

ORDINANCE NUMBER: 2005-31

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated July 28, 2004, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2004-20 Sunshine 13 PUD, 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. Findings of Fact: that the need and justification for approval of the Sunshine 13 PUD has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the goals, policies and objectives of the 2015 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 request 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.
4. The request meets all requirements of applicable general zoning, subdivision and other regulations.
5. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code.
6. The proposed PUD meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.
7. The zoning district designation of Planned Unit Development (PUD) is consistent with the land uses allowed in the land use designation of Residential B (RES B) as depicted on the 2015 Future Land Use Map.

Shirley Y. King
B/C Clerk

SECTION 2. Pursuant to this application File Number PUD 2004-20 Sunshine 13 PUD, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 23rd DAY OF March 2005

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Bruce A. Maguire
BRUCE A. MAGUIRE
Its Chair man

RENDITION DATE 3/24/2005

ATTEST: CHERYL STRICKLAND, CLERK

BY: Robin L. Platt
Deputy Clerk

EFFECTIVE DATE: 03/30/05

Exhibit A

OUT PARCEL NO. 3

A portion of Subsection 10, lying within Section 38, of the Antonio Muertos Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the centerline of County Road No. 13-A (a 100 foot right of way as presently established) with the centerline of baseline for State Road No. 16 (a 200 foot right of way as shown on the Florida Department of Transportation Right of Way Map, Section 78060-2522, dated November 16, 1998); thence South 19°30'15" West, along said centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right of way line of said State Road No. 16; thence South 81°10'44" East, along last said line, a distance of 155.13 feet to a point situate in the Southeasterly right of way line of said County Road No. 13-A, said right of way line being a curve concave Southeasterly, having a radius of 2,245.58 feet; thence Southwesterly along the arc of said curved Easterly right of way line, a distance of 681.05 feet, said arc being subtended by a chord bearing and distance of South 28°11'19" West, 678.44 feet to the point of tangency of said curve; thence South 19°30'15" West, along last said line, 2,052.77 feet to the POINT OF BEGINNING; thence South 72°21'59" East, 1,697.85 feet; thence South 19°30'15" West, 2,050.00 feet to a point lying on the Southerly line of said Subsection 10; thence North 72°21'59" West, along last said line and along the Northerly line of Subsection 15 of said Section 38 of the Antonio Muertos Grant, a distance of 1,697.85 feet to the aforesaid Southeasterly right of way line of County Road No. 13-A; thence North 19°30'15" East, along last said line, 2,050.00 feet to the POINT OF BEGINNING.

Containing 79.8609 acres, more or less.

MASTER DEVELOPMENT PLAN TEXT

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

The major design theme for Sunshine 13A is to create a neighborhood which interconnects with the adjacent community, Palm Lakes and can stand on its own with access onto CR 13A. The lakes within the community also function as part of the storm water management system; and add to the separation of lots from each other creating more of a sense of space.

b. **“The total number of acres included within the Project as requested in the application.”**

Approximately 79.86 Acres

c. **“The total number of Wetland acres included within the Project as requested in the application.”**

There are no wetlands areas.

d. **“The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code.”**

The residential area proposed for development is comprised of approximately 79.86 acres of which none are wetlands.

e. **“The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project.”**

There will be no more than 159 residential Dwelling Units. The gross and net density is 1.99 dwelling units per acre. The projected population is 2.44 people per unit for a total of 387.96 residents and the projected population of elementary and high school age children that may reside within the Project is 113 students based on .71 schoolage

ratio x 159 units.

f. “The total square footage and intensity of non-residential Development.”

There is no non-residential development proposed.

Agricultural lands may continue to be used for agriculture activities until such time as a Land Clearing Permit is issued for a specific portion of the same, and any portions not then subject to a Land Clearing permit may continue to be used as a agriculture/silvaculture, except those areas designated as undisturbed upland buffers on the Master Development Plan.

g. “The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project, including the sign height, size and type, such as wall, ground, monument, pylon, etc, street lights or other required outdoor lighting within the project, and the maximum height of all Structures.”

Setbacks:

The setbacks and lot sizes must meet or exceed the following development standards for single family residential:

Minimum front yard setback	20 feet - front entry garages or side entry garages including courtyard
Minimum side yard setback	5.0 feet per side, measured from farthest projection of structure that is above 30" off grade property line
Minimum corner yard setback	10 feet * (See note below)
Maximum height of structure	35 feet
Minimum Rear Setbacks:	10 feet from property line or 25 feet from contiguous wetlands buffer
Maximum lot coverage	
By buildings per lot	45%

Maximum Impervious Surface Ratio

Per Lot 65%

Per LDC 5.03.03.b.1 residential lots must be setback 50' from the .ROW of arterial roadways.

No structures including HVAC units, masonry fencing, pools, pool decks, enclosures may be located within drainage or utility easements.

* Note: Any corner lots shall only be permitted vehicular access to one road. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks. The other frontage lot shall be considered a side yard with a minimum 10' setback and the other two yards shall be considered side yards for purposes of the required minimum setbacks.

Any accessory structure detached from the residence will be subject to the same setbacks as the residence. Setbacks are measured from the farthest projection of structure above 30" off grade . Fences may be allowed in setback areas in compliance with LDC.

Pools and pool/patio enclosures: Setbacks: Rear 5', Side 5', Front 20'

Pool decks: Setbacks: Rear 5', Side 5', Front 20'

within the front yard and not encroach into the right of way, private road easement or roadway.

Signage: The Development may be identified by either one double-faced or two single-faced indirect illuminated entrance signs to be located at project entrance and may be located within tracts adjacent to the right-of-way on Pacetti Road at the entrance to the development. Such signs may be lighted (with lighting directed away from traffic) and shall meet all requirements of the St. Johns County LDCs, shall be a maximum of fifteen feet (15') tall (from finished grade) with a message area (sign face) no greater than thirty-two (32) square feet in size per sign face. In addition, the development shall have no more than ten (10) directional signs, as permitted by LDC

. Each amenity or recreation area shall be permitted one identification sign that may be two-sided and shall be a maximum sign face of thirty-two (32) square feet per side. Signs may be part of entry features and may be a part of a fence or wall. Fence/wall not to exceed six (6) feet in height.

Also, there may be temporary signage relative to lot and home sales i.e. - for sale signs, informative contractor signs, model home signs, rentals, identity and information signs and speed limit signs will be provided throughout the development, providing that none

of these signs exceed six (6) square feet in size in compliance with LDC in place at time of recording of this document.

Fencing: A fence at a height not to exceed 6 feet may be erected along the property lines of each platted lot. Frontage along Pacetti Road will either be preserved as open space or landscaped with a wall, fence, landscaping or landscaped berm, or combination thereof as provided in Section 6.06.04.B.6 of the Land Development Code, and will be erected within Scenic Edge. Wall or fence will not exceed twenty (20) feet on each side of signage. No masonry fencing may be located within drainage or utility easements. Signs may be a part of fencing feature.

Height: Structures shall not exceed thirty-five feet (35') in height.

h. "The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be

addressed based upon the character or location of the Project.”

The infrastructure needed to serve the Project consists of roads, drainage facilities, water and sewer, fire protection and solid waste collection. The roadways may be dedicated to St. Johns County and will be constructed to meet all standards of the Land Development Code in place at time of recording of this Planned Unit Development.

Vehicular Access: One main entrance/exit roadway to the residential area shall be constructed along Pacetti Road (13A) and in the approximate location as shown on the MDP Map. All roadways shall be installed in accordance with all St. Johns County Development Services regulations and permits and will comply with the LDCs.

Additionally, the developer agrees to set aside an additional 25' along CR 13A adjacent to the development for future right-of-way.

If required by the Land Development Code, turn lanes will be constructed on CR 13A to access this project.

Internal Access: Internal access to all single family dwellings and the amenities shall be provided by either public rights of way, or private rights of way maintained by the Homeowner's Association. All internal roadways shall be constructed in accordance with the LDCs as approved by including combination curb and gutter.

Pedestrian access: Sidewalks of six foot (6') minimum width will be constructed or bonded by the Applicant on one side along Pacetti Road before as-builts will be accepted for Project. Internal sidewalks four (4) feet in width will be required of contractors when homes are built along one side of all main interior roads, as shown on MDP Map.

Recreation: The developer will construct a recreation and amenity complex within the project as shown on the MDP Map. The complex shall include the following amenities: tot lot(s), jogging trail with exercise stations, multipurpose field, gazebo, lake(s), and may include additional amenities as deemed appropriate by the developer.

Recreation will be developed as the project is built out. The minimum amenities will be completed before as-builts are accepted. Additional amenities may be added after as-builts are accepted.

Acreage set aside for Recreational use will be approximately 17.74 acres, with approximately 13 acres designated as active recreation and the remainder as passive recreation. Pursuant to Section 5.03.03..D.1, the design population of 388 yields a required Recreation Area of 2.02 acres (5 acres per 1,000 pro-rated at 1 acre for each 200

persons = $388 / 200 = 1.94$ acres.) Of the 13 acres of active recreation set aside in this project, 5 will be community park. Amenities are intended for use by residents only. This project will comply with Northwest Sector Plan Policy A.2.1.10(16). All off-street parking required for the recreation areas and associated uses shall comply with Article 6 of the LDCs.

Drainage: Stormwater will be treated on site within the retention areas. All drainage structures and facilities will be designed and constructed in compliance with the LDCs and the applicable rules of the St. Johns River Water Management District, with revisions and/or with the approval of the St. Johns County Development Services Department. All necessary permits and construction plans will be acquired and approved prior to the commencement of any construction. The lakes may be modified at engineering if required to pass code requirements. The Stormwater Management System will be maintained by the property owners association, community development district, or other appropriate governing authority. Excess materials from excavation may be stockpiled or utilized on site or may be disposed of offsite.

Stormwater from the offsite road improvements to CR 13A and the intersection of SR 16 and CR 13A may be treated and retained within this PUD.

Interconnectivity: North – not feasible due to configuration of previously approved Palm Lakes. South – not feasible due to Robinson homestead. East – provided to Palm Lakes.

Utilities: All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by Florida Power and Light and/or its successor or assigns.

Solid waste: Solid waste for the Residential areas will be handled by the licensed franchisee in the area, with individual curbside pick-up.

Fire Protection: Fire Protection will be provided in accordance with the LDC, Section 6.03.

i. **“The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.”**

Water and sewer demand is estimated to be 47,700 gallons per day respectively for residential uses. Public water and sewer service to the development will be provided by St. Johns County Utility Department, its successors or assigns. The development must meet water and sewer concurrency. An availability letter has been received. This

project will provide a lift station on site and will be located within a tract adjacent with access from an interior road.

j. “The type of underlying soils and its suitability for Development of the proposed Project.”

The soil survey of St. Johns County, Florida, identifies three (3) types of soils at the site: (21) Wabasso, (62) Floridana, and (63) placid fine sand.

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

See FLUCCS map, attached as Exhibit “H.” The predominant use is “sod farm.”

l. “The type and extent of any Significant Natural Communities Habitat as defined by this Code.”

None.

m. “Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources

Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.”

None.

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

A minimum of 25-foot upland buffer and a 25-foot building setback are required adjacent to contiguous wetlands. The upland buffer is to be measured from the jurisdictional wetland line and proceeding landward. No placement of a structure or accessory use is to take place in this buffer. It is to remain a natural undisturbed buffer. Accessory activities are allowed to take place in the 25-foot setback area. The accessory uses do not include buildings with a permanent foundation. There are no wetlands on site therefore these setbacks and buffers will not be required.

There is a 35' Development Edge to buffer from adjacent properties. Screening may be placed within this development edge. Screening of residential lots along CR 13A will be in compliance with LDC Section 6.06.04(B)(6). Buffering will be in compliance with LDC and will be located within the Scenic Edge.

Amenity Center is accessory to development only. No screening is required.

Per LDC Section 5.03.03, this development contains approximately 20.94 acres of

open space which equals 26.2% of this project. It is comprised of development edge, scenic edge, recreation, and green space.

The site will comply with the landscape/buffering requirements ordinance in effect at time of recording of this document per LDC.

o. “PUDs located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.”

N/A

p. “The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the Project.”

Model homes may be used as sales offices until the last home is constructed. Up to 10% of the lots approved pursuant to this PUD may be used for model homes. Model homes shall not be issued a certificate of occupancy until final plat approval. Model homes may not be used as sales offices until as-builts are accepted. Parking shall be provided for the trailers and the model homes in a temporary, defined but unpaved lot within the area nearby per Land Development Code Section 2.02.04 (10).

Model homes may be constructed before platting as authorized by current LDCs and used for sales purposes after platting.

Temporary sales office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site. The temporary office(s) shall be allowed to remain on site for a period of four (4) years beginning at the approval of construction plans.

Also, there may be temporary signage relative to lot and home sales i.e. - for sale signs, informative contractor signs, model home signs, rentals, etc. Each sign shall not exceed six (6) square feet and will be in compliance with LDC.

OTHER PERMITTED USES:

During initial construction of the development, an air curtain burning operation shall be permitted on site. Said air curtain burning operation will be removed when construction is complete.

q. "The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C units and related

heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.”

Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served or may be located not closer than 5' to the side or rear property line. Fences are not to exceed six feet (6') and will be in compliance with LDC.

Any accessory structure detached from the residence will be subject to the same setbacks as the residence. Setbacks are measured from the farthest projection above 30" off grade. Fences may be allowed in setback areas in compliance with LDC.

Pools and pool/patio enclosures: Setbacks: Rear 5', Side 5',
Front 20'

Pool decks: Setbacks: Rear 5', Side 5', Front 20'

r. **“A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:**

- (1) the provision of an estimate of Uses to be developed within five (5) year phases. The estimated phases may overlap during construction;**

however, the phase shall be fifty percent (50%) complete, before the next phase may proceed; or

- (2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided)**

This Project will be developed in one (1) phase. Construction will be commenced within five (5) years of the effective date of the initial PUD Zoning Ordinance. Commencement of construction shall be deemed to have occurred upon approval of final construction plans for horizontal improvements. Completion is defined as receipt of final subdivision plat approval for residential.

s. **“The projected impact of the Project upon St. Johns County, an explanation of the Project’s benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.”**

The impact of the Project on County service and infrastructure will be within all adopted levels of service except for traffic concurrency. The Project’s benefits include the provision of additional housing opportunities which complement the neighboring developments.

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within the application and imposed by the adopting ordinance include the following:

1. The tract in question is located in a Residential District. Zoning must be by PUD. The tract is suitable in character and location for the structure and uses proposed.
2. The project will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan 2015. The property is identified as Residential B on the Future Land Use Map of the St. Johns County Comprehensive Plan which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. The applicant believes that the proposed PUD will be a benefit to the future occupants of the project and to the residents of St. Johns County in that the County will be afforded strict control over development within a rapidly growing area.
3. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the

natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDCs. Before planning this project, wetland and topographical surveys were performed to be sure wetland impacts were not made as part of the development plan. The developer, and its assigns will maintain the character and appearance set forth herein.

4. The project will conform to the requirements of Article XI of the LDC. Construction will commence only after confirmation by the St. Johns County Concurrency Review Committee in accordance with the standards and procedures of the LDC that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued by the Concurrency Review Committee.

This project is a party to a Developer's Agreement that is currently under review by St. Johns County in order to satisfy its concurrency requirements.

5. The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this project.
6. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

t. "A description of any waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process.

An explanation of the benefits arising from the application of flexible standards and criteria of this Code shall be provided to justify the need for such waivers."

N/A

u. "A statement binding all successors and assigns in title to the commitments and conditions of the MDP."

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD

and will bind its successors in title to any commitments made in this PUD.

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

N/A

MAR 11 2005

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being NOTICE OF HEARING in the matter PUD 04-20 SUNSHINE 13 was published in said newspaper in the issues of MARCH 8, 2005.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 8TH day of MARCH 2005.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Brian Fike] (Signature of Notary Public)

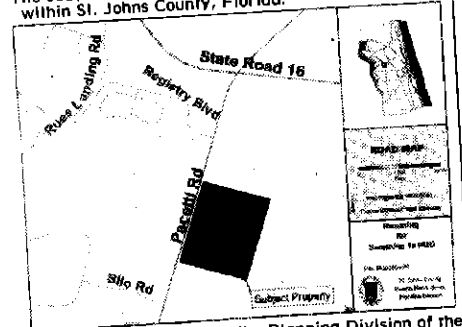


Brian Fike My Commission DD327588 Expires June 09, 2008

(Seal)

BRIAN FIKE

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, March 23, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a request to rezone from Open Rural (OR) to Planned Unit Development (PUD). The subject property is located at 3850 Pacelli Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting. If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085. BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA BRUCE A. MAGUIRE, CHAIRMAN FILE NUMBER: PUD 2004-20 Sunshine 13 L567-5 Mar 8, 2005