

ORDINANCE NUMBER: 2017- 46

Public Records of St. Johns County, FL  
Clerk number: 2017071006  
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Recording \$188.50

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

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

**WHEREAS**, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated March 6, 2017 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2017-03 Woodlawn Oaks**, 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.** Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

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 2025 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 Residential-C.
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 is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. 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.

7. 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.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

**SECTION 2.** Pursuant to this application File Number **PUD 2017-03 Woodlawn Oaks**, the zoning classification of the lands described within the legal description, Exhibit "A",

**is hereby changed to PUD.**

**SECTION 3.** The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

**SECTION 4.** 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. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

**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.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 3rd DAY OF October 2017.**

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

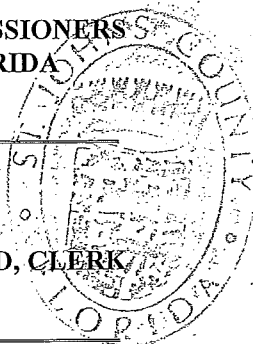
BY: [Signature]  
James K. Johns, Chair

RENDITION DATE OCT 05 2017

ATTEST: **HUNTER S. CONRAD, CLERK**

BY: [Signature]  
Deputy Clerk

EFFECTIVE DATE: OCT 05 2017



Legal Exhibit to Limited Warranty Deed  
TD Bank, N.A. | REO Funding Solutions, V, LLC

St. Johns County

**EXHIBIT "A"**

Parcel No(s): 131620-0000  
(REO ID: 200433)

Lot 15, Block 15, of "AUGUSTINE", a Western Suburb of the City of St. Augustine, Florida, according to the plat thereof, recorded in Map Book 1, Page 77, of the Public Records of Saint Johns County, Florida.

For identification purposes only, property address:  
836 W 3rd St, St. Augustine  
Saint Augustine, FL 32084

Parcel No(s): 084680.0020 & 084680.0000  
(REO ID: 600920)

Parcel 1:

A parcel of land in Government Lot 4, Section 2, Township 7 South Range 29 East, St. Johns County Florida, and being more particularly described as follows:

Commence at the Southwest corner of property of Marvin G. Jones and Mildred A. Jones, his wife, as described in Deed Book 157, Page 572, Public Records of St. Johns County, Florida; thence run North 0 degrees 42 minutes West, along the East line of a County Road, a distance of 190.55 feet to the North line of an access easement from Marvin G. Jones and Mildred A. Jones, his wife, to Gilbert Michael Jones and Bette Jones, his wife, as recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of St. Johns County, Florida; thence run the following bearings and distances along the North line of said access easement, North 87 degrees 59 minutes East, a distance of 155.07 feet; South 86 degrees 45 minutes East, a distance of 111.47 feet; North 78 degrees 35 minutes a distance of 132 feet, more or less, to a Point of Intersection with the offset center line of a State Road Department Drainage Easement, as recorded in Official Records Book 123, Page 515; Public Records of St. Johns County, Florida; thence run North 17 degrees 17 minutes 50 seconds West, a distance of 100 feet, more or less, along said center lines; thence run along said center line North 10 degrees 11 minutes 50 seconds West, a distance of 210.64 feet; thence run North 17 degrees 42 minutes 20 seconds West, a distance of 138.75 feet; thence run North 1 degree 13 minutes 40 seconds East, a distance of 255 feet, more or less, to the South line of Cooksey; thence run South 73 degrees 38 minutes West, along said South line of Cooksey, a distance of 16 feet, more or less, to the Northeast corner of lands of Julius and Edna Vig, as recorded in Official Records Book 179, Page 120, Public Records of St. Johns County, Florida; thence run South 0 degrees 43 minutes East, a distance of 268.55 feet along the East line of Julius and Edna Vig, to the Southeast corner of Vig, and the Northeast corner of property presently owned by Mr. and

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Mrs. L.D. Chambers, Jr., and described in Official Records Book 23, Page 223; thence run South 2 degrees 05 minutes East along the East line of said L.D. Chambers, Jr., a distance of 162.16 feet to the Southeast corner of said Chambers; thence run South 88 degrees 55 minutes West along the South line of said Chambers, a distance of 282.42 feet to the East line of a County Road, and the present Southwest corner of said Chambers; thence run South 0 degrees 42 minutes East along said County Road, a distance of 259.45 feet more or less, to the North line of said access easement and the POINT OF BEGINNING

Subject to said State Road Department Drainage Easement.

Together with permanent Easement of ingress and egress described as follows:

A parcel of land in Government Lot 4, Section 2, Township 7 South, Range 29 East, St. Johns County, Florida, and being more fully described as follows:

A strip of land 15 feet in width, lying 7.50 feet on each side of the following described center line: Commence at the Southwest corner of the property of Marvin G. Jones and Mildred A. Jones, his wife, as recorded in Deed Book 157, Page 572, Public Records of St. Johns County, Florida; thence run North 0 degrees 43 minutes West along the East Right-of-Way line of a County Road, a distance of 183.0 feet to the POINT OF BEGINNING of said center line; thence run North 89 degrees 59 minutes East, a distance of 154.90 feet; thence run South 86 degrees 45 minutes East, a distance of 112.09 feet; thence run North 78 degrees 35 minutes East, a distance of 158 feet, more or less, to a point of the East line of a State Road Department Drainage Easement, as recorded in Official Records Book 123, Page 515, Public Records of St. Johns County, Florida, and the Point of Termination of said access easement center line.

Parcel 2:

From the POINT OF BEGINNING at the Southwest corner of the property of Marvin G. Jones and Mildred A. Jones, his wife, as recorded in Deed Book 157, Page 572, Public Records of St. Johns County, Florida, run North 0 degrees 43 minutes West, along the East Right-of-Way line of a County Road, a distance of 183.05 feet to the West end of the center line of a 15 foot wide ingress and egress easement; thence along said centerline and following bearings and distances; North 87 degrees 59 minutes East, a distance of 154.9 feet; South 86 degrees 45 minutes East, a distance of 112.09 feet; North 78 degrees 35 minutes East a distance of 110 feet, more or less, to the West line of a State Road Department Drainage Easement, as recorded in Official Records Book 123, Page 515, Public Records of St. Johns County, Florida; thence Southerly along said drainage easement West line, a distance of 2147 feet, more or less, to the South line of Marvin G. Jones and Mildred A. Jones, his wife, and also the North line of Walter Johnson; thence North 89 degrees 58 minutes West, along said Jones South line and Johnson North line, a distance of 409 feet, more or less, to the POINT OF BEGINNING.

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Together with: 2009 Fleetwood 2401C SN GAFL807A58275-BM21 2009 Fleetwood 2401C SN GAFL807A58273-BM21 2009 Fleetwood 2401C SN GAFL807A58279-BM21 2009 Fleetwood 2401C SN GAFL807A58280-BM21 2009 Fleetwood 2401C SN GAFL807A58276-BM21 2008 Fleetwood 2401C SN GAFL807A57890-BU21

For identification purposes only, property address:  
1680 and 1720 Woodlawn Road  
Saint Augustine, FL 32084

Parcel No(s): 032810-0020  
(REO ID: 601273)

A parcel of land situated in Government Lot 3, Section 27, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly bounded and described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 27; thence South 89 degrees 40 minutes 10 seconds East along the North line of said Northwest 1/4 of the Southwest 1/4 a distance of 270.00 feet; thence North 00 degrees 02 minutes 20 seconds East, 20.00 feet to the POINT OF BEGINNING for the herein described parcel; thence North 00 degrees 02 minutes 20 seconds East along the East line of those lands described in Deed Book 172, Page 474, of the Public Records of said St. Johns County 114.66 feet; thence North 89 degrees 35 minutes 50 seconds West along the North of said lands described in Deed Book 172, Page 474, a distance of 250.00 feet to the East line of Winifred Masters Road; thence North 00 degrees 02 minutes 20 seconds East along said East line of Winifred Masters Road 465.03 feet; thence South 89 degrees 40 minutes 10 seconds East, 861.20 feet to the West line of those lands of the Roman Catholic Church; thence South 00 degrees 01 minutes 01 seconds West along said West line of the lands of the Roman Catholic Church 580.00 feet to the North line of Church Road; thence North 89 degrees 40 minutes 10 seconds West along the North line of Church Road 105.54 feet to the East line of those lands described in Official Records Book 533, Page 716, of said Public Records; thence North 00 degrees 19 minutes 50 seconds East along the East line of said lands described in Official Records Book 533, Page 716, a distance of 218.71 feet; thence North 89 degrees 40 minutes 10 seconds West along the North line of said lands described in Official Records Book 533, Page 716, a distance of 208.71 feet; thence South 00 degrees 19 minutes 50 seconds West along the West line of said lands described in Official Records Book 533, Page 716, a distance of 218.71 feet to the North line of said Church Road; thence North 89 degrees 40 minutes 10 seconds West along said North line of Church Road 297.17 feet to the POINT OF BEGINNING.

For identification purposes only, property address:  
6130 Church Rd  
Elkton, FL 32033

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Parcel No(s): 179170.0000  
(REO ID: 601314)

Lots 10, 11, 12, 13, 14 and 15, Block L, BUTLER'S BEACH SUBDIVISION, UNIT 1, according to the map or plat thereof recorded in Map Book 6, Page 22, of the Public Records of St. Johns County, Florida.

INCLUDING the abandoned Right-of-Way between Lots 12 and 13 and Riverside Blvd., as described in St. Johns County Resolution 2006-35, recorded at Official Records Book 2653, Page 520, of the Public Records of St. Johns County, Florida.

For identification purposes only, property address:  
5605 US Highway A1A South  
St. Augustine, FL 32080

Parcel No(s): 083980.0000  
(REO ID: 601621)

All that piece or parcel of land being a portion of Lot 3 and Lot 4 of Block 10 of the SHEPARD-CROSBY SUBDIVISION of Government Lot 8 in Section 2, Township 7 south, Range 29 East, according to Map Book 1, Page 19 of the Public Records of St. Johns County, Florida.

Also including a strip of land known as the North Three (3) feet, more or less, of Lot Eight (8), Block B, as shown on LORDS ADDITION TO PONCE DE LEON HEIGHTS as recorded in Map Book 10, Page 87 of the Public Records of St. Johns County, Florida, said piece or parcel and strip of lands being more particularly bounded and described as follows:

Beginning at a point which is the intersection of the Westerly side line of Collins Avenue (formerly Usina Street) as presently existing and the Southeast corner of Lot 4 of Block 10 of the SHEPARD-CROSBY SUBDIVISION as recorded in Map Book 1, Page 19 of the Public Records of St. Johns County, Florida; thence running along the Southerly line of said Lot 4, North 89 degrees 56 minutes West, 145.00 feet to a point; thence running along the Easterly line of Lot 8 of LORDS ADDITION TO PONCE DE LEON HEIGHTS, South 0 degrees 48 minutes 27 seconds East, 3.24 feet to a point; thence running through said Lot 8, North 89 degrees 49 minutes 39 seconds West, 120.08 feet to a point on the Westerly line of said Lot 8; thence running along the Westerly line of said Lot 8 North 3 degrees 27 minutes 57 seconds East, 2.9 feet to the Southerly line of said Lot 4 of the SHEPARD-CROSBY SUBDIVISION; thence running along the Southerly line of Lot 4 and Lot 3 of said SHEPARD-CROSBY SUBDIVISION, North 89 degrees 51 minutes 18 seconds West, 61.15 feet, and North 89 degrees 56 minutes West, 81.78 feet to a point which is the Southeast corner of lands belonging now or formerly to John L. Rowand and Marjorie Rowand; thence running along the Easterly line of said lands now or formerly belonging to Rowand, North 0 degrees 48 minutes East, 145.00 feet to a point; thence running

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through Lot 3 and Lot 4 of said SHEPARD-CROSBY SUBDIVISION, South 89 degrees 56 minutes East, 16.49 feet to a point in the center line of canal, thence running along the center line of said canal North 0 degrees 22 minutes 18 seconds East, 28.00 feet to a point; thence continuing Southeasterly through said Lot 3 and Lot 4, South 89 degrees 56 minutes East, 390.53 feet to a point on the Westerly side line of Collins Avenue as presently existing; thence running along the Westerly side line of Collins Avenue South 0 degrees 48 minutes West, 173.00 feet to the POINT OR PLACE OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING:

1972 ESQU Mobile Home with VIN # 11652 Title # 5159844 RP # R0556856 1977 VEGA Mobile Home with VIN # FS56V2FK4096GA Title # 13966494 RP # R0556857 1984 CONC Mobile Home with VIN #3343434238 Title # 40597081 RP # 12045850 1971 GUERON Industries 1245 FLR

For identification purposes only, property address:  
2900 Lord Street  
St. Augustine, FL 32084

Parcel No(s): 066913.0170  
(REO ID: 64907-41136)

Lot 17, THE PLANTATION AT PONTE VEDRA, UNIT THREE, according to the plat thereof, recorded in Map Book 20, Page(s) 93 through 100, inclusive, of the Public Records of Saint Johns County, Florida.

For identification purposes only, property address:  
165 Twelve Oaks Ln  
Ponte Vedra Beach, FL 32082

## EXHIBIT B

### MASTER DEVELOPMENT PLAN TEXT

#### The Woodlawn Oaks Planned Unit Development

#### SECTION I - INTRODUCTION

This Master Development Plan Text sets forth the terms and conditions for a proposed Planned Unit Development Community in St. Augustine, FL. The community, to be known as The Woodlawn Oaks PUD, will be governed by the terms, conditions and stipulations herein contained.

A. Location: The property to be rezoned consists of two parcels aggregating 4.4 acres, described by the legal description as shown on Exhibit A to the Application which parcels are situated in St. Johns County at 1680 Woodlawn Road and 1720 Woodlawn Road, north of State Road 16. The property is accessed from Woodlawn Road.

B. Surrounding Uses: Current land uses within the area are a mix of mobile homes and single family residential homes on a variety of parcel sizes. 1680 Woodlawn is mostly cleared but has one specimen oak tree, has 267 feet of frontage on Woodlawn Road and is currently developed as the Lazy J Trailer Ranch although the park and the trailers were abandoned several years ago and the site is not functional. Thus, although zoned RMH, the site has no viable current zoning. 1720 Woodlawn Road is partially cleared but has trees remaining, has 183 feet of frontage on Woodlawn Road and is currently developed as the Lazy J Trailer Ranch although the trailers are gone, the park no longer operates and the land is vacant. However, in 2006, The Oaks Planned Unit Development (13 residential units) was approved for 1720 Woodlawn Road but has since expired. Surrounding zoning includes RMH, RS-3, CG and PUD. There are neighborhood commercial activities along State Road 16 to the south and east.

The site is shown on the location Map, Exhibit D to the Application. The St. Johns County Comprehensive Plan Future Land Use map (FLUM) designates the property and the properties to the east of Woodlawn Road as Residential Density "C" which provides for residential development of two (2) to six (6) units per acre. The property to the west of Woodlawn Road is designated 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 the Applicant Accordion Real Estate, LLC. A copy of the deed to Accordion is attached as Exhibit E. The Adjacent Property Owners List Request Form for notification purposes is included as Exhibit G to the Application.



## SECTION II

### SITE DEVELOPMENT CRITERIA

A. Project Description. The real property to be considered for rezoning consists of 4.4 acres accessed from Woodlawn Road, just north of State Road 16. The applicant is requesting a rezoning change from – 1680 Woodlawn-Residential Mobile Home and 1720 Woodlawn-Expired PUD, (previously Residential Mobile Home)-- to Planned Unit Development in order to replace at: 1680 Woodlawn-- mobile homes, now all abandoned and 1720 Woodlawn --mobile homes and one single family home, now vacant land---with a 26 unit townhouse community with parks and recreation. The site will be platted with 26 fee simple townhouse lots. The development will be known as the Woodlawn Oaks Planned Unit Development (Woodlawn Oaks PUD).

The Master Development Plan Map, Exhibit C to the Application indicates the general layout of the site for construction of 26 town home units. The project consists of four (4) two story townhouse style buildings having four (4) units and two (2) two story townhouse style buildings having five (5) units. These six buildings will provide for a total of 26 town home units with associated parking, interior sidewalks and park areas. The 26 units are intended to be one unit type having three bedrooms, two and one half baths, a one car garage and a rear patio.

The property will be accessed through two (2) entrance/exit drives on Woodlawn Road one at 1680 Woodlawn Road and one at 1720 Woodlawn Road, both north of State Road 16. The project location is central to the surrounding urban area and will provide accessibility and open space. The development of the site has been located in the interior of the project in order to balance good buffering and adequate setbacks along the perimeter and, at the same time, to provide for the preservation of a specimen oak tree and several other existing oak, magnolia and cedar trees.

The buffering will provide open space, green space and a measure of separation between dwelling units and from any future adjacent dwelling units.

Water and sewer will be provided by the City of St. Augustine Utility Department. It is planned for development in one phase.

The county needs the centrally located housing options like the one offered in this proposed plan to retain its critically important workforce residents. This project will meet the County's objectives of providing for housing in an urban setting.

B. Development Size. The total number of acres included within the project requested in the application: The total acreage of the project is 4.4 acres.

C. Wetlands. The total number of wetland acres included within the project as requested in the application: The total acreage of wetlands in the project is 0.16 acres.

D. Development Area. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this code: The total area of the project is 4.4 acres. The total development area is approximately 4.34 acres including; 4.24 acres of uplands and 0.10 acres of wetlands impacts. Wetland preservation on site will consist of approximately 0.06 acres.

E. Dwelling Units. The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project. The project proposes twenty-six (26) townhome units on 4.34 net acres, for a net density of 5.99 units per net acre. The estimated population of the development is 63 people, based on 2.44 persons per unit. The proposal is estimated to generate 3.9 school age students, 1.8 in the elementary age range, 0.9 in the middle school age range and 1.2 in the high school age range.

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 less than fifty percent (50%). Buildings will have a total of 26 residential units. In addition, there will be two (2) recreational areas with picnic tables.

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 townhome units and recreational areas which will be grassed park areas with picnic tables.

3. Lot Area/Setbacks: Lot Area. Lot area will be as follows: a) minimum lot area is 1,540 square feet b) minimum lot width is twenty two (22) feet and c) maximum lot coverage by all buildings per lot is sixty-five percent (65%).

Property Setbacks. All townhome residential lots shall be setback a minimum of forty (40) feet from the western property boundary which is not consistent with LDC, Section 5.03.03.B.1, but subject to a waiver. Additionally, all residential lots shall be located outside of the required ten (10) foot natural/landscaped buffer that surrounds the perimeter of the property. Each residential lot shall be subject to the following setback requirements: a) exterior/end units shall have a 20' (front), 5' (side) and 10' (rear)

setbacks and b) interior units shall have a 20' (front) 0' (side) and 10' (rear) setbacks. Setbacks will be measured according to the requirements of the Land Development Code in effect and as it amended from time to time. Patios will not be allowed to be screened and will not be required to meet the twenty (20) foot setback from property boundaries. Patios will meet the five (5) foot setback required by the Land Development Code

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

5. Parking. Parking will be in compliance with the Land Development Code. Each town home unit will have two spaces and there will be one additional space for every four units. Parking is provided within the garage and driveways of the individual units (1 in garage and 2 in driveway) for a total of 59 parking spaces as shown on the MDP Map, Exhibit C to the Application.

6. Signage. All temporary signs, directional signs and permanent signs will be designed in like kind design, logos and colors and all signs will comply with Article VII (Signs) of the Land Development Code. 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 each entrance road to the development and will be two sided signs located on one side of the entrance 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 signs as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to complement the entrance feature.

b. One (1) temporary development sign will be allowed within the entrance to the 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 six (6) square feet and placed in the general location of the exterior development identification sign.

c. Various locational, directional, model unit and traffic control signs shall be allowed on site to direct traffic and for identification of the leasing office, manager's unit, recreational areas, etc. Such signs will be a maximum of three (3) square feet in size pursuant to LDC, Section 7.03.01.E.1.

H. Infrastructure:

1. Stormwater. Stormwater will be handled on site, with conveyance via the drives

and parking areas to the storm water detention areas. The retention pond being located on the eastern boundary will be adjacent to, and will not impact the existing DOT drainage easement. It has been designed to retain the specimen oak on the northern property line and other trees on site. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District.

2. Access. Access to the property shall two (2) drives connecting to Woodlawn Road as depicted on the MDP Map. These roadways will remain private. Sidewalks shall be provided to connect the parking areas with the buildings and to provide connections to the park areas. All site access improvements will be constructed and designed in accordance with the LDC.

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 areas, in accordance with the requirements set forth in the Land Development Code. All sidewalks will be constructed as part of the total infrastructure.

4. Fencing. The applicant will be permitted to install a maximum six (6) foot high fence, to be constructed of wood, aluminum, vinyl or similar material along the interior boundaries of all perimeter buffers. In addition, the applicant will install the required screening along Woodlawn Road as per the Land Development Code Section 6.06.04.B.6 and Section 6.06.04.B.3 and the required solid six (6) foot high wooden screening fence along the interior boundary of the southern ten (10) foot perimeter buffer as per LDC Section 6.06.04. It should be noted that no fencing will be allowed within any buffers.

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

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

7. Water and Sewer. Central water and sewer service will be provided by the City of St. Augustine Utility Department, connecting to existing lines along Woodlawn Road. A water/sewer availability letter from the City of St. Augustine is provided. There will be an on-site lift station.

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. The Rights-of-Way turnarounds, which are dead ends, will both be big enough to accommodate a fifty (50) foot fire apparatus. The turnaround will be able to turn around fire apparatus as well as will meet the SU 30 turning radius.

9. Open Space. Approximately 2.97 acres of open space and green space, not including the retention area, will be provided. Open space includes the reserved Rights-of-Way, all open areas between and around buildings and trees, the ten (10) foot perimeter buffer and the park areas. These open space and green space areas will be distributed throughout the project as indicated on the Master Development Plan. The site plan has been designed to preserve the specimen oak and other oak, magnolia and cedar trees that are in various locations within the site. The open space areas will be used to provide visual interest, privacy and separation between the buildings within the site.

10. Recreation. A minimum of 0.44 acres of recreation area will be provided as shown on the Master Development Plan, Exhibit C to the Application. Recreation facilities such as walking paths and park benches will be located in the park areas shown on the Master Development Plan and will include grassed play areas and picnic tables.

11. Lighting. The project shall comply with the minimum lighting criteria established within the LDC, including Sections 6.09.00 and 5.03.06.H6.

I. Potable Water / Sanitary Sewer:

Central water and sewer service will be provided by the City of St. Augustine Utility Department, connecting to existing lines along Woodlawn Road. When complete, the project will utilize approximately 7,200 gpd of potable water and require the treatment of approximately 5,040 gpd of sanitary sewer. The applicant will provide a lift station on site and, if required, the appropriate land tract and easement.

J. Topography and Soils: The property is located on the east side of Woodlawn Road just north of State Road 16. It has an average elevation of 28 Msl. The property is located in an area designated by the Federal Emergency Management Association (FEMA) as Zone X, an area outside of 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: 53 Immokalee-Urban land complex, which is poorly drained, nearly level Immokalee soils and urban land. Urban land consists mainly of streets, sidewalks, parking lots, buildings and other structures, which obscure or alter the soils to such a degree that identification of the soil is not feasible.

Immokalee soils have a seasonal high water table at a depth of less than 10 inches. Permeability is rapid. Potential for community development is medium.

Immokalee soils can be limited by excessive wetness; however, this can be overcome by adequate water outlets. Potential for septic tank absorption fields is medium. Due to the extensive urban development in these areas, this soil type is not given a woodland ordination symbol.

K. Site Vegetation and Habitat: The site has been developed for two mobile home parks for some time, so the vegetation on site has been substantially reduced or eliminated by roads and trailer pads but some large trees including the specimen oak and 0.16 acre of jurisdictional wetlands remain on site. The site at 1720 Woodlawn was previously evaluated by Environmental Services, Inc. (ESI) and mapped using the Florida Land Use, Cover and Forms Classification System (FLUCCS). 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 the U.S. Fish and Wildlife Service (FWS). According to LG2, no evidence of any endangered or threatened species was observed.

Natural Preservation: Pursuant to Section 5.03.03.A.3 of the LDC, 5% of the 4.24 acres (or approximately 0.21 acres) of upland natural vegetation area is required, and approximately 0.34 acres are provided as indicated on the MDP Map attached hereto as Exhibit "C".

L. Significant Natural Communities Habitat: The site at 1720 Woodlawn was evaluated by Environmental Services, Inc. (ESI), who determined that there was no significant natural community habitats located on the site.

M. Historic Resources. The project area falls within a "Medium" probability zone for archeological sites based upon the County's Archeological Site Probability Model Map. On Parcel 2, an archeological and historic structures reconnaissance study was conducted in accordance with LDC Section 3.01.05.B.1. The study was reviewed by St. Johns County Planning Division, and the State of Florida, Division of Historical Resources, and it was determined that no areas of 1720 Woodlawn were found to exhibit characteristics that would make it eligible for listing on the National Register of

## Historic Places.

N. Buffers / Land Clearing / Specimen Oak Tree: Buffer areas including the required berm, will be provided as shown on the Master Development Plan and include a ten (10) foot natural perimeter buffer that may be augmented with native vegetation, along all property boundaries except for additional vegetative and "fence" screening, along Woodlawn Road, as described herein II, H, 4 and as required by Land Development Code Section 6.06.04B.6 and Section 6.06.04.B.4 and additional vegetative and fence "screening" along the southern property line a twenty (20) foot perimeter buffer, and as described herein Section II, H,4 and as required by LDC Section 6.06.04.B.4. Land clearing plans will be submitted for the entire development with the Construction Plans and the development will conform to all land clearing and the tree/inches replacement requirements established within the Land Development Code in effect at the time of permitting. The identified specimen oak tree will be preserved and protected as required by LDC Section 5.03.02.G.1.n.

O. Special District: The project is not located in any Special District.

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. The 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 subsequent approval of the as-built plans.

Q. Accessory Uses: Standard accessory uses 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 will be allowed per the St. Johns County Land Development Code, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the residential 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.

All accessory structures that may be permitted will be installed at grade. Mechanical equipment will meet the five (5) foot required set back as specified within the LDC. Patios will meet the five (5) foot required setback required by the Land Development Code. No permanent structures shall be allowed within any public or private drainage or underground utility easement.

R. Phasing: The Woodlawn Oaks PUD shall be developed in one (1) phase with the site development completed at one time as 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 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 for the phase 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 Residential density "C" of the St. Johns County Comprehensive Plan as indicated on the Future Land Use map (FLUM) which allows the types of uses included within the application. The area is ideally suited to this type of residential development as it is in close proximity to community facilities including the St. Johns Community College, St. Johns County Public Library, recreational areas and shopping areas. The property has excellent access to major roadways and transportation corridors via State Road 16 east to U.S. highway One or via State Road 16 west to Interstate 95. The local "Sunshine Bus" transportation system will be available for the residents. In addition, the project will be served by centralized utilities.

The County needs options for its workforce, as well as housing for families. This town home project will provide accessible housing. The site design, location, size and associated amenities offered in this plan will provide privacy and buffering from adjacent areas. The site was developed with approximately 42 mobile homes and a single family house so the new development of twenty-six (26) residential units will provide for a decrease in density, a reduction in traffic and an improvement to the neighborhood.

The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact both to the future occupants of the project, as well as to 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: The Applicant requests a waiver from LDC section 5.03.03.b.1 to reduce the front setback adjacent to Woodlawn Road from fifty (50) feet to forty (40) feet. The justification for this waiver is that Applicant will provide a ten (10) foot Right-of-way reservation along Woodlawn Road for future road widening. LDC section 6.04.04.h.2 allows for flexible setbacks to allow for additional Rights-of-way. This is the only waiver, variance or deviation from the Land Development Code or



other land development regulations requested within this PUD; however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with standards set forth for Planned Unit Developments within the LDC.

U. Ownership Agreement: The applicant, Accordion Real Estate LLC, its 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, its

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 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 provision shall be deemed waived or varied by any provision herein.

All drives, drainage facilities, parks and common areas, located within the Woodlawn Oaks PUD for the common use and benefit of all residents shall be constructed, owned and maintained by the applicant his successors and/or assigns. The site shall be maintained in a clean and orderly manner with all provisions of the PUD and conditions included within the adopting Ordinance.

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

### SECTION III.

#### SUMMARY AND CONCLUSIONS

The need and justification for approval of the Woodlawn Oaks 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 a Residential "C" district as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan 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 multifamily 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. This property, as located within the Residential "C" category, allows for up to six (6) dwelling units per acre. This rezoning also upholds Objective A.1.2, Control of Urban Sprawl, which provides that the "County shall control urban sprawl, characterized by leapfrog development, strip development and low density residential use over a large area" as the uses provided for within this rezoning request for the replacement of forty-two (42) abandoned residential mobile home pads and one single family home with twenty-six (26) town home units. The proposed use, which is to remain for residential purposes merely replaces the mobile homes with an alternative type of residential development, which is basically similar in size and scale to what currently exists and is an allowable use within both the St. Johns County Comprehensive Plan and the Land Development Code.

B. Location: The project is located within a Residential "C" District on the FLUM and, as such, this 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 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 only be approved 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 include a mobile home park to the east, an assisted living facility to the southeast, as well as single family residences and mobile homes all along Woodlawn Road, all of which would be deemed compatible. 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 Residential "C" future 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 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 provisions of the County's Concurrency management System, as provided in Objective J.1.5". It should be noted that the land development Code provides that properties can be rezoned only upon receipt of a Certificate for at least one-third of the developments proposed traffic, which will be complied with by the applicant.

F. Relation of PUD Regulation and Zoning: The subject property 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 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 adequate and 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 believe that the uses included in this 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 being consistent with the overall development trends for the area, and we hereby respectfully request approval of the within described PUD.

(End of Document)



# THE ST. AUGUSTINE RECORD

JEFFREY SOLE  
125 GREENCREST DRIVE  
PONTE VEDRA BEACH FL 32082

Ref.#: 17342308D  
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 **PUD 2017-03 WOODLAWN - PUD 2017-03 WOODLA** was published in said newspaper on **07/17/2017**

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 City of St. Augustine, in said St. Johns County, for a period of one year prior to 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 **JUL 17 2017**

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



(Signature of Notary Public)

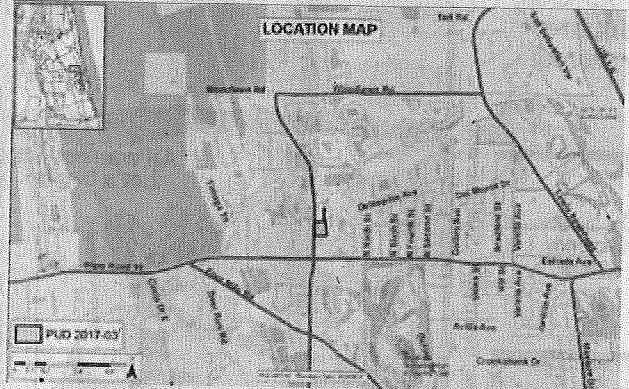
(Seal)

## NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/3/2017 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 9/19/2017 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 to rezone approximately 4.4 acres from Residential, Mobile Home (RMH) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for the development of a 26 unit townhome development.

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

The subject property is located at 1680 & 1720 Woodlawn Road, St. Augustine, FL 32084. 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 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.

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: PUD-2017000003  
PROJECT NAME: Woodlawn Oaks PUD

17342308A July 17, 2016



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

October 5, 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. 2017-46, which was filed in this office on October 5, 2017. Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED OCT 05 2017  
ST. JOHNS COUNTY  
CLERK OF COURT

BY: Yvonne King  
DEPUTY CLERK



ST JOHNS COUNTY EMERGENCY ORDER NO. 2017- 6

**AN EMERGENCY ORDER RESCHEDULING NOTICED LAND USE ITEMS TO THE  
OCTOBER 3, 2017 REGULAR MEETING OF THE ST. JOHNS COUNTY BOARD OF  
COUNTY COMMISSIONERS.**

**WHEREAS**, the Governor of the State of Florida has issued Executive Order No. 17-235 declaring a State of Emergency in all Florida Counties pertaining to Hurricane Irma; and

**WHEREAS**, a state of local emergency has been declared, pursuant to Chapter 252, Florida Statutes and St. Johns County Ordinance No. 94-25, *as amended*, because of the severe threat that Hurricane Irma poses to St. Johns County, Florida; and

**WHEREAS**, Executive Order No. 17-235 authorized waiver or deviation from the statutes, rules, ordinances, and orders administered by State, regional, and local agencies and other governmental bodies in responding to the emergency;

**WHEREAS**, the St. Johns County Board of County Commissioners, due to the on-going local state of emergency canceled the September 19, 2017 Regular Meeting of the Board;

**WHEREAS**, the St. Johns County Board of County Commissioners issued a notice, published September 16, 2017 in the *St. Augustine Record*, rescheduling certain Land Use Items from the September 19, 2017 Regular Agenda to the October 3, 2017 Regular Agenda;

**NOW THEREFORE**, in accordance with the emergency power vested in the St. Johns County Board of Commissioners pursuant to Chapter 252, Florida Statutes, and St. Johns County Ordinance No. 94-25, *as amended*, it is hereby ordered that, notwithstanding anything to the contrary in the St. Johns County Land Development Code, Ordinance 99-51, as amended, and in Florida Statutes, the following items are hereby rescheduled and properly noticed for the October 3, 2017 Public Hearing of the St. Johns County Board of County Commissioners at 9:00 AM in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida:

**REGULAR AGENDA ITEMS – Moved from the 9/19/17 agenda:**

1. NZVAR 2017-02 Century Acres – *continued from 8/1/17*
2. MAJMOD 2017-13 Players Club PUD (PGA Tour)
3. DRI MOD 2017-04 Caballos Del Mar (PGA Tour)
4. PUD 2017-03 Woodlawn Oaks
5. COMPAMD 2015-06 Steeplechase – *continued from 8/1/17*
6. COMPAMD 2016-09 Byrlne Ricketts Trust (Adoption Hearing)

**CONSENT AGENDA ITEMS – Moved from the 9/19/17 agenda:**

1. IFA 2017-02 Silverleaf DRI Impact Fee Credit Agreement
2. PLAT 2016-58 Rivertown Phase Two-B
3. PLAT 2017-47 Celestina Phase 4A
4. PLAT 2017-10 Dolphin Cove (replat)
5. PLAT 2017-50 Palencia North Phase 3A-4

These files are maintained in the Planning and Zoning Section of the Growth Management Department, at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.


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.

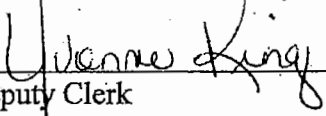
**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or 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.

**DONE and ORDERED** this 22<sup>nd</sup> day of September, 2017.

COUNTY ADMINISTRATOR OF  
ST. JOHNS COUNTY, FLORIDA

By:   
Michael D. Wanchick, County Administrator  
of St. Johns County, Florida

ATTEST: Hunter S. Conrad, Clerk

By:   
Deputy Clerk

