

ORDINANCE NUMBER: 2017 - 30

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AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SEA VIEW PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2015-29, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this major modification shall proceed in accordance with the application, dated March 23, 2017 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2017-05 Sea View**, for a Major Modification to the **Sea View PUD**, Ordinance 2015-29, 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. The development of lands within the Sea View PUD (F/K/A Peppertree PUD), described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2015-29, as amended, including the Application for Major Modification and attached hereto and made a part of hereof as Exhibit B and C.

SECTION 2. That the need and justification for modification of the Sea View PUD, Ordinance Number 2015-29, as amended has been considered in accordance with Sections 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 pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, Sea View PUD is consistent with Section 5.03.05.C of the Land Development Code, which provides conditions for Major Modifications to approved PUDS.
3. As modified, Sea View PUD is consistent with applicable portions of the St. Johns County Comprehensive Plan.
4. As modified, Sea View PUD 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 Sea View PUD meet the all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, Sea View PUD 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 2015-29, 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 PUD 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 Sea View PUD 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 20th **DAY OF** June **2017.**

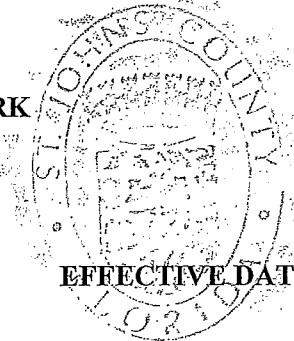
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____

James K. Johns, Chair

ATTEST: HUNTER S. CONRAD, CLERK

BY: L. Wenne King
Deputy Clerk



REVISION DATE June 22, 2017

EFFECTIVE DATE: June 22, 2017

EXHIBIT "A"

Legal Description of the Property

A portion of Government Lot 5, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Beginning, commence at the intersection of the North line of said Government Lot 5, with the Westerly right-of-way line of State Road No. A-1-A (a 100' right-of-way as now established); thence Southeasterly along said right-of-way line and along the arc of a curve concave Westerly and having a radius of 11,409.20', an arc distance of 110.56', making a central angle of 00° 33' 19" and having a chord bearing of South 12° 35' 01" East, and a chord distance of 110.56' to the point of tangency of said curve; thence continue along said Westerly right-of-way line of State Road A-1-A, South 12° 18' 00" East, a distance of 525.29' (Deed 525.53'); thence due West, a distance of 535.75' ; thence North 32° 50' 15" West, a distance of 19.76' ; thence North 88° 37' 51" West, a distance of 87.95' ; thence North 00° 04' 31" East (Deed North 00° 02' 27" East), a distance of 597.53' ; thence North 89° 24' 30" East, a distance of 498.69' (Deed 498.76') to the Point of Beginning.

Exhibit "B"

SEA VIEW PLANNED UNIT DEVELOPMENT

(formerly known as Peppertree)

March 23, 2017

Team Roster

Owners: St. Augustine Sea View, LLC
Generation Homes LLC
c/o Jay McGarvey, Cora Johnston
771 Tides End Drive
St. Augustine, Florida 32080
(904) 247-9160

Legal: Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086
(904) 824-0879

**Planning/Traffic/
Civil Engineering:** Connelly & Wicker, Inc.
Justin Williams
10660 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246
(904) 265-3030

Environmental: Environmental Services, Inc.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

Exhibit/Attachment List:

Exhibit A - Legal Description of the Property
Exhibit C - Master Development Plan Map
Attachment A - Soils Map
Attachment B - FLUCCS Map

**SEA VIEW
PLANNED UNIT DEVELOPMENT
MASTER DEVELOPMENT PLAN TEXT**

The applicants, St. Augustine Sea View, LLC, Generation Homes, LLC and Forum Partners, Ltd. (collectively, the "Applicant"), propose a major modification to the Peppertree Planned Unit Development, St. Johns County Ordinance 2015-29 (PUD 2014-018), for approximately 8.01 acres they own located on the west side of A1A South, south of Tropic Way and north of San Julian Boulevard, as more particularly described in **Exhibit "A"** attached hereto (the "Property"). The PUD is approved for construction of a maximum of 28 single-family homes on the Property. This major modification requests to change the project name from Peppertree Planned Unit Development to Sea View Planned Unit Development ("PUD").

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

The Applicant is seeking approval of a major modification to the Sea View PUD (formerly known as Peppertree) to develop a maximum of 28 single-family residential units and related amenities on the Property (Parcel Identification No. 175910-0010). The architectural design of homes within the project will be in character with residences in surrounding communities. The Property is under development at this time.

The Property is located on the west side of A1A South, south of Tropic Way and north of San Julian Boulevard on Anastasia Island. The surrounding community is primarily single-family and multi-family residential in nature. The Tradewind subdivision lies to the north of the Property; the Villas of Ocean Gate and Ocean Hibiscus condominiums are located east of the site across A1A; the PepperTree RV resort and an RV storage lot lie to the south; and Ocean Palms subdivision is located to the west of the Property. Residential densities in Tradewind and Ocean Palms subdivisions are two (2) to four (4) units per acre with densities of six (6) units per acre to ten (10) units for the condominiums and mobile home/RV park. Residential buildings in this area range from one (1) story to four (4) stories in height. Thus, the proposed construction of single-family homes at a maximum density of 3.5 units per acre and a maximum height of 35 feet on the Property is consistent and compatible with land uses in the surrounding area. The project will incorporate various Low Impact Development Design Principles, which may include but not be limited to clustering housing, reducing grading and impervious areas to maximize stormwater percolation, using native vegetation in landscaping and around stormwater ponds, reducing irrigated and turf areas, and utilizing landscaping that is friendly to native wildlife species.

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

The Property includes approximately 8.01 acres, as described in **Exhibit "A"** attached hereto and as shown on the Master Development Plan Map ("MDP") attached hereto as **Exhibit "C"**.

c. The total number of wetland acres included within the Project as requested in the application.

The Property includes approximately 0.04 acres of wetlands.

d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.

There are approximately 8.01 developable acres within the Property. Approximately 0.04 acres of wetlands will be impacted.

e. The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

The Property will include a maximum of 28 single-family residential units. The requested density is within the parameters of the Residential C future land use designation, which allows a maximum density of four (4) units per acre in the Coastal Area with PUD approval and the provision of central water and sewer services.

The projected population within the Property is 68,32 residents, based on 2.44 residents in each of the maximum 28 homes. The projected population of school age children is 10 (28 units times 0.35 children per household).

f. The total square footage and intensity of non-residential development.

There will be a community swimming pool amenity within the Property.

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

1. **Setbacks:** The minimum setbacks are as follows:

a. All residential lots must maintain a minimum fifty (50)-foot setback from the State Road A1A right-of-way.

b. Lot setbacks:

Front Setback (See Notes 1 and 2 below)	Minimum 12 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	10 feet
Minimum Driveway Setback	5 feet from side property line
Minimum Flare Width	3 feet

Notes:

1. Garages will be attached to the main structure but must be set back a minimum of 20 feet from the front property line.
2. Front porches shall be elevated a minimum of 24 inches above the finished grade at the front porch edge with a minimum of 3 risers up to porch.

c. All structures shall have a minimum separation of 10 feet, as measured from the outer foundation wall of the structure to the outer foundation wall of the adjacent structure. Setbacks shall be measured from a point on each structure that is at least thirty inches (30") above the general ground level.

2. Building height: Buildings shall not exceed 35 feet in height; provided, however that building elements shall be permitted to 42 feet. The 42-foot height is restricted to a portion of the structure (such as a tower element) that is not to exceed 20 percent of the footprint area of the main structure, including garage. Buildings exceeding two (2) stories are not allowed.
3. Minimum lot size: 5,000 square feet.
4. Minimum lot width: 50 feet; however, lots on cul-de-sacs and curves must be a minimum of 25 feet when measured between side lots at the street line.
5. Minimum lot depth: 100 feet.
6. Maximum impervious surface ratio: 70 percent per Lot.
7. Maximum lot coverage by buildings: 65 percent per Lot and 35 percent for the Property as a whole.
8. Density: There are approximately 8.01 developable acres within the Property. The Residential C future land use designation of the Property allows a density of four (4) units per acre in the Coastal Area. Thus, the Property can have a maximum density of four (4) units per acre, or 32 units. The Applicant is requesting a maximum of 28 single-family units.
9. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.

10. Signage: At the project entrance road off of State Road A1A, there may be erected a maximum of two (2) project signs identifying the subdivision located on the Property, as depicted on the MDP. Such project identification signage may be located on an entry wall or free-standing monument sign. Each entry sign may include one (1) double-faced sign or two (2) single-faced signs. Regardless of the type of entry sign, total advertising display area per sign face shall not exceed the size set forth in LDC Section 7.07.01. All signage will comply with Article VII of the St. Johns County Land Development Code (the "Code" or the "LDC").

11. Lighting: Project lighting will comply with the provisions of LDC Section 5.03.06.H.6.

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

1. Drainage: A master stormwater management system shall be constructed and maintained by a homeowners association. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District.

2. Site Access: Vehicular access within the Property is depicted on the Master Development Plan and connects off-site to State Road A1A. Minimum five (5)-foot electric utility easements shall be provided on both sides of roads internal to the Project. Interconnectivity is provided to the east, onto State Road A1A. The Project cannot interconnect to the north or south due to the location of existing residences and cannot connect to the west because of the location of wetlands.

3. Pedestrian Circulation: Pedestrian circulation will be provided via a minimum four (4) foot wide sidewalk on one side of all interior roads within the project, as depicted on the MDP. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Parks, Open Space and Recreational Facilities: The project will have 68.32 residents (28 units x 2.44 persons per unit) and should provide 0.34 acres of active recreational amenities in the location. The Applicant proposes to provide a minimum of one (1) acres of recreational area which will include active recreation (i.e., a swimming pool amenity), walking paths and passive recreational areas in the locations depicted on the MDP. The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, pursuant to LDC Section

5.03.03.A.3. There is no Significant Natural Communities Habitat on the Property. The project will provide twenty-five percent (25%) open space, pursuant to LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

i. The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from St. Johns County Utilities via central utility systems. Water and sewer use will be as follows:

1. Water:

Single-family residential 350 gpd per unit x 28 units = 9,800 gpd

2. Sewer:

Single-family residential 280 gpd per unit x 28 units = 7,840 gpd

All on-site utilities will be public. Water and sewer lines that are to be dedicated to the St. Johns County Utility Department ("SJCUD") for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. All development shall meet the requirements stated in the Letter of Availability as accepted by the Transportation Planning division. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees. No improvements such as pavement, sidewalks and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD.

All residential areas will be irrigated with reuse/reclaimed water provided by the St. Johns County Utility Department, if available. If reuse/reclaimed water is not available, on-site wells can be utilized for non-potable uses within the Property. Signage for common areas where reclaimed water will be used for irrigation shall be maintained by a homeowners association.

j. The type of underlying soils and their suitability of development of the proposed Project.

Soils located on the Property include Pomello Fine Sand (0 to 5 percent slopes), Pottsburg fine sand, and EauGallie fine sand, as shown on Attachment "A" attached hereto. Information regarding suitability of development is as follows:

1. #15 Pomello fine sand - Potential for this soil is medium for community development. Measures are needed to remove excess surface water. This will be done during development.

2. #40 Pottsburg fine sand - Potential for community development is medium. The soil is severely limited for urban uses because of a 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 sometimes difficult because outlets generally are not available.

3. #58 Eau Gallie fine sand - Potential for community development is medium. Wetness resulting from a seasonal high water table that is within 10 inches of the surface is the main limitation affecting the use of this soil. Water control measures are needed to lower the water table and quickly remove excess surface water after heavy rains.

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

The Property includes Undeveloped Urban Land, Upland Hardwoods, Brazilian Pepper, a Less than 10-acre Lake, and Wetland Hardwood Forest, as shown on Attachment "B" attached hereto. Descriptions of the FLULFCS types on the Property are included in the Environmental Study.

l. The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.

No Significant Natural Communities Habitats, as defined by St. Johns County, were determined to be located within the Property. Two (2) possibly active gopher tortoise burrows are located on the Property. At the time of construction plan submittal, either any active burrows will need to be depicted on construction plans with a conservation area meeting applicable regulations of the Florida Fish and Wildlife Conservation Commission ("FWC") or the Applicant will need to provide verification that any on-site tortoises have been relocated, as approved by FWC.

m. Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.

According to St. Johns County, the Property is in an area of high probability for the occurrence of archaeological resources. A historic resources study for the Property is enclosed with this PUD application. The study shows there are no known or observed Historic Resources on the site.

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

A ten-foot natural/landscaped buffer will be provided around the perimeter of the Property per LDC Section 5.03.03.A.4. Further, the screening/buffering requirements set forth in LDC Sections 6.06.02.F.2.b and 6.06.04.B.6 will be met, in addition to any other applicable provision of LDC 5.03.03.A.4. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

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

The Property is not subject to any Special District requirements.

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

Model homes without a sales office may be constructed within portions of the Project and within all residential districts with approved Construction Plans, but prior to Final Plat approval. Model homes with a sales office may be constructed within portions of the Project and within all residential districts with approved Construction Plans and as-built drawings, but prior to Final Plat approval. Model homes must be constructed consistent with the PUD and approved Construction Plans. Model homes may consist of no more than ten percent (10%) of the total number of Lots within the individual, approved Construction Plans. Model homes shall provide parking to accommodate the model home and sales office, if applicable. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt, in a manner acceptable to the County Administrator. An access apron shall be provided to not damage the adjacent roadway.

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be

permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C.

- q. The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.*

Accessory Uses such as private garages and storage Buildings; Home Offices; model homes; guardhouses; air conditioning units and related heating/cooling units; Household Animals; fences, walls or hedges; and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Sections 2.02.04.A.3, 2.02.04.B and 6.04.06.F.7.d; provided, however that such Accessory Uses may be constructed up to a minimum of three (3) feet from the rear or side property boundary without providing a 10-foot separation between the main structure and accessory structure(s). No air conditioning equipment, electrical equipment, pool, swimming pool, pool enclosure, masonry wall(s) or masonry fence(s) will be constructed within the boundaries of a drainage or underground utility easement.

- r. A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.*

The project will be developed in one (1) phase. Construction commenced on November 29, 2015. Commencement is defined as approval of construction plans by the County. Completion shall occur by October 3, 2028, pursuant to extensions granted pursuant to certain State of Florida emergency declarations under Section 252.363, Florida Statutes. Completion shall be defined as approval of as-builts by the County.

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

The Applicant is seeking this rezoning in order to develop single-family residences and related amenities on the Property. The Applicant desires to provide new housing inventory in an area of the County where there is very little land remaining on which to build homes. There is market demand for new homes on Anastasia Island.

- t. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.*

The Applicant is requesting the following waivers from the provisions of the Land Development Code:

LDC Sections 2.02.04.A.3, 2.02.04.B.5 and 6.01.03.H.2 Setbacks for Accessory Structures, Mechanical Equipment

The Applicant is requesting a waiver from the requirements that accessory structures and mechanical equipment such as air conditioning units, pool equipment and other similar equipment be set back a minimum of five (5) feet from property lines; provided, however, that no such equipment and structures will be constructed within the boundaries of a drainage or underground utility easement. There will be a variety of housing sizes located within Sea View, so the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for certain accessory structures and mechanical equipment. Swimming pools and screened enclosures will meet required setbacks.

LDC Section 5.03.03.B.1c Front Yard Setback

The Applicant is requesting a waiver from the requirement that the front yard setback be 20 feet in order to provide a traditional neighborhood design community. The Applicant will provide a minimum front setback of 12 feet, with garages being set back from the front property line a minimum of 20 feet.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks

The Applicant is requesting a waiver from the requirement that there be a minimum separation between structures as measured from the furthest projection to the furthest projection (as that term is defined in the Land Development Code) of 10 feet since the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants are capable of providing 1,000 gallons per minute at 20 psi for two (2) hours, in accordance with NFPA1 (Fire Code) for homes not exceeding 5,000 square feet. The Applicant will be permitted to have structure separations of less than 10 feet in areas of Sea View where 1,500 gallons per minute for two (2) hours of fire flow are provided. All homes will have a 10-foot separation as measured from outer wall to outer wall.

LDC Table 6.03 Minimum Flare

Due to the curvature of the roadway, the Applicant desires that driveway flares be a minimum of three (3) feet, instead of the minimum five (5) feet as noted in LDC Section 6.04.05, Table 6.02. Driveway flares shall be permitted to be located a minimum of three (3) feet from side property lines.

- u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.*

The Applicant, on behalf of itself and its successors and assigns, 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 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 with respect to this Planned Unit Development application.

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

The future land use designation of the Property is Residential C Coastal.

EXHIBIT "C"

Master Development Plan Map

THE ST. AUGUSTINE RECORD

ROGERS TOWERS
ATTN TINA BENTLEY
1301 RIVERPLACE BLVD STE 1500
JACKSONVILLE FL 32207

Ref.#: 17213833D
P.O.#:

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

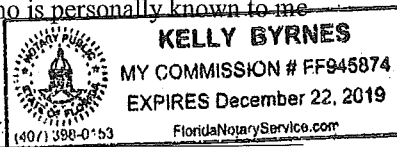
Before the undersigned authority personally appeared **JAMIE WILLIAMS** who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **MAJMOD 2017-03 ASHB - MAJMOD 2017-05** was published in said newspaper on **04/12/2017**

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 **APR 12 2017**

by Jamie Williams who is personally known to me or who has produced as identification

Kelly Byrnes
(Signature of Notary Public)



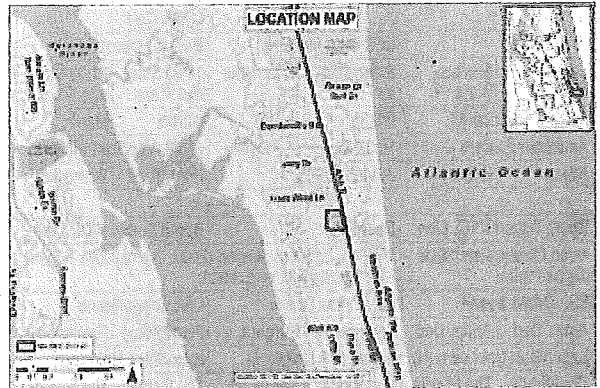
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 5/4/2017 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 6/20/2017 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Peppertree Planned Unit Development (PUD) to rename the development to Sea View PUD and to increase the maximum lot coverage by buildings for individual lots to 65%.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SEAVIEW PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2015-29, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is along the west side of A1A South, south of Tropic Way, north of San Julian Boulevard. See attached map (Exhibit A). 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 hearings. 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES K. JOHNS, CHAIR

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: MAJMOD-2017000005
PROJECT NAME: Sea View 1/k/a/Peppertree

17213833D April 12, 2017



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

June 22, 2017

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

Attention: Ms. Yvonne King

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. 2017-30, which was filed in this office on June 22, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED *June 22, 2017*
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK