

ORDINANCE NUMBER: 2024 - 48

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

Public Records of St. Johns County, FL
Clerk number: 2024079426
BK: 6034 PG: 541
10/8/2024 3:31 PM
Recording \$112.00

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated October 24, 2023, in addition to supporting documents and statements from the applicant, which are a part of Zoning File PUD 2023-26 301 North Roscoe Restaurant, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-A.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number PUD 2023-26 301 North Roscoe Restaurant the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Planned Unit Development (PUD)

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 1st DAY OF October 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____

Sarah Arnold
Sarah Arnold, Chair

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

BY: _____

Crystal Smith
Deputy Clerk



Rendition Date: OCT 07 2024

Effective Date: OCT 08 2024

Exhibit A
Legal Description

Lot 65 and 66, East Coast Canal Estates, Unit 5, according to the map thereof as recorded in Map Book 5, page 69, of the public records of St. Johns County, Florida.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT

Section 5.03.02 (G)(1)

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

This is a request to rezone 301 North Roscoe Boulevard (“Property”) from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) for the purpose of redeveloping the former “LuLu’s Waterfront Grill” Property as a new restaurant establishment in keeping with the customary neighborhood commercial use and waterfront access.

Consistent with the Residential-A (RES-A) Comprehensive Plan Future Land Use designation and provisions, a rezoning to PUD is required pursuant to Comprehensive Plan Policy A.1.11.2, in that neighborhood commercial uses provided within a Residential land use designation may be permitted through the PUD regulations.

The redevelopment will include construction of a new high-quality restaurant building, accessory structures, parking, landscaping, and drainage facilities commensurate with the Palm Valley community and Overlay District as further described and depicted in this PUD application.

- b. The total number of acres included within the project requested in the application.**

1.38 acres (+/-).

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

The property includes approximately 0.08 acres of Streams and Waterways (FLUCCS 510) as part of the Intracoastal Waterway (ICW).

- 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 amount of proposed developable upland acreage includes approximately 1.30 acres.

- 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 no residential units in this PUD.

f. The total square footage and intensity of non-residential development.

The development will be constructed in an orderly manner pursuant to the LDC and Palm Valley Overlay District, or as otherwise described in this PUD, for up to 10,000 square feet of restaurant space (combination of enclosed conditioned space and unconditioned covered space), as depicted on the Exhibit C MDP Map and Footprint Exhibit. The 10,000 square feet is less intense than the maximum allowable commercial square footage pursuant to the Palm Valley Overlay. Additional permitted uses allowed in this PUD as part of the restaurant include but are not limited to overwater observation walkway deck and dock (existing), boat mooring structure (existing), outdoor patio seating areas, and the sale and consumption of alcoholic beverages on premises.

The architecture, buffering, landscape, hardscape and pond elements are designed with purpose to provide enhanced screening for the adjacent residential use to the north and an area that will not be used or activated for patrons, including windows, access, doors, walkways, gathering spaces and the like, as depicted on the architectural elevations, and Exhibit C MDP Map and the Footprint Exhibit as part of this PUD.

The business hours and operations will be commensurate with other like quality restaurants in Palm Valley and Ponte Vedra Beach. The dining service (food and beverage service) shall be limited to the enclosed conditioned space and unconditioned covered space areas only, as depicted on the architectural elevations, and Exhibit C MDP Map and the Footprint Exhibit as part of this PUD. The kitchen shall close for restaurant service by 10:30pm on Friday-Saturday (or Holiday's) and by 9:30pm on Sunday-Thursday, and the outdoor patio and dock area shall close for activities one-hour after the kitchen closes, respectively.

Music is allowed and intended to serve as an unobtrusive accompaniment and enjoyment at ambient sound levels, whether by musician or speaker, and shall be located only in the enclosed conditioned space or the first-floor covered breezeway between the buildings. Any use of drums or drum set instruments specifically shall be limited to enclosed conditioned space in the buildings only. Furthermore, the restaurant will comply with St. Johns County Ordinance 2015-19 regarding the regulations for the control of noise from the property. There shall be no website promotion by the restaurant of any live amplified music.

A 100% opaque wall (wood or other in lieu of a lattice screen as depicted on the architectural elevations) shall be installed on the northern edge of the 2nd floor balcony area of the northern building to provide enhanced screening and buffering.

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.

The development will adhere to the following site development standards listed below and as depicted on the MDP map:

1. Building Setbacks: North 30' (abutting residential use),
East 50' (abutting right-of-way),
South 20' (abutting commercial use),
West 10' (abutting ICW).
 2. Parking: 1 space for each 3 seats for the restaurant use.
 3. Building Height: Shall not exceed 35'.
 4. Accessory Structures: Per LDC unless further described in this PUD.
 5. Signage: Per LDC Part 7.00.00 and Palm Valley Overlay District.
 6. Screening: North- Type "B" screening (abutting residential use),
South- 10' landscape buffer, typical (abutting commercial use).
 7. Maximum ISR: 65%
 8. Maximum FAR: 50%
 9. Lighting: Per LDC and Palm Valley Overlay District.
- 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.**
- Drainage is proposed to be conveyed to a master stormwater pond for treatment in compliance with all St. Johns County and St. Johns River Water Management District regulations.
- The primary ingress/egress to the PUD will be from North Roscoe Boulevard, as depicted on the MDP Map. Site access improvements for the PUD will be provided pursuant to applicable requirements of the LDC and comply with St. Johns County standards. There is currently no pedestrian access by way of sidewalk infrastructure on North Roscoe Boulevard and based on that there is currently no pedestrian interconnectivity between parcels in the County ROW.
- Water and sewer will be a centralized system provided by JEA and St. Johns County Utility Department, respectively. Solid waste will be provided by the licensed franchisee in the area. Fire protection will comply with LDC Part 6.03.00.
- A minimum of 5% of conservation of upland vegetation will be provided as part of the PUD perimeter landscape buffer areas on the property.
- i. **The amount of water and sewer use based upon the project population and the public utility providers, if applicable.**

A water and sewer availability letters JEA and the St. Johns County Utility Department (SJCUD), are included with this application.

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 SJCUD and or JEA 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 SJCUD and or JEA 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 pressurized mains unless otherwise approved by SJCUD and or JEA. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

j. The type of underlying soils and its suitability for development of the proposed project.

A future detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase. The Property consists of previously developed uplands in its as-built condition occupied by structures and a gravel parking lot. According to the U.S. Department of Agriculture NRCS Web Soil Survey, the Property is generally depicted as having Tocoï fine sand soils.

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.

The Property consists of approximately 1.30 acres of previously developed uplands as occupied by numerous abandoned buildings, structures and a gravel parking lot (FLUCCS 120) for the restaurant uses and approximately 0.08 acres of ICW occupied by boardwalk and dock structures over water along the western portion of the property (FLUCCS 510). The FLUCCS map as part of the Environmental Site Evaluation report depicting the classifications is included with this application.

l. The type and extent of any Significant Natural Communities Habitat as defined by this Code including listed species information including locations, densities and extent of habitat.

The Project Site was surveyed using pedestrian transects for evidence of listed species. The survey was conducted in general accordance with the Florida Wildlife Conservation Guide as developed by USFWS, FWC, and Florida Natural Areas Inventory (FNAI) (2011). Listed vertebrate species that have the potential to occur in habitats like those found on the Project Site are included in Table 1. As many wildlife species are cryptic, special attention was given to physical features that may indicate the presence of species such as tracks, scat, nests, burrows, and cavity trees.

The purpose of this assessment was to document the occurrence and relative abundance of those species considered Endangered, Threatened, or of Special Concern by the United States Fish and Wildlife Service (USFWS) under 50 CFR 17 & 23 or by the Florida Fish and Wildlife Conservation Commission (FWC) under Chapter 68A-27 F.A.C., and to assess the habitat suitability on the Project Site to potentially support listed species.

The listed species survey found no evidence of listed species within the property and no sightings have been reported on the Project Site. Bald Eagle nest SJ051 is located approximately 1 mile to the southeast of the Project Site and was recorded as inactive during the 2023 nesting season. No impact to this nest or to the other known nests would result from development of the site. One active wood stork colony exists within 10 miles of the site: the Dee Dot Ranch colony (USFWS 2019). This colony was last recorded as active in 2019. The project site does not contain suitable nesting habitat and development of the property would not impact any wood stork colonies. Sightings of listed wading bird and shoreline bird species have been reported adjacent to this Project Site, however, no nesting was observed during the survey effort and no rookeries have been documented on or near the Project Site. Overall, the Project Site lacks the suitable habitat requirements of most listed species known to occur in St. Johns County.

- 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 Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply.**

The current primary structure is a 1971 commercial building. However, it does not meet Significant Cultural Resource criteria as defined in section 3.01.04 of the Land Development Code. Archaeological review is complete. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt, and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623 (pursuant to Policy A.1.4.6 of the Comprehensive Plan).

- 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 10' PUD perimeter landscape buffer will be provided along all Property lines in accordance with LDC Section 5.03.03.A.4.

As depicted on the MDP map, a minimum 20' buffer with a Type "B" screening standard will be applied to the north property line abutting the existing residential use. The parking lot is setback 20' from the northern property line and the restaurant building is setback 30' from the same and includes a stormwater pond, vegetated buffer and Type "B" screening as depicted on Exhibit C. An 8' masonry wall will be provided adjacent to the building and stormwater pond then it transitions to a 6' fence and will provide 100% opaque screening along the northern property line.

The parking lot is setback a minimum of 10' from the southern property line and the restaurant building is 20' from the same as depicted on the MDP map. The southern property line will include a combination of a wall and or fence up to 6' in height and landscaping between the existing and proposed commercial uses, respectively.

A 20' buffer is provided along the North Roscoe Boulevard right-of-way pursuant to LDC Section 3.06.06.

The above referenced buffers are depicted and labeled on Exhibit C.

The architecture, buffering, landscape, hardscape and pond elements are designed with purpose to provide enhanced screening for the adjacent residential use to the north and an area that will not be used or activated for patrons, including windows, access, doors, walkways, gathering spaces and the like, as depicted on the architectural elevations, and Exhibit C MDP Map and the Footprint Exhibit as part of this PUD.

A 100% opaque wall (wood or other in lieu of a lattice screen as depicted on the architectural elevations) shall be installed on the northern edge of the 2nd floor balcony area to provide enhanced screening and buffering.

- 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 provisions of such special districts.**

The Property is within the Palm Valley Overlay District and will comply with the provisions of this District unless otherwise described in this PUD. Applicable plans and exhibits will be provided as part of the Palm Valley Architectural Review Committee (ARC) application submittal and review process.

- 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 signage shall be allowed within the Property and shall comply with LDC. A temporary construction trailer may be utilized and placed on the site upon approval of the construction plans in the location shown on the construction plans and will be allowed to remain until completion of the last building but must be removed no later than thirty (30) days of approval of the certificate of occupancy.

- q. The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set-backs, swimming pools, fencing, and similar uses.**

Accessory structures will meet the applicable requirements of the LDC unless otherwise depicted on the MDP map.

- r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.**

Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. Completion of construction is defined as receipt of approval from the County of the post-construction as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

- 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.**

This is a request to rezone the Property from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) for the purpose of redeveloping the former abandoned restaurant, parking and infrastructure into a new restaurant establishment consistent with the customary neighborhood commercial use and in keeping with the Residential-A (RES-A) Comprehensive Plan Future Land Use designation and provisions.

A rezoning to PUD is required for commercial redevelopment pursuant to Comprehensive Plan Policy A.1.11.2, in that new neighborhood commercial uses provided within a residential land use designation may be only permitted through the PUD regulations and the proposed use is provided at a size and scale compatible with the surrounding residential area. In addition to the Palm Valley Overlay District regulations, the PUD will help to promote complimentary and innovative design elements.

The property is a prime existing commercial location in Palm Valley along the ICW and will positively benefit the County by serving the surrounding neighborhoods and area residents in keeping with its customary restaurant use with waterfront access, along with providing employment, increased commercial tax base, as well as innovations and high-quality aesthetics in design, engineering and architectural character and standards.

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

- 1) Section 3.06.05.A.5: The PUD requests a waiver to this Section because the building is comprised of varying heights stepped away from the abutting residential property to the north. The elevation is generally comprised of two separate building masses with a breezeway between them to break up the building and provide light, air and a vista from east to west toward the waterway. The northernmost building area is characterized by a structure with a 20' maximum peak roof height that is setback 30' from the adjacent property line and then architecturally traverses to a maximum peak roof height of 35', but only at the point of a 50' setback from the same adjacent residential property line. The northernmost structure does not have any patios, access or outdoor patron areas facing or fronting toward the adjacent residential property as depicted on the PUD master development plan map and elevations. The southernmost building is a two-story structure with a 35' maximum peak roof height and is setback 20' from the southern property line. The architecture, orientation, massing and staggered elevations are designed with purpose to be stepped away from the northern property line in conjunction with their separation distances and meet the spirit and intent of the Code for a commercial use adjacent to a residential use.
- 2) Section 6.05.01.H.6: The PUD requests a waiver to this Section to reduce the internal circulation parking isle width from 26' to 24.5' on each internal drive isle to accommodate the Code required buffers and screening standards for the northern property line abutting the residential use. A reduction in the internal drive isle width is an acceptable tolerance already prescribed in the LDC. In lieu of providing small car (compact) parking spaces to reduce the spacing and or requesting a waiver to the northern buffer and screening standard,

this drive isle waiver is a minimal geometric variation to an internal VUA but provides the ability to comply with the Palm Valley Overlay District and LDC standards for a 20' parking setback and Type "B" screening and landscape standard abutting the property to the north.

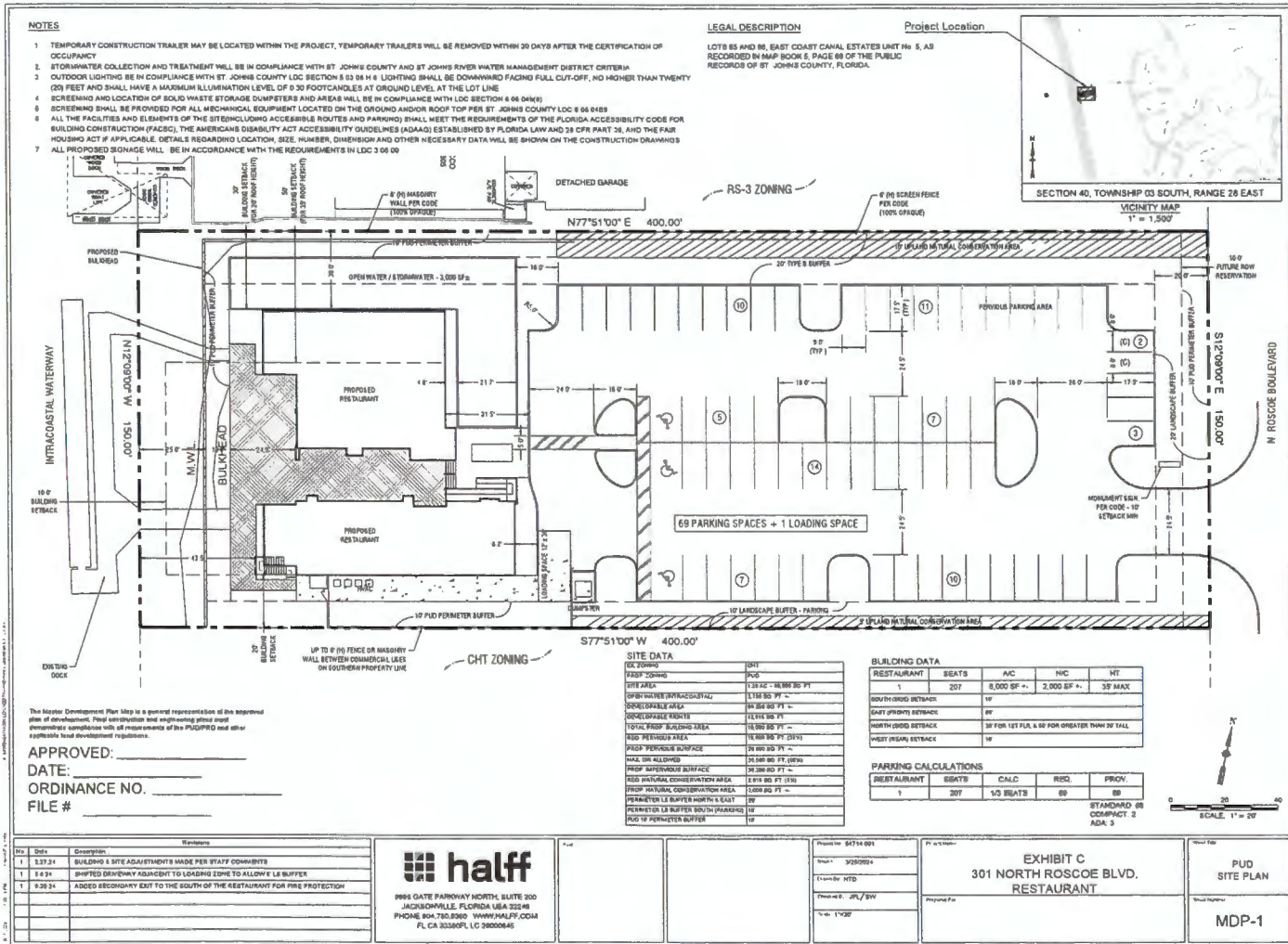
u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.

The Applicant hereby stipulates and agrees to proceed with the descriptions represented in the PUD text and map in accordance with the PUD 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 PUD.

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

Not applicable.


Exhibit C



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 October 2024

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

By: *Cynthia Smith*, Deputy Clerk





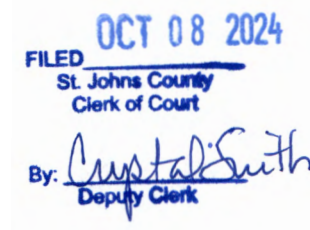
FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 8, 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. 2024-48, which was filed in this office on October 8, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brad Wester
Not specified
1 Independent DR # 1200
Jacksonville FL 32202-5014

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:

07/25/2024

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 07/25/2024

Keegan Moran

Legal Clerk
Vicky Felty

Notary, State of WI, County of Brown

91925

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10406796	# of Copies:
Customer No:	901154	0
PO #:	PUD-2023000026	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/15/2024 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 10/1/2024 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 to rezone approximately 1.34 acres of land from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of restaurant space, consistent with the allowed Neighborhood Commercial uses within the Residential-A (RES-A) Comprehensive Plan Future Land Use Map designation.

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

The subject property is located at 301 North Roscoe Boulevard See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR
FILE NUMBER: PUD-2023000026
PROJECT NAME: 301 North Roscoe Restaurant

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SARAH ARNOLD, CHAIR

