

ORDINANCE NO. 2023 - 55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE VILLAGES OF ST AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2007-35, 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 June 29, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-15 Villages of St. Augustine PUD**, for an amendment to the Villages of St. Augustine Planned Unit Development, Ordinance Number 2007- 35, 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" (Legal), within the Villages of St. Augustine PUD, shall proceed in accordance with Ordinance Number 2007-35, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the St. Johns County Training Facility PUD 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 Villages of St. Augustine PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Villages of St. Augustine 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 Villages of St. Augustine 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 PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Villages of St. Augustine PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2007-35, 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 Land Development Code ordinance or regulation 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. That the terms of this modification to the Villages of St. Augustine PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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.

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

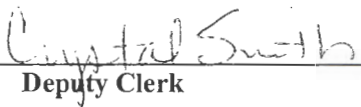
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

BY: _____


Sarah Arnold, Chair

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: _____


Deputy Clerk

Effective Date: DEC 08 2023

Rendition Date: DEC 06 2023



EXHIBIT "A"
(Legal Description)

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

Commence at the Southwest corner of Ponce De Leon Heights, Unit 1 as recorded in Map Book 3, page 73 of the public records of said county; thence North 01°45'21" West along the West line of said Ponce De Leon Heights, a distance of 16.38 feet to the North right of way line of State Road No.16 as it currently exists; thence continue North 01°45'21" West along the West line of said Ponce De Leon Heights, a distance of 237.39 feet to the Point of Beginning for the herein described parcel; thence South 88°55'35" West, a distance of 495.12 feet; thence South 01°35'47" East, a distance of 66.24 feet; thence South 88°24'10" West, a distance of 165.09 feet; thence South 44°54'37" West, a distance of 6.41 feet; thence South 16°16'20" West, a distance of 20.71 feet; thence South 82°36'26" West, a distance of 8.65 feet; thence North 03°29'11" West, a distance of 79.33 feet; thence North 08°55'11" West, a distance of 309.98 feet; thence North 06°51'11" West, a distance of 225.76 feet; thence North 85°51'50" East, a distance of 81.25 feet; thence North 87°34'00" East, a distance of 660.00 feet to said West line of Ponce De Leon Heights; thence South 01°45'21" East, a distance of 538.08 feet to the Point of Beginning.

EXHIBIT B**MASTER DEVELOPMENT PLAN TEXT**

A. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all Uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.

The Villages of St. Augustine Planned Unit Development ("PUD") is currently designed and approved (pursuant to Ord. 2007-35 and Resolution 2013-01) as a mixed-use development comprised of an existing 42,721 square foot assisted living facility ("ALF") on the northerly 8.987 acre parcel, together with a future 6,000 square foot bank (or similar use) with drive through, and 20,625 square feet of retail development on three parcels fronting on State Road 16, comprising approximately 3.463 acres, for a total of approximately 12.45 acres (+/-) of land.

This Major Modification, which will remain known as The Villages of St. Augustine PUD, provides for the following development alternatives and proposes to convert the existing assisted living facility use and structure to a Class III Acute Care Psychiatric Specialty Hospital on the northerly 8.987 acre parcel (hereafter, the "Major Modification Parcel"). No changes to the site plan or improvements currently located on the Major Modification Parcel are proposed. The only change is to the use of the existing structure from an ALF to a Class III Acute Care Psychiatric Specialty Hospital designed for seniors, 55 and older, only, which will contain no emergency room services, no emergency ambulance receiving services and no involuntary admissions. The location, layout and configuration of the Class III Hospital, related accessory uses, amenities and infrastructure are shown on the attached MDP plan, dated June 20, 2023 (hereafter the "MDP").

- 1) Special Care Housing uses (pursuant to LDC 2.03.23, including assisted living and congregate care housing, with accessory skilled nursing, and independent living, with ancillary rehabilitation and accessory uses). The alternate Special Care Housing uses shall be developed in accordance with the residential and population densities consistent with the 2025 St. Johns County Comprehensive Plan and St. Johns County Land Development Code, per 2.03.00 for a special use on an individual parcel.
- 2) Commercial MDP plan alternative for the commercial parcels located adjacent to State Road 16, including new building orientation (footprint, dimensions and location), parking and other accessory elements. The alternate Commercial plans for each respective parcel shall be developed in accordance with the square footage and intensities consistent with the 2025 St. Johns County Comprehensive Plan and St. Johns County Land Development Code. The general location, layout and configuration of the Commercial site plan alternative, including its related accessory uses, amenities and infrastructure will be represented in the attached MDP plan.

The Villages of St. Augustine PUD is located on the north side of State Road 16 between Woodlawn Road and North Tenth Street in St. Johns County. There are existing residential communities and commercial uses along the State Road 16 corridor in this area that are consistent with this PUD. This Major Modification request demonstrates a unified, compact and compatible infill development pattern with the surrounding uses by reducing the developable area through pond, open space and natural vegetative buffering from neighboring lands. And incorporates centralized building clustering and grouping. The architectural style and layout of the MDP complements the character of the existing natural conditions on the site, including utilizing the wetlands, green spaces and mature canopy trees to enhance the design, function and aesthetics. Specific architectural colors, elevation styles, and themes for the Class III hospital will remain the same as the existing assisted living facility. The intent of this PUD is to establish a unified compact plan to accommodate its inherent function as assisted living residences, thereby developing the overall site to minimize negative impacts from noise, lighting, and intensities that would otherwise detract from a sustainable living community. Special Care Housing and the proposed conversion of the ALF to a Class III psychiatric specialty hospital for seniors as proposed in this PUD incorporate very low intensity daytime activities and functions consistent with the established surrounding residential neighborhood.

In keeping with the natural architectural, landscape and infrastructure themes, it is also the intent to implement low impact development principals, which may include reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of storm water systems through the use of bio-swales and rain gardens, proposing native landscape material for planting areas, using pervious paving technologies in parking areas where feasible. No site changes to the existing improvements located on the Major Modification Parcel are proposed as part of this Major Modification application.

The property dimensions within each parcel for the previously approved multi-family residential townhome buildings depicted in the MDP Map in Ordinance 2007-35, as well as the alternates depicted in this Minor Modification MDP Map are demonstrative for purposes of depicting internal/external use compatibility and allowable densities and intensities. It is the general spirit, purpose, and intent of this PUD Minor Modification to develop the site for Special Purpose Housing and/or Commercial uses. The location and configuration of the structures, infrastructure and accessory uses within each specific parcel (Residential and Commercial, respectively) should only be referenced in general as to conceptual position and may vary from the MDP map prior to final construction plan approval due to unforeseen development constraints, new innovation options, engineering design elements, and/or agency approval/permit comments. One example of layout additions and modifications to the MDP after this PUD approval is the placement of gardens, ponds and fountains, walking trails, gazebos, outdoor patio areas and other items to be designed in detail during the engineering and construction document phase. Variations will be in accordance with LDC Section 5.03.05.

B. The total number of acres included within the project as requested in the application.

The overall site area is approximately 12.45 acres +/- . This Major Modification application only affects the northerly 8.987 acres of the PUD Property, as shown on the MDP (the “Major Modification Property”) and more particularly described in the attached legal description.

C. The total number of Wetlands included in the Project as requested in the application.

The property includes approximately 1.14 acres of isolated wetlands more particularly described in the environmental assessment report included in the prior Minor Modification application. No site changes to the existing improvements on the Major Modification Property as shown on the MDP are proposed.

D. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed Land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of the Land Development Code.

The overall site area is approximately 12.45 acres +/- . Existing site conditions prior to development of the site are comprised of 11.31 upland acres and 1.14 wetland acres (11.31ac uplands + 1.14ac wetlands = 12.45ac +/-).

The Major Modification Parcel, to be used for the Class III psychiatric specialty hospital for seniors and previously approved for multi-family or Special Care Housing, is 8.987 acres. The remaining parcels, previously approved for a bank, retail and other like uses, are 3.463 acres.

The previously approved multi-family MDP text and site plan (Ord. 2007-35) impacts approximately 0.77 acres of wetlands (wetlands to be filled) and preserves approximately 0.37 acres of wetlands along the western edge of the property line.

The existing environmental assessment and wetland map included with the previously approved PUD (Ord. 2007-35), on file at St. Johns County and the St. Johns River Water Management District (SJRWMD), are utilized for the purposes of general location and configuration of the structures, infrastructure and accessory uses in this Minor Modification MDP map.

E. The total number of residential Dwelling Units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

No changes associated with this Major Modification application for the Class III psychiatric specialty hospital are proposed for to this Section E.

The previously approved PUD (Ord. 2007-35) includes 52 multi-family units on 8.71 acres yielding a net density of 5.97 units per acre. The previous projected population density is approximately 127 residents (52 mf units x 2.44 residents per unit). The previously projected elementary and high school age children population density that may reside in the multi-family units is 43 students (52 units x 0.83 students).

For the purposes of calculating density related to the Special Care Housing alternative, every two and one half (2.5) residents shall be considered to equate to one (1) Dwelling Unit: (2.5 special care residents = 1 multi-family dwelling unit). The maximum population allowed is 130 residents on the 8.71 acres for Special Care Housing. The maximum population density allowed for the entire 12.45 acres (without any combined commercial uses) is 180 residents. Each living unit will include a bedroom/living room/kitchenette with a separate bathroom for each resident. The kitchenette area in each unit may be equipped with a refrigerator and microwave, but not contain a stove. An accessory Nursing Home use is allowed provided it is located within the same facility. The Special Care Housing uses and activities will comply with the St. Johns County Environmental Health Department's requirements for Group Care and Food operating permits. If development of any wells (including, but not limited to, monitoring and irrigation wells) are proposed for this project, then consultation with the St. Johns County Health Department (904-823-2514) is required. If the commercial or multi-family development proposes an indoor or outdoor swimming pool or spa, a pool operating permit is required. Any stormwater pond must maintain a 75-ft setback from any septic systems on surrounding properties. Any sales and/ or construction trailers with holding tanks or portable toilets must maintain setbacks required by 64E-6, F.A.C.

F. The total square footage and intensity of non-residential Development.

No changes associated with this Major Modification application for the Class III psychiatric specialty hospital are proposed for this Section F. The existing ALF is approximately 42,721 square feet, as shown on the MDP. No changes to the existing footprint are proposed.

Pursuant to the previously approved PUD (Ord. 2007-35), the Commercial parcels include a 6,000 square feet of bank or similar use with a drive-through, and 20,625 square feet of retail or similar uses.

As an alternative type of commercial use, the Commercial parcels may also include those Community Commercial uses as outlined in Policy A.1.11.1I(2) which are intended to serve the surrounding neighborhood, a small group of neighborhoods, or serve the community. Typical Uses in this category include the following: entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; pharmacies with or without drive-through facilities; freestanding 'TM's; neighborhood Convenience Stores without gas pumps; specialty food stores, spas, gyms, health clubs; vocational, business or trade schools; service businesses such as blueprint. printing, catering, travel agencies, mail and package services, personal services such as beauty shops, barbers, Adult Care Centers, Restaurants with or without drive-through facilities; 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; schools for fine arts, music and for martial arts.

G. The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking spaces for residential and nonresidential Uses, the use of Signs and signage to serve the Project, including the sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.

Except as noted in new subsection 4 below, no changes are proposed to this Section G.

The location and configuration of the structures, parking, signage, lot sizes and accessory uses within each specific parcel (Residential and Commercial, respectively) should be referenced in general as to conceptual position and may vary from the MDP map prior to final construction plan approval due to unforeseen development constraints, new innovation options, engineering design elements, and/or agency approval/permit comments.

1. Setbacks, Parking and Lot Sizes

- a. Commercial and Special Care Housing buildings shall have a minimum front yard of twenty (20) feet, a minimum side yard of ten (10) feet and a minimum rear yard of ten (10) feet. In no instance shall the distance between commercial and Special Care Housing buildings be less than twenty (20) feet. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Front, rear and side setbacks for the Special Care Housing facility shall be at least fifty (50) feet from the property line. Townhome setbacks, parking and lot sizes for the previously approved multi-family residential townhome units in Ord. 2007-35 shall also apply, including ' 0' side setback.
- b. Sidewalks, interior vehicle circulation drives, parking areas and retention areas are permitted minor encroachments into the minimum yard and building setbacks. There shall be a minimum'10' perimeter buffer, therefore some of the improvements such as parking and retention areas may not be permitted withi' 5' of the PUD perimeter boundary Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served, but in no event shall they be located less than five (5) feet from the PUD boundary.
- c. Parking will be generally depicted on the MDP Map. The size and number of spaces for the site will be not less than those required in the Land Development Code.
- d. The commercial Property may be subdivided and sold as individual parcels, provided that each newly created parcel have common property frontage for access/ingress/egress. The individual parcels shall have a minimum front yard of twenty (20) feet, a minimum side yard of ten (10) feet and a minimum rear yard of ten (10) feet. In no instance shall the distance between commercial buildings located on any parcel within the Property be less than twenty (20) feet. Setbacks

shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Such individual parcels may share parking with other parcels within the Project pursuant to shared parking agreements or declarations of covenants, conditions and restrictions and will comply with LDC Section 6.05.02. The townhome development requires platting and access provided by dedicated roadways.

- e. Residential uses are permitted a building coverage of 50%. Commercial uses are limited to 50% floor area.
- f. Maximum impervious surface ratio for the Property (all individual parcels combined) shall not exceed 0.70.
- g. Outdoor lighting will comply with LDC Section 5.03.06.H.6.

2. Signage:

- a. The signage within the Project will comply with the provisions in Parts 7.02.00 and 7.03.00 of the Land Development Code.
- b. A waiver request from LDC Sections 5.03.03.E and Section 7.00.02.B.2 has been included with this application. The Residential (either townhome or Special Care Housing) and Commercial areas of the Project shall be identified by permanent signage as indicated on the MDP Map. Such signs may be lighted (with lighting directed away from traffic) and may be incorporated into landscaping or hardscape features.
- c. Directional and informational signage for recreational, conservation, amenities, circulation, speed limit, general information and/or way-finding shall be provided throughout the development, provided that none of these signs exceed three (3) square feet in size.
- d. Three (3) on-site project construction signs will be allowed near the entrance to the Property along State Road 16. Such construction signs must be removed within thirty (30) days after the "as-built" plans for the final building or facility have been approved by the County. The signs may be two (2) sided, with each face limited to thirty-two (32) square feet.
- e. The property is currently occupied by two (2) existing outdoor billboard signs that will remain in use and operation for advertising purposes. The billboards shall be allowed on the PUD subject property and shall not be regulated as part of the PUD on-premise signage. Future maintenance and repair will conform to applicable Florida Building Code and St. Johns County LDC rules, guidelines and permits.

3. Height:

Structures shall not exceed thirty-five (35) feet in height, not including elevator shafts, roof equipment, (and associated screening), and parapets. Any required

exceptions to this height limitation will be in accordance with Section 6.07.00 of the LDC.

4. Class III Psychiatric Hospital:

Notwithstanding the above statements in this Section I, the setbacks, parking spaces and height of the existing structure on the 8.987 acre Major Modification Parcel are shown on the Major Modification Master Development Plan. No changes to these existing improvements are proposed as part of this Major Modification application. As shown on the MDP, the setback for the existing structure is fifty (50) feet, 63 regular and 4 handicap parking spaces are provided, and the height of the existing structure is 16 +/- feet. Currently, signage for the assisted living facility is located at the entrance onto Village Crossing Court from State Road 16. This signage shall remain as is. Only the message is proposed to be altered to identify the Class III psychiatric hospital.

H. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.

Except as specifically described on the 8.987 acre Major Modification Parcel as shown on the MDP attached to this Major Modification application, no changes to this Section H are proposed.

The location and configuration of the infrastructure, drainage facilities, access, recreation and open space uses within each specific parcel (Residential and Commercial, respectively) should be referenced in general as to conceptual position and may vary from the MDP map prior to final construction plan approval due to unforeseen development constraints, new innovation options, engineering design elements, and/or agency approval/permit comments. One example of layout additions and modifications to the MDP after this PUD approval is the placement of gardens, ponds and fountains, walking trails, gazebos, outdoor patio areas and other items to be designed in detail during the engineering and construction document phase. The infrastructure needed to serve the Project will consist of roads, drainage facilities, water and sewer, recreation/open space, fire protection and solid waste collection as follows:

1. Vehicular Access:

- a. There will only be one divided entrance/exit roadway into the Property from State Road 16 in the general location depicted on the MDP Map.

- b. Site access improvements on State Road 16 will be provided as required by the Florida Department of Transportation ("FDOT").
- c. Interconnectivity to the east and north of the Property is not feasible because the parcels are already developed. Interconnectivity to the west of the Property is not feasible because there are wetlands and an FDOT drainage facility that prevent a connection from being made. FDOT issued a Notice of Intent for the primary access location (FDOT 2008-D-297-53), drainage and utility permits to the site pursuant to the previous approved Construction Plans. Construction of the SR-16 access location will commence during the first phase of the development project to coincide with either the Residential or Commercial parcels, whichever comes first.

2. Internal Access:

There will be an internal connector road between the Residential and Commercial uses within the Property to facilitate circulation between the uses without the necessity of exiting the Project. This MDP has one (1) 'dead end' not over 150' in length. It is a service access loading and unloading zone only at the rear of the building and is not a public road or designated fire access (Verified per NFPA 18.2.3.4.4). This MDP has adequate fire access lanes at the front circulation drive and parking lot.

3. Pedestrian access:

Sidewalks shall be provided pursuant to LDC Section 6.02.06, as shown on the MDP Map. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida Law and 28 CFR Part 36, and the Fair Housing Act when applicable.

4. Recreation:

The amenities for the Class III hospital for seniors are shown on the MDP. No changes to the existing structure and improvements nor any site work on the Major Modification Parcel are proposed. As for any other uses, no changes to the following are proposed.

Recreation and open space amenities (such as walking trails, gardens, ponds, gazebos, play fields and the like) will be provided for the Special Care Housing occupants and guests. Should the site be developed for townhome use, 0.635 acres of active recreation will be provided.

5. Open Space:

The development will include Open Space, pursuant to LDC Section 5.03.03, which requires a minimum of 25% of the development area to be set aside as Open Space.

6. Drainage:

Storm water will be conveyed and treated on site within the swale, retention and detention areas or within off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the Land Development Code at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The storm water system will be maintained by the Property Owners' Association. Should the stormwater pond have a surface area greater than one-half (0.5) acre it shall be designed to utilize the stormwater for irrigation purposes (except for individual residential lots).

7. Utilities:

- a. The Owner shall master plan all phased utility infrastructure to maintain levels of service for each phase. If the Owner requests prioritizing alternate phases, the utility infrastructure will have to be accommodated accordingly to minimize the impact to existing City of St. Augustine Utility Department infrastructure.
- b. The Owner must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the Availability Letter or as directed otherwise by the City of St. Augustine Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
- c. Widths of rights-of-way shall not limit meeting the minimum setbacks for underground utility lines set by the City of St. Augustine Utility Department. The Owner will provide the necessary easements in case the proposed rights-of-way cannot provide the required spacing for proper operation of underground utilities. The Owner will not install water or sewer pressurized mains under pavement, sidewalks, or concrete walks unless approved by the City of St. Augustine Utility Department. The Owner will install such lines in grassed rights-of-way. All private lines will be serviced via master meters. The Owner will provide access easements to maintain utilities in private rights-of-way as long as such easements meet the City of St. Augustine Utility Department requirements for operation and maintenance.
- d. In the event proposed rights-of-way do not provide required spacing for underground utilities, the Owner shall provide easements as may be required.
- e. Any landscaping trees shall be placed at a minimum of 7.5 feet between the centerline of pipeline to the centerline of the trees.
- f. All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be provided by the City of St. Augustine.
- g. Electricity will be provided by Florida Power and Light Company.

8. Solid Waste:

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

9. Fire Protection:

Fire Protection will be provided in accordance with LDC Section 6.03.00. Construction plans shall provide an approved turn-around where an access road is a dead end and is in excess of 150 feet in length. The turnaround shall have a minimum centerline radius of 50 feet and needs to meet the SU 30 turning radius. The grade, surface, and location of the fire lane shall be approved by the Fire Department. Required fire lanes shall be provided, with the inner edge of the roadway no closer than 10 feet and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 80,000 lbs. On side of the building used as the fire lane, the landscape cannot exceed the height or interfere with the access to the building. (NFPA 1, Chapter 18 and LDC 6.03.05).

I. The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.

Water and Sewer will be provided by the City of St. Augustine. The water and sewer demand letter was submitted and utilized for the previously approved PUD, engineering and construction plans. The projected population related to the alternate 130 unit Special Care Housing use is equal to the previously approved density for the 52 unit townhome development.

The Class III psychiatric hospital for seniors will not significantly alter water and sewer usage from the current ALF use.

J. The type of underlying soils and its suitability for Development of the proposed Project.

The previously approved PUD was also approved for civil engineering and construction plans, therefore the intended uses, location of buildings and infrastructure, and overall scale for this Major Modification request remain suitable for this site and current soil types.

Generally, the soil survey of St. Johns County, Florida identifies the following soils as present on the Property: (1) Adamsville fine sand; (2) Astatula fine sand; 0 to 8 percent slopes, (4) Myakka fine sand; depressionnal, (6) Tavares fine sand; 0 to 5 percent slopes, (7) Immokalee fine sand, (11) Smyrna fine sand, (14) Cassia fine sand, (15) Pomello fine sand; 0 to 5 percent slopes, (16) Orsino fine sand; 0 to 5 percent slopes, (23) Paola fine sand; 0 to 8 percent slopes, (40) Pottsburg fine sand, and Immokalee-urban land complex.

K. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and Wetland vegetation shall be provided with the application submittal.

Site development on the 8.987 acre Major Modification Parcel is complete. No changes are proposed as part of this Major Modification application.

The uplands and wetlands are depicted on the attached FLUCCS map provided by Greenhorne & O'Mara's environmental scientists. The wetland lines were previously delineated, impact assessments calculated per the previous construction documents for the multi-family townhome units, and they been permitted through St. Johns County and the SJRWMD. The MDP map will utilize the same delineation for purposes of applying for new development approvals with the local and State agencies prior to construction.

L. The type and extent of any Significant Natural Communities Habitat as defined by this Code; Listed Species information including locations, densities and extent of habitat.

Site development on the 8.987 acre Major Modification Parcel is complete. No changes are proposed as part of this Major Modification application. An updated listed species and habitat assessment was completed on September 20, 2012 by Greenhorne and O'Mara's environmental scientists. The report and reference map is attached as part of this PUD.

The proposed project will impact portions of the natural habitats as well as areas already improved. A previous wildlife survey in 2006 identified a single gopher tortoise (*Gopherus polyphemus*) burrow, and no other indications of listed species on the parcel. Natural habitats within the footprint of the project include an old unoccupied single family residence, and old automotive repair facility, improved pasture, live oak hammock, and several vegetated non-forested wetlands. The occurrence of wildlife with the limits of the project is limited, with little suitable habitat for listed species.

The ground layer and shrub layer was overgrown throughout the site, and very few areas of suitable foraging habitat was observed for species with the potential to occur. Prior to conducting the field assessment, a background database search was conducted for protected species that have the potential to occur within the parcel. The database search is a review of various literature and databases maintained by state and federal agencies and non-profit organizations. The following describes the potential for occurrence of protected species (State & Federal) and their habitat within the project area.

Protected Species

The protected species with the potential to occur within St. Johns County, Florida, within and/or adjacent to the project area include, Eastern Indigo Snake (*Drymarchon corais couperi*), Sherman's fox squirrel (*Sciurus niger shermani*), red cockaded woodpecker (*Picoides borealis*), Southeastern American kestrel (*Falco sparverius paulus*), the Wood Stork (*Mycteria americana*), gopher tortoise, and a variety of wading birds. The only species listed above observed within the project area is the gopher tortoise, in the form of a burrow identified in the 2006 survey, which was again located, but is classified as abandoned. The project does occur within the Core Foraging Area of at least one wood stork colony, and contains wetland habitat that may be classified as foraging habitat. No bald eagle nests are located within one mile

of the project site, with the closest nest SJ021 occurring to the southeast of the project near Masters Drive. Other wildlife observed during the survey included a wild turkey, several passerine birds, and several small lizards (likely Cuban anoles).

Avoidance and Impact Minimization of Protected Species

Gopher Tortoise: Since the gopher tortoise burrow was again identified on the site, coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC), who oversees the gopher tortoise protection program, should be initiated prior to site development to ensure that proper measures are taken to address the abandoned burrow. Wood Stork: Since the project is within the designated radius of at least one wood stork colony Core Foraging Area, impacts to wetland considered foraging habitat may be required to be mitigated for. Mitigation for impacted foraging habitat typically must occur within the affected CFA if available. The project does not appear to have any effect on any other potential listed species or its habitat.

M. Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.

No changes to this Section M are proposed as part of the Major Modification application.

There are no known or observed Historic Resources located in the Property. A SHPO letter dated November 15, 2006 (DHR File No., 2006-06728) concurring with the reconnaissance survey conducted by Bland & Associates was provided as part of the original PUD documentation. It is highly unlikely any new historic or cultural artifacts occupy the site since the survey and SHPO clearance letter. In the event that unexpected archeological resources are encountered during ground disturbing activities, the St. Johns County Environmental Division, Historic Resources Office shall be contacted immediately.

N. The type and extent of buffering, landscaping, Tree removal and Tree protection, and buffering between adjacent Uses as needed to aesthetically screen uses and provide privacy.

No changes to this Section N are proposed as part of the Major Modification application.

The Owner shall provide a ten (10) foot perimeter buffer around the Property boundaries, and no fencing will be constructed within the buffer. A privacy fence will be installed outside the ten-foot (10') perimeter buffer on the northern boundary of the Property to provide privacy to the adjacent existing development. Additionally, the Special Care Housing building setback will be 50 feet from the nearest property line per LDC Section 2.03.23.

All landscaping, tree removal and tree protection shall be in compliance with the Land Development Code in effect at the time of permitting. The MDP map depicts the location

of the six (6) identified specimen oak trees, generally noting their canopy drip lines in conformance to the overall site improvement characteristics. It is the intent to preserve all specimen trees to their drip lines.

O. PUDs located in Special Districts as defined by Article 111 of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The Property is not located within a Special District.

P. The use, location and duration of temporary uses, including Construction trailers, sales units, model homes, and temporary signage related to Construction of the Project.

No changes are proposed to this Section P.

Temporary Uses consistent with the LDC Section 2.02.05 shall be allowed on the Commercial parcels. Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved, lot with a driveway apron that meets Land Development Code requirements. Pursuant to LDC Section 2.02.04.B.10, the Owner will obtain all necessary permits prior to placement of construction trailers.

Q. The use and location of Accessory Uses for residential and non-residential Structures, including Guest Houses, AK units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses.

No changes are proposed to this Section Q.

Standard accessory uses will be allowed within the building areas of the site, including but not limited to: air conditioning units, walkways, fences and sidewalks. Accessory uses and structures will be allowed pursuant to 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. Specifically as follows:

1. Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except as provided in paragraph 2 below.
2. Accessory uses such as patios, decks and gazebos may be constructed up to a minimum of five (5) feet from the rear or side property boundary.

3. Detached accessory structures, other than those described in paragraphs one (1) and two (2) above, may be constructed three (3) feet from the side or rear property boundary if such accessory structure is separated from the principal use structure by ten (10) feet or more. If the accessory structure is less than ten (10) feet from the principal use structure, then the accessory structure shall be a minimum of five (5) feet from the rear or side property boundary. No accessory structure shall be located within required front yards.
4. No permanent structures shall be allowed within any public or private drainage or utility easement. Examples of permanent structures shall include but are not limited to: buildings, footings, decks, patios and decks.

R. A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase, a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion.

The 8.987 acre Major Modification Parcel has been previously developed and no further development is proposed as part of this application.

As for the remaining parcels within the PUD, no changes to the following are proposed.

The PUD will be developed in a single five (5) year phase. Construction will be commenced within three (3) years of the County's approval of the PUD. Commencement of construction shall be deemed to have occurred upon approval of the construction plans. The applicant may request the issuance of a Certificate of Occupancy for the townhome development once the plat has been approved and the infrastructure within the plat has received as-built approval. Each building will provide the necessary parking access and maneuvering prior to the issuance of a Certificate of Occupancy for that building. Completion is defined as receipt of approval from the County of As-Built Surveys for the entire project. Completion shall be within five (5) years of commencement.

This PUD will allow for the right to develop the parcels (as previously mentioned) until issuance of a development clearing permit for the specific Use. Once a development clearing permit for a new use has been issued a Major Modification will be required to change the Use.

S. The projected impact of the Project upon St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.

The property has a Residential-C future land use map ("FLUM") designation in the 2025 St. Johns County Comprehensive Plan. The Residential-C FLUM designation allows the types of uses and intensities including without limitation the Class III psychiatric specialty hospital designed for seniors, 55 and older, only, which will have no emergency room services, no emergency ambulance receiving services and no

involuntary admissions, as described within this Major Modification application. The overall area and neighborhood is ideally suited to this type of commercial development, and this Property is suitable in character and location for the structures and uses proposed because they are consistent with other development in the area and in close proximity to available public facilities.

The Property has access to major roadways and transportation corridors by virtue of its location along State Road 16, which provides access to area housing, employment opportunities and retail activities. The Owner believes that the proposed Project will be of benefit to the future occupants of the Property and to the residents of St. Johns County in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

In accordance, the need and justification for approval of the PUD has been considered in accordance with Land Development Code and the Comprehensive Plan, whereby, it is found that: The PUD will not adversely affect the orderly development of St. Johns County as embodied by the Land Development Code and the Comprehensive Plan. The Property is identified as Residential C on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, the mixture of commercial uses is compatible with the zoning and Comprehensive Plan FLUM designations of surrounding properties as well as the overall trend of the area. Development of the Property is consistent with the Comprehensive Plan.

The proposed PUD will be of benefit to the future occupants of the Project and to the residents of St. Johns County in that the County will be afforded strict control over development of the Property. The Project will not adversely affect the health, safety and welfare of the residents or workers in the area will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the Land Development Code. Before planning this PUD, wetland and topographical surveys were performed to include wetland preservation as part of the development plan. The Owner, Property Owners' Association and architectural review board will maintain the character and appearance set-forth herein. The impact of the Project on County service and infrastructure will be within all adopted levels of service, including traffic concurrency. The Project will conform to the requirements of Article XI of the Land Development Code. Construction will commence in accordance with the standards and procedures of the Land Development Code that the availability of adequate public facilities and services support the proposed Project and issuance of a Final Certificate of Concurrency.

No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued. The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this Project.

When developed in accordance with the conditions stipulated by this ordinance, the Project will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area. The Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts, as well as general zoning, subdivision and other regulations, specifically in relation to location (it is located within a Residential C on the 2015 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities and in conformance with all applicable requirements of LDC Section 5.03.00 Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G). Therefore 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.

T. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Land Development Code shall be provided to justify the need for such waivers.

One sign for the ALF currently exists. No changes, other than the message identifying the hospital, are proposed to this sign.

The Owner seeks a waiver from LDC Sections 5.03.03.E and 7.00.02.B.2 requiring a unified sign plan. Due to limited size and scope of Project, the Owner feels a separate unified sign plan is not necessary. The requirements for the types, size, height and location of the intended sign(s) has been provided in the MDP text and shown on the MDP map.

U. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the MDP.

The Owner, its successors and assigns, of the 8.987 acre Major Modification Parcel hereby agree and stipulate to proceed with the proposed development in accordance with the PUD Ordinance for this Major Modification application to allow a Class III psychiatric specialty hospital use designed for seniors, 55 and older, only, which will have no emergency room services, no emergency ambulance receiving services and no involuntary admissions, as adopted by the St. Johns County Board of County Commissioners. The Owner also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows: "To the extent that they do not conflict with the 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 variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws.

Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein." All roads, drainage facilities and common areas located within the PUD for the common use and benefit of all parcel owners shall initially be constructed, owned and maintained by the owner, his successors and/or assigns.

Upon completion of construction of such common facilities and at the time established by the Property Owner's Association documents, the Owner will transfer ownership and maintenance responsibilities to a Property Owner's Association, a not-for-profit corporation established under the laws of the State of Florida. The Property shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association shall meet the requirements of the Land Development Code in effect at the time of establishment.

V. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation.

Not Applicable.

SUMMARY AND CONCLUSIONS

The need and justification for approval of this Major Modification ("PUD") have been considered in accordance with the St. Johns County Land Development Code, 2025 St. Johns County Comprehensive Plan, whereby it is found that:

- A. This site was previously approved for rezoning from RMH, RMH(S), and RS-3 to PUD pursuant to Ord. 2007-35 and a Minor Modification to the Villages of St. Augustine PUD was approved pursuant to Resolution 2013-01. This Major Modification to the Villages of St. Augustine PUD is consistent with the uses in the previous residential and commercial development plan.
- B. This PUD is consistent with Goal A.1 of the Land Use Element related to effective managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
- C. This PUD is consistent with the Residential-C land use district.
- D. This PUD would not adversely affect the orderly development of St. Johns County, the surround property and the SR-16 corridor.
- E. The changes do not reduce the number of parking spaces, nor relocate categories of Uses from one Parcel or Phase to a different Parcel or Phase, nor increase the area allocated to any Use type.
- F. There are no substantial changes to the amount or location of open space/recreation.

- G. The changes do not increase the Residential density or Commercial intensity and no more than five percent (5%) of land area of the entire PUD is dedicated to temporary sales for outside displays.
- H. The changes do not increase the height of buildings, nor decrease the required Yards within the entire PUD .
- I. The changes do not increase traffic generation pursuant to the conversion from Multi-Family Residential to Special Care Housing to Class III psychiatric specialty hospital.

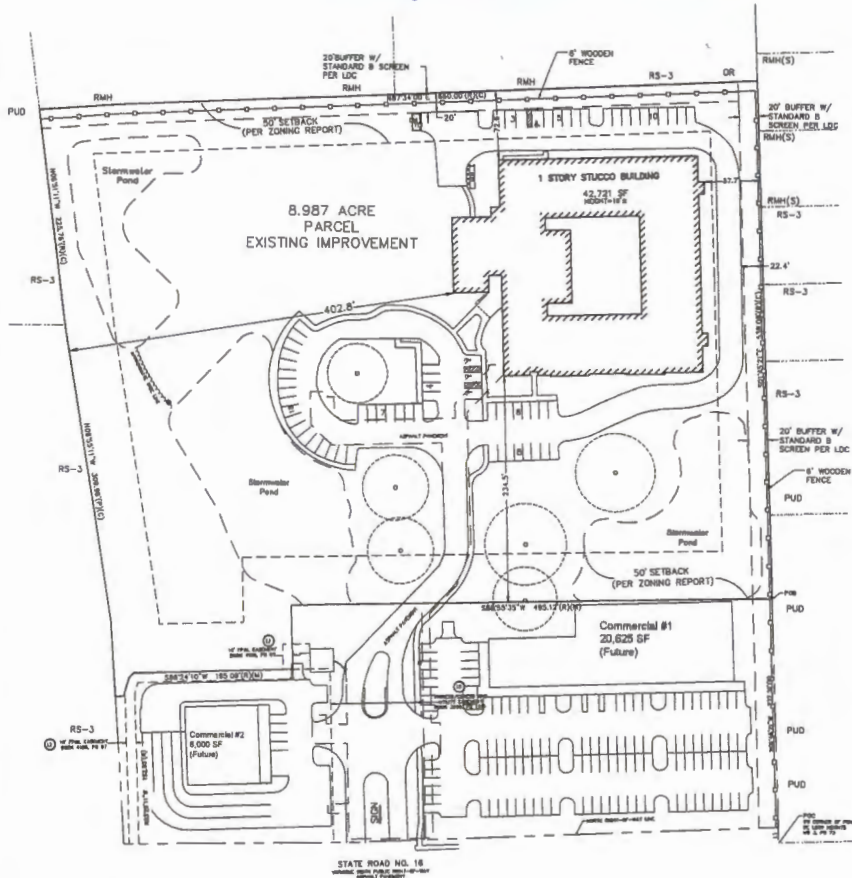
I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF December 2023 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



By: Crystal Smith, Deputy Clerk

NOTE:

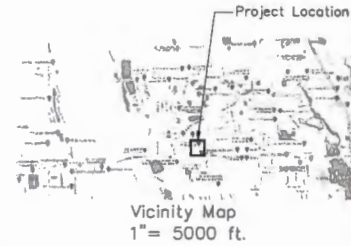
- EXISTING SPECIMEN TREES (B) TO REMAIN



LEGAL DESCRIPTION

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

Commence at the Southwest corner of Ponce De Leon Heights, Unit 1 as recorded in Map Book 3, page 73 of the public records of said county; thence North 01°45'21" West along the West line of said Ponce De Leon Heights, a distance of 16.38 feet to the North right of way line of State Road No.16 as it currently exists; thence continue North 01°45'21" West along the West line of said Ponce De Leon Heights, a distance of 237.39 feet to the Point of Beginning for the herein described parcel; thence South 88°55'35" West, a distance of 495.12 feet; thence South 01°35'47" East, a distance of 66.24 feet; thence South 88°24'10" West, a distance of 165.09 feet; thence South 44°54'37" West, a distance of 6.41 feet; thence South 16°16'20" West, a distance of 20.71 feet; thence South 82°36'26" West, a distance of 8.65 feet; thence North 03°29'11" West, a distance of 79.33 feet; thence North 08°55'11" West, a distance of 309.98 feet; thence North 06°51'11" West, a distance of 225.76 feet; thence North 85°51'50" East, a distance of 81.25 feet; thence North 87°34'00" East, a distance of 660.00 feet to said West line of Ponce De Leon Heights; thence South 01°45'21" East, a distance of 538.08 feet to the Point of Beginning.



Parking Tabulation

USE	REQUIREMENT	PROVIDED
70 BED CLASS III PSYCHIATRIC HOSPITAL	STD SPACES- 1 SP/3 BEDS = 24	63
	ADA SPACES- 26-50 STD = 2	4
	SUB TOTAL	67
20,625 SF COMMERCIAL #1(NO CHANGE)	STD SPACES- 1 SP/250 SF = 83	117
	ADA SPACES- 101-150 = 5	5
	SUB TOTAL	122
6,000 SF COMMERCIAL #2(NO CHANGE)	STD SPACES- 1 SP/500SF = 12	12
	ADA SPACES- 1-25 STD = 1	1
	SUB TOTAL	13
TOTAL		184

Development Criteria

TOTAL SITE AREA	12.45 AC
PRESERVED WETLANDS	0.37 AC
TOTAL UPLANDS	12.08 AC
MAJOR MOD PARCEL	8.987 AC
CLASS III PSYCHIATRIC HOSPITAL	1(EXISTING 42,731 SF)
COMMERCIAL #1	20,625 SF
COMMERCIAL #2	6,000 SF
SETBACKS	50'
CURRENT ZONING	PUJ ORD. 2007-35 RES. 2013-01
PROPOSED ZONING	PUJ

NOTES:

- TEMPORARY CONSTRUCTION TRAILER MAY BE LOCATED WITHIN THE PROJECT, TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE CERTIFICATION OF OCCUPANCY.
- STORMWATER COLLECTION AND TREATMENT WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY AND ST JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
- UPLAND BUFFERS ADJACENT TO THE WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- OUTDOOR LIGHTING BE IN COMPLIANCE WITH ST. JOHNS COUNTY LDC SECTION 5.03.08.H.8.
- SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04b(8).
- SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND/OR ROOF TOP PER ST. JOHNS COUNTY LDC 6.06.04B9.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE(INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- THE LANDS SHOWN HERON LIE WITHIN FLOOD ZONE 'X' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 125145, PANEL NUMBER 0311, SUFFIX H, DATED SEPTEMBER 2, 2004.
- THIS MAJOR MODIFICATION IS APPLICABLE TO THE 8.987 ACRE PARCEL ONLY. NO CHANGES ARE PROPOSED FOR THE REMAINING 3.463 ACRES FRONTING ON SR16.

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 PUJ/PRO and other applicable land development regulations.

APPROVED: _____
 DATE: _____
 ORDINANCE NO. _____
 FILE # _____

LINE #	REVISION	DATE
L10001	REVISED	08.23
L10002	REVISED	08.24
L10003	REVISED	08.24
L10004	REVISED	08.24
L10005	REVISED	08.24
L10006	REVISED	08.24
L10007	REVISED	08.24
L10008	REVISED	08.24
L10009	REVISED	08.24
L10010	REVISED	08.24



Villages of St. Augustine PUD
 Major Modification - 2023
 BIRNBAN CARE LLC



9995 GATE PARKWAY NORTH, SUITE 200
 JACKSONVILLE, FLORIDA USA 32246
 PHONE 904.730.9360 WWW.HALFF.COM
 FL CA 33380 FL LC 26000645

Revision No.	Date	Description
1	Aug 1, 2023	Revisions to address 7-21-2023 County comments.

Project No.	Revision	Drawn By	Checked By	Scale	Sheet Title
55327.001	8/20/2023	RLS	JPL	1"=80'	MDP SITE PLAN

Sheet Number	MDP-1
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LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

LewisLongman & Walker
Lewis Longman & Walker
245 Riverside Ave #510

Jacksonville FL 32202

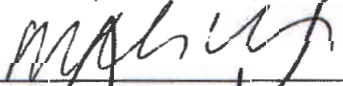
STATE OF WISCONSIN, COUNTY OF BROWN

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:

09/27/2023

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 09/27/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$326.40

Order No: 9318318

of Copies:

Customer No: 765171

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/19/2023 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 Villages of St. Augustine PUD (ORD. 2007-35) to add a Class III Geriatric Acute Care Psychiatric Specialty Hospital for Seniors 55 and older as an allowed use.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE VILLAGES OF ST AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2007-35, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 150 Village Crossing Ct., 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
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: MAJMOD-2023000015
PROJECT NAME: Villages of St. Augustine PUD

BOARD OF COUNTY
COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHRISTIAN WHITEHURST, CHAIR



Order Number: 9318318
Publish Date: Wednesday, September 27

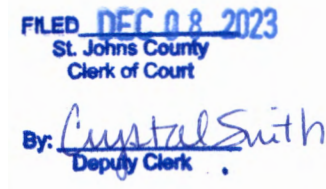


FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 12, 2023



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. 2023-55, which was filed in this office on December 8, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh