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ORDINANCE NUMBER: 2007-33

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

Public Records of  
St. Johns County, FL  
Clerk # 2007034236,  
O.R. 2920 PG 197-218  
05/21/2007 at 09:48 AM,  
REC. \$89.00 SUR. \$99.50  
Public Records of  
St. Johns County, FL  
Clerk # 2007038741,  
O.R. 2929 PG 804-825  
06/06/2007 at 03:02 PM,  
REC. \$89.00 SUR. \$99.50

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 25, 2006, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2006-20 Boardwalk 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. Findings of Fact: that the need and justification for approval of the Boardwalk 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 PUD 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 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 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 meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
7. The PUD would not adversely affect the orderly development of St. Johns County

This ordinance is being re-recorded due to a revised master development plan

Frank Y. King  
M+K

**SECTION 2.** Pursuant to this application File Number PUD 2006-20 Boardwalk, 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 13<sup>th</sup> DAY OF May 2007.**

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

BY: Ben Rich  
Ben Rich  
Chairman

RENDITION DATE 5/3/07

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: Cheryl Strickland  
Deputy Clerk

EFFECTIVE DATE: May 8, 2007

#13

**EXHIBIT A  
LEGAL DESCRIPTION  
Boardwalk**

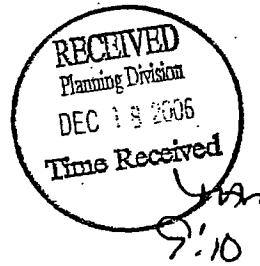
**Beginning at the Northeast corner of Government Lot 4, Section 6, Township 7 South, Range 29 East, thence run South 33 degrees 5 minutes West along the line of property of Barrs 227.5 feet to the center line of State Road No. 16, thence Southeasterly along the center line of State Road No. 16, 300 feet, thence Northeasterly by a straight line 400 feet, more or less, to a point in the North line of said Section 6, located 275 feet Easterly of the place of beginning, thence Westerly along the North line of said Section 6, 275 feet to the Point of Beginning. Excepting, however, so much thereof as is now used by the State of Florida for road purposes.**

**Excepting also therefrom approximately 28,500 square feet (.656 acre) conveyed to the State of Florida by deed of Charles Thomas Neugebauer dated March 21, 1970 and recorded in the recorders office of St. Johns County, Florida.**

*Karen M. Taylor*  
LAND • PLANNER

December 15, 2006

Ms. Sania Sohal, Planner I  
St. Johns County Planning Department  
Post Office Drawer 349  
St. Augustine, FL 32085-0349



RE: Boardwalk Planned Unit Development  
Application Number PUD2006-20 Re-submittal #: 3

Dear Ms. Sohal:

Attached, please find a copy of the revised Application for the above referenced Boardwalk Planned Unit Development request, including a revised Master Development Plan Text, Exhibit C and a revised Master Development Plan Map, Exhibit D. The Application has been modified in response to the one (1) department having comments (Planning Division) in accordance with the Review Comments dated December 4, 2006.

### PLANNING DIVISION

Planning has no objection to reducing the scenic edge to 30 foot but certain performance standards are required through the application of performance standards that will provide sufficient landscaping to preserve the rural character along the roadway. Also this performance standard should include noise abatement measures as the applicant is requesting a waiver to 50 foot setback from the major road for residential use. Planning staff will look at these measures and their capacity for noise abatement. Thursday, September 28, 2006. Please add language to state applicant will use wall at the development side of the scenic edge and not in the scenic edge for noise abatement. Thursday, November 02, 2006

1) Page 2 of 13, G.3 of the text – the setback language may cause a conflict with the placement of fences interior to the 35 development edge. This section states mechanical equipment will be setback a minimum of five feet from the Scenic Edge. It may be prudent to include this language or similar separation language for the buildings and patios.

*Section G.3. of the MDP Text, Exhibit C has been modified and provides for an additional five (5) feet between the Scenic Edge and any patios, to provide room for the fencing. Since the Scenic Edge is thirty (30) feet in width, the thirty-five (35) foot setback covers this.*

2) Page 4 of 13, H.4 – fencing section must be revised to include a statement that the fencing will be rural in nature as supported by the comprehensive plan because of the overlap between the perimeter and development edge. Also, make clear that the fencing is interior of the trail/path for use by the public.

*Section H.4. of the MDP Text, Exhibit C has been modified as requested.*

3) Page 6 of 13, N.1 – address the placement of the berm behind the trail as to facilitate public use. And, include a requirement to add the screening standard of 5.03.03.B.1.e (6.06.04). This

Ms. Sohal  
December 14, 2006  
Page 2

section should also be appended with specific performance standards as required by the Comp plan regarding the encroachment into the scenic edge.

*Section N.1. of the MDP Text, Exhibit C has been modified as requested.*

4) Page 6 of 13, N2 – address the focal point to be relocated at the swale retention area to further identify the drainage features as amenities to the project.

*Section N.2. of the MDP Text, Exhibit C has been modified as requested.*

5) Page 7 of 13, N.3 – Planning supports the augmentation of the perimeter buffer with additional plantings. This may be expanded upon as a response to the performance standards (referenced in #4 above).

*Section N.3. of the MDP Text, Exhibit C has been modified as requested.*

6) Page 8 of 13, T3 – this section must be revised as stated above regarding fencing and walls as well as berming as it relates to the public trail. Wednesday, November 29, 2006

*Section T.3. of the MDP Text, Exhibit C has been modified as requested.*

### ZONING PROGRAM

1. Page 2 - G. 5. Parking - Add to text the requirements of "guest parking" at 1 additional parking space for each 4 units. Also revise this information on the MDP. (LDC Section 6.05.02). Added Second Review: Comment noted, please be aware that zoning does not support the reduction of guest parking. Added 11/3/06 - applicants comments have been noted, this item will remain open and will be discussed at public hearing.

*Applicant understands.*

### E-911 TASK FORCE

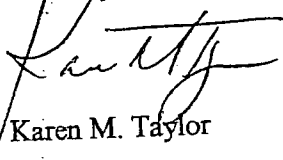
Please contact Troy Nagle at GIS for reserving an interior road name - 209-0782

### BUILDING

Application reviewed and signed off.

Please advise, should you have any additional questions or need any more information. Should this be satisfactory, we would appreciate being scheduled for the next available meeting of the St. Johns County Planning and Zoning Agency. Thank you for your time and cooperation.

Sincerely,



Karen M. Taylor

# **Boardwalk**

## **Planned Unit Development**

### **Application for Rezoning from Commercial General (CG)**

#### **SUBMITTAL DATE:**

July 25, 2006

Revision: September 18, 2006      Revision: October 26, 2006

Revision: November 17, 2006      Revision: December 15, 2006

Revision: March 2, 2007

#### **SUBMITTED ON BEHALF OF:**

Brian Beverly

Beverly Investment Group Inc., 4555 Carter Road, St. Augustine, FL 32086  
(904) 347-3013

#### **AUTHORIZED AGENT FOR THE APPLICANT:**

Karen Taylor

Karen M. Taylor Land Planner, 3070 Harbor Drive, St. Augustine, FL 32084  
(904) 826-0600 / (904) 825-4180 fax

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SECTION I	Introduction and Application
SECTION II	Site Development Criteria
SECTION III	Neighborhood Profile / Northwest Sector Plan Compliance
SECTION IV	Summary and Conclusions

#### **EXHIBITS:**

EXHIBIT A	Legal Description
EXHIBIT B	Application
EXHIBIT C	<u>Master Development Plan Text</u>
EXHIBIT D	<u>Master Development Plan Map (Large Scale Attached)</u>
EXHIBIT E	Location & Land Use Information Maps (Zoning & FLUM)
EXHIBIT F	Authorization
EXHIBIT G	Proof of Ownership (Deed)
EXHIBIT H	Adjacent Property Owners (To be Provided)
EXHIBIT I	Site Vegetation & Habitat / Soils Map/ FLUCFCS Map
EXHIBIT J	<u>Affordable Housing Information</u>

**PARCEL IDENTIFICATION NUMBER:** 087390-0000

**EXHIBIT C**  
**MASTER DEVELOPMENT PLAN TEXT**  
**Boardwalk Planned Unit Development**

**SECTION I - INTRODUCTION**

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Zoning Ordinance. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: Beverly Investment Group, Inc. 1711 Old Beach Road, St. Augustine, Florida 32080.

**A. Location:** The property to be rezoned consists of 1.072 acres, described by the Legal Description, Exhibit A, and is situated in northwest St. Johns County at along State Road 16, west of Interstate 95. The property is accessed from State Road 16.

**B. Surrounding Uses:** Land uses found within the area and along State Road 16 reflect primarily open land, single-family residences and commercial uses, and include a Planned Unit Development (PUD) for single family homes west of the property, across State Road 16. Zoning for parcels adjacent to the subject property are exclusively Open Rural and PUD, with one (1) parcel further to the south in Commercial Highway Tourist (CHT) as seen in Exhibit E.

The site is shown on the Location Map, Exhibit E. The St. Johns County Comprehensive Plan Future Land Use Map (FLUM) designates the property and its surrounding properties as Mixed Use which allows for all zoning district uses, including residential development of up to thirteen (13) units per acre.

**C. Ownership:** The subject property is owned by Whetstone Properties, LLC, as shown by the Proof of Ownership (deed) attached as Exhibit G. Said property owner has authorized Karen M. Taylor, Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit F. Adjacent property owners for notification purposes are included as Exhibit H.

**SECTION II - SITE DEVELOPMENT CRITERIA**

**A. Project Description:** The real property to be considered for rezoning consists of 1.072 acres accessed directly from State Road 16, west and north of Interstate 95. The applicant is requesting a zoning change from Commercial General (CG) to Planned Unit Development (PUD) in order to provide for twelve (12) multifamily residences. The property has direct frontage on State Road 16 and will provide for a single entrance road. The property has access to the major roadway systems of the County, via State Road 16 to Interstate 95 and is located within an area that is served by central sewer and water. All development will be in accordance with the Land Development Code standards and in accordance with the Northwest Sector Plan requirements. The development will be known as **Boardwalk Planned Unit Development (Boardwalk PUD)**.

The Master Development Plan, Exhibit D, indicates the general layout of the site for construction of twelve (12) multifamily residences in four (4) buildings with associated parking, sidewalks and park areas. Residential units will consist of two types: (2) bedroom, one and one half (1 1/2) bath units and three (3) bedroom, two and one half (2 1/2) bath units. These units will be "affordable"

in that they will meet the qualifications (quality and cost) for the Florida Housing Home Ownership Pool (HOP) Program and will be made available through this form of purchase.

The property will be accessed through an entrance/exit drive on State Road 16 but the site plan is internally oriented with generous buffering and setbacks along the perimeter in order to provide both accessibility and open space, green space and a measure of separation from roadways, as well as separation from adjacent future development as envisioned by the Northwest Sector Plan. Water and Sewer will be provided by the St. Johns County Utility Department. It is planned for development in one (1) phase.

**B. Development Size:** There is a total of 1.072 acres of property, with 1.072 acres to be developed.

**C. Wetlands:** There are no jurisdictional wetlands.

**D. Development Area:** The project will use a total of 1.072 acres of developable property.

**E. Dwelling Units:** The project is planned for twelve (12) multifamily residential units on 1.072 acres for an overall net density of 11.19 units per acre. It should be noted that this residential density is well within that allowable in The Mixed Use FLUM designation, which provides for residential development at up to thirteen (13) units per acre. At 11.19 units per acre, this project is within the density allowed. Population for this project will generate a total of 30 persons, based upon 2.44 persons per unit. The residential units will be limited to twelve (12) residential units that will generate almost six, 5.4 school age children, calculated upon an estimated 0.45 children per household.

**F. Non-Residential Development:** All site development is for residential.

**G. Site Development Criteria:**

**1. Building Area:** The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%), with an overall impervious surface ratio of fifty percent (50%). Buildings will contain a total of twelve (12) condominium owned residential units. In addition, there will be recreation facilities located within the park area. The project shall comply with the Fair Housing Amendments Act and the Florida Americans with Disability Implementation Act and construction will conform to the Florida Accessibly Code for Building Construction (FACBC).

**2. Permitted Uses:** The development will be constructed in an orderly manner, and the allowable uses will include those residential units as defined by the Land Development Code, allowing for traditional multifamily dwelling units and associated recreational amenities, which will include a children's play area and walking and jogging pathway, as well as residential accessory uses.

**3. Setbacks:** Setbacks shall be measured from the furthest projection of the structure as per the Land Development Code from the portion of the structure from thirty (30) inches above the general level of the graded lot upward as follows: a minimum of five (5) feet from the interior driveway pavement (parking lot stall) (at least the width of the sidewalk),



a minimum of thirty (30) feet from the front yard (State Road 16 side), thirty-five (35) feet from all other property boundaries, and a seven and one half (7 1/2) feet between buildings. Drive isles will meet the LDC standards. Patios may be screened and will also meet the thirty-five (35) foot setback from property boundaries for the Development Edge and Scenic Edge, allowing five (5) feet for fencing between the patio and the Scenic Edge. Mechanical equipment shall be setback a minimum of five (5) feet from the Scenic Edge and/or Development Edge.

**4. Building Height:** Buildings shall not exceed thirty-five (35) feet in height.

**5. Parking:** Each unit will have a minimum of two (2) parking spaces calculated at twelve (12) units @ two (2) spaces/unit for a total of twenty-four (24) spaces, and will include three (3) required handicapped parking spaces. The project will provide for a total of twenty-six (26) parking spaces.

**6. Signage:** The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

a. Development identification monument-type signage will be provided at the entrance road to the development and will be (2) single-sided signs located on either side of the driveway, as shown on the Master Development Plan. Each sign will be limited to a maximum size of thirty-two (32) square feet and a maximum height of twelve (12) feet and may be lighted or illuminated. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment the entrance feature.

b. One (1) temporary development sign will be allowed within the entrance property and must be removed within thirty (30) days after the final building receives its certificate of occupancy. The sign may be two (2) sided with each face limited to thirty-two (32) square feet and placed in the general location of the exterior development identification sign.

c. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of the leasing office, manager's unit, recreation areas, etc. Such signs will be a maximum of five (5) square feet in size.

#### **H. Infrastructure:**

**1. Stormwater:** Stormwater will be handled on site with two (2) linear retention swales/areas located within the thirty-five (35) foot Development Edge, with conveyance via the drives and parking areas to stormwater detention area. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting and subject to the permitting requirements of the St. Johns River Water Management District.

**2. Access:** Access to the property will be provided via a twenty-six (26) foot wide driveway providing access to State Road 16. The entrance/exit driveway will extend

through the property and will be constructed in accordance with the driveway and parking lot standards stipulated within the St. Johns County Land Development Code.

In order to provide for future interconnectivity, the applicant is providing a "future connection" point from the roadway within the development to the property to the southeast. Future connections to the north and east are limited, due to both the restricted site configuration imposed by the required Scenic Edge and Development Edge buffers and by the adjacent land uses. The St. Johns River Water Management District owns the property to the north, which is accessed from State Road 16 via a drive along the western boundary of the project.

**3. Pedestrian Access / Sidewalks:** Sidewalks within the development shall be a minimum of four (4) feet wide. Sidewalks will be provided to connect the parking areas with the buildings and to provide connections to and through the park area, in accordance with the requirements set forth in the Land Development Code. All sidewalks will be constructed as a part of the total infrastructure and the project plan and shall provide for a pedestrian accessible route to the street from all covered dwelling units and other facilities on the site, which will include the mail area as well as the refuse storage (dumpster) area. In addition, the MDP Map, Exhibit D provides for a five (5) foot walking and jogging trail winding around the property through the Development Edge.

**4. Fencing:** The applicant will be permitted to install a maximum six (6) foot high fence, to be constructed of wood, aluminum or similar material, and have a rural appearance, along the interior boundaries of the Scenic Edge and Development Edge. It should be noted that no fencing will be allowed within any buffers or within the Scenic Edge or Development Edge

**5. Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company.

**6. Solid Waste:** Solid waste will be handled by the licensed franchisee in the area. A compactor or dumpster will be provided for the development, which will be screened in accordance with the requirements of the Land Development Code.

**7. Water & Sewer:** Central water and sewer service will be provided by the St. Johns County Utility Department, connecting to existing lines along State Road 16.

**8. Fire Protection:** The applicant will comply with the requirements of the St. Johns County Fire Services, Section 6.03 of the Land Development Code, including installation of fire hydrants.

**9. Open Space:** Approximately 0.65 acres of open space and green space, not including the retention area, will be provided, constituting approximately forty (40%) percent of the site, meeting the requirements of the LDC of twenty-five (25%) percent. The project provides for generous open space, provided by the Development Edge and Scenic Edge buffers, the children's park area, and the areas distributed through the project as indicated on the Master Development Plan Map, Exhibit D. The open space areas will be used to

provide visual interest, privacy, and separation between the buildings within the site and to adjacent potential development.

**10. Recreation:** A minimum of 0.16 acres of recreation will be provided in the areas shown on the Master Development Plan (MDP), Exhibit D, as required. Recreation facilities, oriented towards families and children, will be located in the "children's play area" area shown on the Master Development Plan and will include a grassed play area, children's play structure, swings and picnic tables and benches. In addition, other passive recreation facilities will include the five (5) foot wide mulched walking/jogging path and a dog walk located within the Development Edge and Scenic Edge.

**11. Potable Water / Sanitary Sewer:** Central water and sewer service will be provided by St. Johns County Utility Department from existing lines along State Road 16. In accordance with Section 5.03.02 G. 1 of the Land Development Code, the total water and sewer usages for this development are estimated to be 4,200 gallons/unit/day for water and 3,360 gallons/unit/day for sewer use, based on twelve (12) multi-family dwelling units estimated to use 350 gallons/day/unit of water and 280 gallons/day/unit of wastewater.

Per request of the St. Johns County Utility Department and in accordance with Section 5.03.02.G.1. h. of the Land Development Code, the applicant shall:

- a. Master plan all phased developments' utility infrastructures to maintain level of service to each phase. If the developer requests prioritizing alternate phases, the utility infrastructure shall have to be accommodated accordingly to minimize impact to existing SJCUD infrastructure.
- b. Confirm utility connection points at the design level. Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service.
- c. Ensure the width of right-of-way will not limit meeting the minimum setbacks for underground utility lines set by SJCUD. The developer will provide the necessary easements in case proposed right-of-way cannot provide the required spacing for proper operation of underground utilities.
- d. Not install water or sewer pressurized mains under pavement, sidewalk, and concrete walk unless it is approved by SJCUD. The developer will install such line in grassed right-of-way. All private lines will be serviced via master meters. The developer will provide restoration easements to maintain utilities in private right-of-way as long as they meet the SJCUD requirements for operation and maintenance.
- e. Ensure that any landscaping trees shall be placed at a minimum of seven and one-half (7.5) feet away from the centerline of pipeline to the centerline of the trees.

**J. Topography and Soils:** The property is located on the north side of State Road 16 just west of Interstate 95. It has an average elevation of 33.0 msl. The property is located in an area designated by the Federal Emergency Management Association (FEMA) as Zone C, an area within the 100 year floodplain.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies one (1) soil type on the site: 40 Pottsburg fine sand. This is a poorly drained, nearly level soil in the flatwoods. The seasonal high water table is at a depth of less than ten (10) inches for 2 to 4 months in the rainy season. It is at a depth of 10 to 40 inches for about 8 months in most years and recedes to a depth of more than 40 inches during long dry periods. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Potential for community development is medium. The soil is limited for urban uses because of the seasonal high water table that is at or near the surface during rainy seasons. Removal of excess surface water and lowering the water table are sometime difficult.

**K. Site Vegetation and Habitat:** The site is vacant contains numerous trees, but no jurisdictional wetlands. The site was evaluated by Environmental Services, Inc. (ESI) and mapped using the Florida Land Use, Cover and Forms Classification System (FLUCCS) and are shown within Exhibit I, Environmental Information. The vegetation on site consists of (412) Longleaf Pine/Xeric Oak. The canopy species include longleaf pine (*Pinus palustris*), sand live oak (*Quercus geminata*) and Lauren oak (*Q. laurifolia*). The mid-story vegetation includes saw palmetto (*Serenoa repens*) and bitter gallberry (*Ilex glabra*). Ground vegetation includes bracken fern (*Pteridium aquilinum*) and reindeer moss (*Cladina raniferina*).

Field investigations were conducted to determine the presence of species listed as endangered, threatened or species of special concern with the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (FWS). According to ESI, no evidence of any endangered or threatened species was observed, and the likelihood of any species listed by FWS or FFWCC occurring as permanent residents or nesting on this property is very low.

**L. Significant Natural Communities Habitat:** The site was evaluated by Environmental Services, Inc. (ESI), who determined that there were no significant natural communities habitat located on the site, as indicated within Exhibit I, Environmental Information.

**M. Historic Resources:** The project area falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map. An Archaeological and Historic Structures Reconnaissance Study will be conducted in accordance with LDC Section 3.01.05.B.1.

**N. Buffers, Development Edges and Scenic Edges:** In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as follows:

1. A thirty (30) foot Scenic Edge will be provided and maintained along State Road 16, as required. This Scenic Edge will also serve as a thirty (30) foot setback (instead of the required fifty foot setback), due to the limited depth of the site. The applicant will include noise abatement measures that may be located within the Scenic Edge, such as berming (behind the trail) and enhanced vegetation/trees and may also include a wall or fence,

installed along the interior boundary of the Scenic Edge, which will be detailed within the Construction Plan documents. This buffering will meet standard 5.03.03.B.1. and the performance standards for the Scenic Edge as contained in Section 6.06.064 and 6.06.06 of the LDC.

2. A thirty-five (35) foot Development Edge, that may include berms and vegetation, as well as fencing (along the interior boundary) and a walkway-jogging trail-dog walk, (along the remaining interior portion of the "edge"). It will also allow for retention swales along the outer portion of the "edge" and the boundaries of the development, which will provide visual interest and relief between the landscaped (treed) areas, to provide vistas through the development. This Development Edge will still separate the development from adjacent uses and provide for buffering from any future development.

3. A ten (10) foot landscaped perimeter buffer, which will be included within the Scenic Edge and Development Edge, around the project perimeter, will be provided. The intent is to maintain any existing tree cover, but plans are to augment the buffer with native/natural vegetation and meet the desired screening and performance standards.

Land clearing plans will be submitted for the roads and drainage facilities with the Construction Plans. The entire property will be cleared at one (1) time, only as allowed by permit through the County. The development will conform to all land clearing and tree inches/replacement requirements, as outlined within the Land Development Code, effective at the time of permitting, but is requesting a variance to the fifteen (15) foot tree island requirement in Section T.

**O. Special Districts:** The project is located within the Northwest Sector Overlay.

**P. Temporary Uses:** A temporary construction/leasing trailer may be utilized and placed on the site in the general location shown on the Construction Plans. This temporary trailer will be removed no later than thirty (30) days after the issuance of a certificate of occupancy for the last building constructed and approval of the As-built plans.

**Q. Accessory Uses:** Standard accessory uses and structures will be allowed within the building areas of the site, including, but not limited to decks, patios, air conditioning units, walkways and sidewalks. Accessory uses and structures will be allowed per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structures. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code. No air conditioning or electrical equipment, masonry walls or masonry fences, pools, pool decks or pool enclosures to be constructed or located in a drainage or underground utility easement.

**R. Phasing:** The Boardwalk PUD shall be developed in one (1) phase with the site development completed at one (1) time as will be shown on the Construction Plans. Development shall be commenced within three (3) years of approval of the PUD and shall include construction of all necessary infrastructure, including all drives, parking lots, sidewalks and drainage facilities, as well as all recreational amenities. It should be noted that although all site improvements will be constructed at one (1) time, however, individual buildings may be built one (1) at a time. Commencement shall be defined as approval of construction plans by St. Johns County

Development Services Department and completion shall be defined as the installation of all infrastructure and the approval of as-builts. Completion shall be within five (5) years of approval of commencement.

**S. Project Impact:** The property is located within the Mixed Use category of the St. Johns County Comprehensive Plan as indicated on the Future Land Use Map (FLUM), which allows for the types of uses included within the application. The area is ideally suited to this type of residential development, particularly the affordable housing aspect, as it is in close proximity to community facilities and recreational areas, as well as business and shopping areas. The property has excellent access to major roadways and transportation corridors via State Road 16 east to Interstate 95 and U.S. Highway One. The local "Sunshine Bus" transportation system will be available for the residents. In addition, the project will be served by centralized utilities.

The applicant believes that the proposed Planned Unit Development have a positive benefit and impact both to the future occupants of the project, as well as to the residents of St. Johns County. It will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

**T. Waivers / Variances / Deviations:** **T. Waivers / Variances / Deviations:** The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

**1. Section 6.05.02 E. Guest Parking:** A waiver to the requirement for an additional parking space per every four (4) units. The limitations for the site were created by the shape of the site (it is not rectangular) and by the provision of both the thirty (30) foot Scenic Edge and the thirty-five (35) foot Development Edge. Due to the constrained site dimensions, the applicant is unable to provide for parking beyond the required two (2) spaces per residential unit plus two (2) guest spaces, one of which will be handicapped. This project is planned for smaller sized residential units (two bedroom, one and one-half bath units and three bedroom two and one-half bath units constructed row-house style), which will be targeted to lower income families basically as starter homes or retirement homes. The development is located along a major transportation facilities (for access to public transportation) and is also adjacent to employment centers and needed services, which reduce the dependence upon cars. Therefore, the applicant feels that the two (2) guest parking spaces, instead of three (3), as required, will provide adequate parking.

**2. Section 6.06.03 G. 2. Interior Islands:** In accordance with the Building Department comments, the applicant was made aware that the project requires two (2) handicapped parking spaces. Although the LDC allows handicapped spaces to be included within the count for required parking, the site could accommodate the additional space, but would actually reduce the number of "regular" spaces. Since the parking is somewhat limited and the applicant is unable to provide additional guest parking, as outlined above, a request is being made to eliminate the one (1) terminal island instead of reducing the "regular" parking stalls. As a result of the Scenic Edge and Development Edges, and as a the smaller size of the buildings, the overall "open space" far exceeds the requirements and therefore, the loss of a single island would be negligible.

**3. Section 5.03.03.B.1.a Required fifty (50) foot building setback from major collector roads:** A waiver from the requirement for a fifty (50) foot building setback from the

Right-of-Way of Arterials and Collectors for any residential development of lots is hereby requested. The applicant is providing a thirty (30) foot Scenic Edge, which includes the required ten (10) foot perimeter buffer as a setback to the right-of-way. The right-of-way for the expansion of State Road 16 has already been deeded to the Florida Department of Transportation (FDOT) and provides for two hundred (200) feet in width. As shown on the aerial, the existing pavement is located over one hundred (100) feet from the property boundary and should be more than adequate for the provision of any additional travel lanes within the right-of-way and "green" space along the road. Due to the limited depth of this site and the requirement to provide for both a thirty (30) foot Scenic Edge along the road and a thirty-five (35) foot Development Edge along the rear, the applicant cannot provide for an additional twenty (20) feet of setback. However, in order to compensate for the decreased setback and reflect the noise associated with the roadway, the applicant will agree to provide for increased noise abatement measures meeting the performance standards of the LDC, and will provide for berms, enhanced vegetation/trees, and walls and/or fences, which will be allowed in the Scenic Edge and will be in compliance with Section 6.06.04 of the LDC. A public trail system is provided within the Scenic Edge and Development Edge and all berming will be "inside" the trail area, closer to the residential units, to provide for privacy and buffering that meet the intent of the LDC.

**4. Section 7.00.02 B. 2. Unified Sign plan.** A waiver for the requirement to provide a unified sign plan for the project. Due to limited size and scope of the project, the applicant feels a separate unified sign plan is not necessary. The requirements for the types, sizes, height and location of the signs has been provided within this PUD text, and shown on the MDP Map, Exhibit D, where appropriate, to provide staff with the necessary guidelines to review and approve the signs.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

**U. Ownership/Agreement:** The applicant, his assigns and/or successors, 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, his assigns and/or successors, 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 regarding said PUD as follows:

"To the extent that they do not conflict with the unique specific and detailed provisions of this approved 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; 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 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."

All drives, drainage facilities, parks and common areas, located within the Boardwalk PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant, his successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the Homeowners Association documents, the Applicant will transfer ownership and maintenance responsibilities to the Boardwalk Homeowners Association, a non-profit corporation established under the laws of the State of Florida. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PRD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment. Roads will remain private.

**V. Future Land Use Designation:** The property is located wholly within the Mixed Use category of the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

### **SECTION III - NEIGHBORHOOD PROFILE / NORTHWEST SECTOR PLAN COMPLIANCE**

Boardwalk PUD is designed as a residential multifamily Planned Unit Development to be developed along State Road 16, which is to include twelve (12) multi-family dwelling residential units, associated recreational amenities, open space and developments edges and buffers. The 1.072 acre site, with all uplands, has been designed to provide for a small livable neighborhood with open space and recreational opportunities.

The design has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character which is compatible with surrounding residential area, while offering a living opportunity that compliments the commercial and business opportunities existing and envisioned for the area. The Sector Plan for the area promotes enhancing the appearance of the area "neighborhood" through the preservation of natural features and the provision of substantial open space, maintenance of the existing character of the existing environment and vistas, preservation of the native tree canopy and understory prevalent in the area. It encourages designs, which allow for a variety of civic activities, which promotes increased resident interaction while striving for efficient use of the land that results in more compact infrastructure, providing for lessened impacts on the facilities and relieve the burden from the County of having to maintain such facilities.

The project is located within the area designated by the Northwest Sector Plan and as such, meets the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay which provides for the basis for the plan of development. The Boardwalk PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3. regarding the provision of a Development Edge, Policy A.2.4 regarding the provision of a Scenic Edge, Policy A.2.1.9 regarding the general pattern of development and Policy A.2.1.10 regarding neighborhood design. The Boardwalk PUD reflects the vision in that it is designed to ensure a safe transition into and out of the neighborhood. The development is oriented away from the highway, it is buffered from any negative aspects of the ever-increasing traffic along that roadway. The project is and will continue to provide open space, and recreational opportunities in protected areas away from traffic and centralized to the site, that promotes residents interaction.



Boardwalk PUD is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision and the design enhances the ability of residents to move safely within the site. With regard to the proposed project's sustainability as provided in Policy A.2.1.13, the applicant feels that this development of the site will serve to enhance and continue the viability and sustainability of the project and provide housing for people working in the area. The general plan of development is intended to retain as much of the existing site character as possible, while meeting the goals of the Northwest Sector Plan. The project is ideally located within a major shopping and business area, so that residents will be able to find most of their consumer needs just a short distance away.

With regard to Neighborhood Sustainability, the Boardwalk PRD is designed as small multifamily residential community that will help to provide for housing needs within the existing character of the area. In accordance with Policy A.2.1.13 - Northwest Sector Overlay General Development and Neighborhood Sustainability Indicators, approximately 0.65 acres of development edge, scenic edge and perimeter buffer, will be provided within the development. The total 1.072 acre site will provide for twelve (12) multi-family residential units. The site has no natural occurring wetlands and there will be no commercial activities on site.

#### SECTION IV - SUMMARY AND CONCLUSIONS

The need and justification for approval of the Boardwalk PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

**A. Consistency with the Comprehensive Plan:** Development of the subject project is consistent with the St. Johns County Comprehensive Plan. The Property, described in detail by the attached Exhibit A - Legal Description, is within the Mixed Use district as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan. Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including *Goal A.1* "To effectively manage growth", *Objective A.1.2 Control of Urban Sprawl* (specifically *A.1.2.2*), which provides that the "County shall control urban sprawl, characterized by leapfrog development, strip development and low-density residential use over a large area" and the Mixed Use Land Use category that provides for all land uses, including residential development of up to thirteen units per acre. This request for twelve (12) multifamily residential units on 1.072 acres at a density of a little over eleven (11) units per acre is well within these allowable limits and represents the types of density important within the Mixed Use areas. It is also consistent with *Objective A.1.3 Surrounding Land Use* (it is compatible, per *Policy A.1.3.12* with the existing residential development in the area) and has excellent access to area transportation facilities, retail services and job centers and public facilities. In addition, development will meet *Policy A.1.9.7* by being served by central utilities. The subject property will further the objectives for development within a Mixed use area, specifically *Objective A.1.9*, whereby: "The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrated areas of commercial, office, light industrial, high density residential, recreation, and cultural facilities at a scale at which is capable of serving large segments of the County and the region. Mixed Use Areas reflect established or emerging development areas along major roadway corridors" and so described within *Objective A.1.11 Provision of Efficient, Compact Development*, which "encourages an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development" and specifically *Policy A.1.11.1 (h)* that allows for "residential land uses" including "single-family and multi-family

dwelling units at the appropriate residential densities as designated on the Future Land Use Map" and as provided for in the County Land Development Regulations. The proposed use, which is for residential purposes is an allowable use within both the St. Johns County Comprehensive Plan and Land Development Code.

**B. Location:** The project is located within a Mixed Use district on the FLUM and as such, which district allows the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

**C. Minimum Size:** The area encompassed by this project is greater than the minimum size criteria for development of a typical multifamily residential development under the criteria established within Section 6 of the Land Development Code.

**D. Compatibility:** The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), 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 over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "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." Adjacent land uses surrounding this property reflect primarily open land, single-family residences and commercial uses, and include a Planned Unit Development (PUD), west of the property. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Mixed Use Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

**E. Adequacy of Public Facilities:** The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5". It should be noted that the applicant has an approved Certificate of Concurrency to cover the twelve (12) residential units.

**F. Relation Of PUD Regulations and Zoning:** The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

**G. Master Development Plan Required:** The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.

This PUD provides for strict regulation and maintenance of the project to provide the County assurances of an attractive and beneficial asset. The project has received a Certificate of Concurrency, which assures that available and adequate public facilities and services are available to support the proposed PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

Therefore, we feel that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.





227 North Bronough Street, Suite 5000 • Tallahassee, Florida 32301  
850 488 4197 • Fax 850 488 9809 • www.floridahousing.org

we make housing affordable

**EXHIBIT J**  
**Affordable Housing Information**

July 26, 2006

Lisa Drudi  
Covenant Homes of St. Augustine, Inc.  
4 Masters Drive  
St. Augustine, FL 32084

Re: Homeownership Pool (HOP) Program  
**HOP Member Number: 973H0022224L**

Dear Lisa Drudi:

Congratulations! You have been approved to be a Member of the HOP Pool.

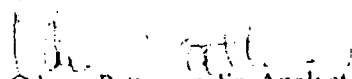
Please visit the HOP website for further information and to register on Florida Housing's Extranet in order to submit Homebuyer Reservations through the online reservation system at  
<https://www.floridahousing.org/extranet/apps/navigator/HOP/HOPMemberRegistration.aspx>

We will begin accepting Homebuyer Reservations on August 1, 2006.

Remember that in order to reserve HOP funds, you must have an Eligible Homebuyer and the construction of the home must have already begun. Additionally, within 14 days of making the Homebuyer Reservation, Florida Housing must receive a copy of the building permit and approve the completed ENVIRONMENTAL CHECKLIST - HOPENV301 (4/1/06) or the reservation will be cancelled.

If you have any questions please do not hesitate to contact me at (850) 488-4197.

Sincerely,



Odessa Patterson, Sr. Analyst  
Homeownership Programs

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Jeb Bush, Governor

Board of Directors: Terry Santini, Chairman • Lynn M. Stultz, Vice Chairman • Thaddeus Cohen, Ex Officio  
James F. Banks, Jr. • Cesar E. Calvet • David E. Oellerich • J. Luis Rodriguez • Zully Ruiz • Sandra Terry

Stephen P. Auger, Executive Director

# Covenant Homes

of St. Augustine, Inc.

4 Masters Drive, St. Augustine, FL 32084  
Phone: 904-824-3876 Fax: 904-824-3885

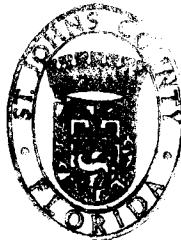
Dear, Karen Taylor

Covenant Homes of St. Augustine is a member of Homeownership Program funded by State of Florida. Covenant Homes Of St. Augustine HOP member number is 973H0022224L. The Broad Walk project located at 2980 SR16 meets HOP Guidelines. You can find more information at <http://www.floridahousing.org/Home/Developers/HomeownershipPrograms/HOP/MoreAdditionalInformation.htm>. I have attached a copy of acceptance letter from HOP program certifying Covenant Homes of St. Augustine Inc. membership.

Brian Beverly  
Consultant

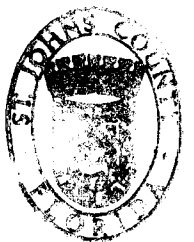
I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 5<sup>th</sup> DAY OF June 2007  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: Ljvanne King



I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 18<sup>th</sup> DAY OF May 2007  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: Ljvanne King D.C.



# 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 a **NOTICE OF HEARING**  
in the matter **PUD 06-20 BOARDWALK**  
was published in said newspaper in the issues of

**APRIL 17, 2007.**

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 **17TH** day of **APRIL, 2007.**

by *Charles Barrett* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

*Patricia A. Bergquist*  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD27599  
Expires December 18, 2007

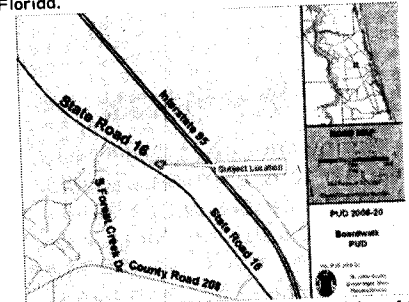
(Seal)

PATRICIA A. BERGQUIST

## NOTICE OF A PROPOSED PLANNED UNIT DEVELOPMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 1, 2007 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Commercial General (CG) to Planned Unit Development (PUD) to allow for the development of twelve (12) multifamily units. Items not heard by 6:00 p.m. shall automatically be continued until 9:00 a.m. the following day, unless otherwise directed by the Board.

The subject property is located north side of State Road 16, east of Whisper Ridge Drive, north of Interstate 95 intersection 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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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. It is anticipated that one or more County Commissioners may attend this meeting. 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  
BEN RICH, CHAIRMAN  
FILE NUMBER: PUD 2006-20 Board walk  
L972-7 Apr 17, 2007