

**ORDINANCE NO. 2024 - 2**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SANDY CREEK PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2003-67, 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 October 28, 2022, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2022-12 Sandy Creek PUD**, for an amendment to the Sandy Creek PUD, Ordinance Number 2003-67, 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, made part hereof as Exhibit "A" (Legal), within the PUD, shall proceed in accordance with Ordinance Number 2003-67, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Map), and Exhibit "C" (MDP Text).

**SECTION 2.** That the need and justification for modification of the 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 PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the 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 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 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 2003-67, 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.

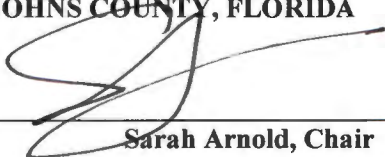
**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, 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 PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

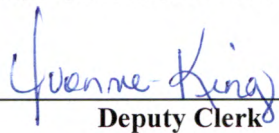
**SECTION 7.** This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16TH DAY OF JANUARY, 2024.**

**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



Rendition Date: JAN 23 2024

Effective Date: JAN 24 2024

SANDY CREEK PUD ~ EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 28 EAST, LYING EASTERLY OF INTERSTATE HIGHWAY NO. 1-95 \* STATE ROAD NO.9 (A VARIABLE WIDTH LIMITED ACCESS ROAD RIGHT OF WAY, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78080-2403, LAST REVISED 10/13/71), SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°55'55" EAST, ALONG THE EAST LINE OF SAID SECTION 21, (ALSO BEING THE WEST LINE OF SECTION 22), A DISTANCE OF 5,395.38 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 22; RUN THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, (ALSO BEING THE NORTH LINE OF SECTION 28), A DISTANCE OF 4,225.17 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 1-95 STATE ROAD NO. 9, (A 300 FOOT WIDE, LIMITED ACCESS ROAD RIGHT OF WAY AT THIS POINT, AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78080-2403); RUN THENCE, LONG SAID EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 1-95, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 5,579.58 FEET, THROUGH A CENTRAL ANGLE OF 7°15'26" TO THE RIGHT, AN ARC DISTANCE OF 706.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°45'49" WEST, 706.24 FEET; COURSE NO. 2: THENCE NORTH 03°08'06" WEST, ALONG SAID TANGENCY, A DISTANCE OF 3,822.44 FEET, TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF F.J. FATIO GRANT, SECTION 40); RUN THENCE NORTH 88°38'36" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF THE F. J. FATIO GRANT, SECTION 40), A DISTANCE OF 2,134.25 FEET, TO THE SOUTHEAST CORNER OF SAID F. J. FATIO GRANT, SECTION 40; RUN THENCE NORTH 01°43'33" WEST, ALONG THE EAST LINE OF SAID F. J. FATIO GRANT, SECTION 40, (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 1, SECTION 21) A DISTANCE OF 800.55 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF SECTION 16); RUN THENCE NORTH 89°21'37" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF SAID SECTION 16), A DISTANCE OF 2320.24 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 21, AND THE POINT OF BEGINNING.



Printed: Nov 30, 2023 - 11:00am

J:\16\16-01-0039 Sandy Creek Sub Phase 2 CDE\2023 MDP\16-01-0039\_MDPx.dwg

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 FUDPRO and other applicable land development regulations.

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

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

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

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

**NOTES:**

- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LDC AND SPECIFIC LOCATION WILL BE LOCATED ON CONSTRUCTION PLANS
- SPECIFIC LOCATION AND SIZE OF UPLAND BUFFERS, WETLAND IMPACTS, WETLAND CREATION, & WETLAND PRESERVATION SHALL BE DEPICTED ON THE CONSTRUCTION PLANS IN ACCORDANCE WITH THE LDC.
- ALL ON-SITE SIGNAGE SHALL CONFORM WITH THE LAND DEVELOPMENT CODE WITH REGARD TO HEIGHT, SIZE AND TYPE.
- ALL CROSSINGS OF SAMPSON CREEK SHALL BE ADEQUATELY SIZED TO PROTECT CAPACITY OF CREEK IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- THE 25' SETBACK REQUIREMENT FROM THE UPLAND BUFFER AS REQUIRED IN SECTION 4.01.06.B.2 SHALL NOT BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO CONTIGUOUS WETLANDS WHEN THE REQUIRED UPLAND BUFFER IS NOT INCLUDED WITHIN THE PLATTED LOT.
- OPEN SPACE IS IN ACCORDANCE WITH THE LDC AND MEETS THE MINIMUM 20% AS DESCRIBED IN SECTION 5.03.03. OPEN SPACE INCLUDES RECREATION, BUFFERS, COMMON AREAS, ENVIRONMENTALLY SENSITIVE AREAS, AND OTHER CONSERVATION/PRESERVATION AREAS.

**PHASE 1, 2, 3, MULTI-FAMILY - 501.35 Acres**

	WETLAND IMPACTS	34.11 Acs
	ISOLATED WETLAND IMPACTS	0.12 Acs
	WETLAND PRESERVATION	73.85 Acs
	WETLAND CREATION	10.70 Acs
	UPLAND BUFFER	22.06 Acs
	UPLAND PRESERVATION	6.88 Acs
	WETLANDS TO REMAIN	151.80 Acs
	DEVELOPED UPLANDS	270.82 Acs

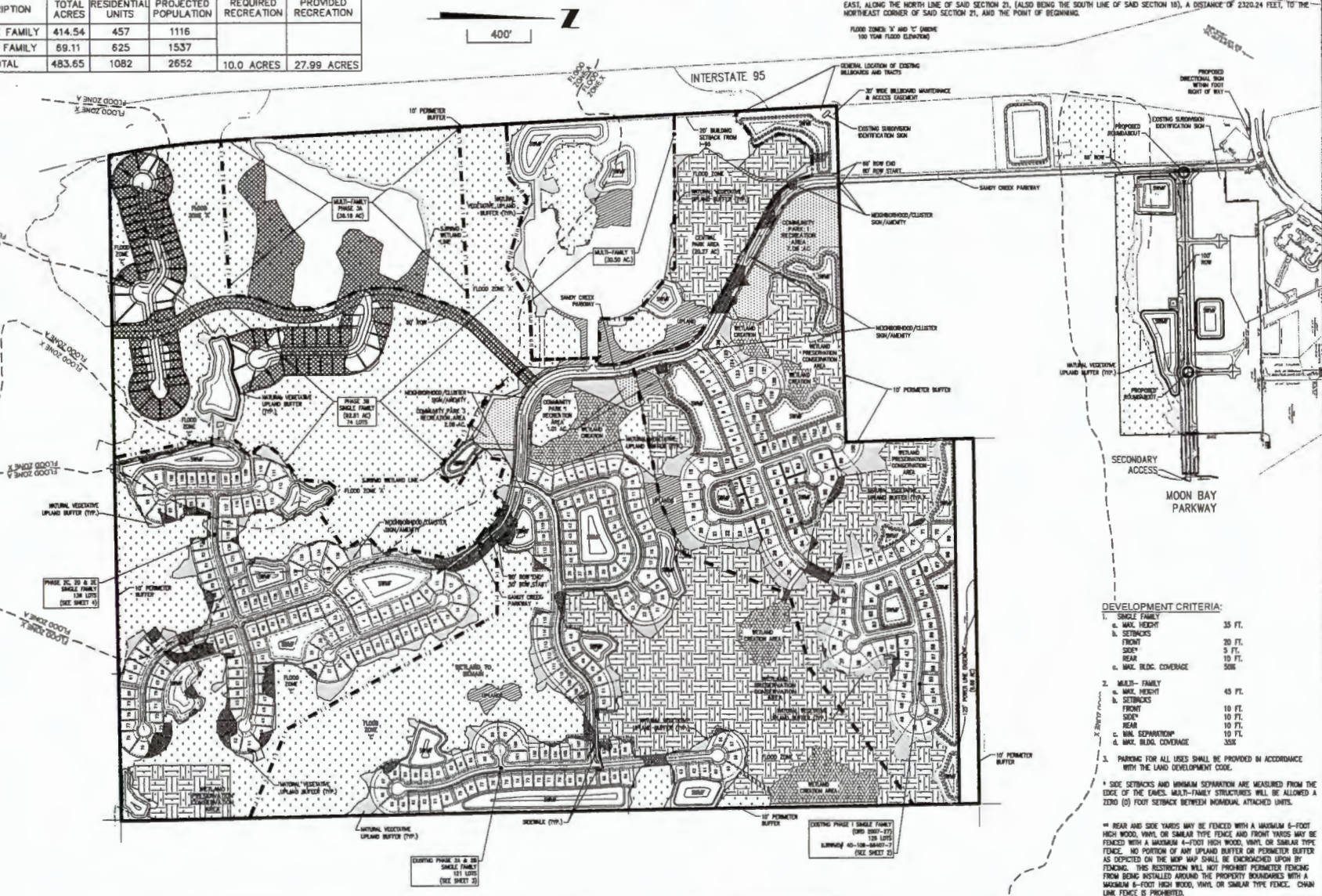
**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 28 EAST, LYING EASTERLY OF INTERSTATE HIGHWAY NO. 1-95 STATE ROAD NO. 3 (A VARIABLE WIDTH LIMITED ACCESS ROAD RIGHT OF WAY, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 79030-2403, LAST REVISED 10/13/71), SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°27'57" EAST, ALONG THE EAST LINE OF SAID SECTION 21, (ALSO BEING THE WEST LINE OF SECTION 22), A DISTANCE OF 5,305.38 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 22; RUN THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, (ALSO BEING THE NORTH LINE OF SECTION 28), A DISTANCE OF 4,225.17 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 1-95 STATE ROAD NO. 3, (A 300 FOOT WIDE LIMITED ACCESS ROAD RIGHT OF WAY AT THIS POINT, AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 79030-2403); RUN THENCE LONG SAID EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 1-95, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE CONVEX EASTERLY, AND HAVING A RADIUS OF 5,578.58 FEET, THROUGH A CENTRAL ANGLE OF 7°15'28" TO THE RIGHT, AN ARC DISTANCE OF 708.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°45'49" WEST, 708.24 FEET; COURSE NO. 2: THENCE NORTH 03°01'00" WEST, ALONG SAID TANGENCY, A DISTANCE OF 3,802.44 FEET, TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF F.J. FATTO GRANT, SECTION 40); RUN THENCE NORTH 89°36'36" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF THE F. J. FATTO GRANT, SECTION 40), A DISTANCE OF 2,134.25 FEET, TO THE SOUTHEAST CORNER OF SAID F. J. FATTO GRANT, SECTION 40; RUN THENCE NORTH 01°43'37" WEST, ALONG THE EAST LINE OF SAID F. J. FATTO GRANT, SECTION 40, (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 1, SECTION 21) A DISTANCE OF 800.55 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF SECTION 18); RUN THENCE NORTH 89°21'37" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, (ALSO BEING THE SOUTH LINE OF SAID SECTION 18), A DISTANCE OF 2,320.24 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 21, AND THE POINT OF BEGINNING.

**SITE DATA**

DESCRIPTION	TOTAL ACRES	RESIDENTIAL UNITS	PROJECTED POPULATION	REQUIRED RECREATION	PROVIDED RECREATION
SINGLE FAMILY	414.54	457	1116		
MULTI FAMILY	69.11	625	1537		
<b>TOTAL</b>	<b>483.65</b>	<b>1082</b>	<b>2652</b>	<b>10.0 ACRES</b>	<b>27.99 ACRES</b>



**DEVELOPMENT CRITERIA:**

- SINGLE-FAMILY**
  - a. MAX. HEIGHT: 35 FT.
  - b. SETBACKS:
    - FRONT: 20 FT.
    - REAR: 10 FT.
    - MIN. REAR COVERAGE: 50%
- MULTI-FAMILY**
  - a. MAX. HEIGHT: 45 FT.
  - b. SETBACKS:
    - FRONT: 10 FT.
    - SIDE: 10 FT.
    - REAR: 10 FT.
    - MIN. SEPARATION: 10 FT.
    - MIN. REAR COVERAGE: 35%
- PARKING FOR ALL USES SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
- SIDE SETBACKS AND MINIMUM SEPARATION ARE MEASURED FROM THE EDGE OF THE DRIVE. MULTI-FAMILY STRUCTURES WILL BE ALLOWED A ZERO (0) FOOT SETBACK BETWEEN INDIVIDUAL ATTACHED UNITS.
- REAR AND SIDE YARDS MAY BE FENCED WITH A MAXIMUM 6-FOOT HIGH WOOD, VINYL, OR SIMILAR TYPE FENCE AND FRONT YARDS MAY BE FENCED WITH A MAXIMUM 4-FOOT HIGH WOOD, VINYL, OR SIMILAR TYPE FENCE. NO PORTION OF ANY UPLAND BUFFER OR PROMOTER BUFFER AS DEPICTED ON THE MAP SHALL BE ENCLOSED UPON BY FENCING. THIS RESTRICTION WILL NOT PREVENT PERMITTED FENCING FROM BEING INSTALLED AROUND THE PROPERTY BOUNDARIES WITH A MAXIMUM 6-FOOT HIGH WOOD, VINYL, OR SIMILAR TYPE FENCE. CHAIN LINK FENCE IS PROHIBITED.

**OW Connelly & Wicker Inc.**  
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 10060 Silver Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 265-3030 FAX (904) 265-5031 www.owcny.com  
 C.A. Number: 3650 L.A. Number: LC26000311

**EXHIBIT "B" MASTER DEVELOPMENT PLAN**

**SANDY CREEK SUBDIVISION ST. JOHNS COUNTY, FLORIDA PREPARED FOR SANDY CREEK PUD**

Project No: 16-01-0039  
 Designed: MEL Drawn: JMB  
 Checked: MEL D.C.: RCW  
 Date: 11/09/23  
 Scale: 1" = 400'  
 Sheet 1



Printed By: april  
 Printed: Nov 30, 2023 - 11:00am

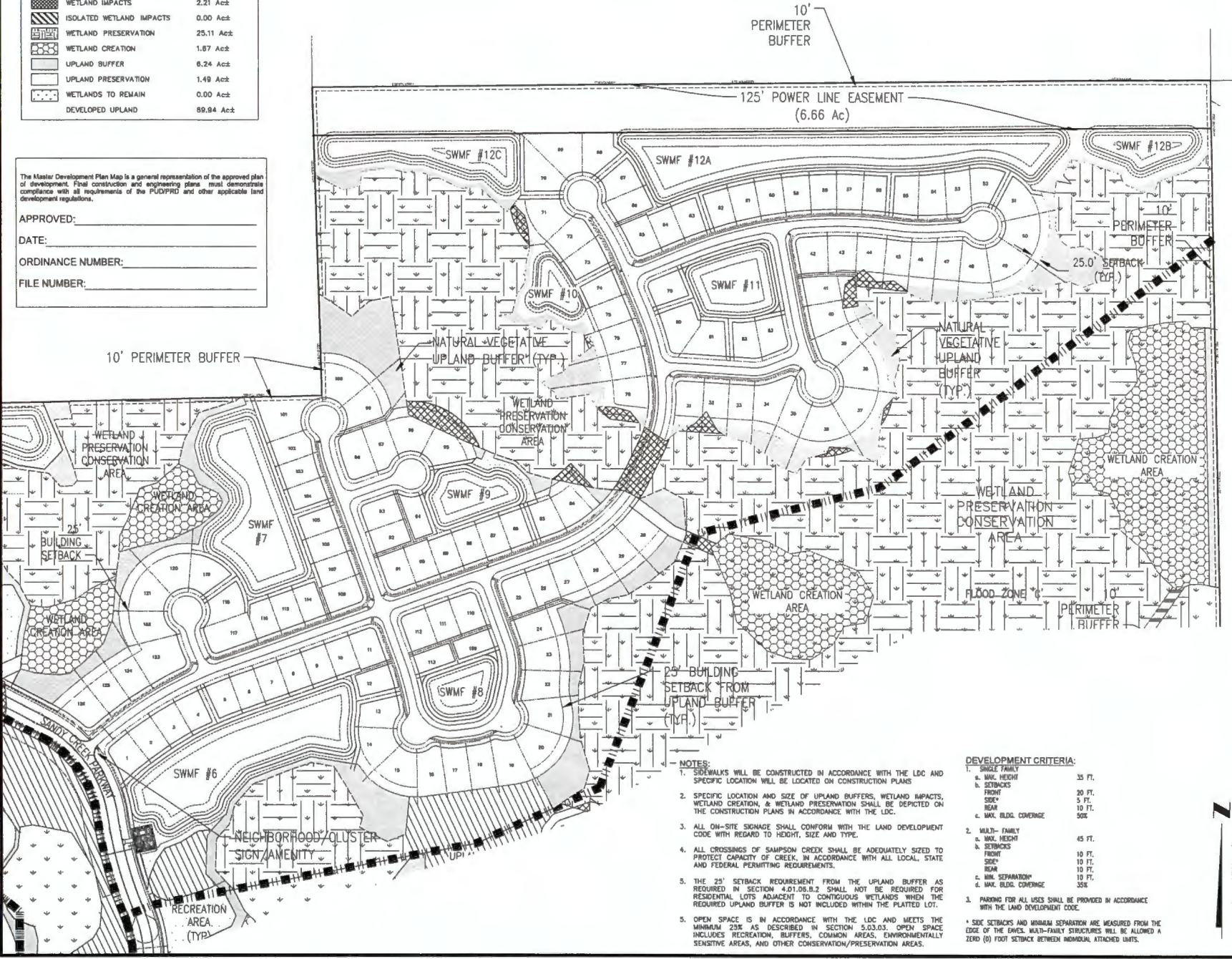
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PHASE 1 - 104.45 Acres  
 (CONSTRUCTED IN 2007)

	WETLAND IMPACTS	2.21 Ac±
	ISOLATED WETLAND IMPACTS	0.00 Ac±
	WETLAND PRESERVATION	25.11 Ac±
	WETLAND CREATION	1.67 Ac±
	UPLAND BUFFER	6.24 Ac±
	UPLAND PRESERVATION	1.49 Ac±
	WETLANDS TO REMAIN	0.00 Ac±
	DEVELOPED UPLAND	59.94 Ac±

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/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_



- NOTES:
- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LDC AND SPECIFIC LOCATION WILL BE LOCATED ON CONSTRUCTION PLANS.
  - SPECIFIC LOCATION AND SIZE OF UPLAND BUFFERS, WETLAND IMPACTS, WETLAND CREATION, & WETLAND PRESERVATION SHALL BE DEPICTED ON THE CONSTRUCTION PLANS IN ACCORDANCE WITH THE LDC.
  - ALL ON-SITE SIGNAGE SHALL CONFORM WITH THE LAND DEVELOPMENT CODE WITH REGARD TO HEIGHT, SIZE AND TYPE.
  - ALL CROSSINGS OF SANDPSON CREEK SHALL BE ADEQUATELY SIZED TO PROTECT CAPACITY OF CREEK, IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
  - THE 25' SETBACK REQUIREMENT FROM THE UPLAND BUFFER AS REQUIRED IN SECTION 4.01.09.B.2 SHALL NOT BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO CONTIGUOUS WETLANDS WHEN THE REQUIRED UPLAND BUFFER IS NOT INCLUDED WITHIN THE PLATTED LOT.
  - OPEN SPACE IS IN ACCORDANCE WITH THE LDC AND MEETS THE MINIMUM 23% AS DESCRIBED IN SECTION 5.03.03. OPEN SPACE INCLUDES RECREATION, BUFFERS, COMMON AREAS, ENVIRONMENTALLY SENSITIVE AREAS, AND OTHER CONSERVATION/PRESERVATION AREAS.

DEVELOPMENT CRITERIA:

1. SINGLE FAMILY	
a. MAX. HEIGHT	35 FT.
b. SETBACKS	
FRONT	30 FT.
SIDE*	5 FT.
REAR	10 FT.
c. MAX. BLDG. COVERAGE	50%
2. MULTI-FAMILY	
a. MAX. HEIGHT	45 FT.
b. SETBACKS	
FRONT	10 FT.
SIDE*	10 FT.
REAR	10 FT.
c. MIN. SEPARATION*	10 FT.
d. MAX. BLDG. COVERAGE	35%
3. PARKING FOR ALL USES SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.	
* SIDE SETBACKS AND MINIMUM SEPARATION ARE MEASURED FROM THE EDGE OF THE ENDS. MULTI-FAMILY STRUCTURES WILL BE ALLOWED A ZERO (0) FOOT SETBACK BETWEEN INDIVIDUAL ATTACHED UNITS.	



**OW Connelly & Wicker Inc.**  
 Planning • Engineering • Landscape Architecture  
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 265-3030 FAX: (904) 265-3031 www.owweng.com  
 C.A. Number: 3650 L.A. Number: LC20000311

Project No: 16-01-0039  
 Developed: MEL  
 Checked: MEL  
 Date: 11/30/23  
 Scale: 1" = 150'

Drawn: ANS  
 P.L.: RCW

Sheet 2

EXHIBIT "B"  
 MASTER DEVELOPMENT PLAN

SANDY CREEK SUBDIVISION  
 ST. JOHNS COUNTY, FLORIDA  
 PREPARED FOR  
 SANDY CREEK PUD

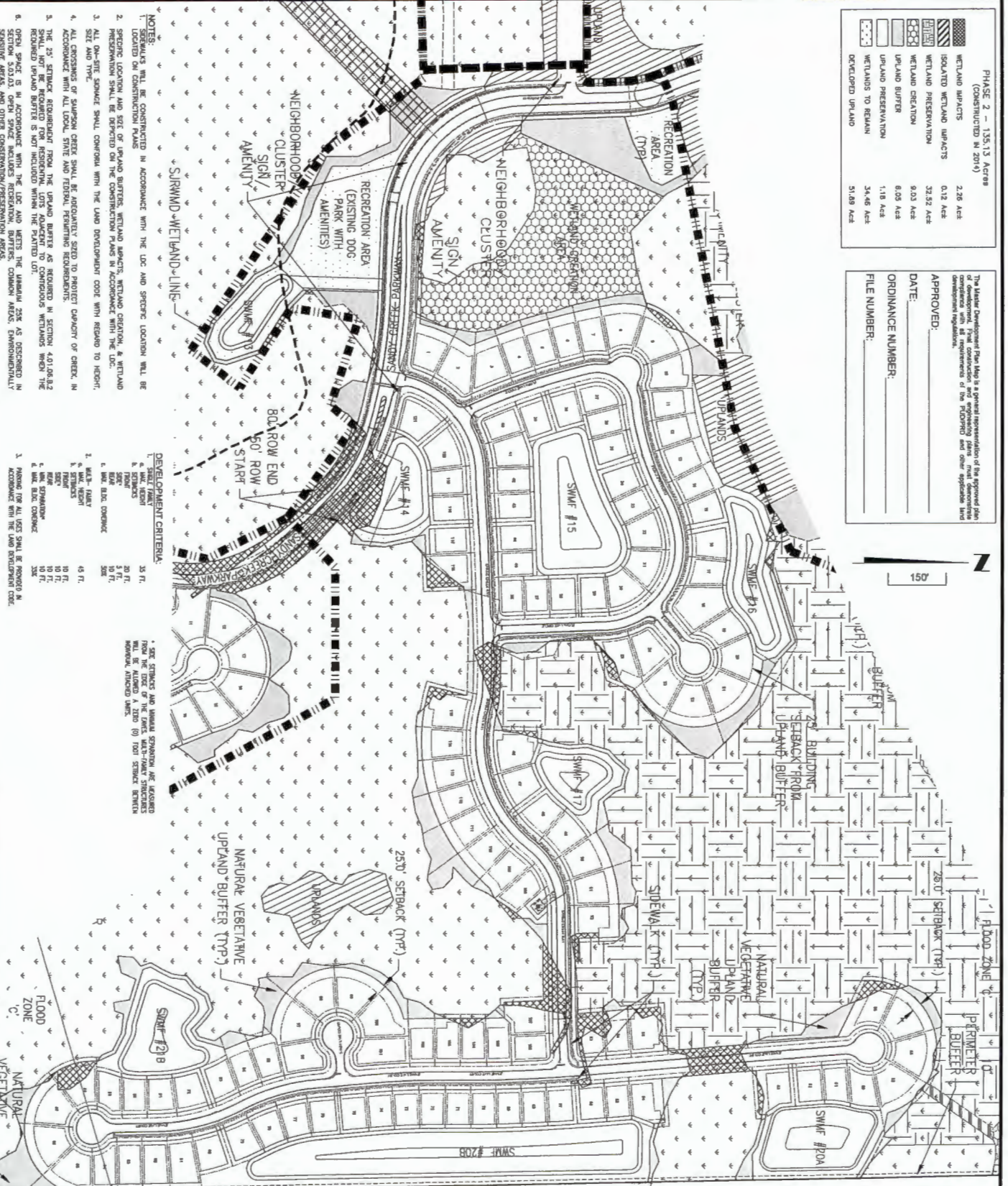
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



PHASE 2 - 135.13 Acres (CONSTRUCTED IN 2019)	
WETLAND IMPACTS	2.26 AC
ISOLATED WETLAND IMPACTS	0.12 AC
WETLAND PRESERVATION	32.52 AC
WETLAND CREATION	9.03 AC
UPLAND BUFFER	8.05 AC
UPLAND PRESERVATION	1.18 AC
WETLANDS TO REMAIN	34.46 AC
DEVELOPED UPLAND	51.89 AC

The Master Development Plan Map is a general representation of the proposed site of development. Final construction and engineering plans must demonstrate compliance with all requirements of the FLOODING and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_



- NOTES:**
1. SIGNAGES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LDC AND SPECIFIC LOCATION WILL BE LOCATED ON CONSTRUCTION PLANS
  2. SPECIFIC LOCATION AND SIZE OF UPLAND BUFFER, WETLAND IMPACTS, WETLAND CREATION, & WETLAND PRESERVATION SHALL BE DEPICTED ON THE CONSTRUCTION PLANS IN ACCORDANCE WITH THE LDC.
  3. ALL ON-SITE SPACING SHALL CONFORM WITH THE LAND DEVELOPMENT CODE WITH REGARD TO HEIGHT, SIZE AND TYPE.
  4. ALL CROSSINGS OF SANDPOND CREEK SHALL BE ADEQUATELY SIZED TO PROTECT CAPACITY OF CREEK, IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
  5. THE 25' SETBACK REQUIREMENT FROM THE UPLAND BUFFER IS REQUIRED IN SECTION 4.01.06.B.2 SHALL NOT BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO CONTIGUOUS WETLANDS WHEN THE REQUIRED UPLAND BUFFER IS NOT INCLUDED WITHIN THE PLOTTED LOT.
  6. OPEN SPACE IS IN ACCORDANCE WITH THE LDC AND MEETS THE MINIMUM 25% AS DESCRIBED IN SECTION 5.02.2.
  7. SEE SECTION 4.01.06.B.1 FOR UPLAND BUFFER REQUIREMENTS.
  8. OTHER AREAS, AND OTHER CONSERVATION/PRESERVATION AREAS.

- DEVELOPMENT CRITERIA:**
1. MAX. FRONT YARD SETBACK: 35 FT.
  2. MAX. SIDE YARD SETBACK: 20 FT.
  3. MAX. REAR YARD SETBACK: 10 FT.
  4. MAX. SIDE CORNER: 20 FT.
  5. MAX. SIDE CORNER: 20 FT.
  6. MAX. SIDE CORNER: 20 FT.
  7. MAX. SIDE CORNER: 20 FT.
  8. MAX. SIDE CORNER: 20 FT.

\* SEE SETBACKS AND MINIMUM SPACING ARE DETERMINED FROM THE EDGE OF THE DRIVE, WALK-WAY OR STRUCTURES WHEREAPPLICABLE.

O.R.V. 417, PAGE 5/5

Project No:	16-01-0039
Client:	MARY E. LEPIROTT, P.E.
Contract:	REG. NO. 61449
Drawn:	Reg. Engineer
Checked:	
Date:	10/11/2023
Scale:	1" = 40'

**SANDY CREEK SUBDIVISION**  
 ST. JOHNS COUNTY, FLORIDA  
 PREPARED FOR  
**SANDY CREEK PUD**

**EXHIBIT "B"**  
**MASTER DEVELOPMENT PLAN**

No.	Date	Revision	By

**Connelly & Wicker Inc.**  
 Planning • Engineering • Landscape Architecture  
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com  
 C.A. Number: 3650 LA Number: LC26000311







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 PUOPRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

- NOTES:**
- SEAWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LDC AND SPECIFIC LOCATION WILL BE LOCATED ON CONSTRUCTION PLANS
  - SPECIFIC LOCATION AND SIZE OF UPLAND BUFFERS, WETLAND IMPACTS, WETLAND CREATION, & WETLAND PRESERVATION SHALL BE DEPICTED ON THE CONSTRUCTION PLANS IN ACCORDANCE WITH THE LDC.
  - ALL ON-SITE SIGNAGE SHALL CONFORM WITH THE LAND DEVELOPMENT CODE WITH REGARD TO HEIGHT, SIZE AND TYPE.
  - ALL CROSSINGS OF SANDPSON CREEK SHALL BE ADEQUATELY SIZED TO PROTECT CAPACITY OF CREEK, IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
  - THE 25' SETBACK REQUIREMENT FROM THE UPLAND BUFFER AS REQUIRED IN SECTION 4.01.06.B.2 SHALL NOT BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO CONTIGUOUS WETLANDS WHEN THE REQUIRED UPLAND BUFFER IS NOT INCLUDED WITHIN THE PLATTED LOTS.
  - OPEN SPACE IS IN ACCORDANCE WITH THE LDC AND MEETS THE MINIMUM 25% AS DESCRIBED IN SECTION 5.03.03. OPEN SPACE INCLUDES RECREATION, BUFFERS, COMMON AREAS, ENVIRONMENTALLY SENSITIVE AREAS, AND OTHER CONSERVATION/PRESERVATION AREAS.

**DEVELOPMENT CRITERIA:**

- SINGLE-FAMILY**
  - MAX. HEIGHT 35 FT.
  - SETBACKS
    - FRONT 20 FT.
    - SIDE 5 FT.
    - REAR 10 FT.
  - MIN. BLDG. COVERAGE 55%
- MULTI-FAMILY**
  - MAX. HEIGHT 45 FT.
  - SETBACKS
    - FRONT 10 FT.
    - SIDE 10 FT.
    - REAR 10 FT.
  - MIN. SEPARATION 10 FT.
  - MIN. BLDG. COVERAGE 35%
- PARKING FOR ALL USES SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.**

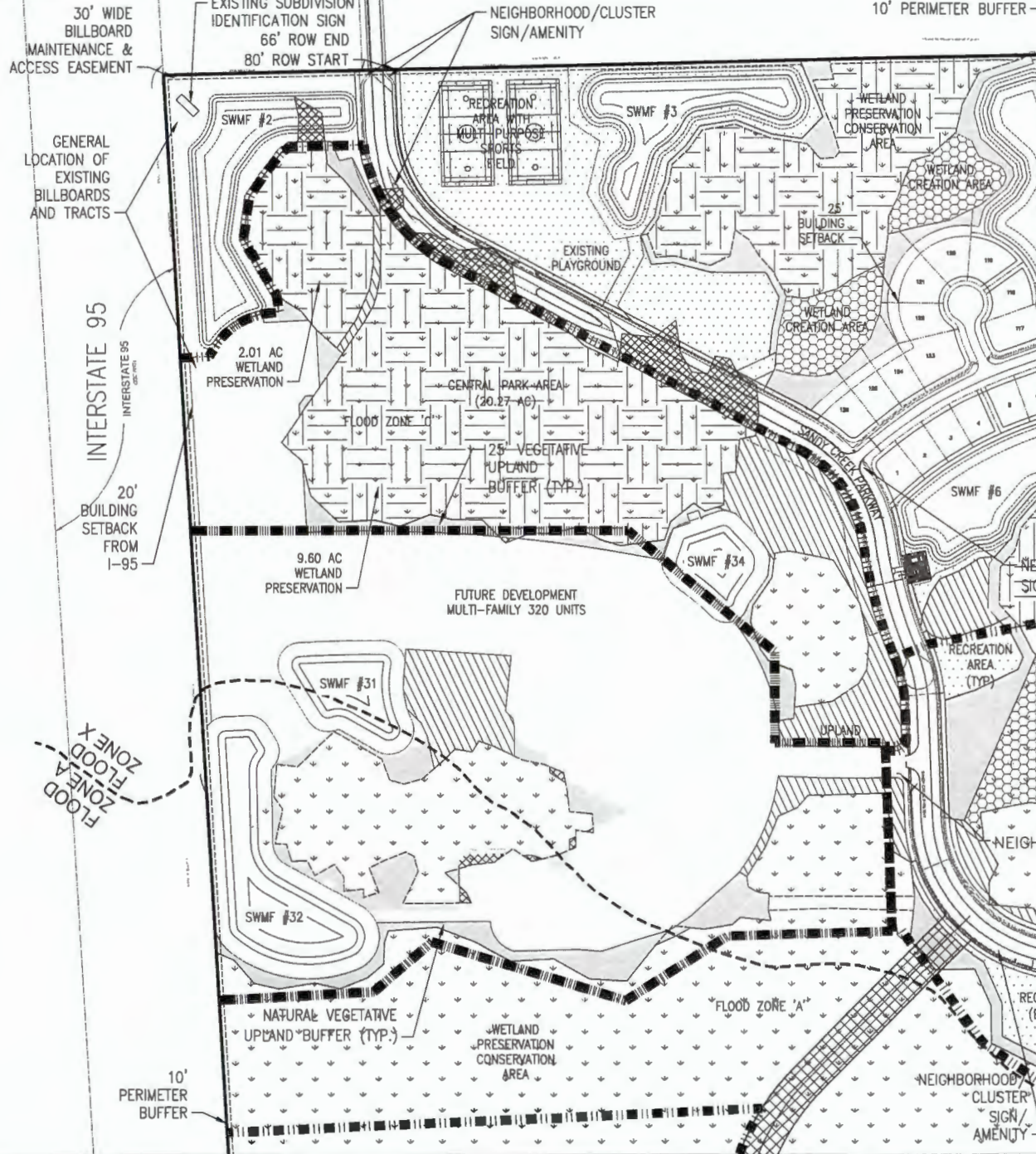
\* SIDE SETBACKS AND MINIMUM SEPARATION ARE MEASURED FROM THE EDGE OF THE DRIVE. MULTI-FAMILY STRUCTURES WILL BE ALLOWED A ZERO (0) FOOT SETBACK BETWEEN INDIVIDUAL ATTACHED UNITS.

**CENTRAL PARK PHASE - 20.27 Acres**

	WETLAND IMPACTS	0.00 Acre
	ISOLATED WETLAND IMPACTS	0.00 Acre
	WETLAND PRESERVATION	11.61 Acre
	WETLAND CREATION	0.00 Acre
	UPLAND BUFFER	0.08 Acre
	UPLAND PRESERVATION	2.40 Acre
	WETLANDS TO REMAIN	1.47 Acre
	DEVELOPED UPLAND	3.83 Acre

**MULTI-FAMILY PHASE 1 - 30.50 Acres**

	WETLAND IMPACTS	0.10 Acre
	ISOLATED WETLAND IMPACTS	0.00 Acre
	WETLAND PRESERVATION	0.00 Acre
	WETLAND CREATION	0.00 Acre
	UPLAND BUFFER	2.29 Acre
	UPLAND PRESERVATION	1.80 Acre
	WETLANDS TO REMAIN	8.77 Acre
	DEVELOPED UPLAND	19.84 Acre



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J:\16\16-01-0029 Sandy Creek Sub Phase 2 CDE\2023 MDP\16-01-0029\_MDPx.dwg

**Connelly & Wicker Inc.**  
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 C.A. Number: 3650 "A" Number: LC2600031

No.	Revision	By

**EXHIBIT "B" MASTER DEVELOPMENT PLAN**

**SANDY CREEK SUBDIVISION, FLORIDA**  
 PREPARED FOR  
**SANDY CREEK PUD**

Project No: 18-01-0039  
 Designed: MEL  
 Drawn: ANS  
 Checked: MEL  
 Date: 11/08/23  
 Scale: 1" = 150'

Sheet **5**

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.











Exhibit "C"  
MASTER DEVELOPMENT PLAN TEXT  
(Major Modification – January 16, 2024)

**Opening Statement**

This Major Modification to Ordinance 2017-11 provides for:

- 1.0 The addition of an approved secondary access to CR 210 by the construction of Sandy Crossing Blvd which connects Sandy Creek Parkway to Moon Bay Parkway using the applicant's acquired lands depicted on Sheet 7 of the Master Development Plan (“MDP”), although this parcel is not part of the PUD acreage.
  - 2.0 Modify the Multi-family Parcel of 50.78 acres (Sheet 5 of the MDP), which is currently entitled for 435 multi-family units, as follows:
    - 2.1 Divide the Multi-Family Parcel into two parcels, the resulting parcels being approximately 20.27 acres and 30.51 acres;
    - 2.2 The 20.27 acre parcel will be for the public benefit, which is to be dedicated as a passive park with pedestrian trails subject to a Conservation Easement with SJRWMD; and
    - 2.3 The remaining 30.51 acre parcel is to continue as multi-family, but multi-family entitlements will be reduced to 320 units, with 115 units moved to the Industrial Parcel.
  - 3.0 Modify the Industrial Parcel of 128.02 acres (Sheet 6 of the MDP), which is currently entitled for 487,000 sq. ft. of light industrial buildings, as follows:
    - 3.1 Delete the entire light industrial entitlement;
    - 3.2 The division into two parcels, being approximately 36.18 acre and 92.81 acres;
    - 3.3 The 36.18 acre parcel will add 190 multi-family units and pick up the 115 existing multi-family units removed from the current multi-family parcel, whereby this parcel will have an entitlement of 305 multifamily units.
- a. 3.4 The remaining 92.81 acre parcel shall add 74 single family residential homes in up to 3 phases, with all minimum lot requirements to conform to the current Sandy Creek PUD."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 PUD is a Mixed Use project providing a mixture of open space and residential land uses as required by the Comprehensive Plan. The PUD provides a mixture of housing types, single family and multi-family, with potential for rental and/or ownership. Through the conservation of wetlands and uplands the PUD will utilize the environment to create natural buffers between the residential developments, while still allowing for interconnectivity through roadway design and connections.

**b. "The total number of acres included within the Project as requested in the application"**

The site is approximately 501.35 acres.

**c. "The total number of Wetland acres included within the Project as requested in the application".**

A total of 253.64 acres of wetlands exists on the site, (impacted and non-impacted), with a total of 230.23 acres to remain, taking into account the 34.11 acres of impact, the 219.41 acres preserved and the 10.70 acres of new wetland creation.

**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 this Code".**

The area designated as Residential, including single (phase 1 and 2) and multi-family (phase 1), is comprised of approximately 352.51 acres (322.01 plus 30.50 acres) of which approximately 191.30 acres will be developed uplands (171.46 plus 19.84 acres). The developed upland area include approximately 8.69 acres of impacted wetlands (8.59 plus 0.10 acres). Additionally, approximately 127.89 acres will be preserved wetlands (121.12 plus 6.77 acres), approximately 10.70 acres will be wetland creation area, approximately 4.28 acres (2.68 plus 1.60 acres) of uplands will be preserved as non-developed uplands, and approximately 18.34 acres (16.05 plus 2.29 acres) will be buffer areas (upland and perimeter).

The area identified as Central Park is to be dedicated to the HOA with a SJRWMD Conservation Easement allowing hiking in designated uplands trails, is comprised of approximately 20.27 acres of which approximately 3.83 acres will be developed uplands,

approximately 11.61 acres will be preserved wetlands and approximately 2.40 of uplands will be preserved as non-developed uplands.

An additional area designated as Residential, including multi-family (phase 2) and single-family (phase 3), is comprised of approximately 128.73 acres (36.18 plus 92.55 acres) of which approximately 48.44 acres will be developed uplands (19.87 plus 28.57 acres). The developed upland area includes approximately 25.42 acres of impacted wetlands (7.49 plus 17.93 acres). Additionally, approximately 78.44 acres of wetlands will remain (15.38 plus 63.06 acres), with approximately 1.85 acres (0.93 plus 0.92 acres) of buffer areas (upland and perimeter).

	Single Family Phase 1 & 2	Multi-Family Phase 1	Central Park	Multi-Family Phase 2	Single Family Phase 3	Totals
<i>Wetland Impacts</i>	8.59	0.10	0.00	7.49	17.93	34.11
Isolated Wetland Impacts	0.12	0.00	0.00	0.00	0.00	0.12
Wetland Preserved	62.04	0.00	11.61	0.00	0.00	73.65
Wetland Creation	10.70	0.00	0.00	0.00	0.00	10.70
Upland Buffer	16.05	2.29	0.96	0.93	0.92	22.06
Upland Preservation	2.68	1.60	2.40	0.00	0.00	6.68
Wetlands to remain	59.08	6.77	1.47	15.38	63.06	151.80
Developed Uplands	171.46	19.84	3.83	19.87	28.57	270.62

*\*Impacted wetlands acreage included in developed uplands calculations (not reflected in totals).*

**\*\*Acreage listed on the chart will vary slightly based on the upland buffer requirements.**

The total site consists of approximately 535.51 acres, with 270.62 acres of developed uplands (including 34.11 acres of impacted wetlands), 6.68 acres of non-developed uplands and 22.06 acres of buffers, 219.41 acres of wetlands preserved and to remain, and 10.70 acres of created wetlands. Wetland mitigation, enhancement, restoration and preservation activities and areas will be indicated on the individual MDP Maps or Construction Plans during the permitting process.

**e. "The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project."**

There will be 1,082 residential Dwelling Units; 457 single family residences and 625 multi-family units. The projected population is 2,652 residents and the projected population of elementary and high school age children (at .45 students per household) that may reside within



the Project is 489 students. The net density (based upon upland acreage only) is approximately 4.62 dwelling units per acre (excluding the Passive Park parcel).

Residential Uses, including single and multifamily, are as defined within the Land Development Code, allowing for single family residential dwellings, and for purposes of this PUD, allowing for apartments, condominiums and townhomes within multifamily. In addition, all typical residential accessory and ancillary uses will be allowed as outlined within the LDC.

Those portions of the PUD designated as Wetland Preservation area in Central Park on Sheet 5 of the MDP and the residential areas of the Multifamily Phase 2 and Residential Single Family in Phase 3 on Sheet 6 of the MDP may be utilized for mitigation impact credits or become part of the Sandy Creek Mitigation Bank (SCMB) if such an agreement is reached between the Owner and the St. Johns River Water Management District and the Florida Department of Environmental Protection. The terms and conditions of the SCMB agreement shall supersede all provisions of this Master Development Plan applicable to real property within the mitigation bank.

**f. "The total square footage and intensity of non-residential Development"**

The PUD is in the Mixed Use District as established by the 2015 St. Johns County Comprehensive Plan Future Land Use Map. As such, at least two (2) of the approved uses in addition to the 10% Recreation/Open Space Uses, are required in Mixed Use Districts at the applicable percentages as outlined within the St. Johns County Comprehensive Plan (Comp Plan). However, the 2025 Comprehensive Plan, Land Use Element, Objective A.1.9.3, Mixed-Use Development, recognizes "not all development sites and projects may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater". Since the surrounding area is comprised of an adequate mix of uses along CR-210, this project will support, and is supported by, the surrounding mixed uses of recent and future economic development with minimum trip generation which is facilitated by the interconnectivity through Sandy Crossing Blvd and Moon Bay Parkway. Thus a limited use of residential single family housing and multi-family housing is warranted.

**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 non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all Structures."**

**RESIDENTIAL:**

**Setbacks:** All single family residential structures shall be set back twenty (20) feet from the front property line, and have a frontage of no less than fifty feet (50'), except lot on cul-de-sacs, which will allow a minimum street frontage of twenty-five feet (25') and not less than fifty feet (50') at the building restriction line. Each lot shall have a minimum rear yard of ten feet (10') and a minimum side yard of five feet (5'). Setbacks are measured to the furthest projection at 30" above grade or higher (including the eave of the structure). Accessory structures, except for mechanical equipment (HVAC, generators, etc.), will be subject to a five-foot (5') setback from the lot boundary. Any pool, screened enclosure, or deck constructed within any lot shall be set back a minimum of five (5') feet from the lot boundary and will not be located in a drainage easement. Individual single family lots shall permit a building coverage of 50% and a maximum impervious surface ratio of 70%. The townhouse structures will be subject to the same setbacks, except that they will be allowed to have a zero (0) foot "sideyard" setback between individual units, and maintain a setback of ten (10) feet from the property lines for the rear yard and a ten foot (10') separation between structures, measured from the eaves between structures.

The multi-family/condominium/apartment structures will be allowed to have a zero (0) foot setback between individual units, but must maintain a setback of ten (10) feet from the property lines and maintain a ten foot (10') separation, measured from the eaves between structures.

**Lot size:** The minimum single family detached lot size will be 5,500 square feet. Setbacks and lot widths are set forth above.

**Parking:** Each detached single family unit shall provide at least a one (1) car garage in addition to a minimum 20 foot driveway apron exclusive of the right of way, private road easement or roadway. Each apartment unit will be provided parking per the current LDC.

**Signage:** Except for an existing Highway/Buffer/Identity Sign adjacent to I -95, as provided in the Unified Sign Plan attached as Exhibit J, overall Signage for the development will conform to the requirements provided in Section 7.06.01B of the Land Development Code and approved through the Unified Sign Plan, Exhibit J.

**Height:** Single family structures shall not exceed thirty-five feet (35') in height. Multi-family structures shall not exceed forty- five feet (45') in height.

**Fencing:** Rear and side yards may be fenced with a maximum 6-foot high wood, vinyl or similar type fence and front yards may be fenced with a maximum 4-foot high



wood, vinyl or similar type fence. No portion of any upland buffer or perimeter buffer as depicted on the MDP map shall be encroached upon by fencing. This restriction will not prohibit perimeter fencing from being installed around property boundaries with a maximum 6-foot high wood, vinyl or similar type fence.

NON- RESIDENTIAL:

**Setbacks:** Building setbacks from external site boundary lines shall be not less than forty (40') feet. Setbacks shall be measured from the eaves of the structure. Minimum yard requirements shall be ten feet (10') with ten feet (10') separation, measured from the eaves, between all buildings. Parking size, number and orientation shall meet the requirements of the Land Development Code at the time of development.

**Signage:** Signage for the development will conform with the requirements provided in Section 7.06.01B of the Land Development Code and approved through the Unified Sign Plan. Exhibit J.

**Height:** No portion of the structures to be built shall exceed sixty (60) feet in height, except for the cell towers in accordance with St. Johns County LDC and other applicable regulations.

**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, 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"**

The infrastructure needed to serve the Project consists of roads, drainage facilities, water and sewer, fire protection and solid waste collection.

**Vehicular Access:** Initially one (1) entrance/exit roadway to the project shall be constructed. The project will be accessed from County Road 210, utilizing Sandy Creek Parkway, as shown on the MDP Map until a period of time that 383 residential units are approved and constructed. Sandy Creek Parkway will be limited to a right-in/right-out access only. A right turn lane has been constructed at CR 210 by the developer for southbound turns from CR 210. Prior to approval of constructions plans for greater than 383 residential units , the second access

connecting Sandy Creek Parkway to Moon Bay Parkway, being a minor collector named Sandy Crossing Blvd as shown on Sheet 7 of the MDP, will be permitted by the developer as approved by St. Johns County. Prior to issuance of a Certificate of Occupancy for a residential unit in excess of 383, two conditions must be met: (1) the subject second access point shall be constructed by the developer and approved by St. Johns County and (2) the earlier of completion of the six (6) lane expansion of the CR 210 segment from Trinity Way to Beachwalk Blvd. or eighteen (18) months from the date the Board of County Commissioners approved this Major Modification must be achieved. Sandy Creek Parkway and FDOT structure #784049 have been upgraded to conform with St. Johns County collector roadway guidelines, with sidewalks constructed from inside the project to CR 210. The Developer has provided for construction improvements to County's minor collector standards within the existing sixty-six (66) foot right-of-way of Sandy Creek Parkway.

The phase 2 multi-family and phase 3 single family areas will utilize the central roadway, a minor collector as indicated on Sheet 6 of the MDP Map. The existing main road (Sandy Creek Parkway) is an eighty (80) foot right-of-way minor collector, and will continue to provide access to the individual development areas, including access to the northern-most community park recreation area, the phase 1 and 2 single family areas, and then the multi-family area. The roadway shall be installed in accordance with all St. Johns County Development Services regulations and permits and will comply with the LDC.

As depicted on the MDP Map, the project provides for internal interconnectivity to adjacent properties within the PUD via a vehicular access connection on Sandy Creek Parkway to CR-210 to the north and interconnectivity to adjacent external properties, with Sandy Crossing Blvd connecting Sandy Creek Parkway to Moon Bay Parkway to the east, which provides the added benefit of a secondary access to CR-210 with a traffic signal, with the site having limited access to other external connections by the Interstate to the west and conservation lands (wetlands) to the southeast.

The Applicant completed a traffic operational analysis to evaluate the project traffic using the existing median openings along CR 210 to perform u-turns and using Sandy Crossing Blvd to connect to Moon Bay Parkway, which has a traffic signal for left hand turns on CR 210. The traffic operational analysis will be updated using reasonable and acceptable methods for concurrency review for the phase 2 multi-family and phases 3 single family, with said analysis and concurrency assessment to consider the pro rata share of improvements to CR-210.

**Internal Access:** Internal access to all single-family dwellings and the amenities



shall be provided by public rights of way. All internal roadways, shall be constructed as local roadways in accordance with the LDC as approved by Development Services including combination curb and gutter, including multi-family sites which shall be constructed pursuant to the individual site plan as approved by the County in accordance with the LDC.

**Pedestrian access:** Sidewalks of a four foot (4') minimum width will be constructed by the Developer on one side of the central access corridor, i.e. main collector road through the project, and other internal roads not adjacent to single-family lots in the Residential area at the time of commencement of construction. Roadway sections designated as Minor Collectors shall be constructed with a five foot (5') sidewalk on both sides of the roadway. Sidewalks will be the responsibility of the developer, and will be provided along one side of the main collector road on those portions not determined to be a minor collector, and main interior roads which serve more than fifteen (15) residential lots. Sidewalks will be completed along portions of roadway adjacent to residential lots at the time of vertical construction and prior to issuance of a Certificate of Occupancy for the residence. On those portions of the roadways not adjacent to single family lots, sidewalks will be constructed at the time of roadway construction. Sidewalks shall be included within the road right-of-ways within this PUD. Sidewalks will be provided in the Multi-Family sites at the time of construction by the individual developers of pursuant to the individual site plan as approved by the County in accordance with the LDC.

**Recreation:** The developer has constructed recreational improvements within the project as shown on the MDP Map. Construction of the active recreation areas and associated facilities, inclusive of the dog park have been completed. Given the active recreation areas already constructed, the overall project area will provide sufficient recreation areas to meet the LDC requirements of 5 acres per 1,000 design population. Acreage set aside for Active Recreational use will be a minimum of 9.98 acres (includes approximately 0.2 acres of impacted wetlands), which shall be developed as community parks and associated recreational facilities, including, but not limited to, a multi-purpose field, a playground/tot-lot (children's play area and covered pavilion) and a separate dog park. The dog park is approximately 2.0 acres with a fenced area, trails, water station and other pet friendly amenities. All amenities are intended for the use of the residents and their invited guests.

Additionally, the Developer is constructing a 20.27 acre passive park, identified as

Central Park, with a trailhead and walking trails using existing logging trails and adding trails for interconnectivity for community access, wherein, subject to passive uses, the Developer will give a Conservation Easement to SJRWMD to in part mitigate wetland impacts within the PUD.

In addition, the project will provide community access on recreational trails located within the former mitigation bank property owned by a commonly controlled entity of the Applicant to the south of the PUD. Parking and trailhead improvements have been provided by the Applicant within the PUD property prior to the County's approval of a plat for the 345<sup>th</sup> single-family unit within the project. Parking and trailhead details will be provided on an incremental master development plan, with adequate trails retained as the former mitigation bank property is developed in the future.

**Open Space:** A minimum of twenty-five percent (25%) of the acreage of the project, approximately 125.34 acres, will be maintained as Open Space. This includes the minimum 9.98 acres within the active recreation area and 20.27 acres for the passive park, but does not include the open space that may be provided for within the individual development areas.

**Drainage:** Stormwater will be treated on site within the retention areas. All drainage structures and facilities will be designed and constructed in compliance with the LDC and the applicable rules of the St. Johns River Water Management District, with revisions and with the approval of the St. Johns County Development Services Department. All necessary permits and construction plans will be acquired and approved prior to the commencement of any construction. The Stormwater Management System will be maintained by a homeowner's association. The internal roadway system will cross the tributaries of Sampson Creek (aka Sandy Creek); accordingly the development will require the installation of box culverts of sufficient capacity to accommodate pre and post development creek flows, and all impacts shall be in accordance with local, state and federal regulations and permitting requirements.

**Utilities:** All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by Florida Power and Light and/or its successor or assigns. Streetlights will be placed along either side of the arterial streets.

**Solid Waste:** Solid waste for the residential areas will be handled by the licensed franchisee in the area, with individual curbside pick-up. For the Apartment areas solid waste will be handled by the licensed franchisee in the area. All Apartment solid waste and recycling areas shall be fully screened from view. Solid waste and recycling areas may be combined in these areas, sufficient to accommodate both in the same location. The location, number and size of the solid waste and recycling areas may be moved to accommodate the actual need for such



facilities, as determined by solid waste provider that is subject to review and approval by the St. Johns County Development Services Department.

**Fire Protection:** Fire Protection will be provided in accordance with the LDC.

**Lighting:** Outdoor lighting will be in compliance with the requirements of the LDC, Section 5.03.06H.6.

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

Water and sewer demand is not expected to exceed 450,000 gallons per day for residential uses. Public water and sewer service to the development will be provided by JEA.

**j. "The type of underlying soils and its suitability for Development of the proposed Project"**

The soil survey of St. Johns County, Florida, identifies four (4) types of soils in the upland (developable) portions of the site: six (6) Tavares fine sand, eight (8) Zolfo fine sand, thirty-four (34) Toco fine sand, and forty-four (44) Sparr fine sand. Permeability is rapid in the surface and subsurface layers and moderate in the subsoils.

**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."**

See FLUCCS maps attached as Exhibit G. Native vegetation includes slash pine, longleaf pine, wax myrtle and saw palmetto. The site, currently part of a silvicultural management area, is a planted pine forest, but was cleared pursuant to the silvicultural program in late 1998/early-1999. Potential for community development is high to very high on the upland areas.

**l. "The type and extent of any Significant Natural Communities Habitat as defined by this Code."**

The site has been evaluated by an Environmental Scientist, Environmental Resource Solutions, Inc. for evidence of site utilization by State - and/or - Federally protected species or presence of their critical habitat; no listed species, nor their signs, were observed during the assessment. They prepared a Wildlife and Habitat assessment, dated August 2006: copy

of which has been provided to the Planning Department. No Significant Natural Communities Habitats, as defined by St. Johns County, were found on-site. Also, none of the listed fauna known to occur in St. Johns County were observed on-site during ERS's inspection of the study site, nor were there signs of use of the site by such species.

**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."**

The PUD is in an area of low probability per the Final Archeological Prediction Model, however an archeological study was performed which is on file with the County.

**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"**

A ten foot (10') perimeter buffer will be provided in accordance with the Land Development Code as illustrated on the Master Development Plan.

The upland buffer will be provided in accordance with Section 4.01.06 of the Land Development Code, as amended. Based on the preliminary assessment of the site, approximately 21.15 acres of upland buffers will be required and the proposed plan indicates 21.15 acres are provided however, it should be noted that acreages listed herein will vary based upon the actual permits and the requirements of the LDC.

The project will comply with Section 4.01.05 of the LDC, in effect prior to December 13, 2005 for all land clearing, tree removal and replacement, in order to maintain consistency through-out the development.

Silviculture land may continue to be used for Silvicultural activities, provided that the trees to be harvested are not protected trees, until such time a Land Clearing Permit is issued for a specific portion of the same, and any portions not then subject to a Land Clearing Permit may continue to be used as a Silvicultural use, except those areas designated as undisturbed upland buffers on the Master Development Plan.

**o. "PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provision of such Special District."**

The PUD is not located in 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"**

Temporary sales office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary. The temporary office(s) shall be allowed to remain on site for the duration of vertical construction. Parking shall be provided for the trailer(s) in a temporary defined, but unpaved lot within the driveway apron which meets County Code requirements.

Model homes may be constructed before platting as authorized by current LDC and used for sales purposes after platting and as-built approval. Model homes may be constructed within the development, provided the number does not exceed ten (10) percent of the number of units in the development, with the number applied on a per phase basis. The model homes may be constructed during construction of the infrastructure and may include sales, administration and construction offices. Parking for the model homes and sales offices may be located in temporary parking areas. The applicant will provide terminating easements to St. Johns County for ingress and egress to all of the model homes under construction, prior to initiation of construction. The applicant understands that no Certificate of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County.

**q. "The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C unit and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses."**

Accessory uses and structures will be allowed as per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Standard Residential Accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary. Driveways may be allowed within the front and side

yard setbacks. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, air conditioning or electrical equipment, buildings, footings, masonry fences, masonry walls, decks, screened enclosures, patios, swimming pools and swimming pool decks. Rear and side yards may be fenced with a maximum 6-foot high wood, vinyl or similar type fence and front yards may be fenced with a maximum 4-foot high wood, vinyl or similar type fence. No portion of any upland buffer or perimeter buffer as depicted on the MDP map shall be encroached upon by fencing. This restriction will not prohibit perimeter fencing from being installed around property boundaries with a maximum 6-foot high wood, vinyl or similar type fence.

**r. "A phasing schedule, including at a minimum, the amount of residential and nonresidential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the Project, and a specific completion date"**

This Project will be developed in three phases. Phase one (1) is completed. Phase two (2) has commenced and includes 249 single-family units that were vested as part of the SUBCON 2006-12 application that was approved on February 7, 2008 . Phase two (2) completion will occur within five (5) years of adoption of this amended PUD zoning Ordinance. Phase three (3) will commence within five (5) years of adoption of this amended PUD Zoning Ordinance and will be completed within ten (10) years of adoption of this amended PUD Zoning Ordinance. For purposes of this schedule, phases may be constructed by multiple MDP Maps, with commencement defined as approval of the horizontal construction plans for the phase (or portion thereof) and completion defined as the installation of all infrastructure and the approval of as-built for the phase (or portion thereof). Commencement of construction shall be deemed to have occurred upon issuance of first development permit by St. Johns County. Completion is defined as approval of the as-built for development as defined below in the Phasing Table. The Recreation facilities, except for the Passive Park, have been constructed with Phase one (1) and Phase 2 of the single family development. In addition, the applicant requests that phases may be constructed concurrently or prior to the commencement dates listed, provided concurrency has been met, conditions of



the earlier phases and unit counts have been met, and all County and State construction permits have been obtained.

**Phasing Table**

Phase	Years	Residential	
1	Completed	a) Spine Road to entrance of the Phase 3 Parcel b) 126 single-family lots c) Recreation Area	
2	Completed	257 single-family lots	
3	2023-2032	74 single-family lots 625 multi-family units	

**s. "The projected impact of the Project upon St Johns County, 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 impact of the Project on County service and infrastructure will be within all adopted levels of service. The Project's benefits include the provision of additional housing opportunities which complement the neighboring developments, provide for the local availability of goods and services not presently available, as well as the creation of additional employment opportunities.

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within the application and imposed by the adopting ordinance, include the following:

(a) The tract in question is located in a Mixed Use District. Zoning must be by PUD and contain a mixture of land uses. The tract is suitable in character and location for the structure and uses proposed.

(b) The project will not adversely affect the orderly development of St. Johns. County as embodied by the LDC and the St. Johns County Comprehensive Plan 2015. The property is identified as Mixed Use on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. The applicant believes that the proposed PUD will be a benefit to the future occupants of the project and to

residents of St. Johns County in that the County will be afforded strict control over development within a rapidly growing area.

(c) 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 LDC. Before planning this project, wetland and topographical surveys were performed to include wetland preservation as part of the development plan. The developer, owners' association and architectural the review board will maintain the character and appearance set forth herein.

(d) The project will conform to the requirements of Article XI (Concurrency Management) of the St. Johns County Land Development Code. Construction will commence only after confirmation by the St. Johns County Concurrency Review Committee in accordance with the standards and procedures of the Concurrency Ordinance that the availability of adequate public facilities and services support the proposed PUD and issuance of a concurrency certificate.

(e) The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this project.

(f) When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments, and will be compatible with the desired future development of the area.

**t. "A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations."**

A waiver to Section 5.03.02.G.2a, f, h, I, and l for the remainder of the residential and recreational is being requested; specific designs and/or users have not been identified for the parcels; therefore, specific detailed improvements are currently unknown. However, Incremental Master Development Plan maps or a revised Master Development Plan Map, meeting all Code requirements will be submitted for review and approval concurrently with construction plans for horizontal improvements.

A waiver is included to provide for three (3) project identification signs as detailed within the Unified Sign Plan, Exhibit J. Due to the limited visibility on County Road 210, the applicant needs the signage along Interstate 95, as well as at the project entrance for identification purposes.

In addition, the applicant is required to provide a secondary access to the development



from County Road 210 prior to approval of construction plans for greater than 383 residential units and would like to provide the same type of signage at the secondary access as approved for the project entrance off Sandy Creek Parkway.

A waiver to the LDC 5.03.03.B.1.a is requested. Our proposed townhome development would provide a 20' setback from the Interstate but we will mitigation for the decreased setback by exceeding the requirements of LDC 5.03.03.B.1.e., by increasing our total height by 2' as described in 6.06.04.B.6 with either a wall/fence or berm/fence or some combination thereof along the interstate, which allows for additional sound abatement for these lower level units. In addition, the homebuilder will provide for those units which don't meet the 50' setback requirement, an increased upper rear wall section, 2x6 minimum, and use a 'cocoon insulation' system or 'quiet zone product', or approved equal, which will increase the STC of a standard construction practice wall by up to 30%. Also the upper rear windows of those units will receive an additional STC protection by either the addition of storm windows or working shutters.

**u. "A statement binding all successors and assigns in title to the commitments and conditions of the MDP"**

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns 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 as outlined in the Agreement to Comply attached hereto as Exhibit "H."

**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."**

The property is located solely within the Mixed Use designation on the St. Johns County 2015 Future Land Use Map.

EXHIBIT J  
SANDYCREEKSUBDIVISION  
*UNIFIEDSIGNPLAN*

This unified sign plan has been developed to insure the public health, safety and welfare of the community. To accomplish this goal various sign types will be utilized throughout the development and within the boundaries of the Sandy Creek PUD. Unless stated herein the signage defined will meet the Land Development Code (LDC) for St. Johns County. Careful consideration has been given to the type and placement of the signage to insure an appealing, unified theme throughout the development.

The following types of signs/structures will be used:

Subdivision Entry Signs  
Proposed Directional Sign  
Neighborhood/Cluster/Amenity Signs  
Existing Highway Buffer/identity Sign  
Informational/Sales Signs  
Street, Directional and Traffic Signs  
Flag, Poles and Banners  
Project Construction Signs

General Parameters

A general coordinated theme will be established via the Entry Sign and will be carried out in various forms via the other types of signage as noted above. Signs may be incorporated into a wall, fence, tower or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc. consistent with the overall theme of the development. The height of the signs as defined in this document will mean the height of the "Advertising Display Area" (ADA) and may or may not include the height of columns, towers and other decorative features. Non-specific repetitive decorative elements shall not be considered signage.

Signs may be located within the limits of the rights-of-way including along roadways and medians; however, the Sandy Creek Homeowner's Association will maintain them. In no case will signage obstruct the line of site triangle as defined in the LDC.

There are currently billboards located on the property along Interstate 95, which the Applicant does not intend to remove; however, these signs may be removed at the owner's discretion. Maintenance, replacement, upgrading or removal of these signs will comply with the Land Development Code Part 7.01.00.

### Signage Materials & Design

Signs may be constructed of various building materials to include PVC plastic-like material, wood, concrete, metal etc. that have structural qualities that meet the required standards. The body of the signs may be of cast concrete or epoxy/aggregate materials, PVC, concrete, brick, stone, marble, wood, metal or other composite material. Surface materials may include paint, stucco, enamel or other protective finish. Decorative accents may include glass, tile, metal, formed concrete or composite materials. Various materials may be utilized in combination in keeping with the overall signage theme of the development.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones and columns etc. The architectural elements enhance the overall signage presentation and help foster the unified signage theme.

Street, traffic and directional signs shall be of the size and style of standard signage utilized throughout St. Johns County. They will be of aluminum posts, caps and frames with concrete footings. The sign faces shall be stainless steel signs with colored, reflective coatings according to state and county law.

### ADA Shape and Materials

The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be surface mounted, on inserts or panels to be attached to the structure, painted on or sandblasted onto the surface material. A combination of materials may be utilized in conjunction with a variety of style types. Some potential materials may include PVC, composite or other plastic type material, glass, metal or wood.

### Sign Types (See Conceptual Graphics)

- Subdivision Entry Signage

This signage will be a focal point at the entry into Sandy Creek. It will establish the identity and theme that will be carried throughout to the other signage structures in the development. The ADA of this sign will not exceed 100 sf and be part of a ground sign. The sign will incorporate a wall, fence, waterfall feature and pond. The maximum overall height of the sign will not exceed 15 feet.

- Proposed Directional Sign

Due to the limited visibility of the Sandy Creek Parkway street sign and Subdivision Entry Signage from County Road 210, one Directional sign will be installed. The sign will be constructed within the FDOT's right-of-way for eastbound motorists to see prior to passing the Sandy Creek Parkway intersection. The Directional sign will be similar to directional signage as typically provided on State or County roadways, will be designed to comply with the FDOT's signage design criteria, and will be subject to FDOT approval.



- Neighborhood/Cluster/Amenity Signs

Within the development each cluster of homes or neighborhood will have separate sign identification, as will the active recreation features (dog park, multi-purpose field). These signs will not exceed 24 sf of ADA space and be of a maximum overall height of 10 feet. Due to the nature of the signs they may bear two sign faces to accommodate traffic from opposing directions. These signs may also incorporate a fence, short wall and landscaping.

- Existing Highway Buffer/Identity Sign

A portion of the development will border Interstate 95 along the most westerly boundary line; to buffer these homes and to provide subdivision identity, a combination of signage and fencing will be utilized. The theme of the sign will be consistent with those displayed in other areas of the development and will have an ADA not to exceed 100 sf and be no greater than 10 feet in overall height.

- Informational/Sales Signs

During the time we are actively selling in the community we will erect sales signage to identify our sales center, model home and various lots and spec homes in the development. The maximum ADA for these signs will be 32 sf with most being significantly smaller, with a maximum overall height of 10 feet. Standard realtor type yard signs will also be utilized in the development and on individual lots.

- Flags, Banners and Pole Signs

An American Flag at the model and at the Sales Center will be displayed along with other banners or flags shall be utilized as temporary signage or permanent decorative elements at the Sales Center, model center and other areas within the development. The banners may bear the logo of the development or seasonal or event logo as decorative elements or for public messages. Such banners shall not be considered signage for our purposes, nor reduce the overall signage allowance for the site.

- Street, Traffic and Directional Signs

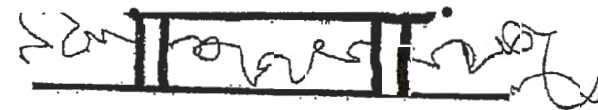
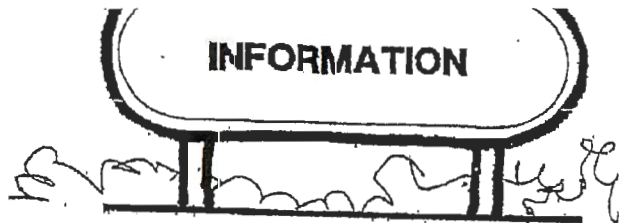
To insure the safety of the community street, traffic and directional signs will be required. They will be installed to comply with all laws, codes and ordinances with regard to size and location. The style will be consistent with standard road signs utilized throughout the county.

- Project Construction Signs

Four (4) on-site project construction signs will be allowed near the entrances to the property along Sandy Creek Parkway and/or Interstate 95, which must be removed within thirty (30) days after the "as-built" plans have been approved by the County. The signs may be two (2) sided with max ADA of sixty-four (64) sf and will conform to the requirements of the Land Development Code. In addition, temporary development advertising signs will be allowed at the entrances to the individual areas, meeting the same criteria as the on-site project construction signs.

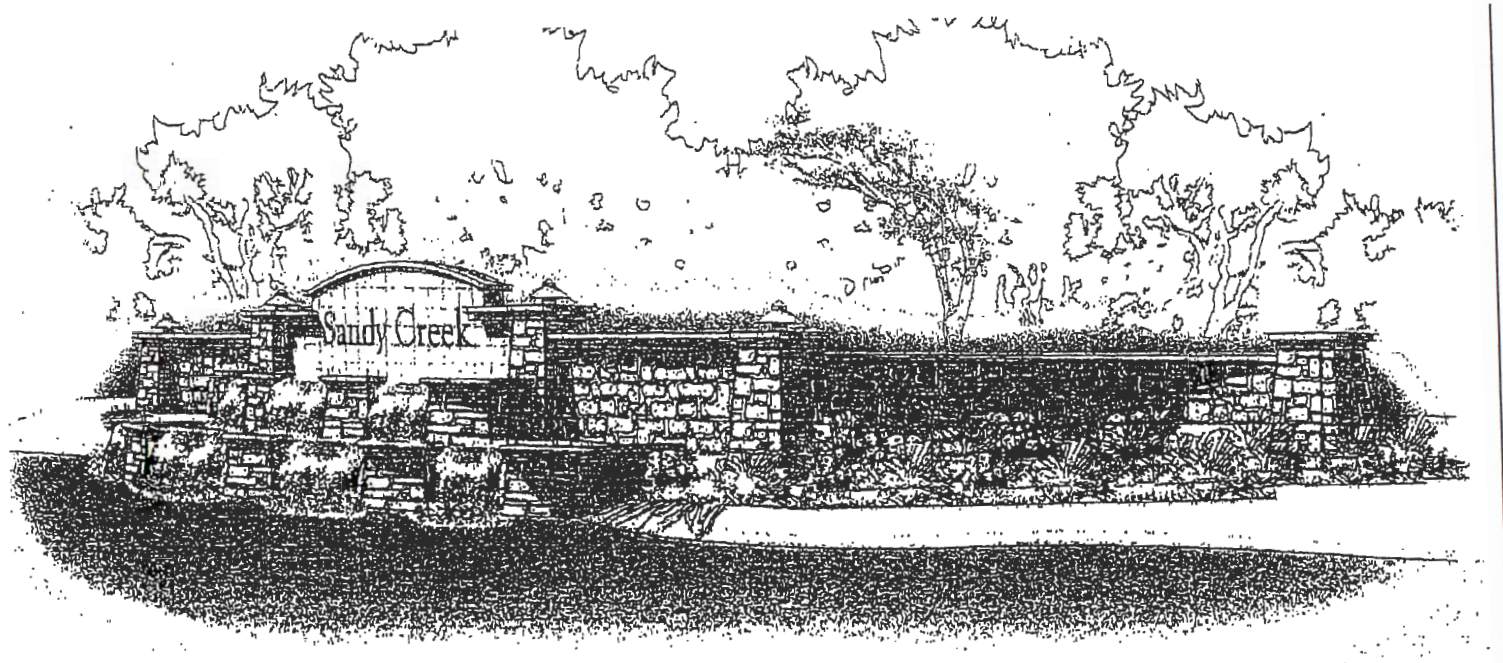


INFORMATION



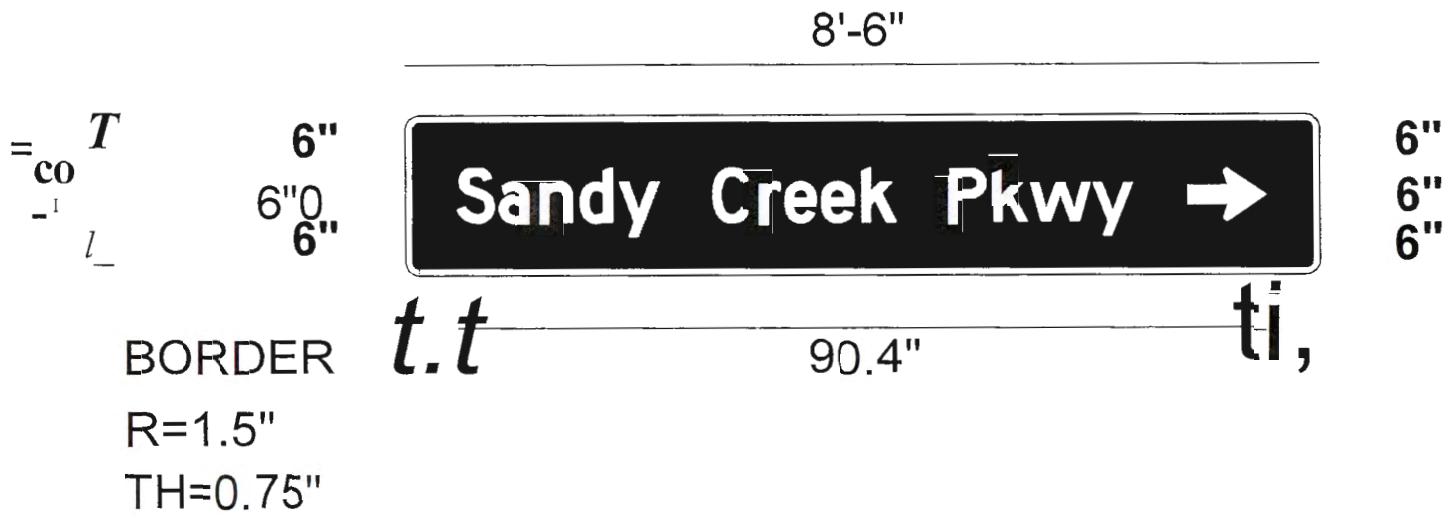
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•• TEJMPORARY SALES SIGNS



**ENTRANCE SIGN**



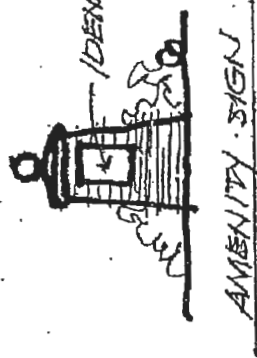
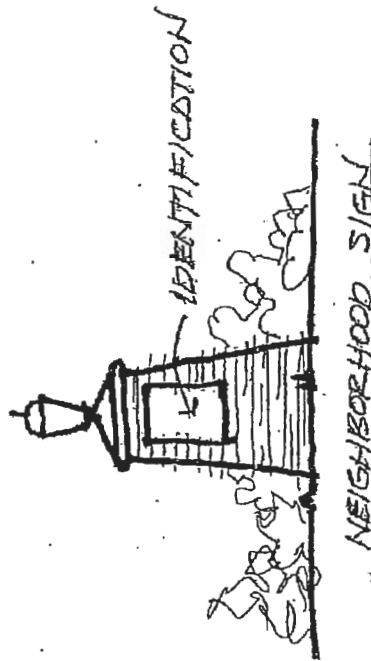
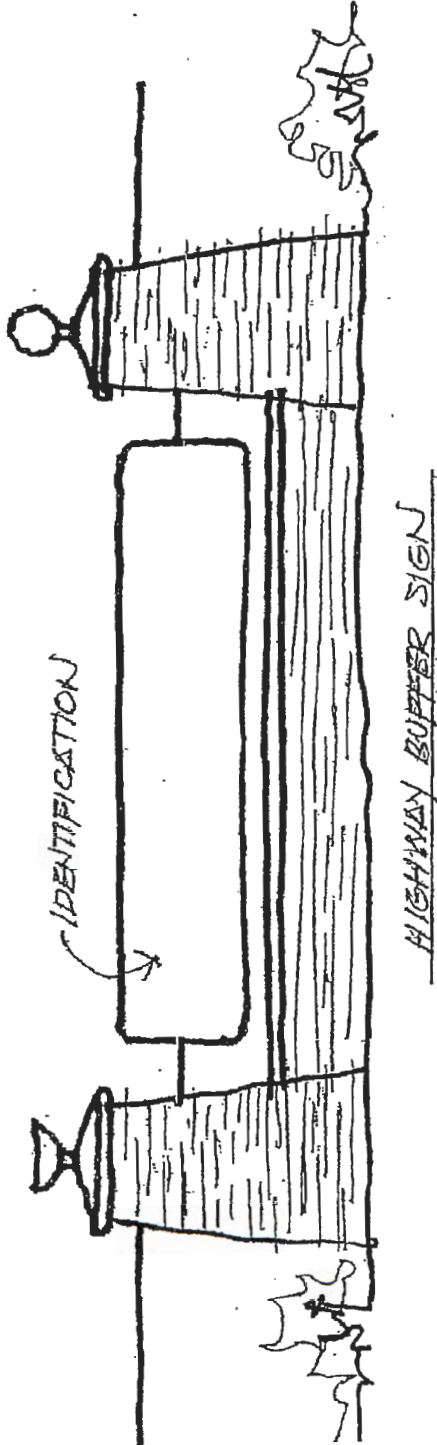


CR 210 / Sandy Creek Parkway  
Directional Sign

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 20 DAY OF January 2024 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



By: Crystal Smith, Deputy Clerk



# UNIFIED SIGNPLAN

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Randy Martinuzzi  
Sandy Creek Investment Corp  
2120 Corporate Square BLVD # 15  
Jacksonville FL 32216-1976

STATE OF WISCONSIN, COUNTY OF BROWN

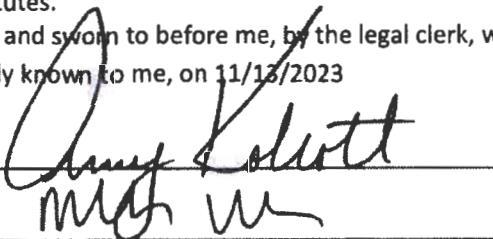
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of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

11/13/2023

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 11/13/2023

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$326.40  
Order No: 9507235 # of Copies:  
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**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 12/7/2023 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 1/16/2024 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 Sandy Creek PUD (ORD. 2003-67, as amended) to add a secondary access to CR 210; to remove all industrial entitlements currently allowed; to add additional multi-family and single family units; and to revise the Master Development Plan (MDP) text and map.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SANDY CREEK PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2003-67, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The subject property is located at CR-210 and Sandy Creek Parkway. 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
ST. JOHNS COUNTY, FLORIDA	COMMISSIONERS
MEAGAN PERKINS, CHAIR	ST. JOHNS COUNTY, FLORIDA
FILE NUMBER: MAJMOD-2022000012	CHRISTIAN WHITEHURST,
PROJECT NAME: Sandy Creek PUD	CHAIR





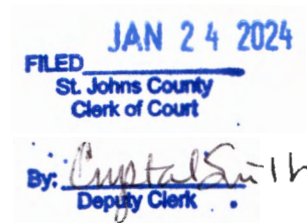
## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 26, 2024

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



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. 2024-2, which was filed in this office on January 24, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh