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ORDINANCE NO. 2019 - 27

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE REGIS LAKES PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 1985-40, AS AMENDED, REZONING LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated September 24, 2018, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2018-10 Regis Lakes PUD**, for a Major Modification to the Regis Lakes Planned Unit Development, Ordinance 1985-40, as amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands, described in the attached Exhibit "A," within the Regis Lakes PUD, shall be zoned and proceed in accordance with Ordinance Number 1985-40, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Regis Lakes Planned Unit Development, Ordinance Number 1985-40, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, Regis Lakes 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, Regis Lakes PUD is consistent with applicable portions of the St. Johns County Comprehensive Plan.
4. As modified, Regis Lakes 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 Regis Lakes PUD meet the all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, Regis Lakes 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 1985-40, 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 Regis Lakes PUD shall take effect immediately upon receipt of the 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 2nd **DAY OF** April **2019**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Paul M. Waldron
Paul M. Waldron, Chair

RENDITION DATE APR 04 2019

ATTEST: Hunter S. Conrad, Clerk

BY: Yvonne King
Deputy Clerk

Effective Date: APR 09 2019

EXHIBIT A
LEGAL DESCRIPTION (Revised 1-4-19)
Regis Lakes PUD Major Modification

EAST PARCEL

A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD (A 100-FOOT RIGHT-OF-WAY) AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE-A, RECORDED IN MAP BOOK 70, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA RIGHT-OF-WAY MAPS, SECTION 78050-2516); THENCE NORTH 57° 26' 38" EAST, ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 496.37 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 32° 33' 22" EAST, A DISTANCE OF 10.00 FEET TO THE MOST WESTERLY CORNER OF LANDS DEDICATED TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 1115, PAGE 964, PART 'B" OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE SOUTH 32° 33' 22" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT; THENCE NORTH 57° 26' 38" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 264.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,204.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.21 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF EXISTING NATURAL DRAINAGE CREEK AND WESTERLY SUBDIVISION BOUNDARY AS SHOWN ON MAP OF FOXHILL ESTATES – UNIT ONE, RECORDED IN MAP BOOK 15, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57° 12' 34" EAST, 26.21 FEET; THENCE THE FOLLOWING NINE (9) COURSES ALONG LAST SAID LINE; COURSE NO. 1: THENCE SOUTH 39° 37' 56" EAST, A DISTANCE OF 113.47 FEET; COURSE NO. 2: THENCE SOUTH 14° 10' 09" EAST, A DISTANCE OF 117.12 FEET; COURSE NO. 3: THENCE SOUTH 24° 33' 56" EAST, A DISTANCE OF 123.25 FEET; COURSE NO. 4: THENCE SOUTH 00° 05' 11" EAST, A DISTANCE OF 115.54 FEET; COURSE NO. 5: THENCE SOUTH 23° 04' 28" EAST, A DISTANCE OF 152.23 FEET; COURSE NO. 6: THENCE SOUTH 00° 26' 45" EAST, A DISTANCE OF 101.96 FEET; COURSE NO. 7: THENCE SOUTH 04° 29' 47" EAST, A DISTANCE OF 264.50 FEET; COURSE NO. 8: THENCE SOUTH 09° 16' 55" EAST, A DISTANCE OF 410.21 FEET; COURSE NO. 9: THENCE SOUTH 05° 02' 44" WEST, A DISTANCE OF 27.14 FEET TO THE NORTHERLY LINE OF TRACT 'R" AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE, RECORDED IN MAP BOOK 75, PAGES 21 THROUGH 26 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80° 28' 14" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 360.51 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD; COURSE NO. 1: THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 290.00 FEET, A DISTANCE OF 40.08 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05° 34' 04" WEST, 40.05 FEET; COURSE NO. 2: THENCE NORTH 09° 31' 39" WEST, A DISTANCE OF 154.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE NO. 3: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.32 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 51' 29" WEST, 237.62 FEET; COURSE NO. 4: THENCE NORTH 56° 11' 18" WEST, A DISTANCE OF 71.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE NO. 5: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.62 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43° 14' 15" WEST, 134.47 FEET; COURSE NO. 6: THENCE NORTH 30° 17' 12" WEST, A DISTANCE OF 269.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,050.00 FEET; COURSE NO. 7: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.23 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 26' 31" WEST, 154.19 FEET; COURSE NO. 8: THENCE NORTH 34° 35' 50" WEST, A DISTANCE OF 153.74 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 17.16 ACRES, MORE OR LESS.

WEST PARCEL

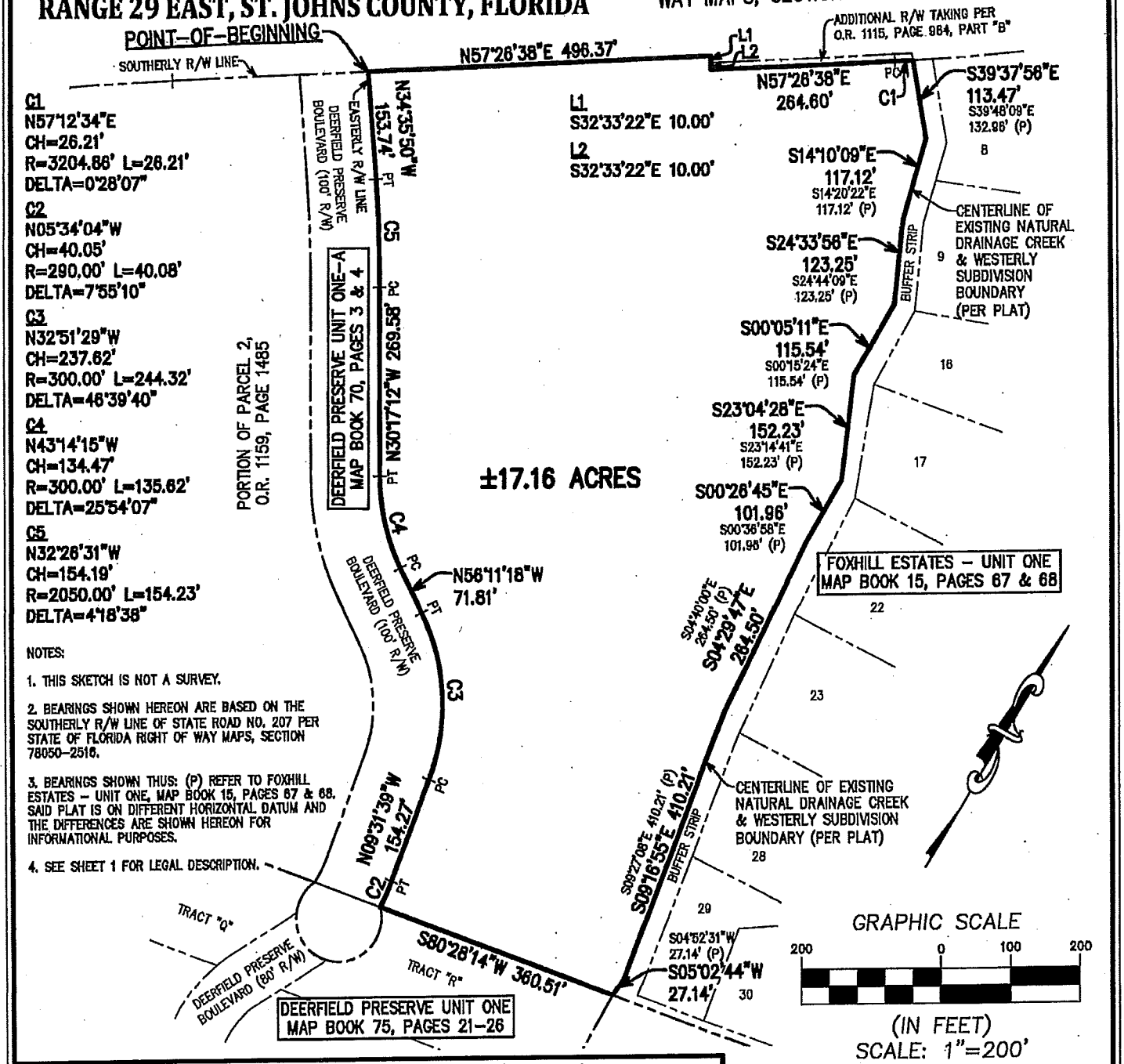
A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "Q" AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE, RECORDED IN MAP BOOK 75, PAGES 21 THROUGH 26 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 52° 21' 17" WEST, A DISTANCE OF 1,017.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA RIGHT-OF-WAY MAPS, SECTION 78050-2516); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; COURSE NO. 1: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,807.79 FEET, A DISTANCE OF 153.95 FEET TO AN ANGLE POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48° 25' 55" EAST, 153.93 FEET; COURSE NO. 2: THENCE NORTH 39° 59' 51" WEST, A DISTANCE OF 5.00 FEET TO AN ANGLE POINT; COURSE NO. 3: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,812.79 FEET, A DISTANCE OF 308.57 FEET TO THE MOST WESTERLY CORNER OF LANDS DEDICATED TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 4010, PAGE 386 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53° 08' 42" EAST, 308.41 FEET; THENCE NORTH 70° 24' 05" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 48.73 FEET TO AN ANGLE POINT; THENCE NORTH 57° 26' 38" EAST, CONTINUING ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 192.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD (A 100-FOOT RIGHT-OF-WAY) AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE-A, RECORDED IN MAP BOOK 70, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; COURSE NO. 1: THENCE SOUTH 34° 35' 50" EAST, A DISTANCE OF 145.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,950.00 FEET; COURSE NO. 2: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.70 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32° 26' 31" EAST, 146.67 FEET; COURSE NO. 3: THENCE SOUTH 30° 17' 12" EAST, A DISTANCE OF 269.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; COURSE NO. 4: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.83 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43° 14' 15" EAST, 179.29 FEET; COURSE NO. 5: THENCE SOUTH 56° 11' 18" EAST, A DISTANCE OF 71.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; COURSE NO. 6: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.88 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32° 51' 29" EAST, 158.41 FEET; COURSE NO. 7: THENCE SOUTH 09° 31' 39" EAST, A DISTANCE OF 154.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 190.00 FEET; COURSE NO. 8: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.26 FEET TO A POINT ON THE NORTHERLY LINE OF PREVIOUSLY MENTIONED TRACT "Q" OF DEERFIELD PRESERVE UNIT ONE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 27' 26" EAST, 40.18 FEET; THENCE SOUTH 80° 28' 14" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 360.17 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 13.19 ACRES, MORE OR LESS.

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



Surveyed and Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com
- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

REVISED 12-10-2018 TO SHOW ADDITIONAL RIGHT-OF-WAY TAKING PER O.R. 1115, PAGE 964

Date: September 13, 2018
Scale: 1"=200'
Drafted By: RAE
Reviewed By: WDP
Project No. 18-143

SHEET 2 OF 2

S:\Subdivisions\St. Johns County\Deerfield Preserve\18-143 Deerfield Preserve Parcels\dwg\SKETCHES-REV.dwg

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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REVISED 12-10-2018 TO SHOW ADDITIONAL RIGHT-OF-WAY TAKING PER O.R. 1115, PAGE 964. (SEE SHEET 2)

Date: September 13, 2018
Scale: --
Drafted By: RAE
Reviewed By: WDP
Project No. 18-143

S:\Subdivisions\St. Johns County\Deerfield Preserve\18-143 Deerfield Preserve Parcels\dwg\SKETCHES-REV.dwg

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
REGIS LAKES PUD

SECTION I – INTRODUCTION

Enclosed herein, please find an application for a Major Modification to the Regis Lakes Planned Unit Development (Regis Lakes PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached.

A. Location: The property to be rezoned consists of approximately ~~33~~ 30.38 acres, described by the Legal Description - Exhibit A. It is situated along State Road 207 (SR 207) and is located on the southeast side of State Road 207 (SR 207) just south west of the Rolling Hills Drive/Holmes Boulevard intersection at the entrance to Deerwood Preserve. The site is shown on the Location Map, Exhibit D. The property is within the Mixed Use Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. It is currently zoned PUD (expired). This Major Modification request seeks to reinstate the PUD and update the development objectives to meet current County regulations including the Land Development Code (LDC).

B. Surrounding Uses: The property is located along the SR 207 corridor that spans from St. Augustine to Interstate 95, which includes a variety of uses, which include commercial, residential and light industrial uses. The property is located directly on State Road 207 (SR 207) and contains 2 parcels, with access from Deerfield Preserve Boulevard, which has a median opening and requisite left and right turn lanes. There is another project that shares the access, on the other side of SR 207 to the west, which is also zoned PUD, a portion of which has been developed as the Silver Creek Assisted Living Center, but also includes additional undeveloped commercial property along the frontage. The corridor has primarily the Mixed Use FLUM designation, with conventional residential zoning and within PUD's, commercial zoning within Commercial Neighborhood (CN), Commercial General (CG), Commercial Intensive (CI), Commercial Warehousing (CW) and within PUD's, and light industrial zoning. There is also a fair amount of agricultural, Open Rural (OR) zoning, which includes residential, cultural and institutional uses, including churches and schools and farm activities.

C. Ownership: The subject property is owned by Sic Fu-Mei as shown by the Proof of Ownership (deed) attached as Attachment 3. Said property owner has authorized Karen M. Taylor Land Planner to act on her behalf and file the application for seeking the modification indicated. Authorization is attached as Attachment 2. Adjacent property owners for notification purposes are included as Attachment 4.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of 30.38 acres as shown on the Location Map, Exhibit D. It is located on the southeast side of State Road 207 (SR 207) just south west of the Rolling Hills Drive/Holmes Boulevard intersection at the intersection of SR 207 and Deerfield Preserve Boulevard. The PUD was planned for a combination of commercial (along SR 207) and residential (behind), however a modification in 2006 removed the residential portion of the PUD and created a new PUD called Deerfield Preserve for that portion of the property. Deerfield Preserve has been constructed and the entrance road installed as a part of that PUD, which splits the two remaining commercial parcels. That roadway is part of the Deerfield Preserve PUD. In addition, an FPL Easement separates the commercial parcels from the residential development. The entrance road is called Deerfield Preserve Boulevard, which aligns with Silver Lane on the opposite side of SR 207.

This Major Modification is to allow for a cohesive development of the approved Commercial Uses, which include the uses within the Commercial General (CG) zoning category, which is being updated to reflect the current Land Development Code (LDC) Use categories. The development is known as Regis Planned Unit Development (Regis Lakes PUD).

The Master Development Plan Map (MDP Map), Exhibit C provides for the overall sites and the relationships to the adjacent roadways. It does not provide for specific site development plans, which will be filed as Incremental Master Development Plan Maps (IMDP Maps). It reflects the original plan was for 33 acres of commercial, which is actually 30.38 acres, with 23.71 acres of uplands (after impacts of 3.19 acres on the west side), at 12,000 square feet per acre for a total of approximately 284,520 square feet. However, should the applicant decide to impact to the isolated wetlands, then that would add an additional 19,800 square feet of up to 304,320 square feet, this number might change. For simplicity, the applicant is requesting a maximum of 300,000 square feet for the entire PUD. The modification reflects a new schedule of development for the entire PUD to provide for 2 phases (as originally proposed) to be commenced in two 5 year phases. The site will be served by central water and sewer provided by the St. Johns County Utility Department.

B. Development Size: There are a total of 30.38 acres of property.

C. Wetlands: The site contains 9.86 acres of wetlands, with 6.67 acres of wetlands, on the East parcel, with approximately 5.02 acres of contiguous wetlands and 1.65 acres of isolated wetlands and 3.19 acres of isolated wetlands on the West parcel, which will all be impacted.

D. Development Area: A total of 23.71 acres will be considered Development Area, unless the central isolated wetland on the East parcel is impacted and then it will be approximately 25.36 acres.

E. Residential Use: There will be no residential land uses in this PUD, beyond allowable accessory residential or residential housing (including Special Care Housing) as outlined in Section II.G.2.f. of this MDP Text.

F. Non-Residential Development: Non-residential development will consist of up to 300,000 square feet of uses as allowed within the Commercial General (CG) zoning classification.

The applicant requests the approval of the following modifications to the Regis Lakes PUD Plan of Development. The applicant requests that the plan of development for the Regis Lakes PUD be modified as delineated on Master Development Plan Map, Exhibit C, and as described below.

G. Site Development Criteria:

1. Building Area: Development (which contains approximately 30.38 acres +/- minus 6.67 acres of wetlands for a total of 23.71 developable acres, or 25.36 acres if the isolated wetlands are impacted) will not exceed a maximum of 300,000 square feet of floor area and a maximum 70% impervious surface ratio (ISR) and a maximum Floor Area Ratio (FAR) of 50%.

2. Permitted Uses: The development will be constructed in an orderly manner and allow the following uses, which will be consistent with those allowable Uses within the Mixed Use Future Land Use Designation.

Permitted uses shall allow for all of the allowable Use categories permitted by the Commercial General (CG) Zoning District , as may be amended from time to time, including those uses found within the Cultural/Institutional, Neighborhood Business and Commercial, General Business and

Commercial, and Office and Professional Services Use categories, including Special Uses subject to the criteria of Land Development Code Section 2.03 of the CG Zoning District and those allowed as Temporary Uses per Section 2.02.05, as derived from the definitions within the St. Johns County Land Development Code. Individual uses allowable within the development include the following:

a. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods, and luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops ~~(animal kennel or veterinarian),~~ musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.

b. Service establishments such as barber or beauty shop, shoe repair shop, restaurant allowing the sale of alcohol, beer and wine for consumption on premises (but not drive in restaurant), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, dry cleaning and laundry package plants in completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, and similar activities.

c. Medical and dental offices and clinics.

d. Churches (except temporary revival establishments), provided that minimum parcel size shall not be less than 2 acres.

e. Libraries.

f. Adult Care Centers, Child Care Centers, nursing homes, convalescent homes and homes for orphans and the aged, as well as Special Care Housing including group homes, congregate care homes, assisted living facilities, and foster homes: provided that the restrictions outlines in the RG-2 section for such establishments are fully adhered to.

g. Art gallery, museum, community center and little theater.

h. Research laboratories not involving odors, noise, smoke or other obnoxious effects detectable to normal sense from outside the building nor involving electrical interference to any television or radio receivers off premises, not involving any manufacturing activities.

i. Professional and business offices.

j. Bank or financial institutions, travel agencies, employment offices, and similar establishments.

k. Private clubs.

l. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.

m. Service establishments such as blueprinting, job printing, funeral home, radio and televisions repair shop, veterinarian (and kennels or animal day care) in soundproof building and similar uses.

n. Commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, bowling alley and similar uses.

o. Vocational, trade and business schools.

p. Union Halls.

q. Indoor skating rink in completely enclosed building.

r. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.

s. Sale of alcoholic beverages.

t. Sale of second-hand merchandise in a completely enclosed building.

u. Palmists, astrologist, psychics, clairvoyants, phrenologist, and similar uses.

v. Convenience stores with gas pumps.

w. Miniature golf course.

x. Drive-in restaurants.

y. Retail plant nurseries.

z. Retail outlets for tires, batteries and automobile accessories.

aa. Shopping center and/or grocery store with produce and bakery.

Permitted accessory use and structures:

a. As per Section 2.02.04 of St. Johns County LDC.

b. Parking complying with Section 6.05.00 of the St. Johns County LDC.

c. On the same premises and in connection with principal permitted uses and structures, one single family or two family dwelling only for occupancy by owners or employee thereof.

3 **Building Height:** Buildings shall not exceed 35 feet in height.

4. **Setbacks:** The minimum building setbacks are as follows:

Front Yard: 25 feet from existing right-of-ways.
Rear Yard: 10 feet from property line.
Side Yard: 10 feet from property line.

Setbacks are measured from the vertical surfaces of the buildings.

There shall be a 20 foot setback for buildings, parking, and storage areas adjacent to rights of way (State Road 207 and Deerfield Preserve Boulevard) in accordance with Section 5.03.03.B.2 of the LDC.

5. Parking: Parking will be indicated on the IMDP Map, Exhibit C, as the individual sites develop. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. Parking areas are shown in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05. Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, Section 7.00.00 of the LDC where applicable, as follows:

a. The project will allow for signs in accordance with Section 7.02.04 of the LDC, which will include ground signs along the State Road 207 frontage and along Deerfield Preserve Boulevard in the general locations shown on the MDP Map, Exhibit C. These signs will be in accordance with Section 7.02.04.C, which allows for 2 signs at 150 square feet each and 2 signs at 100 square feet each, plus a Project Identification Sign per Section 7.06.01.B of the LDC, which may have up to 100 square feet of Advertising Display Area and be 15 feet tall. Sign dimensions shall be consistent with those allowable within the Land Development Code. Signs may be up to 30 feet in height in accordance with Section 7.02.04.E and may be single or double faced and may be illuminated and landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building storefront signs shall be allowed at 1.5 square foot per linear foot of frontage for each unit with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.02.02 and Section 7.02.03 of the LDC and Special Event signs shall be allowed in accordance with Section 7.05.01 of the LDC.

d. Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.02.02 and Section ~~7.03.03~~ 7.02.03 of the Land Development Code, will be allowed near the entrance to the property. The signs may be 2 sided with each face limited to 32 square feet, whether it is on one side or 2 sides.

e. Various directional, locational, and traffic control signs shall be allowed on site to direct traffic and for identification of activities to be held within the community space or amenity areas in accordance with Section 7.02.06.B of the LDC. Such signs will be a maximum of 3 feet in height and 3 square feet in size.

H. Infrastructure:

1. Stormwater: Stormwater will be retained/detained within the stormwater management areas that will be designated on the IMDP Maps, Exhibit C, and clarified within the Construction Plans. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the retention/detention area in combination with the piping sized to accommodate the retention/detention requirements for the entire site.

2. Vehicular Access / Interconnectivity: Entrance/exit driveways shall be allowed along Deerfield Preserve Boulevard for access to State Road 207 in the general locations shown on the MDP Map, Exhibit C. The driveways and connections will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required permits and improvements, including any necessary turn lanes. Future interconnectivity is not possible due to the wetland system along the southeast boundary and the uses along the northwest boundary.

3. Sidewalks/Pedestrian Access: A 5 foot wide external sidewalk connection will be installed to connect to existing (or future) sidewalks on State Road 207, via Deerfield Preserve Boulevard. A minimum 5 foot wide internal sidewalk will be provided within the development along the building fronts, connecting to the accessible routes, parking areas and the external sidewalks. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Fencing: The applicant may install fencing, up to 6 feet in height, meeting the requirements of LDC Section 2.02.04.C around the perimeter of the project, if desired. This fence may be of such materials as treated chain link, vinyl, masonry, wooden and/or PVC or a combination of fencing and landscaping may be located along the entire perimeter.

5. Utilities: All electrical and telephone lines will be installed per LDC Section 5.03.06.H.7 and Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected in accordance with the requirements of Section 6.06.04.B.8 of the LDC and ~~at~~ dumpster locations ~~in~~ will be indicated on the IMDP Maps, Exhibit C.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements.

9. Open Space: A minimum of 25% (or a minimum of 7.42 acres) of open space and green space will be provided in the areas indicated on the IMDP Maps.

I. Potable Water/Sanitary Sewer: Both potable water service and sanitary sewer service will be provided via St. Johns County Utilities. 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. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement / restoration agreement. No improvements such as pavement, sidewalks, and /or concrete walks are to be placed on top of the water and/or sewer pressurized mains unless otherwise approved by SJCUD and Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

a. That 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.

b. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

c. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

d. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of the water and/or sewer pressurized mains unless otherwise approved by SJCUD.

J. Topography and Soils: The property is located on the south side of State Road 207. It is located within Flood Zones X, XS and AE of the Federal Emergency Management Agency (FEMA) Flood Zone Map. The site primarily falls within the Flood Zone X and the wetland portions fall with Flood Zone AE. The average site elevation is at 35 feet, with a higher elevation of 40 feet along the western and northwestern portion of the site and tailing off to 32 feet along the eastern wetlands.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies 5 major soil types on the site, which includes 3 Myakka, 7 Immokalee, 18 Floridana, 30 Wesconnett and 40 Pottsburg.

K. Site Vegetation and Habitat: Carter Environmental Services conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida as detailed in Attachment 5, Environmental Information. Habitats and land use/cover were classified according to the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCFCS, 1999) and consists of 4 classifications, which are: FLUCFCS Code 441 – Coniferous Plantations (uplands), and 630 Wetland Forested Mixed and 6414 Freshwater Marshes, and 441W Hydric Coniferous Plantation (wetlands).

L. Significant Natural Communities Habitat and Listed Species: During the site visit, Carter Environmental Services, Inc., conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and 2011 aerial photography of the property. It was determined that there are no endangered, threatened or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low.

M. Historic Resources: The property falls within a "Medium" probability zone for archaeological sites and an initial study was completed and filed with the County and the State. Since that time, the LDC requirements have changed and the applicant is having an updated study done, which will be submitted independently of the PUD for review and approval.

N. Buffers: In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development. The projects landscaping and buffers shall comply with Section 6.06.04 of the St. Johns County LDC. A 10 foot landscaped perimeter buffer will be provided around the project perimeter. Additionally, the perimeter buffer will be increased to up to 20 feet along the west and south boundaries and the intent is to maintain as much existing natural vegetation and augment the buffer with native/natural vegetation and meet the desired screening and performance standards. The south boundary, adjacent to the FPL Easement, will be a minimum of 20 feet and meet "B" screening standards

As required by the St. Johns County Comprehensive plan and Section 4.01.06 of the LDC, an averaged 25 foot natural and undisturbed upland buffer shall be provided between contiguous jurisdictional wetlands and developed area, along with a 25 foot upland buffer building setback.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. The buffers and edges will be left natural (where possible), meeting the required 5% conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation if desired.

It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC).

O. Special Districts: The project is not located in any Special District as defined by Article III of the LDC.

P. Temporary Uses. Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. There may be a temporary construction trailer located on the property, for each phase, until construction is complete. On-Site Construction signage may be provided in accordance with Part 7.02.03.A of the Land Development Code, including temporary signage relative to the future project that may not exceed 32 square feet. In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding 3 feet in height and 6 square feet. Temporary construction trailer shall be removed within 30 days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard office, commercial and planned districts accessory uses will be allowed per the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure and shall include those allowable per the provisions of LDC Part 2.02.04.C., including alcohol sales in accordance with all County and State licensing requirements.

R. Phasing: The Regis Lakes PUD shall be permitted and developed over a 10 year period and constructed in sub phases, with allowable sub-phases for each site, provided each sub-phase is able to act independently, which will be demonstrated on the Construction Plans. Each sub-parcel will provide the associated parking and vehicular drives, open space, and stormwater retention. The PUD will commence within 5 years of the approval of this Major Modification, upon approval of the Construction Plans for the first sub phase and completion of that sub phase will be within 5 years of commencement. Commencement shall be defined as approval of the Construction Plans and Completion shall be defined as the installation of all infrastructure and approval of "as-builts" surveys. The project will obtain permits in accordance with the St. Johns County LDC, as well as an FDEP construction permit and FDEP certification of completion.

S. **Project Impact.** The Regis Lakes P.U.D. was a comprehensively planned, residential and commercial development, consistent with the Comprehensive Plan designation of mixed use, and the commercial aspect is still viable. The proposed development will provide commercial uses that will benefit the residents in the area. The proposed development is consistent with other residential and commercial developments within the area. The property is located in the mixed use designations. All on-site improvements will be constructed at the develop/owner's expense. This project will add to the County's tax base. In summary, the plan as submitted assures a quality development designed to support the county's comprehensive plan objectives. Uses will include those allowable within the General Business and Commercial Use categories (which allow for a myriad of business and services uses), as well as those allowable by Office and Professional Use category and the Cultural and Institutional category (which allow for offices and cultural venues), as included within the application. This PUD provides for a commercial development site and will promote use for community oriented services and commercial activities and businesses. As stipulated within this PUD, the site is located along a Major Collector Roadway; adjacent to property already planned for commercial development and will be separated from the adjacent residential development by a 100 foot utility easement, with perimeter buffers and landscaping between the 2 uses, inclusive of a 20 foot perimeter buffer and type "B" screening standards to meet LDC 6.06.04. As such the project was planned to compliment the residential development within the original PUD, which has since been developed and will be compatible with the overall emerging commercial development character needed to serve the area. Therefore, this PUD application would create a cohesive compact commercial development plan. The parcel location is appropriate and well suited to this type of development, as it is in close proximity to neighborhoods and planned developments.

The project will not create "strip development" and while the LDC does not define the term, strip development is generally applied to long linear structures located prominently on property fronting on road arterials that provide direct access for automobiles. The sites have less frontage than depth and will be laid out in such a way as to protect the view-shed by the off-set placement of the building positions along the road. The location of the site, offers excellent access to major roadways and transportation corridors, including State Road 207 and Interstate 95 and U.S. Highway One.

Therefore, the design of the project combined with the provisions for buffering and transitional space from other development in the area will provide open space and green space, including landscaping. The site design will provide for the commercial structures and infrastructure to be situated within the interior, away from outside roads but easily accessible to those roads. The project will be served by central utilities with service provided by St. Johns County Utility Department. The applicant believes that the proposed modification to the PUD will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that 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 the following waivers:

Formatting for the MDP Map; The request is for a waiver to the formatting requirements found within Section 5.03.02.G.2 part f., g., and h. of the LDC. The applicant does not have specific plans for the PUD, and as such, is unable to provide a number of the required details on the MDP map, particularly those regarding parking, internal access, and general location of storm water. This modification provides that Incremental Master Development Plans be filed for various areas, which will provide specific information and details with regard to the proposed development. This information will be provided within the written IMDP Text and IMDP Map at the required level of detail.

It should be noted, that although this modification includes the required formatting for this MDP Text, the applicant has incorporated the details for development and uses found within the original text, but updated the specific requirements of the current LDC.

The applicant requests no other waivers, but maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership Agreement: The developers of Regis Lakes PUD modification and their successors or assigns agree to proceed with the proposed development in accordance with the approved PUD ordinance and plans as per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Plan Map for Regis Lakes P.U.D. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

V. Future Land Use Designation The property is located within the Mixed Use designation on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan, as amended.

PART III - SUMMARY AND CONCLUSIONS

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

A. Consistency with Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is proposed to be located within a "Mixed Use" designation on the FLUM which allows the type of development envisioned within the PUD and further described within the text under Goal A.1 as follows:

> "To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment."

It is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. It sets a standard for general business and commercial development requests within a commercial area within the County, that are uses located adjacent to residential areas. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.3, Surrounding Land Use, as the project

includes uses allowable within the County Comprehensive Plan and land development regulations and uses will be compatible with the surrounding properties. It is consistent with Policy A.1.3.12 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11 and limits the scale and scope of these uses.

The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.1(c)(2), Commercial that provides for commercial and business uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature, category approved pursuant to the PUD regulations of the Land Development Code. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

B. Location: The project will, after the appropriate land use change, be located wholly within the Mixed Use Land Use designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Therefore, the project will conform 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 commercial development under the criteria established within Section VI 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, Policy A.1.3.12, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within Objective A.1.3, Policy A.1.3.12, as stated, that a "rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties."

Adjacent land uses surrounding this property are residential to the south, east and west and commercial to the north. Additional buffering, a total of 20 feet in width is provided along all of the boundaries to ensure a larger natural separation of uses to maintain use compatibility. These adjacent uses are deemed compatible with the proposed use of the property 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 in respect to sensory characteristics; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Mixed Use District designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

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.

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 storm water and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed in conformance with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5".

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02.F of the Land Development Code.

G. Master Development Plan: 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. This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 9th DAY OF April 2019
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
BY: Yvonne King D.C.
ST. JOHNS COUNTY FLORIDA

LEGAL DESCRIPTION

WEST PARCEL:

A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "Q" AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE, RECORDED IN MAP BOOK 75, PAGES 21 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 52° 21' 17" WEST, A DISTANCE OF 1,017.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA RIGHT-OF-WAY MAPS, SECTION 78050-2516); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; COURSE NO. 1: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,807.79 FEET, A DISTANCE OF 153.95 FEET TO AN ANGLE POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48° 25' 55" EAST, 153.93 FEET; COURSE NO. 2: THENCE NORTH 39° 58' 51" WEST, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT; COURSE NO. 3: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,812.79 FEET, A DISTANCE OF 308.57 FEET TO THE MOST WESTERLY CORNER OF LANDS DEDICATED TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 4010, PAGE 386 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53° 08' 42" EAST, 308.41 FEET; THENCE NORTH 70° 24' 05" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT; THENCE NORTH 57° 28' 38" EAST, CONTINUING ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 192.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD (A 100-FOOT RIGHT-OF-WAY) AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE-A, RECORDED IN MAP BOOK 70, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; COURSE NO. 1: THENCE SOUTH 34° 35' 50" EAST, A DISTANCE OF 145.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,950.00 FEET; COURSE NO. 2: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.70 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32° 28' 31" EAST, 148.67 FEET; COURSE NO. 3: THENCE SOUTH 30° 17' 12" EAST, A DISTANCE OF 260.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; COURSE NO. 4: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.83 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43° 14' 15" EAST, 179.29 FEET; COURSE NO. 5: THENCE SOUTH 56° 11' 18" EAST, A DISTANCE OF 71.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; COURSE NO. 6: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.89 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32° 51' 20" EAST, 158.41 FEET; COURSE NO. 7: THENCE SOUTH 09° 31' 39" EAST, A DISTANCE OF 154.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; COURSE NO. 8: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.26 FEET TO A POINT ON THE NORTHERLY LINE OF PREVIOUSLY MENTIONED TRACT "Q" OF DEERFIELD PRESERVE UNIT ONE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 27' 26" EAST, 40.18 FEET; THENCE SOUTH 80° 20' 14" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 360.17 FEET TO THE POINT OF BEGINNING.

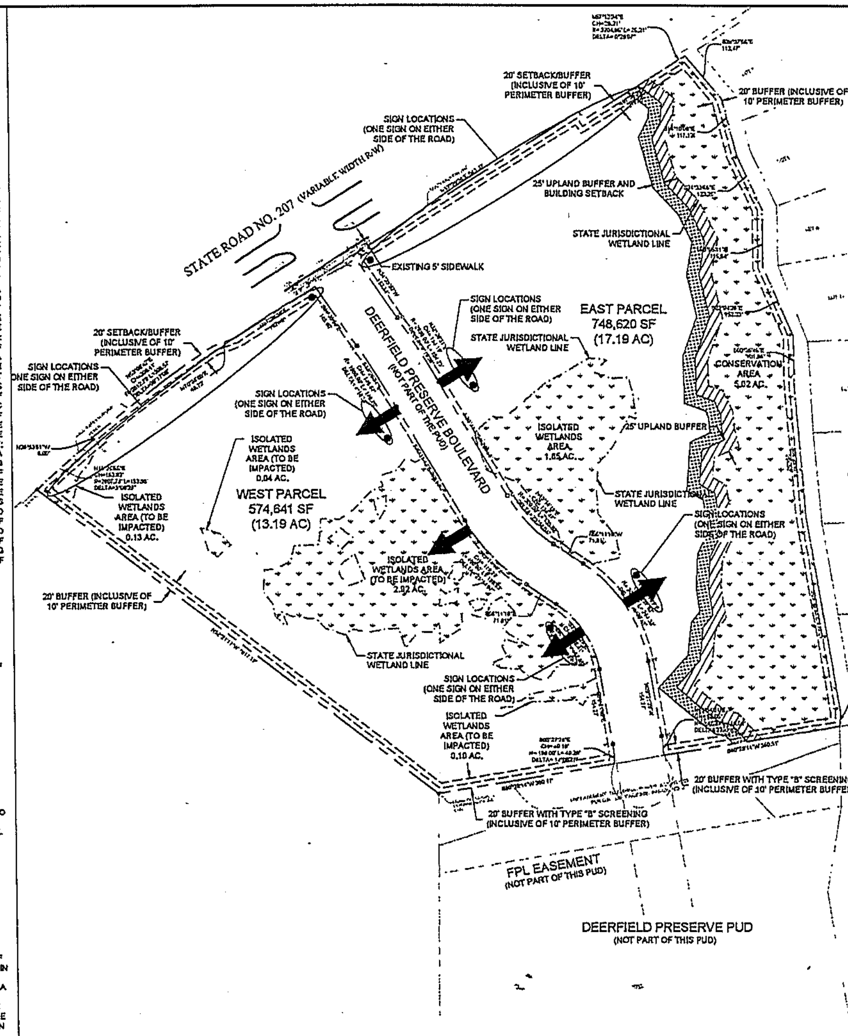
THE LANDS THUS DESCRIBED CONTAIN 13.19 ACRES, MORE OR LESS.

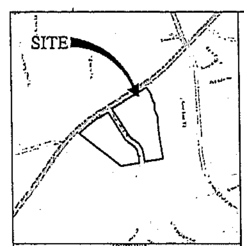
EAST PARCEL:

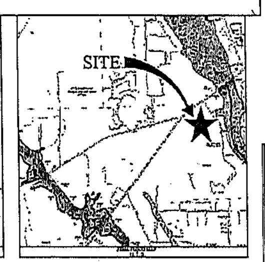
A PORTION OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD (A 100-FOOT RIGHT-OF-WAY) AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE-A, RECORDED IN MAP BOOK 70, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA RIGHT-OF-WAY MAPS, SECTION 78050-2516); THENCE NORTH 57° 28' 38" EAST, ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 543.37 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 32° 33' 22" EAST, A DISTANCE OF 10.00 FEET TO THE MOST WESTERLY CORNER OF LANDS DEDICATED TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 1115, PAGE 964, PART "B" OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE SOUTH 32° 33' 22" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT; THENCE NORTH 57° 26' 38" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 217.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,204.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.21 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF EXISTING NATURAL DRAINAGE CREEK AND WESTERLY SUBDIVISION BOUNDARY AS SHOWN ON MAP OF FOXHILL ESTATES - UNIT ONE, RECORDED IN MAP BOOK 15, PAGES 87 AND 88 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57° 12' 34" EAST, 26.21 FEET; THENCE THE FOLLOWING NINE (9) COURSES ALONG LAST SAID LINE; COURSE NO. 1: THENCE SOUTH 38° 37' 58" EAST, A DISTANCE OF 113.47 FEET; COURSE NO. 2: THENCE SOUTH 14° 10' 09" EAST, A DISTANCE OF 117.12 FEET; COURSE NO. 3: THENCE SOUTH 24° 33' 58" EAST, A DISTANCE OF 123.26 FEET; COURSE NO. 4: THENCE SOUTH 00° 05' 11" EAST, A DISTANCE OF 115.64 FEET; COURSE NO. 5: THENCE SOUTH 23° 04' 28" EAST, A DISTANCE OF 152.23 FEET; COURSE NO. 6: THENCE SOUTH 00° 26' 45" EAST, A DISTANCE OF 101.06 FEET; COURSE NO. 7: THENCE SOUTH 04° 29' 47" EAST, A DISTANCE OF 264.60 FEET; COURSE NO. 8: THENCE SOUTH 09° 10' 55" EAST, A DISTANCE OF 410.21 FEET; COURSE NO. 9: THENCE SOUTH 05° 02' 44" WEST, A DISTANCE OF 27.14 FEET TO THE NORTHERLY LINE OF TRACT "R" AS SHOWN ON MAP OF DEERFIELD PRESERVE UNIT ONE, RECORDED IN MAP BOOK 75, PAGES 21 THROUGH 28 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80° 20' 14" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 380.51 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DEERFIELD PRESERVE BOULEVARD; COURSE NO. 1: THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 40.08 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05° 34' 04" WEST, 40.05 FEET; COURSE NO. 2: THENCE NORTH 09° 31' 39" WEST, A DISTANCE OF 154.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE NO. 3: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.32 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 51' 20" WEST, 237.62 FEET; COURSE NO. 4: THENCE NORTH 56° 11' 18" WEST, A DISTANCE OF 71.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE NO. 5: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.62 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43° 14' 15" WEST, 134.47 FEET; COURSE NO. 6: THENCE NORTH 30° 17' 12" WEST, A DISTANCE OF 260.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,050.00 FEET; COURSE NO. 7: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.23 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 26' 31" WEST, 154.19 FEET; COURSE NO. 8: THENCE NORTH 34° 35' 50" WEST, A DISTANCE OF 153.74 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 17.19 ACRES, MORE OR LESS.







SITE DATA TABLE		
TOTAL SITE	1,323,261 SF	30.38 AC.
EXISTING UPLANDS	893,874 SF	20.52 AC.
EXISTING WETLANDS	429,387 SF	9.86 AC.
IMPACTED WETLANDS	138,842 SF	3.18 AC.
UPLANDS AFTER IMPACT	1,032,716 SF	23.71 AC.
WETLANDS AFTER IMPACT	290,545 SF	6.67 AC.
PERIMETER BUFFER	69,073 SF	1.61 AC
UPLAND BUFFER (MIN.)	39,577 SF	0.91 AC*
MAX ISR		70%
MAX FAR		50%
MIN OPEN SPACE		25%
BUILDING SETBACKS:		
FRONT YARD	25 FT. FROM EXISTING ROW'S	
SIDE YARD	10 FT. FROM PROPERTY LINE	
REAR YARD	10 FT. FROM PROPERTY LINE	
SETBACKS ARE MEASURED FROM THE VERTICAL SURFACES OF THE BUILDINGS		

DEVELOPMENT INFORMATION

PARCEL NUMBER: 102780 0010
911 ADDRESS: STATE ROAD 207
FLOOD ZONES: X, XS & AE
FEMA PANEL NUMBER: 12109C0376H

GENERAL NOTES

1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 35 FEET.
2. SITE LIES WITHIN FLOOD ZONE "X", "XS" & "AE".
3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
4. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
5. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
6. THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
8. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.

PUD NOTES

- THE PUD IS ALLOWED TO HAVE 4 GROUND SIGNS (2 @ 150 SQ. FT. OF ADVERTISING AND DISPLAY AREA AND 2 @ 100 SQ. FT. OF ADVERTISING AND DISPLAY AREA) IN ACCORDANCE WITH SECTION 7.02.04.C OF THE LDC, PLUS ONE IDENTIFICATION / ENTRY SIGN WITH 100 SQUARE FEET OF ADVERTISING DISPLAY AREA, IN ACCORDANCE WITH SECTION 7.06.01.B OF THE LDC, IN THE GENERAL AREAS NOTED.
- DRIVEWAY ENTRANCE LOCATIONS AS SHOWN, REPRESENT THE GENERAL AREA FOR ACCESS, AS WELL AS THE MAXIMUM NUMBER OF ACCESS POINTS.
- THERE SHALL BE A 20 FOOT SETBACK FOR BUILDINGS, PARKING, AND STORAGE AREAS ADJACENT TO RIGHTS OF WAY (STATE ROAD 207 AND DEERFIELD PRESERVE BOULEVARD) IN ACCORDANCE WITH SECTION 5.03.03.B.2 OF THE LDC

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: ________
DATE: ________
ORDINANCE NUMBER: ________
FILE NUMBER: ________

REVISIONS		
NO	DATE	DESCRIPTION

DSGN BY	RAM
DWG BY	TJC
CHK BY	RAM
DATE	11-28-18
JOB No.	18152

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

MASTER DEVELOPMENT PLAN - EXHIBIT C

REGIS LAKES PUD

ST. JOHNS COUNTY

SHEET No. 1 OF 1

THE ST. AUGUSTINE RECORD
Affidavit of Publication

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003145215-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH 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 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-2018000010** was published in said newspaper on **02/20/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of FEB 2 0 2019

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

Tiffany M. Lowe
(Signature of Notary Public)

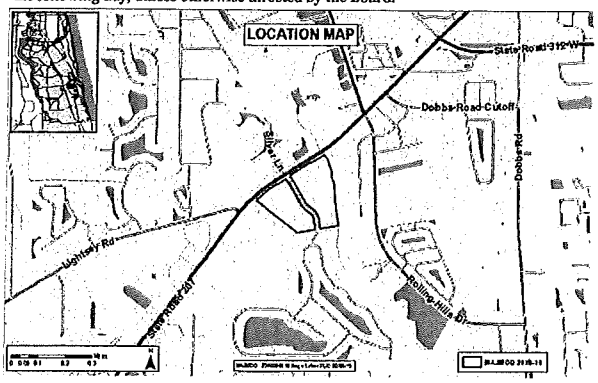
Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 3/7/2019 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 4/2/2019 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 Regis Lakes PUD (Ordinance 1985-40 as amended by Ordinance 1998-16) to modify and reinstate development to allow for the construction of up to 300,000 square feet of commercial space consistent with uses permitted in Commercial General (CG) zoning.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE REGIS LAKES PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 1985-40, AS AMENDED, REZONING LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PUD; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located south of State Road 207 at the Deerfield Preserve Boulevard intersection. 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PAUL M. WALDRON, CHAIR

FILE NUMBER: MAJMOD-2018000010
PROJECT NAME: Regis Lakes PUD

0003145215 February 20, 2019

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 9, 2019

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. 2019-27, which was filed in this office on April 9, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED APR 09 2019
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK