

ORDINANCE NUMBER 2019 - 51

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

Public Records of St. Johns County, FL  
Clerk number: 2019086129  
BK: 4833 PG: 1  
11/18/2019 10:54 AM  
Recording \$239.50

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

**WHEREAS**, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated December 21, 2017, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2018-02 IGP Equities WGV**, 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 Mixed Use District.
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 2018-02 IGP Equities WGV**, 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 16th DAY OF July 2019.**

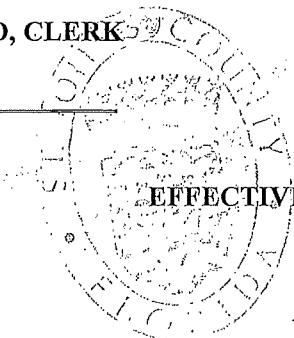
**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeb S. Smith  
Jeb S. Smith, Vice Chair

RECORDED DATE JUL 18 2019

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

BY: Hunter S. Conrad  
Deputy Clerk



**EFFECTIVE DATE: JUL 19 2019**

## EXHIBIT A

### LEGAL DESCRIPTION

A PORTION OF GOVERNMENT WT 10, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FWRIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT WT 10, ANTONIO HUERTAS GRANT SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTHEASTERLY, AWNG THE NORTHERLY LINE OF SAID GOVERNMENT WT 10, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID GOVERNMENT WT 7, SOUTH 72°06'11" EAST, 371.01 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13-A, ALSO KNOWN AS INTERNATIONAL GOLF PARKWAY, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG LAST SAID SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 50°37'11" EAST, 1565.95 FEET TO THE SOUTHERLY LINE OF A BOUNDARY LINE BY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHEASTERLY, AWNG LAST SAID SOUTHERLY LINE, SOUTH 72°05' 06" EAST, 977.49 FEET TO AN INTERSECTION WITH A POST BUFFER LINE AS ESTABLISHED BY B.H.R., INC.; THENCE IN A GENERALLY SOUTHERLY DIRECTION, AWNG SAID POST BUFFER LINE THE FOLLOWING TWENTY THREE (23) CALLS: (1) SOUTH 52°15'58" WEST, 10.24 FEET; (2) SOUTH 86°28'22" WEST, 45.71 FEET; (3) SOUTH 29°30'24" WEST, 87.15 FEET; (4) SOUTH 26°32' 5-0" WEST, 59.49 FEET; (5) SOUTH 57°28'44" WEST, 78.86 FEET; (6) SOUTH 84°05'50" WEST, 73.29 FEET; (7) SOUTH 63°27'51" WEST, 103.88 FEET; (8) SOUTH 24°29'18" WEST, 102.62 FEET; (9) SOUTH 37°23'05" EAST, 93.46 FEET; (10) SOUTH 38°24'01" EAST, 11.64 FEET; (11) SOUTH 24°51'53" WEST, 93.71 FEET; (12) SOUTH 40°22'02" EAST, 10.27 FEET; (13) SOUTH 06°52'36" WEST, 18.37 FEET; (14) SOUTH 50°03'15" WEST, 87.27 FEET; (15) SOUTH 23°11' 14" EAST, 163.84 FEET; (16) SOUTH 07°40'49" EAST, 109.32 FEET; (17) SOUTH 82°06'02" WEST, 26.71 FEET; (18) SOUTH 88°10'21 " WEST, 16.84 FEET; (19) SOUTH 00°33'45" EAST, 86.13 FEET; (20) SOUTH 00°34'56" EAST, 50.58 FEET; (21) SOUTH 12°18'13" EAST, 187.15 FEET; (22) SOUTH 45°53'37" EAST, 27.51 FEET; (23) SOUTH 08°51'51" EAST, 86.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.16, A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED; THENCE NORTHWESTERLY AWNG LAST SAID RIGHT OF WAY LINE, NORTH 80°53'26" WEST, 79.99 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTHERLY LINE OF SAID GOVERNMENT WT 10, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID GOVERNMENT WT 7 AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG LAST SAID LINE, NORTH 72°06'11" WEST, 888.31 FEET; THENCE SOUTH 19°16'49" WEST, 137.88 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, SOUTH 80°53' 26" EAST, 902.23 FEET TO THE POINT OF BEGINNING.



**EXHIBIT B**

**MASTER DEVELOPMENT PLAN TEXT**

**IGP Equities, LLC 1.41 Acre Parcel**

**Revised July 17, 2019**

**PUD 2018- 02**

**Prepared for:**

**IGP Equities, LLC**

**10739 Deerwood Park Blvd.**

**Suite 300**

**Jacksonville, Florida 32256**



## MASTER DEVELOPMENT PLAN

### I. Property Owner Applicant and Agent Information

**Property Owner:**

IGP Equities, LLC  
10739 Deerwood Park Blvd, Suite 300  
Jacksonville, Florida 32256  
Contact: Carrie Manley (904) 367 - 5954

**Applicant:**

IGP Equities, LLC  
10739 Deerwood Park Blvd, Suite 300  
Jacksonville, Florida 32256  
Contact: Carrie Manley (904) 367 - 5954

**Agent:**

Gulfstream Design Group, LLC  
906 Anastasia Blvd, Suite A  
Saint Augustine, Florida 32080  
Contact: Matt Lahti, P.E.; [matt@gulfstreamdesign.com](mailto:matt@gulfstreamdesign.com); 1.904.794-4231

**Attorney:**

St. Johns Law Group  
104 Sea Grove Main Street  
Saint Augustine, Florida 32080  
Contact: Doug Burnett, Esq.; [dburnett@sjlawgroup.com](mailto:dburnett@sjlawgroup.com); (904) 495-0400



## Introduction

Enclosed herein, please find an application for the establishment of a PUD for the 1.41 acre IGP Equities, LLC. (Attachment D) with accompanying documents as required by the St. Johns County Land Development Code. This is required in conjunction with the documents referred to as Attachments, which may be found in the application's file to be maintained by the Growth Management Department. The application form is attached. This petition is filed on behalf of the applicant, IGP Equities, LLC 10739 Deerwood Park Blvd. Suite 300, Jacksonville, FL 32256, by Gulfstream Design Group, LLC, 906 Anastasia Blvd., Suite A, St. Augustine, FL 32080.

### **A. Location**

The subject property consists of 1.41 acres, and is described by the Legal Description, found on Attachment A. It is situated in Northwest St. Johns County on the north side of State Road 16, southwest of Interstate 95, and southeast of International Golf Parkway. The site is shown on the Location Map, Attachment F. The property is located on State Road 16 which approximately 2.5 miles southwest of Interstate 95. The site is approximately 1/3 mile southeast of International Golf Parkway on State Road 16.

### **B. Surrounding Uses**

**Adjacent Property:** State Road 16 runs the entire length of the southern property boundary. The remaining adjacent property is vacant pasture land to the north, east and west and is a part of the World Commerce Center PUD-2003-25. This PUD is designated as part of the "mixed use district" on the Future Land Use Map of the St Johns County 2025 Comprehensive Plan.

**Nearby Property:** On the opposite side of State Road 16, The Shoppes of Murabella, zoned "community commercial", lie south/southwest of the property and include a variety of commercial and retail shops. Fire station 16 is located behind the shops. To the northwest, on



the opposite side of International Golf Parkway, is Mill Creek Elementary School. The property due east, outside of the World Commerce Center PUD, is designated as open rural/silviculture. Located southeast of the subject property, is a county owned park/recreational space approximately 400 acres in size. The area also includes a significant amount of single-family residential development with overall current land uses mixed with both developed and vacant land. Samara Lakes, Murabella, The Meadows at World Golf Village, Sevilla and The World Golf Village are all located within a 1.5 mile radius of the site.

### **C. Ownership**

The subject property is owned by IGP Equities, LLC, as shown by the proof of Ownership, attached as Attachment G. Property Owner Carrie Manley, IGP Equities, LLC, has authorized Matthew H. Lahti, P.E. / Gulfstream Design Group, to act on their behalf and file the application for seeking the rezoning change indicated. Authorization is attached, Attachment H. Adjacent property owners for notification purposes will be included at the appropriate time in the future.

## **II. SITE DEVELOPMENT CRITERIA**

### **A. Project Description**

The subject property is located within the Northwest Sector of St Johns County. The IGP Equities, LLC. development will adhere to all requirements set forth in the 2025 Comprehensive Plan Northwest Sector Overlay (Section A.2.1) unless otherwise waived per Section T. The 1.41 acre property is currently zoned Open Rural (OR) and the applicant is requesting rezoning the site to PUD to allow for Commercial General (CG). The end use will be based on the community's future and present needs and the urban infrastructure already in place. Primary access to the property will be directly from State Road 16. Due to the site's proximity to International Golf



Parkway and the existing surrounding developments and infrastructure, the project will not promote Urban Sprawl, but rather true infill development.

The Master Development Plan Map (MDP Map), Exhibit C, indicates the general layout of the site for the construction of a commercial building. The MDP map also clearly depicts the adjacent property uses and the site location in the Northwest Sector of St John County.

The project has been designed to make use of the natural features of the site, including the variations in the site topography, and to minimize the impact on the natural environment as per the standards and goals set forth in the L.D.C. and by The Northwest sector Overlay. The design limits the number of natural species trees being removed and the location of the dry retention pond adds aesthetic value.

The site design also seeks to maximize safety and accessibility while maintaining significant open space throughout the development. The project will be directly accessed from State Road 16. A 5' sidewalk from The Right of Way to the building will be provided with an additional sidewalk form the north east most parking spaces.

#### **B. Development Size**

There is a total of 1.41 acres of property within the PUD, all of which are Mixed Use, as depicted on the Master Development Plan (MDP) Map.

#### **C. Wetlands**

There are 0.03 acres of isolated state jurisdictional wetlands on-site as shown on the MDP and the Wetland Map, Exhibits C and I, respectively. There are no proposed wetland impacts.





**D. Development Area**

Approximately 1.41 acres of the property is developable uplands. Approximately three one-hundredths (0.03) acres of the property are wetlands.

**E. Residential Development**

There is no residential development proposed within this PUD.

**F. Non-Residential Development**

The non-residential development of the site will consist of a commercial building, parking facilities, sidewalk system and dry retention basin.

The proposed allowable uses on the site shall be allowed by right per Article II of the LDC, as the uses are compatible with Commercial General Zoning. The uses include:

- Commercial recreation
- Archery facilities
- Entertainment
- Retail
- Restaurant, outdoor seating, pick up and drive-through
- Hospitality, and general business, such as retail goods stores
- Financial institutions with or without drive-through facilities
- Pharmacies with or without drive-through facilities
- Free-standing ATM's
- Funeral homes and mortuaries
- Crematoriums
- Indoor farm and garden supply centers
- Outdoor Landscaping sales (trees, shrubs, flowers, vegetables)
- Outdoor storage
- Neighborhood Convenience Stores with or without gas pumps
- Gas stations without auto service or repair
- Car wash facilities
- Automobile oil change facilities
- Tire service centers



- Small car rental offices with associated rental fleet
- Grocery stores, specialty food stores, and supermarkets
- Bowling alleys, billiards and pool parlors, spas, gyms, and health clubs
- Community hospitals
- Commercial, vocational, business or trade schools
- Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units;
- Recreational vehicle/boat storage
- Service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
- Personal services such as beauty shops, barbers, nail salons, spas, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended, Adult Care Centers, Child Care Centers, Nursing Homes
- Psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing,
- Emergency acute care clinics, medical clinics
- General offices, medical offices, veterinary offices without outside boarding facilities and enclosed within a sound proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, Professional Offices, and government offices
- Golf driving ranges; schools for the performing or fine arts and for martial arts
- Movie theaters with three (3) or less screens
- Personal Property mini-warehouses and Antenna Towers allowed by right but subject to compliance with Article II of the LDC.
- Alcohol Sales as an accessory use (within restaurants, pharmacies, convenience stores and supermarkets), subject to necessary permitting and compliance with the minimum separation requirements of the LDC (Section 2.03.02)
- Cemeteries/Mausoleums, Crematoriums, Personal Property Mini Warehouse, RV/Boat Storage, Car Wash Facilities, Automobile Oil Change Facilities, Tire Service Centers, Outside Storage, and other uses typically allowed by special use, subject to necessary permitting and compliance with the minimum separation requirements of the LDC (Section 2.03.02)
  - See Section T, Waivers.



**G. Site Development Criteria**

**1. Building Area**

Total square footage of building space shall not exceed 5,500 square feet. The total ground area to be occupied by buildings and structures shall not exceed 5,000 square feet and seventy percent (70%). The total impervious area will not exceed 75% per Comprehensive Plan Policy A.1.11.3.

**2. Open space**

A minimum 25% open space is required. Open space areas, definitions and regulations, to adhere to St. Johns County LDC and comprehensive plan requirements. Open space shall include buffers, common areas, Environmentally Sensitive Areas, Significant Natural Communities Habitat, Conservation areas, preservation areas and similar areas.

**3. Permitted Uses**

The development will be constructed per St. Johns County standards, as detailed within the Land Development Code. This PUD seeks to rezone the property as general commercial with allowable special uses; General commercial zoning allows for Residential; Cultural/Institutional; Neighborhood Business; General Business; Office/Professional; and Neighborhood Public Service, as outlined within the Land Development Code.



4. **Setbacks**

Setbacks shall be measured per Section 5.03.03.B(2) of the Land Development Code, providing for projections in the front and rear yards per Section. 6.01.03.H, and shall be as follows:

**Front Yard:** Thirty (30) Feet

**Rear Yard:** Twenty (20) Feet

**Side Yard:** Twenty (20) Feet

5. **Building Height**

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

6. **Parking**

The required one (1) parking spaces per 250 square feet of the building area will be provided. Other commercial uses shall follow the St. Johns County Land Development Code requirements. The drive aisles within the parking lot shall be a minimum of 26' to allow for increased mobility by service vehicles. Sidewalks will be provided within the scenic edge to the right of way to provide for pedestrian access via sidewalks throughout the site and allow for any potential future connections with adjacent properties. Bicycle parking shall be made available per section 6.05.02.M of the Land Development Code.



## 7. Signage

The following signs shall be permitted, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting. Signs not specified within this text shall conform to Article VII of the Land Development Code.

**a) Development Signs:** Development identification monument-type signage will be provided at the entrance road to the development along State Road 16, and on the southwest corner of the property in the general locations shown on the Master Development Plan Map. There will be two (2) sided signs with a maximum size of one hundred fifty (150) square feet display area each and a maximum height of twenty (20) feet. The signs may be lighted or illuminated. See attached Attachment J. The applicant may construct a fence, masonry wall, berm, or install vegetation (or provide a combination thereof) to compliment the entrance feature, which will not be computed as part of the square footage for the display area for the sign.

**b) Construction Sign:** One (1) on-site project construction/sales sign will be allowed on the property in the general location of the development along State Road 16, which shall not be installed sooner than thirty (30) days prior to construction and must be removed within seven (7) days after completion of the project or the issuance of the Certificate of Occupancy in accordance with the LDC. The sign may be up to thirty two (32) square feet **with a** maximum sign height for a temporary free-standing sign of 6 feet and shall meet a 5 foot setback from property lines (in accordance with Section 7.02.02.A).

**c) Building Signs:** In accordance with LDC Section 7.02.04.



d) Miscellaneous Signs: Various locational, directional and traffic control signs shall be allowed onsite to direct traffic, for identification, etc. Such signs will be a maximum of three (3) square feet in display area and will not exceed a height of three (3) feet.

## 8. Lighting

Lighting shall comply with Sections 5.03.06.H.6 and 6.09.00 of the St. Johns County Land Development Code, in that outdoor lighting shall be provided in all Developments not requiring streetlights. Outdoor lighting shall be located so as to illuminate the Project as necessary for providing safe passage within the Development. The source of the light, such as the bulb or filament of outdoor lighting fixtures shall not be directly visible from property outside the zoning Lot on which it is located. Additionally, the maximum illumination allowed at the zoning Lot line shall be 0.20 foot-candles.

## H. Infrastructure:

### 1. Stormwater

Stormwater will be handled on site with a dry retention pond located at the east/southeast part of the site where it converges to a point. 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 (SJRWMD).

Wet Retention/Detention ponds or stormwater systems developed within a scenic edge or development edge shall be designed as an amenity to the neighborhood and should



be permanently protected from development. Any area of the wet retention/detention pond or stormwater system lying within the scenic or development edge shall be required to vegetate along the entire perimeter of the banks of the wet retention/detention pond or stormwater system. Vegetation shall include native grasses and understory plantings.

## **2. Vehicular Access/Interconnectivity**

Access to the property will be provided via one (1) driveway directly connected to State Road 16 as provided for within the St. Johns County Land Development Code. The Master Development Plan Map (Exhibit C) indicates the roadway configuration. The site shall comply with all applicable access management standards including turn lanes at the time of final construction plan review.

There is potential vehicular interconnectivity planned to the north as depicted on the MDP Map.

## **3. Pedestrian Access/Sidewalks**

The project will provide a minimum five (5) foot wide external sidewalk from the State Road 16 Right of Way to the building. All pedestrian access routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design. To maintain the safety of visitors to the site, no additional sidewalks will be provided along SR 16 frontage where sidewalk connections are not available on either side of SR 16.



There is potential pedestrian interconnectivity planned to the north as depicted on the MDP Map.

4. **Potable Water**

Central water will be provided by St. Johns County Utility Department.

5. **Sanitary Sewer**

Sanitary sewer disposal will be provided by St Johns County Utility Department.

6. **Irrigation**

Reuse water will be used for irrigation which will be provided by connecting to an 8" reuse main running parallel to SR 16.

7. **Fire Protection**

The applicant will comply with all requirements of the Florida Fire prevention Code and Land Development Code 6.03 for Fire Protection including installation of fire hydrants at the appropriate spacing requirements.

8. **Solid Waste**

Solid waste will be handled by the licensed franchisee in the area.





9. **Utilities**

All electrical and telephone lines will be installed underground on the site. JEA Florida Power and Light Company will provide electrical power.

10. **Open Space**

Minimum of twenty-five percent (25%) open space will be provided as depicted on the MDP Map.

<b>OPEN SPACE CALCULATIONS:</b>	
<b>PROPERTY LINE-SCENIC EDGE (SOUTHERN PROPERTY LINE)</b>	<b>12,000 S.F./19.6%</b>
<b>PROPERTY LINE-DEVELOPMENT EDGE (WESTERN &amp; NORTHERN PROPERTY LINES)</b>	<b>5,068 S.F./8.2%</b>
<b>TOTAL:</b>	<b>17,068 S.F./27.8%</b>

- No double counting of Open Space areas.

I. **Potable Water/Sanitary Sewer**

Central water and sanitary sewer service will be provided by St. Johns County Utility Department. The potable water and sanitary sewer demand will be calculated using the SJCUD Schedule A: Water and Sewer Flow and ERC Factors by Use Type values and a Letter of Availability will be obtained based on the final building use.

1. All utility construction projects are subject to the current construction standards within the St Johns County Utility Department Manual of Water, Wastewater and Reuse Design Standards & Specifications at the time of review.
2. 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.

3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public rights-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

#### **J. Topography and Soils**

The property is located in northwest St. Johns County on the north side of State Road 16, south of Interstate 95, and adjacent to Murabella and the world commerce center. The property is located in an area designated by the Federal Emergency Management Association (FEMA) as "X". See the Flood Map (Attachment K) for more detail.

The Soil Survey for St Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies one type of soil throughout the whole property, 62 Florida Fine Sand. See the Soils Map (Attachment L) for more detail.

#### **K. Upland Forest and Wetlands**

Pine trees line the State Road 16 right of way in the scenic edge. The remaining site area is undeveloped pasture land with little to no upland forest.

0.03 acres of isolated wetlands are located on site. There are no proposed wetland impacts.



**L. Site Vegetation and Habitat**

A site evaluation identifying and defining occurring FLUCFCS (Florida Land Use, Cover and Forms Classification System) Codes, in compliance with Section 4.01.07 of Article IV of the St Johns County Land Development Code, has been completed and the following FLUCFCS community types were found (information in Attachment M).

**M. Historic Resources**

This site is located in a “Low probability” zone according to St. Johns County Archaeological Site Probability Model Map.

**N. Buffers:**

**1. Perimeter Buffer**

A ten (10) foot perimeter buffer will be provided around the project perimeter as depicted on the MDP Map. The intent is to maintain all existing natural vegetation but allow for augmentation with native/natural vegetation if needed to meet the desired screening and performance standards. Enhanced landscaping will be provided as part of the reduction to the Scenic and Development Edges as set forth below.

**2. Development Edge**

IGP Equities, LLC. will maintain a thirty five foot averaged with a minimum twenty (20) foot development edge around the west and north boundaries of the site, which abuts the Commerce Center PUD 2003-25. Where little or no



native vegetation exists, buffers will be supplemented with enhanced landscaping in accordance with LDC Section 6.06.02.H.1., and the 2025 Comprehensive Plan section A.2.1.3.

**3. Scenic Edge**

A 30' scenic edge with enhanced landscaping in accordance with Policy A.2.1.4., shall be provided between the southern property boundary and State Road 16 Right of Way to screen the project and create a scenic edge between the development and the roadway through the preservation of existing trees and vegetation (where appropriate given the very limited existing vegetation at the site in the area of the scenic edge) and the use of a variety of native canopy trees, understory trees, bushes, shrubs and ground cover. Enhanced landscaping will help preserve the rural character and preserve and enhance the scenic view of the area, especially where existing vegetation is sparse. The scenic edge landscaping requirements will be preserved and enhanced per the 2025 Comprehensive Plan Policy A.2.1.4.

- See waivers.

**4. Buffers Between Incompatible Land Uses**

Buffer and screening requirements between incompatible land uses to adhere to the St Johns County Land Development Code 6.06.04

All buffers and edges will be left natural, meeting the required five (5) percent 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.



**O. Special Districts**

The subject property is not located in a special district as identified by Article III of the Land Development Code.

**P. Temporary Uses**

Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans. Permissible construction and sales trailer locations will be depicted on the construction plans. The initial seasonal sales trailer will be located at the rear of the development. The trailer may be used as a temporary administrative office or sales center during construction. The trailer will be removed no later than thirty (30) days after approval of the horizontal construction "as-builts". Outdoor Seasonal Sales (temporary seasonal uses i.e., Christmas tree sales, pumpkin sales, firework sales, plant sales and similar fresh produce sales including U-Pick farms), not to exceed two (2) per Year per Parcel, and not to exceed forty-five (45) days for each event. Trailers and display and meeting tents, as well as all other requirements and necessary permits shall meet the provisions of Section 2.02.05 of the St Johns County Land Development Code, regulating Temporary Use Permits.

Outdoor Seasonal Sales (Christmas trees, pumpkins and firework sales). Subject to the Temporary Use Criteria of LDC Section 2.02.05.A.1.b.

Firework Sales have additional limitations and must follow the rules and regulations of the St. Johns County Fire Marshall. While temporary seasonal firework sales may be allowed, sales are governed by Florida Statue 791. Permanent retail sales for fireworks is not allowed.



**Q. Accessory Uses**

Accessory uses and structures will be allowed as per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Permitted accessory uses to comply with 2.02.04.C of the Land Development Code.

A maximum six (6) foot high opaque fence will be in accordance with the requirements of the Land Development Code. No fences will be allowed in setbacks.

Air conditioning or electrical equipment is to be located in the rear of the property. The equipment and dumpster shall be screened from the roadway by the proposed building and in accordance with section 6.06.04 of the St Johns County Land Development Code.

**R. Phasing**

The IGP Equities, LLC, PUD site work shall be developed in one (1), five (5) year phase, to commence within 5 years of PUD approval. Commencement shall be defined as Commercial Construction Plan Approval. Completion shall be defined as approval of the as-built surveys for the infrastructure construction.

**S. Project Impact**

The property is located wholly within the mixed use land use designation of the St. Johns County Comprehensive Plan, which allows for the types of uses included within this application. The property has excellent access to major roadways and transportation corridors via SR 16. The site is in close proximity to numerous existing and planned residential developments while also shopping and businesses for employment opportunities and located near existing, mixed use developments which also provide comminute sales, services, and professional services. The



proposed development is a truly “in-fill” development which compliments the surrounding existing development, transitional lot size density and land use. The preserved scenic edge, upland areas and perimeter buffers will serve to adequately buffer the development from adjacent properties and roadways.

The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact to the residents of St. Johns County. It will adhere to 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**

This application requests waivers to Land Development Code Sections:

1. **6.06.02.G.2 (Scenic Edge)** – *Within the Community Commercial Future Land Use Map designation located at SR13 and Racetrack Road, and within any commercially zoned property or the commercial component of a planned development, or where the lot depth of a development parcel, or portion thereof, measured from the property line or reserved right-of-way is less than 500 feet, the scenic edge shall be allowed a reduction to the required 75 foot buffer requirement to a minimum of 30 feet through the application of enhanced performance standards that will provide sufficient landscaping where little or no natural vegetation exists in order to preserve or enhance the rural character along the roadway. Any request for a reduction to the 75 foot scenic edge shall adhere to the following enhanced performance standards: a. Shall consist of all native evergreen canopy trees planted every twenty (20) to thirty (30) foot on center. b. All native non-canopy trees shall be planted every ten (10) to twenty (20) foot on center. c. Shrubs shall be of native species and be planted between every five (5) to fifteen (15) foot on center and appropriately staggered. d. Native groundcover shall be planted every three (3) to five (5) foot on center. e. Breaks in the*



*scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 30 feet. St. Johns County Land Development Code VI-113 April 04, 2017f. Commercial properties located adjacent to the scenic edge shall be allowed to maintain visibility to commercial structures, signage and entrance features.*

The required scenic edge of 75' is not obtainable due to the size and unique shape of the site. A reduced 30' scenic edge is provided along State Road 16 which is in compliance with the intended nature of the scenic edge and maintains the minimum width set forth in the ordinance (consistent with the 75' averaged scenic edge with a 30' minimum provided in adjoining World Commerce Center PUD 2003-25). Additionally, and consistent with Comprehensive Plan Policy A.2.1.4.a., there are practical difficulties requiring a reduction in the scenic edge to accommodate proper movements for fire apparatus and emergency vehicles. In fact, a waiver for the additional paved area required for turning movement of fire apparatus and emergency vehicles would not be required if that area could be used as an additional access point for the project to SR 16 (likely not feasible due to FDOT Access Management Guidelines regulating minimum connection spacing on SR 16).

The area for the fire apparatus turning movement that projects 20' into the Scenic Edge, as depicted on the MDP Map, will be pervious paver or "Grasscrete" style product and will incorporate green vegetation into the paver design so as to reduce the visual appearance of a concrete paved intrusion into the Scenic Buffer. This area will incorporate pavers or a heavy-duty cellular porous paving system designed for heavy vehicles over grass or grass grids providing a structural surface. The intent being to





avoid having a traditional concrete area with yellow striping within the area of the Scenic Buffer. This will not only enhance the beauty of the intrusion into the Scenic Edge but also result in an area that motorist frequenting the project perceive as less inviting to parking as may be occasionally experienced with areas striped-out for “no parking.” The design of the fire apparatus turning area will be subject to final review and approval by County Staff in connection with construction plan review.

Enhanced landscaping in accordance with the enhanced performance standards of LDC Section 6.06.02.G.2., shall be required in the Scenic Edge in the area of the reduced Scenic Edge needed to accommodate the fire apparatus turning movement.

2. **6.06.02.H.1 (Development Edge)** – *Development edges and recreational trail systems provide a foundation of the Northwest Overlay. Development edges and recreational trails provide natural corridors, recreational opportunities, aesthetics, habitat protection and open space, maintain rural character and provide screening from roadways and adjacent development. Development edges shall be a minimum of thirty-five (35) feet in width and located along the edge of the development boundary. Deviations to the thirty-five (35) foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property.*

IGP Equities, LLC is requesting a reduction in the minimum Development Edge around the West and North perimeter of the site. Specifically, IGP Equities, LLC. will maintain a minimum (not averaged) twenty (20) foot development edge around the west and north boundaries of the site.



A 75' averaged with 30' minimum scenic buffer has been approved immediately adjacent to the site as part of the World Commerce Center PUD 2003-25. This creates a minimum development buffer between the properties of 50' which greatly exceeds the internal buffering between outparcels within World Commerce Center PUD. To elaborate, the IGP Equities parcel aligns similarly with the outparcels within World Commerce Center PUD, yet provides additional buffering because each is a separate project. This project seeks a reduction in the Development Edge contemplated by the specific language in the Comprehensive Plan.

The unique triangular shape of the parcel is the driving force behind this waiver request. The distinguishing factor is the amount of parking capable of being provided onsite.

Where little or no native vegetation exists, buffers will be supplemented with enhanced landscaping in accordance with LDC Section 6.06.02.H.1., and the 2025 Comprehensive Plan section A.2.1.3.

3. **6.06.03.G.1** - *Each landscape Tree island shall be a minimum of fifteen (15) feet wide and extend the entire length of the Parking Space, unless technically infeasible as reasonably determined by the County Administrator.*

Interior parking islands are provided to define parking aisles and break up the broad expanse of pavement. However, the narrow nature of the site results in the necessity to reduce the island width to a minimum of 5' to obtain the necessary number of parking spaces. In lieu of trees within the reduced islands, trees are to be planted as close as possible to the parking spaces where they would have otherwise been planted absent this waiver so as to preserve the intent of the LDC to create treed areas within commercial projects, In order to achieve the required scenic edge screening, a row of



canopy trees are planted on the southern property line. This results in a maximum distance of 35' from any parking space to a tree.

**U. Ownership/Agreement**

The applicant, its successors and assigns hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

So that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development except (a) that modification to this PUD by special use shall be prohibited and except (b) the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**V. Future Land Use Designation**

The property is located within the mixed use area on the Future Land Use Map (FLUM) of the St Johns County Comprehensive Plan. See attached Attachment N.

**TOTAL AREA CALCULATIONS**

PROJECT AREA:	1.81 AC
FACILITY / SIDEWALK AREA:	15,434 S.F.
TOTAL IMPROVEMENT AREA (NOT TO EXCEED):	18,078 S.F.
TOTAL PERMITTED AREA (MINIMUM):	41,772 S.F.
FLOOR AREA RATIO (NOT TO EXCEED):	7% X
IMPROVEMENT SURFACE RATIO (NOT TO EXCEED):	7% X
PERMITTED SURFACE RATIO (MINIMUM):	20% X
OPEN SPACE (MIN):	20% X
PERMITTED OPEN SPACE (NOT TO EXCEED):	20% X
PERMITTED BUILDING FOOTPRINT:	20% X
DESIGNING FUTURE LAND USE:	WORLD COMMERCIAL CENTER
EXISTING FUTURE LAND USE:	STATE ROAD 16
PROJECT ID#:	2024000000
PLANNING CODE:	CD01000000
PLANNING DISTRICT:	CD01000000

**REQUIRED DEVELOPMENT EDGE 35'**

**REQUIRED SCENIC EDGE 75'**

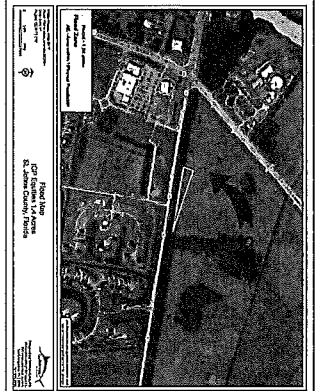
**REQUIRED DEVELOPMENT EDGE 35'**

**BUILDING / PARKING SUMMARY**

35' AVERAGE DEVELOPMENT EDGE

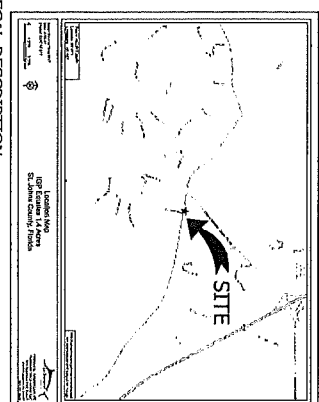
75' AVERAGE SCENIC EDGE

35' AVERAGE DEVELOPMENT EDGE



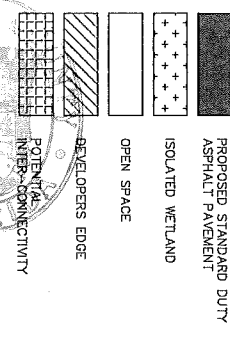
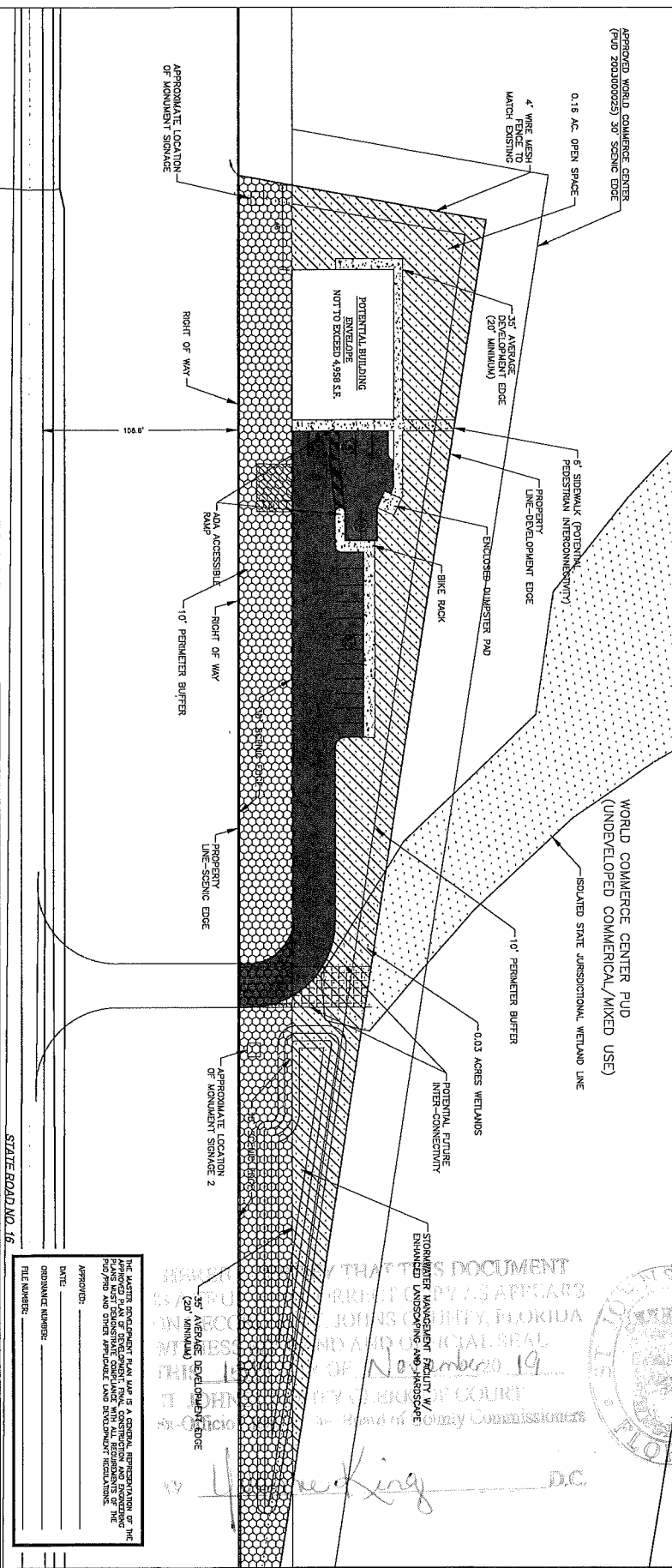
**NOTES:**

1. ALL ELEMENTS THAT ARE PLACED OR PLACED IN CONFORMANCE WITH AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP SHALL BE CONSIDERED TO BE IN CONFORMANCE WITH THE PLANNING DISTRICT MAP.
2. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.
3. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.
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17. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.
18. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.
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20. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.



**LEGAL DESCRIPTION**

A PORTION OF DEVELOPMENT LOT 16, AMBRO HEIGHTS CHART, SECTION 28, TOWNSHIP 30 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, AS SHOWN ON THE PLANNING DISTRICT MAP, IS BEING OFFERED FOR DEVELOPMENT. THE DEVELOPER SHALL MAINTAIN THE RESPONSIBILITY OF THE SITE PLAN AND CONSTRUCTION FACILITIES ON THE PLANNING DISTRICT MAP.



THE LATEST APPROVED PLAN USE IS A GENERAL REZONATION OF THE APPROVED PLAN OF DEVELOPMENT. THIS CONSTRUCTION AND DEVELOPMENT PLAN IS SUBJECT TO THE LATEST APPROVED PLAN OF DEVELOPMENT AND OTHER APPLICABLE LAND REGULATORY REQUIREMENTS.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

**IGP EQUITIES**  
STATE ROAD 16  
ST JOHNS COUNTY, FL

DATE: 02/14/24  
DRAWN BY: J. L. WILSON  
CHECKED BY: J. L. WILSON  
APPROVED BY: J. L. WILSON  
FILE NUMBER: 2024000000

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**SLEIMAN DEVELOPMENT**  
**10739 DEERWOOD PARK BLVD, SUITE 200**

**JACKSONVILLE, FL 32256**

ACCT: 38159  
AD# 0003176788-01

PO#

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

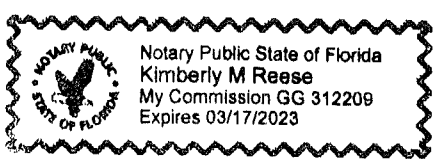
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART 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 **PUD-201800002** was published in said newspaper on **05/19/2019**.

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 MAY 20, 2019 day of MAY, 2019  
by Melissa Rhinehart who is personally known to me  
or who has produced as identification

Kimberly M. Reese  
(Signature of Notary Public)

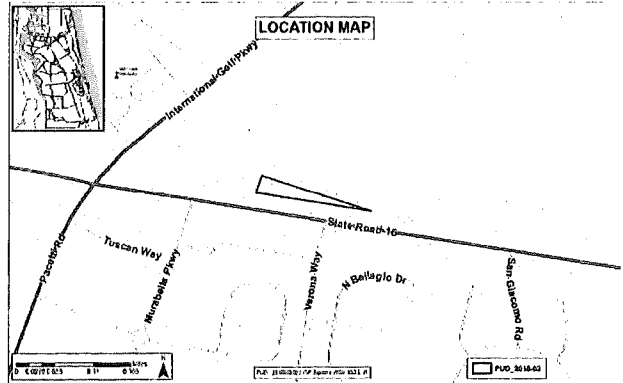


**NOTICE OF A PROPOSED REZONING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 6/6/2019 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 7/16/2019 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 to rezone approximately 1.4 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the construction of a commercial building.

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

The subject property is North of State Road 16 and East of International Golf Parkway in St. Augustine, FL 32092. 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      BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA      ST. JOHNS COUNTY, FLORIDA  
MIKE KOPPENHAFFER, CHAIR      PAUL M. WALDRON, CHAIR  
FILE NUMBER: PUD-201800002  
PROJECT NAME: IGP Equities WGV

0003176788 May 19, 2019



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

July 19, 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. 2019-51, which was filed in this office on July 19, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED JUL 19 2019  
ST. JOHNS COUNTY  
CLERK OF COURT

BY: *Yvonne King*  
DEPUTY CLERK