

ORDINANCE NUMBER: 2024-45

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYERS CLUB/MARSH LANDING PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1975-15, 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 January 27, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-03 Marsh Landing Golf Course Lot**, for an amendment to the Players Club/Marsh Landing PUD, Ordinance Number 1975-15, 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 1975-15, 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 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 1975-15, 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 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 17TH DAY OF SEPTEMBER, 2024.

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

BY: _____
Sarah Arnold, Chair

Rendition Date SEP 17 2024

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

BY: Crystal Smith
Deputy Clerk

Effective Date: SEP 20 2024

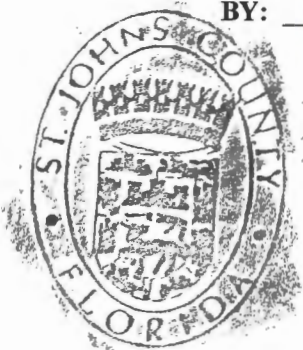


Exhibit "A"

LOT AT KINGFISHER DRIVE

TRACT "E", MARSH LANDING AT SAWGRASS UNIT 29, AS RECORDED IN MAP BOOK 29, PAGES 29 THROUGH 37 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "E", SAID MARSH LANDING AT SAWGRASS UNIT 29, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF KINGFISHER DRIVE (A 60 FOOT PRIVATE RIGHT OF WAY); THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF TRACT "E" THE FOLLOWING SIX (6) COURSES: COURSE 1 - SOUTH 56°56'32" EAST, A DISTANCE OF 88.51 FEET; COURSE 2 - SOUTH 08°13'46" WEST, A DISTANCE OF 106.01 FEET; COURSE 3 - SOUTH 04°04'15" EAST, A DISTANCE OF 128.04 FEET; COURSE 4 - SOUTH 31°00'03" EAST, A DISTANCE OF 88.37 FEET; COURSE 5 - SOUTH 62°04'27" EAST, A DISTANCE OF 72.02 FEET; COURSE 6 - SOUTH 71°54'52" WEST, A DISTANCE OF 158.20 FEET TO THE NORTHWESTERLY CORNER OF LOT 3, MARSH LANDING AT SAWGRASS UNIT 20, AS RECORDED IN MAP BOOK 25, PAGES 8 THROUGH 10 OF SAID PUBLIC RECORDS; THENCE SOUTH 07°00'50" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 112.94 FEET; THENCE NORTH 82°59'10" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 241.10 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "E"; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THEREOF THE FOLLOWING 6 (SIX) COURSES: COURSE 1 - NORTH 58°56'46" EAST, A DISTANCE OF 67.87 FEET; COURSE 2 - NORTH 33°08'31" EAST, A DISTANCE OF 102.77 FEET; COURSE 3 - NORTH 21°02'29" EAST, A DISTANCE OF 73.95 FEET; COURSE 4 - NORTH 32°42'36" WEST, A DISTANCE OF 73.95 TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF KINGFISHER DRIVE, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 325.00 FEET; COURSE 5 - NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.37 FEET, SAID ARC MAKING A CENTRAL ANGLE OF 28°58'38" AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 31°31'43" EAST, 162.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 6 - NORTH 17°02'22" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 137.29 TO THE POINT OF BEGINNING.

Exhibit "B"
MASTER DEVELOPMENT PLAN TEXT
Marsh Landing Kingfisher Lot

a. Description

This Master Development Plan Text (the "MDP Text") is proposed on behalf of the Applicant, CSLD, LLC, to request approval of one new single-family lot within the Caballos Del Mar DRI and Marsh Landing Planned Unit Development as approved by Ordinance No. 1975-15 (the "PUD").

The proposed new single-family lot is an approximately 1.94 acre parcel of land located as shown on the attached Master Development Plan Map (the "MDP Map") and designated as St Johns County Property Appraiser parcel identification number 0513000014 (the "Subject Property").

The proposed modification to the PUD converts a small portion of the golf course to 1 single-family lot, as set forth herein and as shown on the MDP Map. Access will be from existing internal roads as shown on the MDP Map.

Given the Subject Property's location within the DRI/PUD and this area of Ponte Vedra and St. Johns County, and the existing adjacent and surrounding residential developments and infrastructure, the project is compatible with the area and does not promote urban sprawl. It complies with the St. Johns County Land Development Code (the "LDC") and the Comprehensive Plan.

It is the Applicant's intent to implement low impact development principles, where feasible, that may include lowering irrigation usage, proposing native plant material for planting areas, and reducing filled areas. The specific low impact development principles implemented will be determined at the applicant's discretion at the time of development.

The Subject Property is located within the Unit 29 Final Development Plan approved pursuant to Resolution 1994-225 (the "FDP"). The FDP was approved for 66 single family residential units, however, only 65 homes were ever constructed. Lot 9 has remained vacant and is owned by the homeowner's association. As such, approval of this modification will allow for 66 single family homes as originally approved.

The teeing area for the golf hole as shown on the MDP Map will be moved. The owner of the Subject Property shall work with the owner of the golf course to ensure that there is access to the remainder of the golf course.

The home as shown on the MDP Map shall not be located more than twenty (20) feet in any direction from the location shown on the MDP Map.

b. Total Number of Acres.

Approximately 1.94 acres.

c. Total Number of Wetland Acres.

Approximately 0.26 acres of wetlands.

d. Development Area and Land Use Summary.

1 single-family residential lot.

e. Total Residential Units and Density.

The Subject Property may be developed with 1 single-family lot. The gross density for the project is 0.515 units per acre and the net density is 0.595 units per upland acre.

The total projected population is 2.44 residents ($1 * 2.44 = 2.44$) with approximately 1 school age children ($1 * 0.35 = 1$).

Student Level	Percentage of Total Students	Projected Students
Elementary	45%	1
Middle	24%	1
High	31%	1

f. Square Footage and Intensity of Non-Residential Development.

One single-family lot with a minimum lot size of **one-half acre**

No non-residential development.

g. Design Criteria.

The proposed development will adhere to the following site development standards:

1. Residential Development: The Subject Property shall be developed with one single-family home.

2. General Residential Setbacks: The setbacks for all single-family residential structures shall be as follows:

Front: 20'

Side: 5' (total side yard setbacks of 15 feet)
Rear: 20'

Setbacks shall be measured per Section 6.01.03 of the Land Development Code. There shall be no projections allowed within the 5' side yard in accordance with LDC Section 5.03.03.B.1.b. All other projections into front and rear yards shall be allowed in accordance with LDC 6.01.03.H. All structures shall have a minimum separation of 10 feet measured from the furthest projection of the structure to the furthest projection of any other structure. If this separation cannot be maintained, then all structures must be protected with an automatic fire system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional five hundred (500) gpm for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

3. *Minimum Lot Area:* The minimum residential single-family lot area shall be **one-half acre**.

4. *Minimum Lot Width:* The minimum residential single-family lot width shall be **80 feet**. The minimum lot frontage on Kingfisher shall be **25 feet** due to the lot shape and road curvature.

5. *Maximum Coverage of Lots by Buildings:* Maximum Lot Coverage by Buildings shall be **20%**.

6. *Maximum Impervious Surface Ratio (ISR):* The maximum ISR shall be **35%**.

7. *Parking:* The single-family home shall provide at least two parking spaces outside of the right-of-way via garage parking or on a paved driveway.

8. *Building Height:* The maximum building height for residential structures shall be thirty-five (35) feet.

9. *Accessory Structures:* Accessory Structures shall be allowed as per Section 2.02.04 of the LDC. Detached Accessory Structures (other than guest houses) may be located in a required side or rear yard. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main structure may be located in any required side or rear yard but no less than ten (10) feet from any lot line. There shall be no swimming pool, pool deck pool enclosure, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Street lighting shall be allowed and be constructed in accordance with the LDC.

10. *Signage:* No permanent project signs shall be located within the development.

11. *Construction/Temporary Signs:* Temporary signage shall be allowed in accordance with Section 7.02.00 of the LDC.

h. Infrastructure

The infrastructure will consist of minor drainage facilities, water and sewer, fire protection, and solid waste collection as follows:

1. *Vehicular Access:* Access to the residential lot is from internal Marsh Landing roads.

2; *Internal Access:* The Applicant's intent is to provide internal access to the residential lot with existing private roads that are gated.

3. *Pedestrian Access:* The existing directly accessed road of Kingfisher Drive does not have sidewalks.

4. *Interconnectivity:* Because the development is one single family home, this is not applicable. The new single family home will be connected to the existing development pursuant to the existing infrastructure.

5. *Recreation:* No new recreation is proposed. Existing recreation within the PUD may be utilized.

6. *Open Space:* The existing PUD and DRI approvals do not provide for minimum open space requirements within the overall Marsh Landing development.

7 *Drainage:* Any onsite stormwater management system will be maintained by the lot owner and any offsite stormwater management system will remain managed by the Marsh Landing Master Association. The lot owner shall be responsible for the on-site retention of stormwater, unless the area where said management area exists is deeded or otherwise conveyed to the owner's association or owner of the golf course.

8 *Utilities:* Central water and sewer service shall be provided by the St. Johns County Utility Department (Ponte Vedra System). All electrical and telephone lines will be installed underground on the site. Electric service will be provided by Jacksonville Electric Authority (JEA).

9 *Solid Waste:* Solid Waste will be handled by the licensed franchisee in the area, with individual curbside pick-up. Based on an estimated generation of 5.7 pounds per resident, the maximum solid waste generation is estimated at 13.9 pounds per day (5.7 lb per day* 2.44 residents per unit* 1 units).

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

11. *Clearing and grading, agricultural and silvicultural*: Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) for the construction of the stormwater management system and pond, the lot and other similar uses and structures in conjunction with the development of the single-family home, subject to applicable permitting requirements. If necessary, fill dirt may be brought from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the drainage system and lot shall be allowed subject to permitting requirements of the County and the St. Johns River Water Management District. Prior to any early clearing activity, the developer shall provide to the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer will comply with applicable LDC provisions. The developer shall mitigate for any protected trees to be removed by such early clearing activities as required under the LDC.

Landscaping requirements of the LDC within the lot shall be the responsibility of the individual homeowner or builder.

i. Water and Sewer.

Maximum of 1 residential dwelling unit; 350 gallons per day of potable water (350 gallons per day* 1 units).

Maximum of 1 residential dwelling unit; 300 gallons per day of sanitary sewer (300 gallons per day* 1 units).

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

j. Soils.

The soil survey for St. Johns County, Florida identifies the following 3 types of

soil within the property:

Pamona 9
Myakka 3
Tisonia 67

A copy of the soils map prepared by the environmental consultant, Ryan Carter reflecting the soils within the Subject Property has been submitted with this application.

k. Upland Forests and Wetlands.

A FLUCFCS Map has been prepared by the environmental consultant, Ryan Carter and has been submitted with this application. Based on the FLUCFCS map, the following classifications have been identified on the Property:

182
630 Wetland Forested Mix

i. Significant Natural Communities Habitat and Listed Species.

No known Significant Natural Communities Habitat or Listed Species have been observed on the Property.

m. Known or Observed Historic Resources.

Historic resources were evaluated in conjunction with the approval of the DRI. There are no known historic resources on the Property.

n. Buffering and Landscape.

Landscaping and Irrigation: The development shall be subject to the landscaping and irrigation requirements of LDC Section 6.06.00.

As the lot is adjacent to other residential lots and portions of the golf course, the owner may install buffering.

o. Special Districts.

The Property is located within the Palm Valley Overlay District; however, the Overlay provisions are not applicable to single family residential development.

p. Temporary Uses.

Temporary signage shall be allowed and shall comply with LDC Section 7.02.00 and is provided for in Section g. of this MDP Text. Temporary construction and

temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans submitted. Temporary construction trailer(s) will be allowed to remain until completion of the construction of the home and *must* be removed no later than thirty (30) days from approval of the certificate of occupancy for the home.

Construction trailers and sales offices for sale of the lot shall be allowed on-site and moved throughout the site as necessary. Pursuant to LDC Section 2.02.04.B.10, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers. Sales trailers as well as sales offices shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including, but not limited to, an accessible route, accessible parking, and signage.

q. Accessory Uses.

Standard residential accessory uses will be allowed within the building areas of the site, including, but not limited to: decks, patios, walkways, and sidewalks. Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. Accessory uses will be specifically as follows:

1. Standard residential accessory uses will be allowed within the building area of the lot, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses except as may be restricted or limited by the applicable conditions and restrictions for the Subject Property.
2. Residential accessory uses attached to the residence and pool, if applicable, will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, and pool enclosures including pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of ten (10) feet is maintained from the property boundary.
3. Exterior air conditioning units, water softeners, pool equipment and related heating/cooling units may be located along the side or rear of the structures served, and may be included within the side or rear setback without violating the required setbacks, except that the units shall be a minimum of five feet (5') from any property line. No air conditioning/heating/air handling units shall be located in any public or private drainage or underground utility easements.
4. Accessory uses, such as home offices, will be allowed in accordance with the requirements for residential districts stipulated within the LDC.
5. Fences are allowed in accordance with the LDC.
6. 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, building eaves, exterior air conditioning units or electrical equipment, buildings, footings, masonry fences, masonry walls, patios, and swimming pools.

7. Stormwater management systems.

r. **Phasing.**

The Applicant is proposing development in one 5-year phase.

Construction will commence within three years of the approval of this PUD modification application and will be completed within five years of commencement. Commencement shall be deemed as approval of construction plans.

s. **Project Impact and Benefits.**

Justification for approval of this PUD modification application, when developed in accordance with the conditions stipulated within this MDP Text and imposed by the adopting Ordinance, includes the following:

1. The new single-family home will not affect the orderly development of St. Johns County, as embodied by the LDC. The proposed new single-family home is consistent with the density requirements established in DRI/PUD.
2. The new single-family home will fill an existing need for new housing in this location in Ponte Vedra and St. Johns County where existing infrastructure is in place to serve the development and as such, does not promote urban sprawl.
3. The nature of use and development of the butting contiguous properties are similar and compatible with the proposed development on the Subject Property.
4. The new single-family home 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.
5. The conditions stipulated in this MDP Text and imposed by the adopting Ordinance provide for strict regulation and maintenance.
6. When developed in accordance with the conditions stipulated by this Ordinance, the proposed development will maintain the standards of the area, complement the neighboring developments, and will be compatible with the desired future development of this area of Ponte Vedra.
7. The MDP will permit a creative approach to the development of the Subject Property. Moreover, the development will meet all requirements (including

best management practices (BMPs) for water quality and quantity measures.

8. This modification allows for one single-family home, which should not cause any public nuisance.

9. The design, character and architectural style of the proposed home will result in a unified, cohesive, and compatible plan of development.

10. The proposed single-family home is proposed to be designed in such a way as to preserve, buffer, enhance, and protect surrounding wetlands, preservation areas, and natural habitat. With the provision of adequate setbacks, fencing, walls, and landscaping, the development will also provide adequate buffering to any surrounding environmentally significant lands and adjacent residential development.

t. Waivers.

LDC Section 5.03.03.E.1. The applicant is requesting a waiver from the requirement to provide a minimum of one acre of active recreation. This waiver is justified because the residential development is limited to 1 residential lot. In addition, the acreage is only 1.94 acres, which is a very small increment of the overall PUD and Caballos del Mar DRI. The existing PUD and DRI approvals require and ensure that recreation requirements are met within the overall existing development. The residents may participate in other active recreation amenities that are provided to residents within the PUD and the DRI.

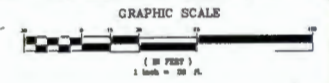
u. Binding all Successors and Assigns.

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this MDP Text and MDP Map.

v. If designated as more than one Land Use.

The entire Subject Property is located within a single Land Use under the Comprehensive Plan designation of Caballos Del Mar DRI. The density allowed on the Subject Property pursuant to said DRI Map is 2 units per acre.

Exhibit C

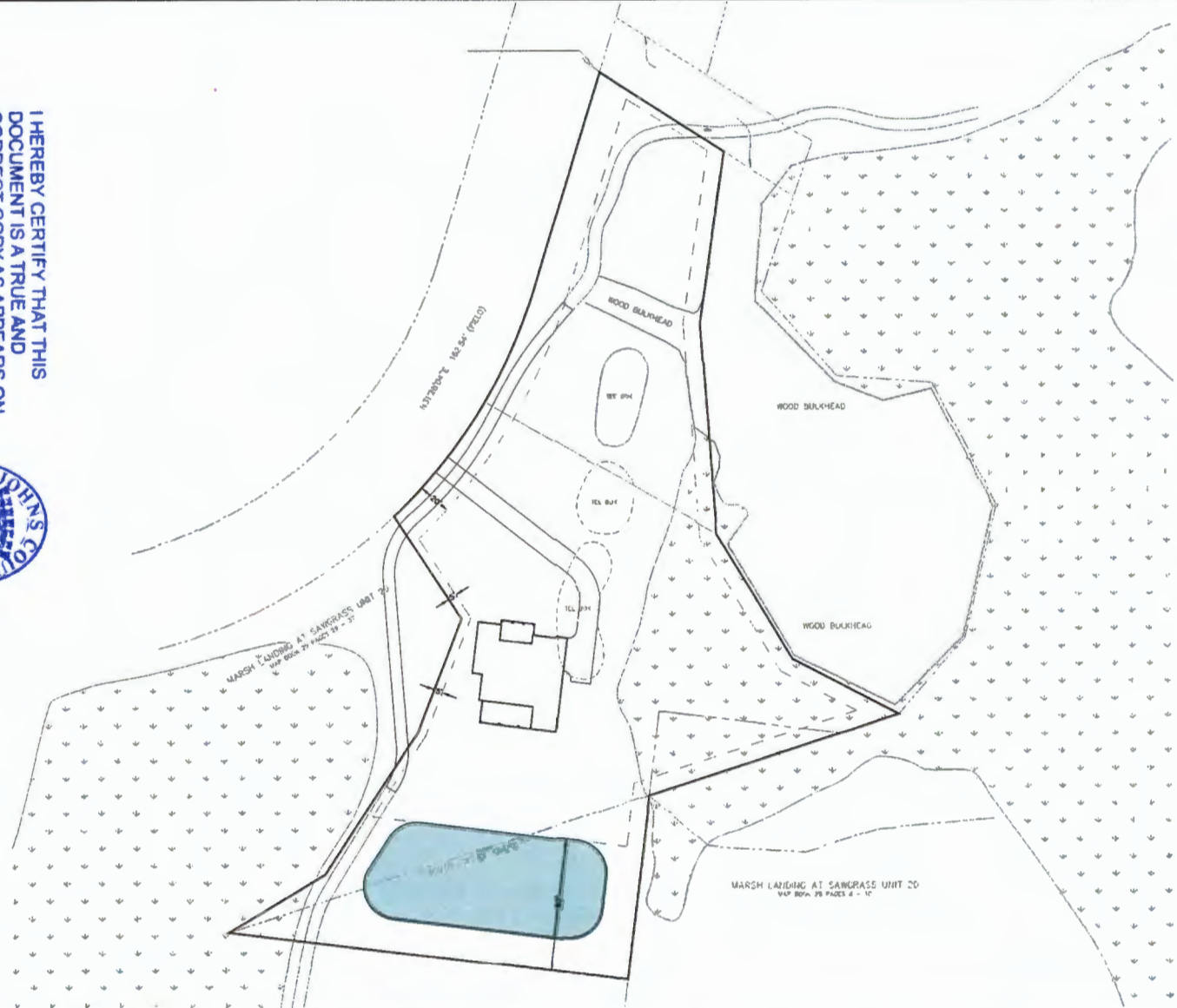


- LEGEND**
- = TOTAL SITE (84,365 SF)
 - = WETLANDS (15,413 SF)
 - = LAKE (8,049 SF)



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 20th DAY OF September 2024

By: Crystal Smith Deputy Clerk



KINGFISHER LN

MIN LOT AREA	.5 ACRES
MIN LOT WIDTH	80'
MIN SETBACKS	
FRONT	20'
SIDE	5' (1st Year)
REAR	20'
MAX LOT COVERAGE (REQ)	20%
MAX IMP SURFACE RATIO (REQ)	35%
MAX HEIGHT	35'

LOCATION OF SINGLE FAMILY HOME TO BE LOCATED WITHIN 20' OF AREA DEPICTED.

P:\1803-484 MARSH LANDING\CONCEPTUAL\MARSH LANDING CON-2.DWG/1/2024 7:41 AM Mike Bell

DESIGNED BY: MPR
 DRAWN BY: MPR
 CHECKED BY: DMT
 SCALE: 1" = 30'
 DATE: 6/14/2024
 PROJ. NO.: 1803-484

DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS / LAND PLANNERS
 8847 Boynton Road, Suite 200
 Jacksonville, Florida 32256
 Phone: (904)383-8816 Fax: (904)383-8817
 www.dunninc.com

Marsh Landing
 FOR:
Molayre
 ST JOHNS COUNTY, FLORIDA
 MDP SITE PLAN

Sheet No. 1 of 1
CON-2
 DWG. NO.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Zach Miller
Zach Miller
Not specified
3203 Old Barn CT
Ponte Vedra Beach FL 32082-3713

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:

07/11/2024

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 07/11/2024

Legal Clerk

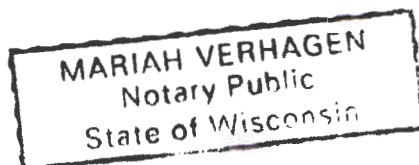
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$328.40	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/1/2024 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 9/17/2024 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 Marsh Landing PUD (ORD. 1975-15, as amended) to convert approximately 1.9 acres of the golf course to one (1) single-family lot, as depicted on the MDP Map and Text. Access will be from existing internal roads as shown on the MDP Map.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYERS CLUB/MARSH LANDING PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1975-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at Kingfisher Drive See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR SARAH ARNOLD, CHAIR
FILE NUMBER: MAJMOD-2023000003
PROJECT NAME: Marsh Landing Golf Course Lots





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 20, 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. 2024-45, which was filed in this office on September 20, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

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