

ORDINANCE NUMBER: 2026 - 12

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

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 April 14, 2026, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2024-02 10150 Cartwheel Bay PUD**, 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-C.
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 2024-02 10150 Cartwheel Bay PUD 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 scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS
19th DAY OF May 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAY 19 2026

BY: Clay Murphy

Clay Murphy, Chair

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

BY: Brandon J. Patty

Deputy Clerk



EFFECTIVE DATE: MAY 21 2026

Exhibit A

(1)

LEGAL DESCRIPTION - ORB 4706, PAGE 424, EXHIBIT A

PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19 (AS PER OFFICIAL RECORDS BOOK 781, PAGE 752); RUN THENCE NORTH 90°00'00" EAST, A DISTANCE OF 622.04 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 1481.34 FEET; THENCE NORTH 79°38'46" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'00" EAST, A DISTANCE OF 366.99 FEET; THENCE SOUTH 22°14'11" EAST, A DISTANCE OF 335.82 FEET; THENCE SOUTH 79°38'46" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 392.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

PARCEL "B" (EASEMENT PARCEL):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19 (AS PER OFFICIAL RECORDS BOOK 781, PAGE 752); RUN THENCE NORTH 90°00'00" EAST, A DISTANCE OF 622.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 1481.34 FEET; THENCE NORTH 79°38'46" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 1769.11 FEET TO THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 210; THENCE SOUTH 73°02'50" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 80.53 FEET; THENCE NORTH 10°21'14" WEST, A DISTANCE OF 297.03 FEET TO THE POINT OF BEGINNING.



**EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT**

**CARTWHEEL BAY PUD
4/27/2026**

A. PURPOSE AND INTENT

The Cartwheel Bay Planned Unit Development (PUD) is $\pm$ 3.08 acres and located north of the Shoppes at Saint Johns Parkway development. The property is bordered by conservation areas associated with the Shoppes at Saint Johns Parkway PUD to the North and East. To the South lies a $\pm$ 2-acre stormwater pond that serves the Shoppes at St. Johns Parkway shopping center. To the West, the property is bound by Cartwheel Bay Avenue, beyond which is the Preserve at Saint Johns residential neighborhood.

The parcel has an Open Rural (OR) zoning designation and a Future Land Use classification of Residential-C (RES-C) per the St. Johns County (SJC) 2025 Comprehensive Plan. The proposed development will permit the operation of a general auto repair, oil change and light tire service business with ten (10) service bays and accessory outdoor storage. There are existing commercial and residential developments in the immediate area, and the subject property is largely constrained by existing development(s) and preserved natural features.

In accordance with Section 6.06.00 of the St. Johns County Land Development Code, the Applicant shall provide landscape buffers and screening designed to mitigate any potential land use incompatibilities and ensure a harmonious relationship with adjacent properties. These buffering and screening measures are intended to preserve the visual character of the surrounding area, reduce potential noise or glare impacts, and provide an appropriate physical separation between differing land uses, as required by the County's standards.

The continued commercial use of the subject property is a logical and compatible extension of the existing development pattern along this corridor. The use is consistent with the prior operation on the site and is in keeping with surrounding commercial and conservation areas, including nearby retail centers and supporting infrastructure. Moreover, the property's site access, and orientation-along with the natural and constructed buffers-provide substantial separation from residential uses located to the west of Cartwheel Bay Avenue.

B. PROJECT SIZE

The Property is $\pm$ 3.08 acres.

C. WETLANDS

There are no wetlands on the Property.

D. DEVELOPMENT AREA



The Development Area is $\pm$ 3.08 acres of uplands.

E. RESIDENTIAL DEVELOPMENT

There are no residential uses within the PUD.

The Applicant waives their right to redevelop the Property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments.

F. NON-RESIDENTIAL DEVELOPMENT

Consistent with the RES-C FLUM designation, the PUD shall permit Neighborhood and Community Commercial Uses and be limited to the existing 11,500 square foot structures of non-residential development.

Permitted General Business and Commercial Uses:

General Automobile Service/Repair Facility with ten (10) service bays. See Section T for waiver regarding the maximum number of service bays.

- a. Auto Oil Change Facilities, subject to LDC Sec. 2.03.51
- b. Tire Service Center, subject to LDC Sec. 2.03.52
- c. Outdoor Storage (Accessory), subject to LDC Sec. 2.03.54

Prohibited Uses:

- a. Body Shop, Restoration and Major Vehicle Repairs

G. SITE DEVELOPMENT CRITERIA

Max ISR: 70%

Max FAR: 50%

Minimum Setbacks: 20' for buildings, parking and/or storage areas adjacent to rights-of-way and residential uses.

100' setback for Automobile Oil Change and Tire Services Center buildings adjacent to any residential use, residential zoning or residential portion of a Planned Development, consistent with LDC Sec. 2.03.51 and 2.03.52.

Maximum Building Height: 35'

Parking: The public parking and vehicular use areas shall be improved consistent with LDC Sec. 6.05.02.H.1. This consists of ten (10) spaces, including one (1) ADA space for customers located in front of the buildings, which is less than the 23 spaces required by LDC Table 6.17 in Sec. 6.5.02.E. See waiver request in Section T.



Signage: All signage shall conform to the standards outlined in LDC Article VII and be limited to a maximum height of fifteen (15) feet.

Lighting: All lighting shall conform to LDC Sections 6.09.00 and 5.03.06.H.6.

H. INFRASTRUCTURE

Vehicular Access/Interconnectivity: Access to the property is currently provided via a single driveway on Cartwheel Bay Avenue which will be improved to meet Commercial Driveway standards per LDC Sec. 6.04.05.

Since the property is bordered by conservation areas associated with the Shoppes at Saint Johns Parkway PUD to the North and East and a $\pm$ 2-acre stormwater pond that serves the Shoppes at St. Johns Parkway shopping center to the South, interconnectivity to adjacent parcels shall not be provided.

Pedestrian Access: Since no development/redevelopment is proposed, new pedestrian access shall not be provided.

Bicycle Access: Bicycle parking shall be provided within the development where feasible, consistent with LDC Sec. 6.06.02.M.

Open Space: The development shall provide a minimum of twenty-five percent (25%) of the site or at least 0.77 acres (33,541 square feet) of open space per LDC 5.03.03.A.I. Open space shall be located within the perimeter buffers and Scenic/Development Edges.

Drainage: Stormwater will be managed onsite within the existing stormwater pond onsite and meet the requirements of the LDC..

Utilities: All electrical, telephone and cable lines shall be installed underground on the site. Since development is within the existing structures, connection to JEA infrastructure shall not be required.

Solid Waste: Solid waste shall be collected and handled by the licensed franchisee in the area. A solid waste storage area shall be provided in accordance with requirements of LDC 6.06.04.B.8.

Fire Protection: Fire Protection shall be provided in accordance with LDC Section 6.03.00 and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

I. WATER/SEWER/REUSE

The site is located within JEA's Service Area for central water and sanitary sewer disposal. Since development is within the existing structures, connection to JEA infrastructure shall not be required. The property is currently served by private well and septic which will remain.

J. SOILS



Per the USDA Soil Map, the property contains two (2) soil types: Ona Fine Sand (12) and Zolfo Fine Sand (08).

K. SITE VEGETATION

The site contains two (2) FLUCFCS (Florida Land Use, Cover and Forms Classification System) community type: Commercial Services (140) and Borrow Area/Pond (742).

L. SIGNIFICANT NATURAL COMMUNITIES HABITAT AND LISTED SPECIES

No endangered, threatened, or species of special concern (SSC) or their habitats were observed by biologists during a November 2024 site review. Additionally, there were no Significant Natural Communities present on the property based on field review and analysis of vegetative communities as described above. The development of this project will have no effect on any listed species or Significant Natural Communities.

M. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The property retains a low probability of historic or archaeological features based on a history of disturbance to the site. No cultural assessment is currently required; however, in the event that archaeological and historic 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 per Policy A.1.4.6, Comprehensive Plan.

N. BUFFERS AND SCREENING

Perimeter Buffer: A ten (10) foot natural perimeter buffer shall be provided around the project perimeter pursuant to LDC Section 5.03.03.A.4 for PUD developments.

Scenic Edge: Since the lot depth of the parcel is less than 500 feet, a natural thirty (30) foot buffer shall be provided along Cartwheel Bay Avenue. Where little or no native vegetation exists, buffers shall be supplemented with alternative measures to ensure the character of the development edge is in place.

Development Edge: A natural thirty-five (35) foot buffer shall be provided along the other property lines. Where little or no native vegetation exists, buffers shall be supplemented with alternative measures to ensure the character of the development edge is in place. Section T includes two (2) waivers to the Development Edge requirements based on existing site conditions and infrastructure that will remain being located within 35' of the property lines.

Outdoor Storage (Accessory Use): Screening of the outdoor storage area shall be provided pursuant to LDC Sec. 6.06.04.B.7.b. A six (6) foot solid wooden, pvc or similar materials fence or evergreen shrubs with 75% opacity shall be installed along the western property line (Cartwheel Bay Avenue) and extend interior to the site a minimum of one hundred (100) feet from the Street property line or the entire depth of the open storage area, which is less.



Service Bays: Screening of the bays shall be provided by a six (6) foot solid wooden, pvc or similar materials fence pursuant to LDC Sec. 2.03.51.C and 2.03.52.C. Bays shall be screened from view with fencing or vegetation or located so they are not visible from any Residential Use, Residential zoning or Residential portion of a Planned Development. Storage of Vehicles awaiting parts shall be within a Building or located in the Outdoor Storage areas depicted on the MDP, Map and screened from Cartwheel Bay Avenue by a solid fence and/or existing structures.

O. SPECIAL DISTRICTS

The project is located within the Northwest Sector Community Planning Area as defined by Article III of the LDC.

P. TEMPORARY USES

Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. There may be a temporary construction trailer located on the property, until construction is complete. The temporary construction trailer shall be removed no later than thirty (30) days after construction is completed and As-Builts are approved.

Q. ACCESSORY USES

Standard accessory uses will be allowed per Section 2.02.04.C of the 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.

In addition, Outdoor Storage shall be permitted as accessory in nature to the Principal use of the property, pursuant to LDC Sec. 2.03.54.D. No accessory uses will be allowable within any of the proposed buffers.

R. PROJECT PHASING

The PUD shall be developed in one (1) phase. The PUD shall commence within six (6) months of PUD approval. Commencement shall be defined as approval of Construction Plans. Completion shall occur within six (6) months of Commencement. Completion shall be defined as the approval of As-Builts.

S. PROJECTED IMPACTS

The PUD will bring the current auto service/repair use into compliance and provide compatible and convenient commercial development for surrounding residents. The Property is surrounded by the Shoppes at Saint Johns Parkway PUD including conservation land to the north and east, a 2-acre stormwater pond for the large shopping center to the south, and Cartwheel Bay Avenue to the west.



This rezoning shall keep the general character and limited intensity of the existing property, and plan for future growth compatible with nearby commercial uses. It will promote economic development within the immediate surrounding area while not impacting the residential neighborhoods, and providing them with needed facilities and services now and in the future.

The OR zoning designation allows few commercial uses in this now highly developed area. The adjacent and surrounding land uses have become increasingly intensive. This PUD will allow a similar transition for this property over a longer time period. The development is served by existing transportation facilities and will not trigger investments to public facilities due to the location and size of the parcel. The traffic intensity already experienced and accounted for going to the Preserve at Saint Johns neighborhood entrance on Cartwheel Bay Avenue will be more than adequate to serve the proposed non-residential uses.

The development's buffers and abutting preserved wetlands mitigate any potential incompatibility with the adjacent and surrounding properties. Therefore, the rezoning will not cause adverse impacts or conflicts with surrounding properties, infrastructure, and natural environment.

Beneficial features of the Development include:

- Creating a reserve of commercial and business sites within this area of the County.
- Creating a more balanced livability ratio between business and residential areas, potentially reducing and shortening vehicular use/trips.
- Filling the demand for convenient commercial businesses for the local residences and creating jobs for members of the local community.
- Meeting the design standards for Northwest Sector while creating a commercial use area to complement the existing residential area.
- In accordance with Comprehensive Plan Objective A.1.2.5, the proposed development is located within the County's Development Area and furthers a compact, contiguous development pattern.

This property will support the need for livability in the area by providing commercial opportunities near growing residential areas. This development will be of service to the residents in the area while still considering the unique rural character of the Northwest Sector.

T. WAIVERS: The Applicant request the following waiver(s):

- LDC Sec. 2.03.51.A and 2.03.52.A: Relief from the limitation of a maximum of three (3) bays to permit a total of ten (10) bays within the three (3) existing buildings and one (1) carport on the Property. The property is over 3-acres in size and surrounded by Conservation Wetlands to the north and east and a stormwater pond for a commercial shopping center to the south. The nearest residential use is on the other side of Cartwheel Bay Avenue, a 125' right-of-way, and the service bays are setback 90 or 180' from the front property line.



- LDC Sec. 6.05.02.E: Request to provide less off-street parking than required by LDC Table 6.17 for business, commercial uses. LDC requires one space per five hundred square feet of gross Floor Area which would require 23 spaces. The improved parking area consists of ten (10) spaces, including one (1) ADA space, for customers which is sufficient for an auto repair business where cars are dropped off, the business provides shuttle services for customers and pick-up/drop-off options.
- LDC Sec. 6.06.02.H: Relief for a portion of the southern Development Edge to allow the existing structure and drainfield to remain in its current location. If supplemental landscaping is necessary, the required trees shall be clustered in other areas of the southern Development Edge to allow the same number of trees to be planted.
- LDC Sec. 6.06.02.I.1: Relief from the requirement to vegetate along the entire perimeter of the banks of the existing stormwater pond located with the northern and eastern Development Edges since modifications to the existing pond are not proposed, the property is over 3-acres in size and surrounded by Conservation Wetlands to the north and east and a stormwater pond for a commercial shopping center to the south. Given the screening standards and large areas of preserved wetlands, landscaping on the banks of the existing stormwater pond will not be visible from development on abutting properties.

U. OWNERSHIP AGREEMENT

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. All successors and assigns in title shall be bound to the commitments and conditions of the PUD.

V. FUTURE LAND USE DESIGNATION

The Property has a Future Land Use Map (FLUM) designation of Residential-C (RES-C) on the St. Johns County *2025 Comprehensive Plan*. The proposed PUD is consistent with the RES-C Land Use Designation which contemplates the integration of small-scale commercial uses that serve nearby residential neighborhoods and are designed in a manner that preserves the character and scale of the surrounding community. According to the Comprehensive Plan, appropriate neighborhood-serving commercial uses including auto-related services. The proposed use, which includes a modestly scaled auto service facility, aligns with this intent by offering a needed community service within a contained, low-impact footprint.

The proposed PUD rezoning is:

- Consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, particularly as it relates to compatibility, economic development, and functional land use transitions within sector planning areas;



- Specifically Objective A.2.1.11 regarding the Northwest Sector, which recognizes the need for strategically located commercial uses to support residential growth and enhance community viability; and
- Compliant with the procedural requirements and intent of the St. Johns County Land Development Code, including provisions related to buffering, access, screening, and orderly growth management.

The development is low intensity, neighborhood-scale, and will maintain much of the existing site layout and infrastructure. This approach minimizes site disturbance and retains compatibility with the established and planned development character of the surrounding area. This rezoning represents a responsible and forward-thinking planning solution that recognizes the existing use of land, enhances regulatory compliance, and positions the site to serve the evolving needs of the local community now and in the future.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Christina / Gulfstream
Lindsay Dasher
Gulfstream Design Group LLC
2225 Ala S # A 2
St Augustine FL 32080-6374

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 03/12/2026

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 03/12/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	12155714	# of Copies:
Customer No:	1020303	1
PO #:	PUD-2024000002/10150 Cartwheel Bay	
	PUD	

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 REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 4/2/2026 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 5/19/2026 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 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of commercial uses.

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

The subject property is located at 10150 Cartwheel Bay Avenue 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
RICHARD HILSENBECK, CHAIR
FILE NUMBER: PUD-2024000002
PROJECT NAME: 10150 Cartwheel Bay PUD

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2026

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

FILED **MAY 21 2026**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Dear 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. 2026-12, which was filed in this office on May 21, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp