recovery report was received and reviewed by this office (Handley, Newman, and Floyd 2016) regarding 8SJ441 and 8SJ440. However, the Phase I archaeological survey completed in 2014 is deemed insufficient for the threshold of compliance required by the county in reference to a Potentially Significant Cultural Resource (LDC 3.01.04, Section D, Part 2). Thus, additional Phase I testing is required outside of the currently established boundaries of 8SJ440 and 8SJ441 in order to make a final determination.

July 6, 2017

An addendum to the Phase I survey (Handley 2017) was received by this office and, for the purposes of supplementing the Phase I work, this report is determined to be complete and sufficient. As a Potentially Significant Cultural Resource (LDC 3.01.04) site monitoring is required during any and all ground disturbance occurring within the boundaries of site 8SJ441. In lieu of archaeological monitoring, the

applicant may set aside an area within the site's boundaries for conservation or use as a passive park. No ground disturbance is to occur within the established conservation/park boundaries.

Information Only:

The cultural resource management firm hired to perform this work shall consult with the St. Johns County Cultural Resource Coordinator prior to fieldwork in order to develop an appropriate field methodology.

Information Only:

Please be advised that due to the archaeologically sensitive nature of the project area, additional monitoring for cultural resources may be required prior to ground breaking and land clearing activities throughout the duration of the proposed development.

Information Only:

Application reviewed by Crystal Geiger, Cultural Resource Coordinator, Environmental Division 904-209-0623, cgeiger@sjcfl.us.

TECHNICAL/TRANSPORTATION DEVELOPMENT

1. Please provide the total number of houses that will access Neck Road if the proposed development is approved. If the total exceeds 200, applicant shall be required to upgrade Neck Road to Minor Collector roadway standards from the point where traffic exceeds 2000 vehicles per day (VPD) to Mickler Road.

7/13/2017 Staff has reviewed traffic analysis provided. By staffs count, the number of developable lots that exist are 33. Using the provided traffic counts and proposed and vacant lots, the trip generation will exceed 2000 at the intersection of Mickler Road and Neck Road. The northernmost portion of Neck Road shall be upgraded to collector, to include turn lanes as well for both east and west bound traffic on Mickler.

3. Paragraph H.2: four feet is the minimum width for sidewalks on local roads proposed within the PUD.

7/3/2017 Revised MDP does not indicate pedestrian connectivity to Neighborhood Park. Please update map to show pedestrian access.

5. Based upon the traffic generated by the proposed development, in addition to existing safety concerns on Mickler Road, left and right turn lanes shall be required on Mickler Road.

7/7/2017 Applicant states in response to comments that right and left turn lanes on Mickler will be constructed/cause to construct turn lanes. No mention of turn lanes exist in text. Please revise text to indicate applicants intent to construct site access improvements.

Based on staff analysis of the current traffic and added units from project, a left turn lane will be required on Neck Road at the intersection of Mickler and Neck Road, in addition to the turn lanes on Mickler. Please have MDP Map reflect these intersection improvements.

8. Please provide staff with a preliminary grading and stormwater management plan for evaluation that

more accurately details the location and size of the stormwater management facilities that will be required to serve the proposed development. The project site appears that it may require stormwater treatment to Outstanding Florida Waters (OFW) standards; which generally requires larger pond sizing. Please also provide the proposed locations of the project's stormwater outfall from said ponds. As well, it is generally accepted by County staff that fill amounts of greater than six (6) inches over a tree's root system will result in the loss of that tree. There are a number of large trees on the site which may be proposed, or required, for protection. Lot and/or roadway layout may need revision (due to fill) once these trees are identified for tree preservation. This information will be utilized to help staff evaluate the proposed project's compliance with the objectives of Section 6.04.06.A of the St. Johns County Land Development Code.

7/7/2017 Please see environmental comment on Specimen Trees. The need for site plan to reflect preservation can drastically change grading plans. As such a preliminary plan will be necessary for staff review at this time.

Information Only:

Comments by: John Burnham, P.E., Chief Engineer; Phone 904-209-0672; Email: jburnham@sjcfl.us.

Information Only:

2. Portions of this property are mapped as Special Flood Hazard Areas (SFHA) and designated as AE. Maps are currently being proposed by FEMA that may impact this designation, and applicant is advised to review them accordingly. All County floodplain management regulations shall be satisfied.

Information Only:

Reviewed by Dick D'Souza, P.E. Phone: 904-209-0792, email: ddsouza@sjcfl.us

COUNTY UTILITY DEPARTMENT

6.) Within Section H.4, please change the sentence that states "Centralized water, sewer and electric service to be provided by the SJCUD." The SJCUD will only be providing the water/sewer.

Information Only:

Reviewed by: Melissa Caraway, SJCUD, 209-2606.

FIRE SERVICES

1. Section H7: The text states this PUD is within 5 road miles of the fire station 1 in Palm Valley. It is roughly 4.5 miles to 1270 Neck Road, which is the last house before this PUD. It does not appear the entire PUD will be within 5 road miles of the fire station. However, if the applicant has a better map showing this distance is met, please submit it for review.

****7/11/17-Section H.6 still states the PUD is located within a five-mile drive from Fire Station 1 (Palm Valley). While it's true the northern end of the PUD is approximately 4.5 miles of FS 1, there will be some homes in the southern part of the PUD that will not be within 5 road miles of the fire station. Please adjust your text accordingly.****

(Information only: Homes outside the 5 road miles would assign the property an Insurance Services Office (ISO) rating of Class 10. 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 can and will respond to all properties within the County regardless of the ISO rating.)

5. 7/11/17: New comment due to text change in section G, Design Criteria:

After the Design criteria table, the paragraph for method of measuring setbacks is not meeting LDC 6.03.01. Please adjust your text so it meets LDC 6.03.

Information Only:

Comments by Stephanie Murray, Fire Plans Examiner; 904-209-1742 email address: smurray@sjcfl.us

Information Only:

Please keep in mind NFPA 1, chapter 18 (Fire Dept Access and Water Supply) section 18.4.5.1 Fire Flow Requirements for One and Two Family Dwellings. When dwellings having a fire flow area in excess of 5000 sqft, the fire flow shall not be less than what is specified in Table 18.4.5.1.2. (If the required flow can not be met, then the homes would be required to be protected with an automatic fire sprinkler system.)

ENVIRONMENTAL HEALTH DEPARTMENT

Information Only:

Water and Sewer Availability letter (7/11/17) states SJCUD will provide water and sewer. No impact to E.H. Department of Health.

ENVIRONMENTAL DIVISION

2. Section H.4: This section sets forth allowable activities in the "West Park" area of the proposed PUD. As per Section 4.01.12 of the Land Development Code the county shall, "consider the compatibility of the requested change with the function, operation, and management of the Natural Preserve or Conservation Area." As well the section goes on the state, "The County shall seek the recommendations of the managing agency...holding title to the land prior to the rezoning..."

The proposed activity in the West park includes: multi-purpose fields, grassed play areas, children's play structure, pavilions and shelters, observation deck, docks on the proposed interior lakes and ponds, exercise equipment stations, picnic tables, benches, trails, boardwalks and pathways. These activities can be very intensive requiring regular maintenance and management including the use of pesticides, herbicides and fertilizers. As well, activities are proposed over the basin marshes which are very sensitive wetland communities that are connected to the adjacent GTMNERR property. As per the LDC, please provide an analysis of the compatibility of such uses with the environment. Once received the county will review and provide comments on these activities. Also, please contact the manager of the GTMNERR on these proposed activities for comments from that agency.

Comment 7/12/2017: Section H.3 was formerly Section H.4. This section has now been modified to

delete the single common access point to Guana Lake and now reads that there may be an observation deck, boardwalks, and common access point(s) to Guana Lake. As well, there is no information provided on restricting lots adjacent to the Guana Lake from seeking individual dock permits. With this new information please provide detail on the number and intensity of activities that will take place at or on the Guana Lake area and also the inland wet prairies. Based on the information received, a review will be made and additional comments may be rendered.

4. Section K. This section states "No evidence of any endangered or threatened species were observed." The preliminary natural resource assessment survey submitted is not a comprehensive site inspection. Therefore, please add the following text to Section K: "A 100% survey for gopher tortoises and burrows shall be completed in accordance with FWC regulations. The results of the survey will be provided to St. Johns County and modifications to the development design may be required. As well, a final survey for bald eagle nests and bird rookeries shall be completed in accordance with FWC regulations. The results of the survey will be provided to St. Johns County and modifications to the development design may be required. No construction will take place until these surveys are complete. If discovery of gopher tortoise, bald eagle or bird rookeries on site no construction shall take place until addressed with the Florida Fish and Wildlife Conservation Commission and the County."

Comment 7/12/2017: Section K was updated to include the discovery of one potentially occupied gopher tortoise burrow but it did not include text to detail either the protection of the gopher tortoise on-site or the proper relocation of the animal consistent with Florida Fish and Wildlife Conservation Commission requirements prior to construction. Please provide text that demonstrates how this will be handled prior to development activities.

5. Section N. This section and the MDP map are inconsistent. The MDP map depicts a 50 foot upland buffer along the eastern project boundary to the Guana and the MDP text reads that an average 25 foot upland buffer will be provided for the development. As per the Land Development Code Section 4.01.06 a twenty-five foot wide undisturbed upland buffer shall be maintained around all contiguous wetlands on the property measured landward from the state wetland jurisdictional line, with an additional 25-foot building setback to the upland buffer. Please reconcile.

Comment on the new text and new concept submitted for review 7/12/2017: The new design depicts a 30 foot upland buffer which needs to read, "undisturbed upland buffer" on the lots with a 20 foot area adjacent to the buffer which is labeled "water quality treatment swale". Since both of these features are depicted on what will become the platted lots please discuss the mechanism to prevent a future owner from removing the vegetation of the upland buffer to create a "view" and filling in the treatment swale to eliminate what may be standing water in the yard or to add a feature such as a pool or other single family recreation feature. Please revise all text to read "undisturbed upland buffer".

9. Please label all preserved wetland areas as "Conservation Area" on the proposed MDP map consistent with Section 4.01.06.A of the land development code.

Please remove the future land use map inset on the MDP map.

Comment remains open 7/7/2017: Please label all preserved wetland areas as "Conservation Area" on the proposed MDP map consistent with Section 4.01.06.A of the land development code.

12. On several areas of the property very large trees were observed that may qualify as specimen trees as per section 4.01.05 of the Land Development Code. There is a good possibility that the locations of these trees are in areas that will be impacted by development activities. As per section 4.01.05 LDC specimen trees are to be protected. Therefore please determine the number and location of the specimen

trees on the property and locate them, showing preservation to the drip line, on the MDP map as per section 5.03.02.G.2.m. Please also update the text to demonstrate preservation of the specimen trees.

Comment remains open 7/7/2017: The location of specimen trees on property has a direct impact on the site design due to the nature of protecting the specimen trees to their drip line. Since the lots will not be cleared until after the lot is sold and scheduled for development this could have major impacts if a specimen tree is found to be in an area of the lot, such as in the middle, which would render the lot unbuildable. Further, a specimen tree could be located in an area that is designed as a stormwater pond or roadway which again would require a redesign.

Pursuant to LDC Section 5.01.03.C PUDs are to be designed, "...for conservation of desirable natural features and Environmentally Sensitive Areas and minimum disturbance of natural topography." Moreover, LDC Sections 5.03.02.G.1.n and 5.03.02.G.2.m require that the text and maps of the PUD Master Development Plan address tree removal and tree protection, and identify on the MDP map any unique situations of the PUD. Furthermore, DRM Section 10.02 states that applications for PUD rezoning shall provide text and maps consistent with LDC Sections 5.03.02.G and 5.03.02.G.2. As you are aware, it has been the consistent practice of the county to require specimen trees to be identified at the PUD design phase in order to ensure that development areas are designed to avoid the removal of specimen trees (see PUD 13-05, 14-11, 16-10 and 16-16 as some of the many cases where such protocol was consistently applied). Finally, staff directs the applicant's attention to LDC Section 5.00.01 Conservation of Natural Features and Environmentally Sensitive Areas which provides in pertinent part: "Development Plans (Subdivisions, Site Plans, PUDs, PRDs, etc.) shall be designed to conform to and take advantage of topographic and other natural features of the land, including the conservation of existing Trees, Wetlands, water bodies, and Environmentally Sensitive Areas as required by law, rule and Article IV of this Code. Environmentally Sensitive Areas shall be shown on the Development Plan."

Therefore please determine the number and location of all specimen trees on the property and locate them on the MDP map by depicting preservation to the drip line consistent with section 5.03.02.G.2.m. This may require a re-design of the project to ensure future construction does not impact the specimen trees. Please also update the text to demonstrate preservation of each specimen tree found onsite.

Information Only:

Application reviewed by Jan Brewer, Growth Management- Environmental, (904) 209-0617
jbrewer@sjcfl.us

Information Only:

8. As per Comprehensive Plan Policy E.2.8.7, Development of vacant lands adjacent to Outstanding Florida Waters, Aquatic Preserves, Wildlife Sanctuaries, State Preserves, Sanctuaries, National Estuarine Research Reserve and Wildlife Management areas shall be designed to a scale and intensity which is consistent with the existing adjacent uses pursuant to the adopted Land Development Regulations (LDRs) and shall be required, at a minimum, to meet all applicable Federal, State and Local drainage and water quality standards. Except for a very small northerly portion, this project is surrounded by the Guana, Tolomato, Matanzas National Estuarine Research Reserve whose waters are Outstanding Florida Waters. Please discuss how the scale and intensity of this proposed project is consistent with the existing adjacent GTMNERR.

Comment 7/13/2017: Although the applicant has committed to providing the minimum required standards for development staff still has concerns with the potential for adverse impacts on the public

lands that surround this project. The GTMNERR and the Guana Wildlife Management Area have the potential for impact with light, noise, runoff, loss of habitat and other kinds of issues that come with residential development.

OFFICE OF COUNTY ATTORNEY

2. Section G.1 (second paragraph) - MDP text indicates that this community is intended to be a gated community with private roads. Pursuant to LDC Sec. 7.00.04, "Any sign ...within gate communities and similar places, visible only to those Persons visiting such a place and not visible from a public street, public sidewalk, or public right-of-way or from a navigable waterway or body of water." is exempt from Article VII of the Land Development Code.

Proposed directional signage exceeds the amount provided for in LDC 7.02.06.B, which is limited to three (3) feet of ADA and three (3) feet in height. As these proposed signs are internal to the gated community, they would be exempt from Article VII. To avoid confusion, please state that "Within the gated community with privately owned and maintained roads, various locational, directional, model home, traffic control...".

Information Only:

Paolo S. Soria, Assistant County Attorney
500 San Sebastian View, St. Augustine, FL 32084
904) 209-0805 Office / (904) 209-0806 Fax / psoria@sjcfl.us

Information Only:

3. Planning and Zoning Agency and Board of County Commissioners will make the factual determination if the applicant has presented competent substantial evidence such that the application is consistent with the goals, objectives, and policies of the Comprehensive Plan (including policy A.1.11.5) and the procedural requirements of the Land Development Code. If the Board, after recommendation by the PZA, makes the determination that the applicant has not met this initial burden, then the proposed Planned Unit Development will require a comprehensive plan amendment for approval of the planned unit development.

BUILDING

Information Only:

All or part of this project is located in a Flood Zone, contact your design professional for permit and construction requirements. If the development is greater than 5 acres or 50 lots and contains an "A" flood zone all BASE Flood Elevations must be determined by way of a flood study.

All flood zones must be overlaid on a site plan showing the location of all parcels and flood zones.

Information Only:

James R Schock PE, CBO. CFM
4040 Lewis Speedway, St. Augustine, Fl. 32084
904-827-6806

Information Only:

The AE flood zone BFE is increasing in this area. Construction must comply with most stringent BFE requirements

RECREATION

Application reviewed and signed off.

DEED CHECK**Information Only:**

Ownership verified through review of St. Johns County Property Appraisers Records.

Information Only:

Authority for Drew D. Frick to sign for Ponte Vedra Corporation verified through State of Florida, Division of Corporations search.

Information Only:

Legal description closes mathematically and is acceptable for the purpose of this application.

Information Only:

Debbie Willis, GISP. GIS Analyst. 904-209-0609 (Office). 904-209-0610 (fax). dwillis@sjcfl.us

NEIGHBORHOOD SITE PLAN REVIEW**Information Only:**

Lisa Brown
Application Review Supervisor, Growth Management
Email: lbrown@sjcfl.us
904.209.0692