

ORDINANCE NUMBER: 2022 - 53

Public Records of St. Johns County, FL
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AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated April 26, 2022, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2022-11 Southwood IV (Westminster) PUD**, 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 rezoning to **Planned Unit Development (PUD)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Planned Unit Development (PUD)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Planned Unit Development (PUD)** is consistent with the land uses allowed in the land use designation of Mixed Use, as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number PUD 2022-11** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

is hereby changed to Planned Unit Development (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 that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee 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. 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. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

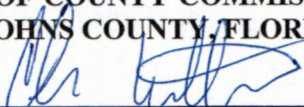
SECTION 6. This Ordinance shall take effect upon the effective date of St. Johns County Comprehensive Plan Amendment No. 2022-04, St. Johns County Ordinance No. 2022-52, adopted concurrently on August 16, 2022.

SECTION 7. 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.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

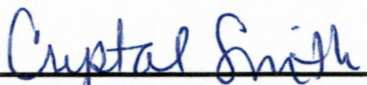
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 16 DAY OF August 2022.

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

BY: 
Christian Whitehurst, Vice Chair

RENDITION DATE: AUG 18 2022

**ATTEST: BRANDON J. PATTY, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER**

BY: 
Deputy Clerk



EFFECTIVE DATE: OCT 02 2022

EXHIBIT A
LEGAL DESCRIPTION
Southwood IV - Westminster @ Julington Creek

PARCEL A:

The West 212 Feet of the South 1/2 of Lot 16, JULINGTON PLACE, according to the Map or Plat thereof as recorded in Map Book 5, Page 28, of the Public Records Of St. Johns County, Florida.

Subject to and together with a 30 foot Easement for ingress and egress over and across the Northerly 30 feet of the South 1/2 of said Lot 16.

PARCEL B:

North one-quarter (N 1/4) of Lot Seventeen (17), JULINGTON PLACE, according to Plat thereof, recorded in Plat Book 5, Page 28 of the Public Records of St. Johns County, Florida;

and

South one-half (S 1/2) of the North one-half (N 1/2) of Lot Seventeen (17), JULINGTON PLACE, according to Plat thereof, recorded in Plat Book 5, Page 28 of the Public Records of St. Johns County, Florida;

and

North one-half (N 1/2) of the South one-half (S 1/2) of Lot Seventeen (17), JULINGTON PLACE, according to Plat thereof, recorded in Plat Book 5, Page 28 of the Public Records of St. Johns County, Florida.

PARCEL C:

The South 1/4 of Lot 17, of JULINGTON PLACE, according to the Plat thereof as recorded in Plat Book 5, Page 28, of the Public Records of St. Johns County, Florida.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
Southwood IV - Westminster @ Julington Creek

SECTION I: INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. This petition is filed on behalf of the applicant: Presbyterian Retirement Communities, Inc.

A. Location: The property sought to be rezoned consists of approximately 6.05 acres, described by the Legal Description, Exhibit A. It is situated in St. Johns County along Orange Avenue, just North of Racetrack Road, South of Bishop Estates Road and East of State Road 13, in Northwest St. Johns County. The site is shown on the Location Map, Exhibit B. The property consists of what was 4 single family lots, with 3 single family homes, with the northernmost parcel extending North to the existing Southwood development and West of (behind) a single-family parcel. The subject property is within an area of varying adjacent land uses, including multi-tenant commercial development to the West and South, and similar development to the north that is part of the overall Westminster Woods @ Julington Creek development (Westminster Woods), which extends to the North across Bishop Estates Road to Julington Creek), and includes the same types of duplex and triplex type units. The properties across the street from the proposed development are fully developed with one acre or larger lots and single-family housing. There are duplex units to the Northeast (the initial development for Westminster Woods), as well as athletic facilities at the intersection of Orange Avenue with Racetrack Road.

B. Land Use and Zoning: The current land use is Residential A, however, the applicant has applied for a Small Scale Comprehensive Plan Amendment to change it to Residential C. The current zoning is Open Rural (OR) which allows a variety of agricultural uses, and as well as residential for single family lots, equal to or greater than, 1.0 acre with at least 100' of frontage and for Special Care housing like Assisted Living facilities. These types of land requirements are typically found in areas with more rural or suburban character or along scenic routes and remains along Bishop Estates Road to the North and some areas of the Fruit Cove area West of State Road 13.

In this case, the property was permitted for a new Memory Care facility, affiliated with Westminster @ Julington Creek development, which commenced construction in 2021, and this facility, as well as independent living units are part of the proposed project. The project is planned as an extension of the adjacent Westminster @ Julington Creek (Westminster Woods) Southwood to the North and this will be phase IV. Westminster @ Julington Creek is an age-restricted community that includes 70 Villas (duplex and triplex units), 355 garden apartments, a Healthcare center for up to 120 skilled nursing beds, and 80 assisted living units over 4 phases. Additionally, it includes all support facilities and a wellness/fitness Center, which will be available to the future residents of this project.

Adjacent Land Uses and zoning include Residential A and OR zoning along the East side of Orange Avenue and along Bishop Estates Road to the Northeast. The existing development to the North has Residential D land use for the majority of the Westminster @ Julington Creek facilities including the duplexes along the East side of Orange Avenue, and Residential C for the existing Southwood portion of the development, adjacent to this site, both of which are covered by an overall PUD zoning. The commercial development to the South has 40,200 square feet in office/retail space and 6,000 square foot office on 4.74 acres and falls within the Residential A designation and also has PUD zoning. The commercial development to the West, Bartram Village, has a variety of commercial uses on over 17.56 acres with a FLUM designation of

Community Commercial and PUD zoning. The property is located within the Northwest Sector, which establishes a variety of planning requirements such as Scenic Edges, Development Edges, Community Areas and encourages interconnectivity.

C. Ownership: The Property is owned by Presbyterian Retirement Communities, Inc., as shown by the Proof of Ownership (deeds), which are attached as Exhibit F. Karen M. Taylor has been authorized to act on behalf of the applicant and file the application for seeking the modification indicated. Authorization is attached as Exhibit E. Adjacent property owners, for notification purposes, are included as Exhibit G.

SECTION II: SITE DEVELOPMENT CRITERIA

A. Project Description: The applicant is requesting the zoning change from Open Rural (OR) to Planned Unit Development (PUD) to allow for the addition of senior independent living units to the Memory Care under construction and provide for the two uses to be a single cohesive development. The proposed design will allow for a combination of uses that complement the surrounding mixture of residential and nonresidential development. This plan allows for compatibility of the immediate community, including the adjacent Westminster Woods to the north, commercial and office to the South and West, and single-family development to the East.

The development shall be known as Southwood IV -- Westminster @ Julington Creek Planned Unit Development (Southwood IV PUD). As noted, the property currently has a Residential A Future Land Use, however, there is a companion Small Scale Comprehensive Plan Amendment that is being requested to change the Land Use to Residential C to allow for the 32 bed Memory Care facility and a total of 10 independent living units consisting of both duplexes and triplexes. Although the Residential C FLU would allow for up to 6 units per acre (36 residential units). This PUD is to provide for a 32 bed Memory Care, which would be considered Special Care Housing, and 10 independent living units (garden villas). Per the Land Development Code (LDC), Special Care Housing, when considered a Special Use, calculates residential density based on every 2.5 residents as equaling one residential unit, so the 32 beds would be considered 13 dwelling units. The independent units planned, consist of 2 duplex units and 2 triplex units, for a total of 10 dwelling units. Therefore, the site would have a total of 23 residential dwelling units (using the 13 considered for the Memory Care) or a density of approximately 3.8 units per acre.

Although this project is affiliated with the existing Westminster Woods PUD adjacent north of the site, that PUD that will not inherently regulate the development standards of the proposed PUD, but aspects are incorporated here. The overall neighborhood/community design will be coordinated so that it coincides with the development standards of the Westminster community.

The Master Development Plan Map (MDP Map), Exhibit C, indicates the general layout of the proposed development including the Memory Care Facility, 2 duplexes and 2 triplexes organized into 2 corridors meeting at a "T" shape, with associated drives, parking, retention and a community space that will be shared. Access to the property is shown on the MDP Map, Exhibit C and will be accomplished via 2 gated driveway/entrances. Both entrances will be located along Orange Avenue. One will be located closest to the southern boundary and other closer to the northern boundary adjacent to a single-family property, approximately 70' from their property line. The plan also includes a multi-purpose path that will connect the site development for this site, with the full existing Westminster @ Julington Creek development to the north and provide for pedestrian, bicycling and golf cart use for the residents as well as for maintenance and supplies. In addition, the project will be served with central water and sewer service supplied by Jacksonville Electric Authority Utilities (JEA). All uses and structures within the PUD shall be substantially related to the overall character of the development.

B. Development Size: There is a total of 6.05 acres of property.

C. Wetlands: There are no wetlands on the site.

D. Development Area: There are 6.05 acres of developable area.

E. Dwelling Units: The site is planned for a 32 bed Memory Care (Special Care Housing) and 10 independent living units consisting of 2 duplex units and 2 triplex units for a total of 23 dwelling units. Note: Special Care Housing, when considered a Special Use, calculates residential density based on every 2.5 residents as equaling one residential unit, so the 32 beds would be considered 13 dwelling units. Based upon the Country average population of 2.44 persons per household, the development will have 24.4 residents plus the up to 32 Memory Care residents and staff. There will be no school age children.

F. Non-Residential Development: All site development will be for residential.

G. Site Development Criteria:

1. Lot Sizes and Building Area: The total ground area to be occupied by buildings and structures shall not exceed 70% percent, with the entire site being considered the development lot. The overall site impervious surface ratio (ISR) will not exceed 70%. including buildings, parking and driving surfaces. The floor area ratio (FAR) shall not exceed 50%.

2. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include residential uses as defined within the Section 2.02.01A of the LDC (including all uses allowed by Special Use in that section), allowing for conventional single family residential dwellings, independent living units (attached as duplex and/or triplex residential units, which include individual kitchen facilities, assisted living units, within a single facility (such as the Memory Care facility) or attached units, such as duplex or triplex units, which provide living opportunities for those who need assistance with daily living activities and support facilities. Allowable support facilities include, but are not limited to, customary support facilities such as offices, marketing facilities, maintenance facilities, kitchens, dietary, dining areas, chapels, clinics, libraries, game rooms, laundry rooms, meeting rooms, auditoriums, and other similar uses. Additionally, typical residential accessory and ancillary uses will be allowed as outlined within the Land Development Code.

3. Setbacks: Buildings will be setback a minimum of 20' from any interior or exterior roadway and 10' from each other as measured from the furthest projection to the furthest projection.

4. Building Height: Building heights will not exceed 2 living stories or 35' and are projected to be 25' for the structures.

5. Parking: Parking spaces will be provided in conformance with the current St. Johns County LDC based upon the site/building uses. Parking for the independent living units and duplexes will be provided at a ratio of 2 parking space per unit, with visitor parking spaces shall be provided for the dwelling units at a rate of 1 space per 4 units, for a total of 3 spaces provided. The Memory Care Facility shall have parking provided at a rate of at least 1 space per 3 beds. Parking lot and parking space layout will conform to the current LDC standards and regulations applicable at the time of Construction Plan approval.

6. Signage: The applicant is requesting the following signs, with construction of the signs conforming to the LDC requirements in effect at the time of permitting.

a. Development Signs: Development identification monument-type signage will be provided at the entrance road to the development along Orange Avenue, in the general location shown on the MDP Map, Exhibit C, in accordance with Section 7.02.00 of the LDC. These signs will be either one 2 sided signs, or two 1 sided signs, with a maximum size of 32 square feet display area and a maximum height of 10'. The sign may be lighted or illuminated. 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 on-site project construction/sales sign will be allowed on the property in the general location of the Development Sign along Orange Avenue, which shall not be installed sooner than 30 days prior to construction and must be removed within 30 days after completion of the project in accordance with the LDC. The sign may be up to 6 square feet.

c. Real Estate Signs: Real Estate signs will be allowed in accordance with the LDC. Each sign may be up to 6 square feet in size and will conform to the requirements of the Land Development Code.

d. Special Event Signs/Banners: Special Event Signs, per Section 7.02.00 will also be allowed for pennants only, along the Orange Avenue frontage.

e. Miscellaneous Signs: Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of a sales office, recreation areas, etc. Such signs will be a maximum of 5 square feet in display area.

H. Infrastructure:

1. Stormwater: Stormwater will be handled on site with a single retention pond located on the southeaster portion of the development. The drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District (SJRWMD). The retention pond may have a fountain.

2. Vehicular Access / Interconnectivity: Access to the property will be provided via 2 driveway entrances on Orange Avenue, which may be gated. Interior drives will meet SJC LDC standards. The MDP Map, Exhibit C indicates the proposed roadway configuration. Interconnectivity will be provided by sidewalks to Orange Avenue to access the adjacent neighborhood and by an 8' wide multipurpose pathway to connect to the overall Wesley Manor PUD development, and give residents of both communities the ability to be able to walk, ride bikes, use wheelchairs or golf carts, and shuttle between the development areas for either recreational or socialization opportunities by use of the sidewalk network. Additionally, this pathway will allow for transport of goods and supplies between this site and the Memory Care site. Other interconnectivity is not feasible due to existing development patterns along the West and South boundaries.

3. Sidewalks: Sidewalks, a minimum of 5' in width, will be provided as needed within the development, along the main driveway accesses and connecting the buildings to the parking

areas and common areas. Pathways will be constructed, as needed, within the open space. Specific designs will be provided for within the Construction Plans.

4. Recreation/ Open Space: Open space areas will provide some passive recreation and will be accessible to residents through pedestrian paths throughout the development. These areas may include benches, swings, gazebos, and picnic facilities, as well as the community space adjacent to the retention area. The overall open space, accounts for 2.02 acres or over 33.4% of the site. Additionally, the residents within this community will have full use of all of the recreation and open space within the overall Westminster Woods PUD.

5. Fencing: The applicant reserves the right to install fencing, with a maximum 8' high fence around all or part of the development, for security purposes and to buffer other uses if desired. Fencing may consist of aluminum or wood (or a combination with pilings) or opaque walls. In addition, the fencing may provide for gated access (with or without guard facilities) along Orange Avenue at each entrance/exit driveways.

6. Fire Protection: Fire Protection shall be in compliance with the LDC article 6.03 and the State Fire Prevention Code for this Project. Hydrant installation and all building construction will conform to current permit standards and requirements, including requirements for sprinkling.

7. Utilities: Electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Jacksonville Electric Authority (JEA). Security lighting will be provided as needed.

8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area in accordance with all disposal standards. Trash and solid waste will be collected at central dumpster locations near the loading/unloading areas. All dumpsters will be placed upon an accessible concrete pad and will be screened from view by a combination wall, fence and/or vegetation.

I. Potable Water / Sanitary Sewer: Central water and sanitary sewer service will be provided by the franchised utility (Jacksonville Electric Authority Utilities) and all extensions or connections will be in accordance with the County LDC and construction will be in accordance with current permit standards and requirements. The project will generate approximately 6,680 gallons per day for both water and sewer.

J. Topography and Soils: The property is located West of Orange Avenue, South of Julington Creek and North of Racetrack Road. The property is relatively flat and located in an area designated by the Federal Emergency Management Association (FEMA) as X.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies the following soil types:

1. 6 Tavares fine sand, 0 to 5% slopes: This soil type covers an area along the northern side of the proposed site, where the duplexes and triplexes will be located. This soil type is a moderately well drained, nearly level to gently sloping soil with a seasonal high-water table of 40 to 80 inches for 6 to 8 months of the year receding to over 80 inches below the surface for the remainder of the year, with very rapid permeability and a very high community development potential.

2. 8 Zolfo fine sand: This soil type covers an area of the property along the central portion of the proposed site, where the parking areas, some dwelling units, the memory care facility, and retention

pond will be located. This soil type is a somewhat poorly drained, nearly level soil on broad landscapes with a seasonal high-water table of 24 to 40 inches for 2 to 9 months of the year, with rapid permeability and a high community development potential.

3. Ona fine sand: This soil type is also located within a small strip in near the center of the site. This is a nearly level, poorly drained sandy soil with a seasonal high-water table a depth of 10 to 40 inches for 4 to 6 months which rises to a depth of less than 10 inches for 1 to 4 months during rainy seasons and recedes to a depth of more than 40 inches during very dry seasons. The community development potential is medium.

K. Site Vegetation and Habitat: Environmental Resource Solutions (ERS) conducted a wildlife and habitat pedestrian survey on 1 July 2020. The 6.05 parcel is located on the northwest quadrant of Orange Avenue and Race Track Road in St. Johns County, Florida. The site is located in Section 29, Township 4 South, Range 27 East (Exhibit 1). On-site vegetative communities were classified using the Florida Department of Transportation *Florida Land Use, Cover and Forms Classification System* (FLUCFCS, 1999). Land use/land cover types identified within the project area are depicted on Exhibit 2 and described below. No wetlands or surface waters were identified within the site. Residential, Low Density (FLUCFCS 110) – The entirety of the site is classified as Low Density Residential. Vegetation within the property is comprised of loblolly pine (*Pinus taeda*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), southern magnolia (*Magnolia grandiflora*), and Bahia grass (*Paspalum notatum*). St. Johns County Land Development Code, Article IV, identifies six natural habitat types as imperiled and provides special protections over those habitats. Habitats identified as imperiled include beach dunes, coastal grasslands/coastal strand, xeric hammock, maritime hammock, sandhill, and scrub. No imperiled habitats are present within the assessment area.

L. Significant Natural Communities Habitat: A site evaluation identifying and defining occurring listed species and significant natural communities' habitat, in compliance with Section 4.01.07 of Article IV of the St. Johns County Land Development Code is provided as Exhibit I, Soils and Environmental Data. Neither state or federally listed fauna nor their sign (e.g., scat, footprints, burrows, nests, etc.), were observed during the field surveys. Additionally, no critical habitat for listed species was observed within the project area. The property is bounded by a road to the east and development to the north, south and west, therefore wildlife access is limited. It is the opinion of ERS that the proposed project will not adversely impact state- or federally-listed species or their critical habitat.

M. Historic Resources: The St. Johns County Archeological Site Probability Model Map identifies the site as located in an area of "high" probability for archaeological sites. An Archaeological Reconnaissance Study was performed, which did not locate any archeological or historical sites and the report was provided to the Planning Division and to the State Division of Historic Resources, State Historic Preservation Officer, Department of Compliance and Review Section, for review and a Letter of Concurrence was received.

N. Buffers, Scenic Edges and Development Edges: The project will provide for the appropriate buffering and screening in accordance with Section 6.00.00 of the LDC and will meet the buffer/screening requirements and the Northwest Sector.

- 1. Development Edge:** A 35' Development Edge shall be provided around all boundaries, which will be averaged. The Development Edge may include fencing along the interior and/or exterior boundaries. The Development Edge does include a portion of the stormwater pond, which has a central Community Area along the other side of the pond.

- 2. Perimeter Buffer:** A 10' landscaped perimeter buffer will be provided, which will be included within the Development Edge, around the project perimeter. The intent is to maintain any existing natural vegetation, but plans are to augment the buffer with native/natural vegetation and meet the desired screening and performance standards, which require vegetation at least 8' in height and which will reach 80% opacity within 2 years of installation. The buffer may include fencing and landscaping, while providing for the installation of driveways and identification signs.

Landscape areas will be provided, that at a minimum will meet all County standards applicable at the time of application for Construction Plan/Landscape Plan approval and will provide for terminal islands, buffers, and other typical landscaping features. Every effort will be made to maintain the significant trees on the site and all landscaping within the development will meet or exceed County standards and will be reviewed at the Construction Plan stage. It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, proposing native plant material for planting areas, and leaving existing vegetated areas. 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. However, it is located within the Northwest Sector Overlay as defined by Objective A.2.1 of the Comprehensive Plan. Please refer to the Northwest Sector Neighborhood Sustainability Indicators, Section III of this MDP Text, for language regarding Northwest Sector compliance.

P. Temporary Uses: Temporary construction and/or sales trailers will be allowed within the development. The construction trailers will be removed within 30 days of issuance of a Certificate of Occupancy by the County for the buildings within construction, the buildings will be completed in one phase. Use of the existing permanent structures for construction and/or sales offices will be allowed.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structures. Accessory structures may include decks, patios, pools and pool enclosures including pool decking, and gazebos, which may be constructed within the required setbacks.

R. Phasing: The project is to be permitted and constructed in 2 phases, with the initial Memory Care facility, site access and initial circulation and parking, retention, the multipurpose path and most fencing in the first phase and the remainder of the infrastructure and the duplex and triplex buildings in the second phase. Phase One has already commenced and will be complete with 5 years or receipt of adoption of the PUD and Phase Two will commence within 5 years of adoption of this PUD and completed within 5 years of commencement. The applicant reserves the right to begin development provided concurrency is met and construction plans and all other appropriate permits needed have been obtained. "Commencement" shall be defined as approval of Construction Plans by the St. Johns County Development Services Department and "completion" shall be defined as such time as the infrastructure necessary to serve all buildings and uses have been constructed and approved by the County.

S. Project Impact: The Property is located within a "Residential A" land use area under the St. Johns County Comprehensive Plan. A companion Comprehensive Plan Amendment has been previously filed to change the property to Residential C to match the adjacent property to the north and increase the maximum density, allowing for this PUD. This land use category allows the types of uses included within this application. The Property has excellent access to major roadways and transportation corridors, and it has been demonstrated within the land use amendment, that the PUD will provide needed services to the community, the County, the region and the state. And, it is served by existing public facilities. As noted,

the development will be affiliated with the existing Westminster Woods PUD adjacent North of the site, and although that PUD that will not regulate the development standards of the proposed PUD, aspects of the development standards and overall neighborhood/community design will be incorporated within this PUD, which will provide for an overall cohesive development plan, that coincides with the development standards of the Westminster community.

The project falls within the Northwest Sector and will conform to the guidelines and requirements of the Northwest Sector Overlay District. The design will provide adequate transition areas between the adjacent uses and the proposed commercial uses, by meeting the Development Edge requirements, and also by providing a 20' wide vegetative perimeter buffer (per LDC Section 5.03.03.A.4) that meets the type "B" screening standards, which will be provided on all property boundaries in accordance with LDC 6.06.04. A minimum of 25% of the site, will be used for open space, including the Development Edges, which will provide buffering and transitional zones to address compatibility with current adjacent land uses. Therefore, the design of the project combined with the provisions for buffering and transitional space from other development in the area (as required in the Development Edges) will provide open space and green space, including landscaping.

The site is in close proximity to shopping and businesses and community services. The retention as well as the Development Edge, will serve to buffer the development from adjacent properties and roadways and will provide privacy from surrounding residential and commercial development. The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact both to the future occupants of the project, as well as to the residents of St. Johns County. It will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning and will conform to the guidelines and requirements of the Northwest Sector Overlay District.

T. Waivers / Variances / Deviations: The applicant requests no waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant 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 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. The Southwood IV – Westminster @ Julington Creek PUD will be owned and operated by the applicant, its successors or assigns. The applicant will be responsible for all improvements made to the site and will maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County. The applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, provided maintenance agreement(s) between any property owners have been established, which would provide for all maintenance and other requirements as stipulated herein. Legal documents and agreements for all areas proposed for common ownership by property owners and/or a master property owners association, will meet the requirements of the St. Johns County Land Development Code.

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

SECTION III: NEIGHBORHOOD PROFILE / NORTHWEST SECTOR COMPLIANCE

The Southwood IV Westminster @ Julington Creek PUD is designed as an addition to the life care retirement community of Westminster Woods @ Julington Creek, which includes Villas (duplexes and triplexes), skilled nursing facilities, assisted living, and other associated support centers. This community is geared towards the retirement age population and is designed to promote resident interactions by neighborhood interconnectivity and open spaces. This PUD seeks to further support this community. The development will be outfitted with appropriate development edges and buffers. The stormwater pond shall act as a beautiful amenity to separate the memory care facility from the road and meet the Community Space requirement for the Northwest Section and allow for the encroachment of the pond into the Development Edge. The road loop addressing the memory care facility shall have a sidewalk on one side and provide access to the shared common spaces along the stormwater pond and at the rear of the Memory Care Facility.

The design, character and architectural style of the development has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character which is compatible with surrounding residential areas, and offers a variety of living opportunities for retirees, which compliments the commercial and business opportunities in the area. As delineated within the Sector Plan, the development will enhance the appearance of the "neighborhood" through the provision of substantial open space and maintenance of the existing character of the existing environment. The plan recognizes and follows the Community Goals to provide an efficient use of the land that results in a more compact network of utilities and streets. The project is located within the area designated by the Northwest Sector Plan and as such, meets the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay which provides for the basis for the plan of development. The Westminster Woods PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of an average 35-foot Development Edge, Policy A.2.1.4 regarding the provision of a Scenic Edge, and Policy A.2.1.9 regarding the interconnectivity of the general development plan.

The Project reflects the vision of the Northwest Sector Plan and fulfills the community's need for retirement housing. The development goes further to provide a safe, gated access for the facility and Villas without disconnecting the homes from the remainder of the Westminster Woods neighborhood. The development is located within close proximity of SR 13 and Race Track Road but is tucked away along Orange Ave to provide a quieter and safer location amongst the more residential land uses away from the negative effects of busy traffic. The design encourages interconnectivity by providing an 8' multi-purpose pathway to the neighboring Westminster development. The project is ideally located within the overall "Neighborhood" area so that residents will be able to find most of their consumer needs either within the development itself, or just a short distance away.

SECTION IV: SUMMARY AND CONCLUSIONS

The need and justification for approval of the Southwood IV – Westminster @ Julington Creek PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with the Comprehensive Plan: The project is planned for up to thirty-three (33) residential units. It is located within the Residential C category of the 2025 St. Johns County Comprehensive Plan, with a net residential density for the project of 3.8 units per acre, which is within the allowable density for this land use designation and consistent with the overall area. Development of the subject project is consistent with the St. Johns County Comprehensive Plan. The Property, described in

detail by the attached Exhibit A - Legal Description, is within the Residential A district as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including *Goal A.1* "To effectively manage growth", *Objective A.1.2 Control of Urban Sprawl* (specifically *A.1.2.2*), which provides that the "County shall control urban sprawl, characterized by leapfrog development, strip development and low-density residential use over a large area." It is also consistent with *Objective A.1.3 Surrounding Land Use* as it is compatible, per *Policy A.1.3.11*, with the existing residential and commercial development in the area, and has excellent access to area transportation facilities, retail services and public facilities. In addition, development will meet *Policy A.1.9.7* by being served by central utilities.

The subject property will further the objectives for development as described within *Objective A.1.11 Provision of Efficient, Compact Development*, which "encourages an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development." The proposed use, which is for residential purposes is an allowable use within both the St. Johns County Comprehensive Plan and Land Development Code. The project also conforms to the requirements contained within Objective A.2.1 with regard to development with the Northwest Sector as delineated within Section III, Northwest Sector Plan Compliance, of this application.

B. Location: The project is located within a Residential A district on the FLUM and as such, which district allows the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical residential 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, 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 the previous Objective, within Policy A.1.3.12, which states 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 reflect single-family residences and commercial uses, and include the Westminster Woods Planned Unit Development to the North of the property, which will function as the "parent" development to the proposed development of the site. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Mixed Use Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities

that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System

F. Relation Of PUD Regulations and Zoning: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan Required: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

The Property is located within a "Residential A" land use area under the St. Johns County Comprehensive Plan. A companion Comprehensive Plan Amendment has been previously filed to change the property to Residential C to match the adjacent property to the north and increase the maximum density. This land use category allows the types of uses included within this application. The Property has excellent access to major roadways and transportation corridors, and it has been demonstrated within the land use amendment, that the PUD will provide needed services to the community, the County, the region and the state.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available 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.

This PUD provides for strict regulation and maintenance of the project to provide the County assurances of an attractive and beneficial asset. Available and adequate public facilities and services are available to support the proposed PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area. Therefore, we feel that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

The applicant believes that rezoning the subject property to the Planned Unit Development will benefit the residents of the Southwood IV – Westminster @ Julington Creek PUD, as well as the residents of the Westminster Woods PUD and the residents of St. Johns County. It will be compatible with the surrounding development and will serve to enhance the area with a compatible density and permissible uses.

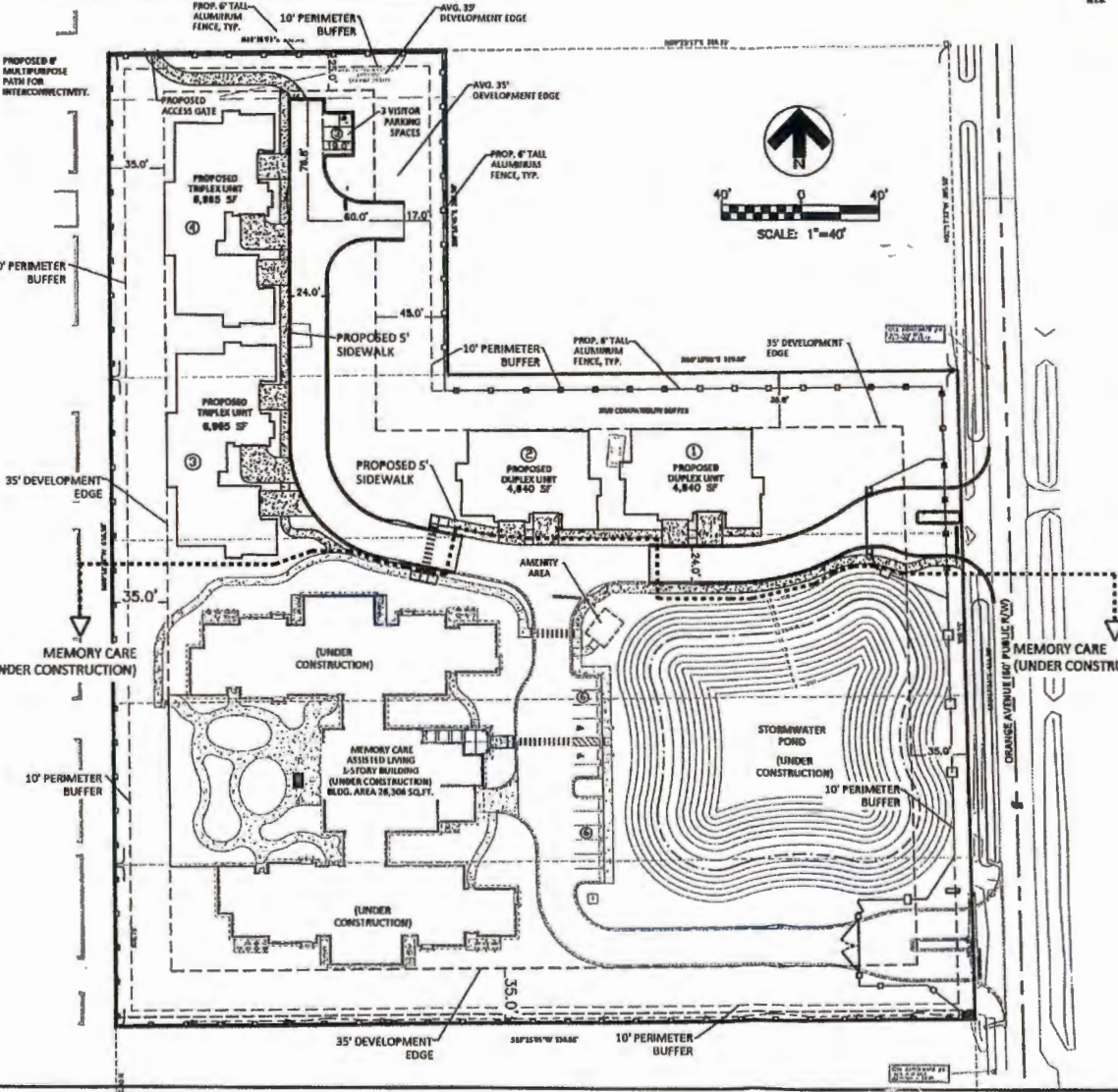
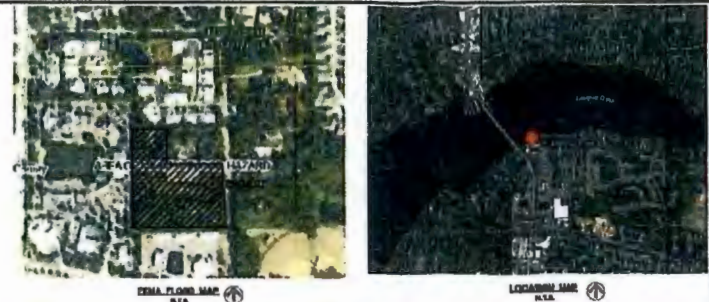


By: *Ludmila Bandy*, Deputy Clerk
 ST. JOHNS COUNTY CLERK OF COURT
 16th DAY OF November 20 22
 Ex-Officio Clerk of the Board of County Commissioners

SITE DATA TABLE	
TOTAL SITE	6.05 AC 263,593.09 SF
PARCEL NUMBERS	0038200000, 0036000000 & 0037800010
911 ADDRESS	300 ORANGE AVENUE
FEMA PANEL NUMBER	12108C01551J
FLOOD ZONE	ZONE X
ZONING	OPEN RURAL (OR)
FUTURE LAND USE	RESIDENTIAL A

PARKING CALCULATIONS	
MEMORY CARE FACILITY 32 BEDS	1 SPACE PER 3 BEDS = 11 SPACES
PARKING SPACES PROVIDED	12 PARKING SPACES
ADA PARKING REQUIRED	1 ADA SPACE
ADA PARKING PROVIDED	2 ADA SPACES
DUPLEX BUILDING (2) - 4 UNITS	2 SPACES PER UNIT = 8 SPACES
TRIPLEX BUILDING (2) - 6 UNITS	2 SPACES PER UNIT = 12 SPACES
PARKING SPACES PROVIDED	20 PARKING SPACES
VISITOR PARKING REQUIRED	1 SPACE / 4 UNITS = 2.5 SPACES
VISITOR PARKING PROVIDED	3 VISITOR PARKING SPACES

LOT STANDARD DATA TABLE	
BUILDING SETBACKS	
FRONT (ORANGE AVE)	25'
SIDE	10'
REAR	10'
MAX ISR	70%
MAX FAR	50%
MAX BUILDING HEIGHT	35'



SITE DEVELOPMENT DATA TABLE		
OVERALL SITE	6.05 AC	236,530 SF
MEMORY CARE BUILDING	0.60 AC	26,308 SF
AMENITY CANOPY	0.01 AC	300 SF
DUPLEX BUILDING (2) 4 UNITS	0.21 AC	9,280 SF
TRIPLEX BUILDING (2) 6 UNITS	0.32 AC	13,930 SF
TOTAL BUILDINGS	1.14 AC	49,816 SF
ROAD PAVEMENT / PARKING	0.84 AC	36,650 SF
UNIT DRIVEWAYS	0.09 AC	3,785 SF
CONCRETE SIDEWALK / PADS	0.23 AC	10,184 SF
TOTAL IMPERVIOUS AREA	2.31 AC	100,435 SF
STORMWATER POND (NWL)	0.08 AC	25,099 SF
PERIMETER BUFFER	0.62 AC	22,637 SF
DEVELOPMENT EDGE	1.14 AC	49,430 SF
OPEN SPACE	2.02 AC	87,991 SF
TOTAL PERVIOUS AREA	3.18 AC	136,058 SF
FAR		18%
ISR		38%

- NOTES:
- A FIVE (5) FOOT SIDEWALK SHALL BE PROVIDED ALONG ONE SIDE OF THE MAIN INTERIOR ROADWAY. ALL OF 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 553.803, 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.
 - 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 THE TIME OF THIS ORDER.
 - SOILS WILL MEET REQUIREMENTS AS PROVIDED IN THE PLU ORDINANCE.
 - SCREENING AND/OR LANDSCAPING WILL BE PROVIDED FOR DUMPSTERS AND MECHANICAL EQUIPMENT PER THE APPLICABLE SECTION OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
 - EXACT SQUARE FOOTAGES MAY CHANGE DURING THE PERMITTING PHASE, BUT WILL COMPLY WITH THE FLOOR AREA RATIOS SET FORTH IN THE RESIDENTIAL-C FLUM DESIGNATION.

LEGAL DESCRIPTION:

PARCEL A
 THE WEST 215 FEET OF THE SOUTH 1/2 OF LOT 16, JALINTON PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO AND TOGETHER WITH A 30 FOOT EASEMENT FOR DRAINAGE AND EGRESS OVER AND ACROSS THE NORTHERLY 30 FEET OF THE SOUTH 1/2 OF SAID LOT 16.

PARCEL B
 NORTH ONE-QUARTER (1/4) OF LOT SEVENTEEN (17), JALINTON PLACE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND

SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT SEVENTEEN (17), JALINTON PLACE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND

NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT SEVENTEEN (17), JALINTON PLACE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL C
 THE SOUTH 1/4 OF LOT 17, OF JALINTON PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

APPROVED: _____
 DATE: JAN 2022
 SHEET: _____
 MDP-1
 SHEET OF _____

EXHIBIT C - MASTER DEVELOPMENT PLAN MAP
 SOUTHWOOD IV PLANNED UNIT DEVELOPMENT
 WESTMINSTER - JULINGTON CREEK
 H & T CONSULTANTS, INC.
 PLANNING - ENGINEERING
 8310 218 AVENUE ROAD SOUTH, SUITE 100
 JACKSONVILLE, FLORIDA 32217
 PHONE: 904-417-1601 FAX: 904-418-1006
 JOB NO: _____
 DRAWN/P.D. _____
 CHECK: A.L.T./S.H.
 DATE: JAN 2022
 SHEET: _____
 MDP-1
 SHEET OF _____

I HEREBY CERTIFY THAT THIS DOCUMENT IS TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF November 20 22
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Karen M Taylor
Karen M Taylor
77 Saragossa St

Saint Augustine FL 32084

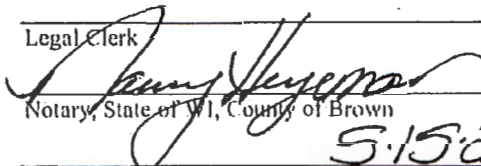
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/24/2022

and that the fees charged are legal.
Sworn to and subscribed before on 06/24/2022

Legal Clerk



Notary, State of WI, County of Brown

5.15.23

My commission expires

Publication Cost: \$239.60
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Customer No: 764117
PO #: PUD 2022-11

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 7/21/2022 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 8/16/2022 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 6.05 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for ten (10) independent senior living units.

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

The subject property is West side of Orange Ave, East of SR 13, South of Bishop Estates Road, North of Racetrack Road. 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.

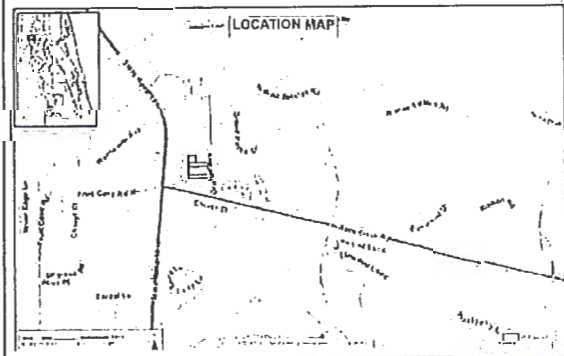
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written 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
ST. JOHNS COUNTY, FLORIDA	COMMISSIONERS
	ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR	HENRY DEAN, CHAIR

FILE NUMBER: PUD-2022000011

PROJECT NAME: Southwood IV (Westminster) PUD





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 18, 2022

FILED **AUG 18 2022**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Crystal Smith

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-53, which was filed in this office on August 18, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 19, 2022

FILED **AUG 19 2022**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Crystal Smith

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Revised St. Johns Ordinance No. 2022-53, which was filed in this office on August 19, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh