

ORDINANCE NUMBER: 2015 - 70

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BARTRAM DOWNS PLANNED RURAL DEVELOPMENT, ORDINANCE NO. 2002-08, AS AMENDED; MAKING 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 Major Modification shall proceed in accordance with the application, dated July 10, 2015 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2015-05 Bartram Downs Unit 2**, for a Major Modification to the Bartram Downs Planned Rural Development (PRD), Ordinance Number 2002-08, as amended and 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. That development of lands within the Bartram Downs PRD described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2002-08, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

SECTION 2. That the need and justification for modification of the Bartram Downs PRD, Ordinance Number 2002-46, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Bartram Downs PRD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Bartram Downs PRD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs/PRDs.
4. As modified, the Bartram Downs PRD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Bartram Downs PRD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Bartram Downs PRD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2002-08, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PRD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. 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. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Bartram Downs PRD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17th DAY OF November 2015.

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

BY: [Signature]
Chair

RENDITION DATE November 19, 2015

ATTEST: HUNTER S. CONRAD, CLERK

BY: [Signature]
Deputy Clerk

EFFECTIVE DATE: November 19, 2015



Exhibit A

LEGAL DESCRIPTION

Bartram Downs Unit II

Lots 1, 2 and 3, Bartram Downs Unit 2, as per plat thereof, recorded in Plat Book 48, Pages 9 through 13, of the Official Public Records of St. Johns County, Florida.

Also described as:

A portion of Section 12, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of said Section 12; thence North 04°18'51" West, along the East line of said Section 12, the same being the West line of Section 7, Township 6 South, Range 28 East, of said County, 1,158.96 feet to a point situate in the Southwesterly right of way line of County Road No. 16A and/or Mill Creek Road (a 66 foot right of way); thence North 50°48'18" West, along said Southwesterly right of way line, 846.71 feet to the point of curvature of a curve concave Northeasterly and having a radius of 11,483.85 feet; thence Northwesterly around and along the arc of said curve and continuing along said Southwesterly right of way line, 284.79 feet, said arc being subtended by a chord bearing and distance of North 50°05'41" West, 284.78 feet; thence South 39°16'19" West, departing said Southwesterly right of way line, 1,702.24 feet to a point situate in the Southerly line of those certain lands described in deed recorded in Official Records Book 1455, Page 1208 of the Public Records of said County; thence South 74°45'31" East, along said last mentioned line, 2113.71 feet to the POINT OF BEGINNING.

Containing 45.57 acres, more or less.

EXHIBIT B

BARTRAM DOWNS PRD

AMENDED AND RESTATED

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is an amended and restated application for rezoning to Planned Rural Development ("PRD") in compliance with Section 5.04.00 of the St. Johns County Land Development Code. The application is filed on behalf of the applicants, L. Randall Towers, Bar T Ranch, and Bar T Ranch, Inc. The purpose of the Major Modification and amended PRD is to add additional acreage and 53 additional units to the PRD. The existing approved project includes the 137 .89 acre portion of the PRO (hereinafter referred to as "Unit One") and the acre portion of the PRD (hereinafter referred to as "Unit Two"). Units One and Two have already been approved and constructed. The 197.29 acre portion added by this Amendment shall hereinafter be referred to as Unit Three.

- A. The amended Bartram Downs PRD proposed by this Development Plan Text fills a market demand for rural housing. This PRO provides such housing in a compact and contiguous design in order to minimize impacts to the adjacent rural property and provide preservation areas where agriculture and silviculture activities will be continued. The lot sizes are consistent with adjacent residential development. The project will therefore uniquely blend with the adjacent residential development as well as adjacent agriculture and silviculture uses.
- B. The total acreage within the overall project as requested in this application is approximately 383.75 acres within the Rural/Silviculture and Agricultural-Intensive Comprehensive Plan categories.
- C. The total number of wetland acres included within the project as requested in the application is approximately 21.41 acres for Unit One and 16.15 acres for Unit Two and 9.06 acres for Unit Three, as determined by review of aerial photos site inspection by ESI, flagging of wetland areas by ESI and soil maps. The exact location and acreage of preserved wetlands will be determined in connection

with final St. Johns River Water Management District permitting. An upland buffer with a width of 25 ft. shall be provided around wetlands that are contiguous to natural drainage ways that are preserved on-site. The 25 ft. upland buffer shall remain natural and undisturbed. Buffer areas and buffer area calculations shall be included on all construction plans submitted for review and shall be recorded on the plat. The application of this wetland buffer requirement shall be consistent with Section 4.01.068.1 of the St. Johns County Land Development Code.

- D. Residential development will encompass approximately 20.90 acres for Unit One, 4.90 acres for Unit Two, and 14.36 acres for Unit Three within the Development Area as shown on the Master Development Plan.
- E. Residential development within Unit One shall be limited to 20 residential units within the Development Area as shown on the Master Development Plan Map. Residential development within Unit Two shall be limited to 4 residential units within the Development Area, as shown on the MDP. Residential development within Unit Three shall be limited to 53 residential units within the Development Area as shown on the MDP. The size of the Development Area for the entire PRD (as amended) is based upon reserving 90% of the entire project which would permit a total project development area of 38.38 acres (383.75 total project acres x 10%). At 2 units to the acre, 76 units shall be permitted within the overall PRD. The Units and Development Area shall be allocated as follows: (1) Unit One, 20.90 acres of Development Area and 20 units; (2) Unit Two, 4.90 acres of Development Area and 4 units; and (3) Unit Three, 14.365 acres of Development Area and 53 units. The projected population within the entire project is 185 persons based upon 2.44 persons per household, the County concurrency standard. The estimated number of school age children within the project is 54 based upon .71 school age children per household.
- F. There is no non-residential development within this PUD/PRD. Tract C of Unit Two may be used as a common area which may be owned either by an association or the owner of Parcel 2 or 3. Regardless of ownership, use of Tract C will be limited to the owners of Unit Two Parcels 1, 2, 3 and/or 4 for equestrian boarding and riding. Access to Tract C, if used as a common area, will be provided by easements over private driveways.

- G. The residential areas (Development Area) will be developed with detached single family homes with fee-simple form of ownership. Modular, mobile and conventional homes shall be allowed. Guest houses shall be allowed within the Development Area consistent with the Land Development Code, and subject to the setbacks of this paragraph. Home occupations consistent with the Land Development Code shall be allowed. The existing mobile home and accessory structures on Unit Two Parcel 1 shall be permitted to remain even where outside the Development Area. Any replacement or additional residential structures on Parcel 1 shall be required to comply with the Development Area boundaries. Lot development criteria shall be as follows: All minimum building setbacks stated within this PRD text shall be from the overall (including deeded Reserved Area) property line to the wall of the structure, so long as all residential development remains within the Development Area. Minimum lot width shall be 150 ft. for Units One and Two and 100' for Unit Three. Minimum lot size shall be one acre for all Units. Maximum lot coverage shall be 40%. Minimum spacing between all structures shall be 10 ft., measured as provided in the Land Development Code. Maximum building height for all structures shall be 35 ft., except that barns located within the Reserve Area may be up to 39.5 ft in height.

The following setback requirements shall apply to all residential structures. The minimum side yards setback shall be 5' measured as provided for in the LDC. The minimum front yard setback shall be 20 ft. Minimum rear yard setbacks shall be 10 ft. Notwithstanding any other provision of this paragraph all structures with a permanent foundation shall be set back 25 ft. from any wetland buffer. A 75' scenic edge shall be provided adjacent to CR-16A for Units Two and Three within which no structures shall be constructed. Unit One shall maintain the existing 50' building setback from CR-16A. Parking for two vehicles shall be provided within the driveway or garage of each residential unit.

Uses within the Reserve Area shall include all uses typically allowed within agricultural areas including those used outlined in Section 2.02.01.B of the Land Development Code, except that housing units and guest quarters shall not be allowed within the Reserve Area. However, notwithstanding the above, commercial uses shall not be allowed within the Reserve Area. Typical uses shall include, but not be limited to agricultural, silvicultural, retention, buffers, docks and boardwalks, aquaculture, livestock, horses and other animals. Wells

and septic tanks/drain fields shall be allowed within the Reserve Area to permit proper separation between such uses. The Reserve Area shall be designated within the plat and covenants as permanent open space and/or buffers. (See Paragraph F regarding use of Tract C.)

Two project identification signs shall be permitted at the main residential entrance to Unit One and at each residential entrance to Unit Three to the project on CR-16A consistent with Section 7.06.01A of the Land Development Code. All signs shall be located outside the County right-of-way, including location within tracts which are not part of the County right-of-way. The project identification signs shall be either one two-sided median sign with a maximum sign face area of 32 sq. ft. per sign face or up to 2 one sided signs attached to a wall or fence with a maximum sign face area of 32 sq. ft. All permanent identification signs permitted within this PRD shall be monument type signs (or attached to a fence or wall not to exceed 6 ft. in height) which shall be no less than 5 ft. from any property line and shall not obstruct visibility for vehicular traffic. All sign face areas shall not include the base or decorative edging. No common signage will be provided for Unit Two, however individual lot owners may have signs (outside of the County right-of-way) to identify their driveway.

- H. All roads, streets, and parking areas shall conform to the design standards specified in the St. Johns County Land Development Code. The internal roadways will be dedicated to St. Johns County, subject to acceptance by the Board of County Commissioners. The 7 ft. along the eastern and western right-of-way lines of CR-16A (as it abuts the Property) shall be reserved for future right-of-way expansion. No development activity shall be permitted in the reserved right-of-way. Upon the request of the County or upon an initiative of the applicant, whichever occurs first, such right-of-way land shall be conveyed by the abutting land owner to St. Johns County in exchange for fair market value compensation, which may include impact fee credits, at the option of the Seller. The Developer shall not be required to construct a sidewalk along CR-16A adjacent to Units One, Two and Three. In lieu of the sidewalk and sidewalk fund for Units Two and Three, the Developer will provide a 10' public equestrian and pedestrian trail adjacent to and parallel to the reserved right-of-way on the Southern side of CR-16A. The Developer has already paid into the County sidewalk fund for the sidewalk on the Northern side of CR-16A adjacent to Unit One,

consistent with the previously approved PRD.

The Master Plan depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval. Changes made to the PRO shall be in accordance with LDC Section 5.04.07.

All stormwater drainage shall be handled on-site, through use of swales, dry retention, existing ponds and other ponds if determined necessary through site permitting, and shall be in compliance with the LDC. Open space is addressed in Paragraph "D" above. The deeded Reserve Areas will provide for the private recreational needs of residents. No common recreation areas are provided.

Units One and Three fire protection shall be provided consistent with the St. Johns County Land Development Code. A private fire service main and appliances will be provided in compliance with NFPA 24 or as otherwise approved by the Fire Marshall. Fire equipment accessibility will be provided in compliance with NFPA 1141, Chapter 4 and the LDC. Due to the low density of Unit Two, Unit Two shall not require private fire service mains. Solid waste collection shall be provided by the County-contracted waste collection company. Utilities may be provided above ground.

- I. Well and septic tanks shall be used within this project.
- J. The soil survey for St. Johns County, Florida identifies three types of soil in the upland portions of the site: Pomona fine sand, Sparr fine sand and Holopaw fine sand.
- K. The upland forest within the upland areas shown on the Master Development Plan is planted pine plantation. The wetland areas shown on the Master Development Plan are mixed hardwood forest (see attached report and FLUCCS map prepared by Coastal Science Associates, Inc.). Existing agricultural and silvicultural activities may be continued within each parcel on the Property (except within areas designated as upland conservation natural buffers on the MDP) until commencement of development on such parcel, as evidenced by issuance of a land clearing permit for such parcel, so long as a minimum of 25 tree credits per acre are maintained on the property. Agricultural and silvicultural activities may be permitted in the Reserve Area at anytime (except within

areas designated as upland conservation, natural buffers on the MDP). Greater than 5% of upland natural vegetation protection is provided in upland buffers and conservation easements.

- L. There is no Significant Natural Communities Habitat (as defined by the St. Johns County Land Development Code) within this project. Protected Species are addressed in the attached report from Coastal Science Associates, Inc.
- M. There are no known or observed Historic Resources (as defined by the St. Johns County Land Development Code) within this project.
- N. A minimum 35 ft. landscaped or natural vegetation development edge shall be provided around the boundary of the property. A minimum 50 ft. buffer shall be provided around the Development Area lots of the PRD. Agricultural and accessory uses shall be permitted within the Development Area buffer.
- O. This PRD is not located in a Special District as defined by Article III of the St. Johns County Land Development Code.
- P. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices or trailers, temporary signage or temporary access. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. No individual non-builder lot sales may occur prior to recording a plat. As allowed by the St. Johns County Land Development Code, model homes may be constructed prior to platting. Model homes must be located on a residential lot shown on the approved Master Development Plan. Model homes shall not equal more than 10% of the total number of lots approved in the Master Development Plan. No certificates of occupancy shall be released until a final plat has been recorded.
- Q. The setbacks for accessory uses for all residential development are 3' from the adjacent property line, except that pools shall comply with the side yard setbacks for residences. Accessory structures included but not limited to swimming pools, utility buildings, air conditioning and heating units and pads, detached screen enclosures and any screen pool enclosure, all of which shall be

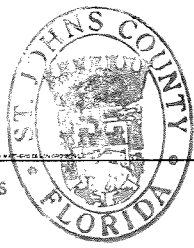
located in a required side or rear yard.

- R. Unit One has been constructed and is complete. Unit Two has been platted and is complete. There are no common improvements within Unit Two which do not already exist. Unit Three shall be developed in 3 five year phases as indicated on the MDP Map. Construction shall commence within 3 years of approval of this major modification to the Bartram Downs PRD. Commencement shall be defined as approval of final engineering plans. Completion of each phase shall be defined as approval of construction plan as-builts.
- S. The project will provide on-site stormwater drainage facilities. Wells and septic tanks will be provided on-site. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is also located within an area which is experiencing strong demand for housing in northern St. Johns County. The project will therefore meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand.
- T. The project requests the following waivers, variances or deviations from the Land Development Code:
 - 1. The PRD shall allow overhead utilities rather than underground utilities, waiver from Section 5.04.03.F. This waiver is consistent with the rural character of the community and allows better street lighting.
 - 2. Unit One external sidewalks along CR-16A are waived and the developer has already paid into the County sidewalk fund. For Units Two and Three, external sidewalks and the sidewalk fund are waived along CR-16A. Waiver from Section 6.02.06.B.1. This is justified because there are currently no sidewalks on any portion of CR-16A and the adjacent properties are unlikely to be developed for many years. In lieu of these requirements, the Applicant shall provide a 10' public equestrian and pedestrian easement trail parallel and adjacent to the reserved right-of-way. This trail will be more appropriate in this "neighborhood" and will provide the right-of-way for any future sidewalk, if determined necessary.
 - 3. On Unit One, one driveway shall be allowed with direct access to CR-16A waiver from Section 6.04.05.B.3 (this driveway has been approved as a part of Unit One). This waiver is justified to

avoid additional wetland impacts and to provide safe Emergency Services access to Lot 9. Because of the location of the Lot, the only other point of access would be a flag lot with a driveway between Lots 1 and 2, creating possible confusion for Emergency Service vehicles which can see the home from CR-16A. (The Lot 9 driveway waiver was approved in the original PRD and has been constructed.) On Unit Two Parcels 1 and 2 (jointly) and Parcel 3 shall have separate driveway connections to CR-16A where existing culverts and connections exist. Parcel 4 shall share Parcel 3's access. This waiver is justified by the low density, large size, large separation and existing culverts and connections.

- U. All successors in title to the Property shall be bound to the conditions of the approved PRD. A notice of PRD approval and designation of the Reserve Area as permanent open space shall be placed of record upon approval of this PRD, consistent with Comprehensive Plan Policy A.1.6.2.(j).
- V. All of the property is located in either Rural/Silvicultural or Agricultural- Intensive Comprehensive Plan FLUM categories.

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 4th DAY OF December 2015.
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners



BY: Yvonne King D.C.

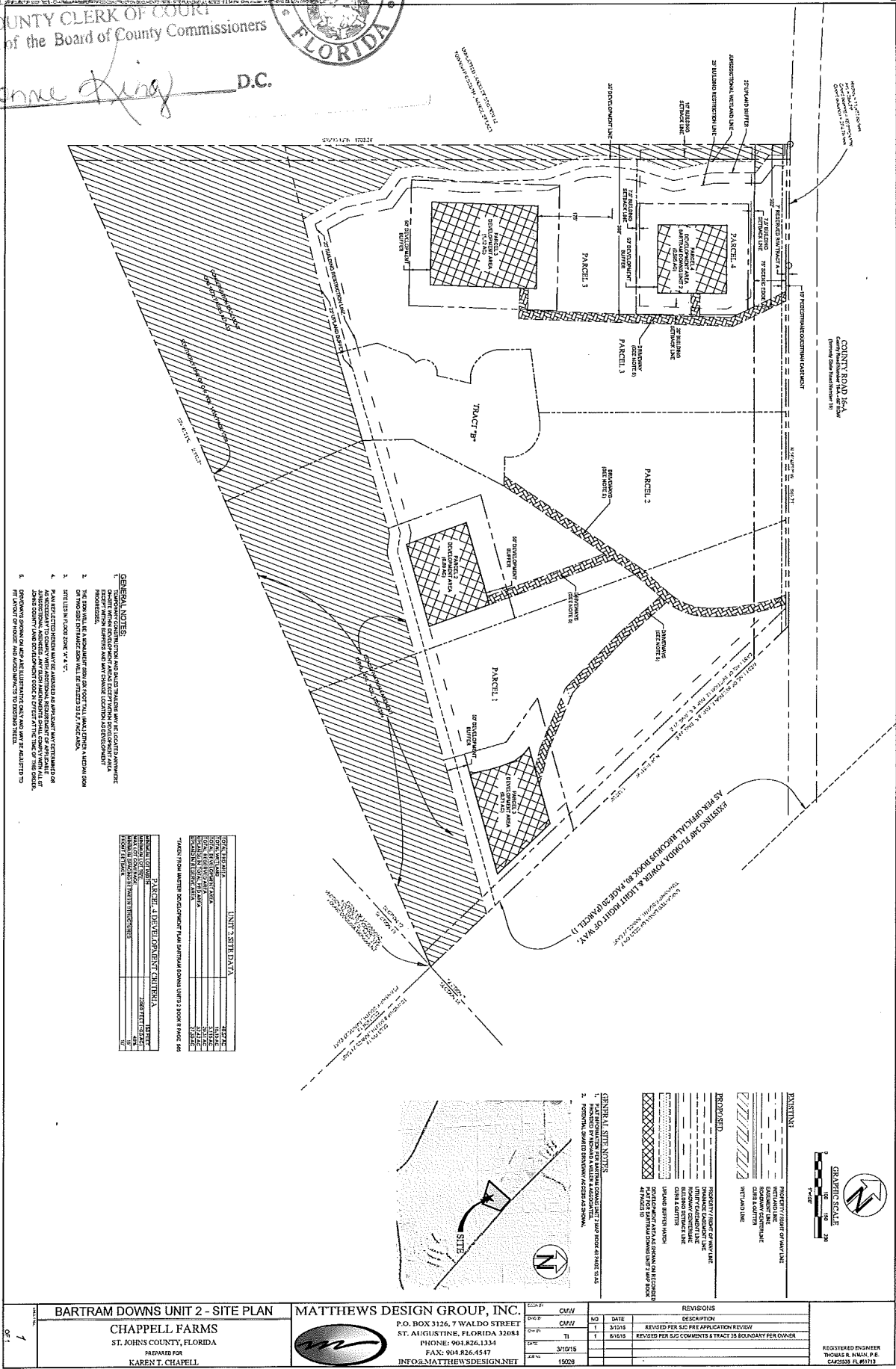


EXHIBIT C

BARTRAM DOWNS UNIT 2 - SITE PLAN
 CHAPPELL FARMS
 ST. JOHNS COUNTY, FLORIDA
 PREPARED FOR
 KAREN T. CHAPPELL

MATTHEWS DESIGN GROUP, INC.
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FLORIDA 32084
 PHONE: 904.826.4334
 FAX: 904.826.4347
 INFO@MATTHEWSDESIGN.NET

NO.	DATE	DESCRIPTION
1	11/15/15	REVISED PER SAC PER APPLICATION REVIEW
2	11/15/15	REVISED PER SAC COMMENTS & TRACT 25 BOUNDARY PER OWNER

REGISTERED ENGINEER
 THOMAS R. HAN, P.E.
 CAPS00014610

THE ST. AUGUSTINE RECORD

ST JOHNS LAW GROUP
DOUGLAS N. BURNETT
509 ANASTASIA BLVD
SAINT AUGUSTINE FL 32080

Ref.#: L2686-15
P.O.#: BARTDOWNS2

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

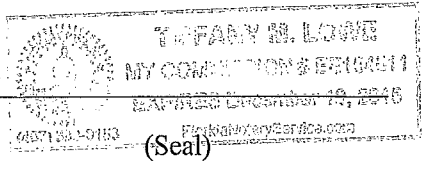
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU** who on oath says that he/she is an Employee 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 of **MAJMOD 2015-05 - BARTRAM DOWNS UNIT 2** was published in said newspaper on **09/30/2015**

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 has 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/she 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 _____ day of SEP 30 2015
by Nicole Corriveau who is personally known to me
or who has produced as identification

Riffon M. Zoua
(Signature of Notary Public)

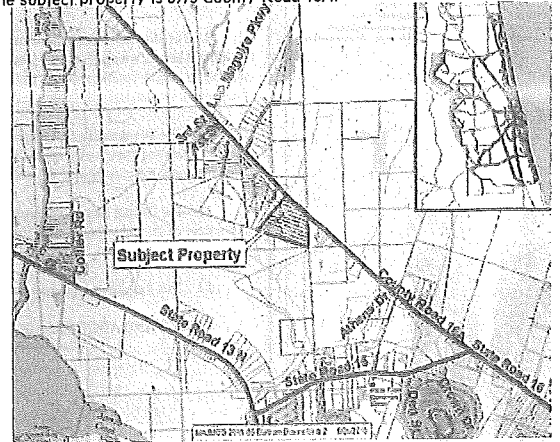


NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, 10/15/2015 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 11/17/2015 at 9:00 a.m., will each hold public hearings in the County Auditorium, located in the County Administration Building of 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request for a Major Modification to Bartram Downs Unit 2 to create a new lot by subdividing Parcel 3. This division would total 4 lots within Unit 2..

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BARTRAM DOWNS PLANNED RURAL DEVELOPMENT, ORDINANCE NO. 2002-08, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 6975 County Road 16A.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PRISCILLA L. BENNETT, CHAIR

FILE NUMBER: MAJMOD-2015000005, Bartram Downs Unit 2
L2686-15 Sep 30, 2015



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 20, 2015

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2015-70, which was filed in this office on November 19, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

HUNTER S. CONRAD
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

2015 NOV 20 AM 9:59

FILED