

ORDINANCE NO. 2023 -53

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated September 29, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-17 New Twin Creeks Light Industrial Access**, for a Major Modification to the New Twin Creeks Planned Unit Development (PUD), Ordinance 2015-52, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands, described in the attached Exhibit "A", within the New Twin Creeks PUD, shall be zoned and proceed in accordance with Ordinance Number 2015-52, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Map).

SECTION 2. That the need and justification for modification of the New Twin Creeks PUD, Ordinance Number 2015-52, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the New Twin Creeks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the New Twin Creeks PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the New Twin Creeks PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the New Twin Creeks PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the New Twin Creeks PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2015-52, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.


SECTION 5. That the terms of this modification to the New Twin Creeks PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. It is the intent of the St. Johns County Board of County Commissioners that scriveners 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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5TH DAY OF DECEMBER, 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Sarah Arnold, Chair

RENDITION DATE: DEC 06 2023

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: 
Deputy Clerk

EFFECTIVE DATE: DEC 08 2023



Exhibit A: LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210 (A 150 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP DATED DECEMBER 31, 1927); THENCE NORTHWESTERLY AND WESTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°00'02" WEST, 1073.11 FEET; COURSE NO. 2: SOUTH 89°16'33" WEST, 98.30 FEET; COURSE NO. 3: NORTH 41°00'02" WEST, 1745.00 FEET; COURSE NO. 4: NORTH 48°59'58" EAST, 70.00 FEET; COURSE NO. 5: NORTH 41°00'02" WEST, 890.57 FEET TO THE POINT OF BEGINNING; COURSE NO. 6: CONTINUE NORTH 41°00'02" WEST, 234.11 FEET, TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4593, PAGE 1106, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 48°59'20" WEST, 282.23 FEET; COURSE NO. 2: SOUTH 53°12'28" WEST, 82.97 FEET; COURSE NO. 3: NORTH 41°00'42" WEST, 360.98 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78020; THENCE SOUTH 53°12'28" WEST, ALONG LAST SAID LINE, 379.84 FEET; THENCE SOUTH 51°51'55" WEST, CONTINUING ALONG LAST SAID LINE, 96.83 FEET; THENCE SOUTH 39°36'38" EAST, 1220.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 99.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°25'41" EAST, 92.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°45'17" WEST, 5.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 69.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°06'59" WEST, 66.60 FEET; THENCE SOUTH 89°33'43" WEST, 59.19 FEET, TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 2, PHASE 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 769, OF THE PUBLIC RECORDS OF SAID ST.

JOHNS COUNTY; THENCE SOUTH 07°34'08" WEST, ALONG LAST SAID LINE, 52.52 FEET; THENCE SOUTH 36°08'49" WEST, CONTINUING ALONG LAST SAID LINE, 246.27 FEET, TO AFORESAID NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210; THENCE SOUTH 53°14'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210, A DISTANCE OF 200.00 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 1, PHASE 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 769, OF SAID PUBLIC RECORDS; THENCE NORTH 36°47'38" EAST, ALONG LAST SAID LINE, 311.63 FEET; THENCE NORTH 78°23'52" EAST, CONTINUING ALONG LAST SAID LINE, 67.03 FEET; THENCE NORTH 51°17'06" EAST, 121.31 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5494, PAGE 1962 OF SAID PUBLIC RECORDS AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2960.00 FEET, AN ARC DISTANCE OF 88.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°16'21" WEST, 88.80 FEET; COURSE NO. 2: NORTH 49°35'13" EAST, 7.50 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 107.50 FEET, AN ARC DISTANCE OF 11.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°29'56" WEST, 11.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 46°35'05" WEST, 27.73 FEET; COURSE NO. 5: NORTH 24°00'08" EAST, 19.26 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 272.50 FEET, AN ARC DISTANCE OF 125.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°48'15" WEST, 124.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 39°36'38" WEST, 603.93 FEET TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 48°59'58" EAST, ALONG LAST SAID LINE, 786.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.26 ACRES, MORE OR LESS.

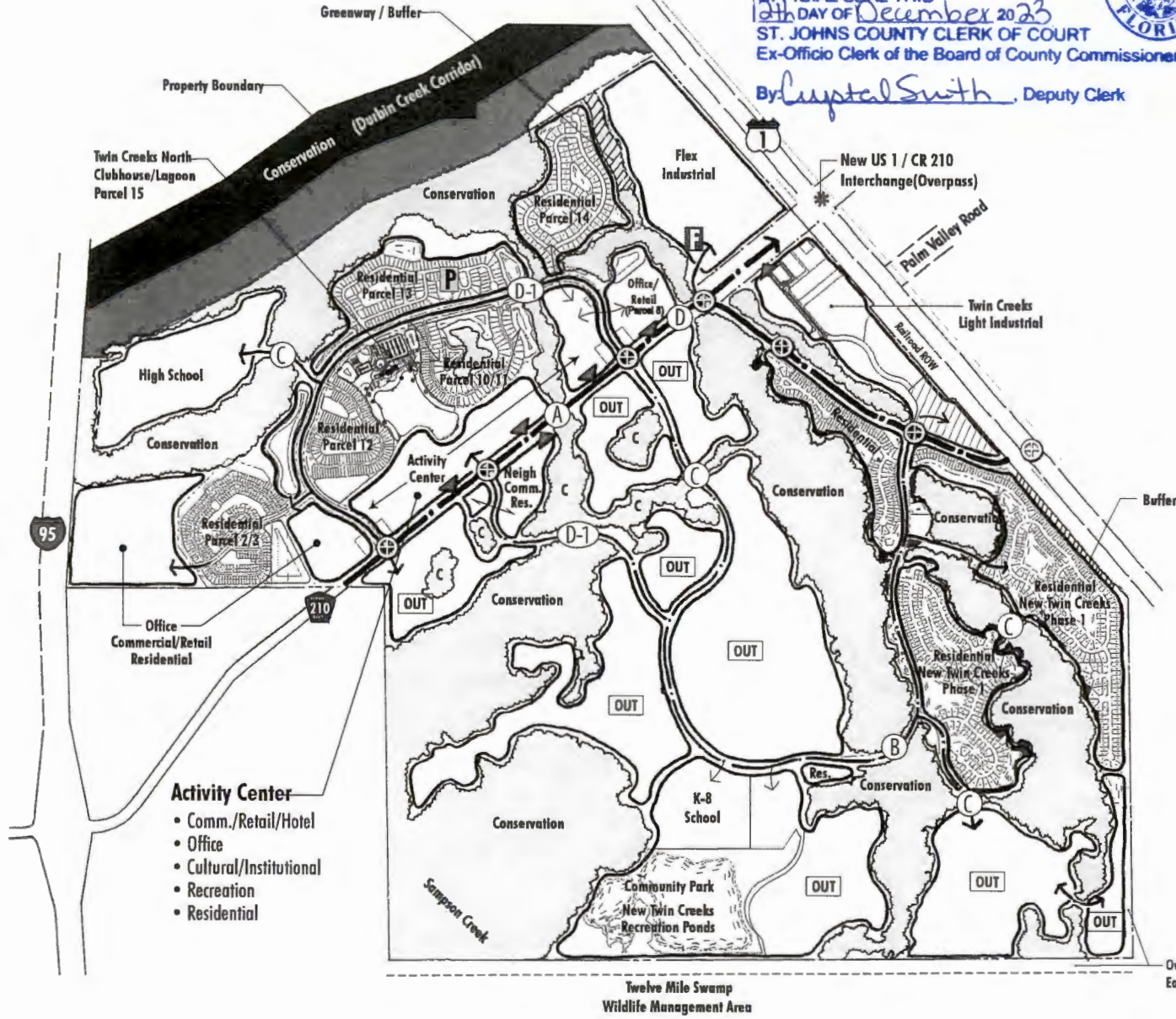
I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December 2023 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



By *Crystal Smith*, Deputy Clerk

NEW TWIN CREEKS

EXHIBIT "B" Master Development Plan



- Activity Center**
- Comm./Retail/Hotel
 - Office
 - Cultural/Institutional
 - Recreation
 - Residential

- LEGEND**
- Local Roadway
 - Major Collector Roadway
 - ⊕ Full Median Opening (See Note 6)
 - ▶ Right-in/Right-out Driveway
 - F Fire Station Site
 - P Sandhill Habitat Preservation (1 Acre)
 - Workforce Housing Site (Approximately 15 Acres Outside MDP Boundary)
 - OUT Not Part of this Master Development Plan
 - A 6' x 16' Culvert Wildlife Crossing
 - B 6' x 6' Large Mammal Crossing
 - C AT-Grade Wildlife Crossing
 - D 3' x 3' Small Mammal Crossing
 - D-1 3' x 6' Small Mammal Crossing

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRO and other applicable land development regulations.

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____

PROSSER
 A PRINCE Company

N
 0' 1500' 3000'

Revised September 29, 2023
 Revised June 15, 2023
 Revised August 24, 2018
 Revised September 6, 2017
 July 11, 2015
 11013.61

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Prosser Inc
Prosser Inc
13901 Sutton Park Drive South Suite 200
Jacksonville FL 32224

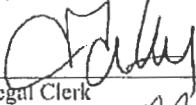
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

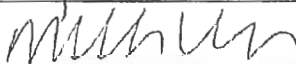
10/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/12/2023



Legal Clerk



Notary, State of WI, County of Brown. 8.25.26

My commission expires

Publication Cost: \$326.40
Order No: 9387103 # of Copies:
Customer No: 764683 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/2/2023 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 12/5/2023 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the New Twin Creeks PUD (ORD. 2015-52, as amended) to add a new access connection point along CR 210 West for the Light Industrial parcel located to the south.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at South of CR 210 W, northeast of Alternate CR 210. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division 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 Division, 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. 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
GREG MATOVINA, CHAIR	CHRISTIAN WHITEHURST, CHAIR
FILE NUMBER: MAJMOD-2023000017	
PROJECT NAME: New Twin Creeks Light Industrial Access	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 12, 2023

FILED DEC 08 2023
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, FL 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 County Ordinance No. 2023-53, which was filed in this office on December 8, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh