

ORDINANCE NO. 2026 - 24

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1974-16, 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 May 24, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-11 Canopy Shores**, for an amendment to the St. Augustine Shores Planned Unit Development, Ordinance Number 1974-16, 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 within the St. Augustine Shores PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 1974-16, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the St. Augustine Shores 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 pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the St. Augustine Shores PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Shores 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 St. Augustine Shores 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 St. Augustine Shores PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the St. Augustine Shores PUD is consistent with Policy A.1.4.11 of the 2050 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 1974-16, 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 St. Augustine Shores 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 21 DAY OF July 2026.

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

BY: _____

Clay Murphy, Chair

Rendition Date JUL 21 2026

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

BY: _____

Deputy Clerk

Effective Date: JUL 28 2026

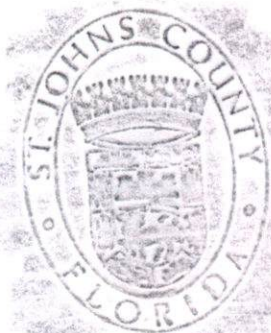


Exhibit A: Legal Description

PARCEL 1

THAT CERTAIN PARCEL OF LAND, LYING IN AND BEING A PART OF TRACT "J" OF ST. AUGUSTINE SHORES, UNIT SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 40 THROUGH 46, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "J"; THENCE RUN SOUTH 00°39'00" EAST, ALONG THE WESTERLY BOUNDARY LINE THEREOF FOR A DISTANCE OF 219.95 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY LINE, RUN NORTH 89°21'00" EAST, FOR A DISTANCE OF 178.47 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT "J"; THENCE RUN NORTH 04°28'42" EAST, ALONG SAID EASTERLY BOUNDARY LINE, FOR A DISTANCE OF 128.85 FEET; THENCE RUN NORTH 16°12'55" WEST, FOR A DISTANCE OF 93.16 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT "J"; THENCE RUN SOUTH 90°00'00" WEST, ALONG THE NORTH BOUNDARY LINE THEREOF, FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT CERTAIN PARCEL OF LAND, LYING IN AND BEING A PART OF TRACT "J" OF ST. AUGUSTINE SHORES, UNIT SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 40 THROUGH 46, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J"; THENCE RUN S00°39'00"E, ALONG THE WESTERLY BOUNDARY LINE THEREOF, FOR A DISTANCE OF 219.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED THENCE CONTINUE S00°39'00"E ALONG SAID WESTERLY BOUNDARY LINE, FOR A DISTANCE OF 236.73 FEET; THENCE LEAVING SAID BOUNDARY LINE, RUN N89°21'00"E FOR A DISTANCE OF 157.22 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT "J"; THENCE RUN

N04°28'42"E, ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 237.68 FEET; THENCE LEAVING SAID BOUNDARY LINE, RUN S89°21'00"W FOR A DISTANCE OF 178.47 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THAT CERTAIN PARCEL OF LAND, LYING IN AND BEING A PART OF TRACT "J" OF ST. AUGUSTINE SHORES, UNIT SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 40 THROUGH 46, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J"; THENCE RUN SOUTH 0°39'00" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "J", FOR A DISTANCE OF 456.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 00°39'00" EAST, ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 278.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'20", FOR A DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 11 J11; THENCE RUN NORTH 89°21'40" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, FOR A DISTANCE OF 105.00 FEET TO THE SOUTHEASTERLY ORNER OF SAID TRACT "J"; THENCE RUN NORTH 04°28'42" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID

TRACT "J" FOR A DISTANCE OF 304.56 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, RUN SOUTH 89°21'00" WEST FOR A DISTANCE OF 157.22 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

**Canopy Shores
Master Development Plan Text**

St. Johns County, Florida

Team Roster

Applicant: Land Equity Consultants, LLC.

Civil Engineering: Nexus Engineering & Consulting, Inc.

Environmental: TerraWorx Land Group, Inc.

Revised: March 31, 2026

A. Project Description: Canopy Shores, the “Project”, is a major modification to the St. Augustine Shores Planned Unit Development (PUD) for three (3) contiguous parcels located on the east side of Shores Boulevard north of Christina Drive to allow for the creation of nine (9) single-family residential lots. The site as legally described in Exhibit A (the “Property”) consists of approximately 2.8 acres of land. The purpose of the modification is to modify the use of the parcels from a business use to a residential use. Residential uses are permitted and developed within the St. Augustine Shores PUD. Given the residential character of the surrounding area and narrow configuration of land, single family residential is the best suited use for the Property. The lot layout for the residential development is detailed in the Master Development Plan (MDP) Map, Exhibit C. This is an infill project as infrastructure has already been developed for the surrounding development and the lots would be served by Shores Boulevard.

The property has a Future Land Use designation of Residential-C (Res-C) and is zoned PUD as part of the St. Augustine Shores PUD with was originally approved in 1974 as Ordinance 1974-16. It has since been revised several times, including Ordinance 1979-73, which was the last modification that affected the Property. Ordinance 1979-73 set forth allowed uses and lot design standards which are incorporated within this modification.

The architectural design of the residential structures will be compatible with the surrounding neighborhood and buildings will be designed and placed efficiently to minimize impacts to the treed area along the easterly boundary.

B. Development Size: There are a total of 2.8 acres of land.

C. Wetlands: There are no wetlands within the Property.

D. Development Area: The Project has a total of 2.8 acres of developable area.

E. Residential Use: The Project includes nine (9) single family residential lots on 2.8 acres of developable acres yielding a density of 3.2 dwelling units per acre for the PUD. This is within the theoretical maximum density of the Res-C future land use designation which allows for up to six (6) residential units per acre. The population is projected to be 21.96 based on an estimated 2.44 people per household. Applying the 2019-2020 SJCSO Student Enrollment and Dwelling Unit Data published by the St. Johns County School District, the student generation rate for this project is projected to be 2.25 students (9 households * 0.25 student generation rate).

F. Non-Residential Development: There are no non-residential uses within this modification.

G. Site Development Criteria:

- 1. Minimum Lot Area:** The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%). The total impervious surface area (ISR) shall not exceed seventy percent (70%). The minimum lot width shall be 75 feet with a minimum lot area of 7,500 square feet.
- 2. Setbacks:** Setbacks shall be measured in accordance with the requirements within the

Land Development Code as follows:

- a. Front:** Buildings will maintain a minimum setback of twenty-five (25) feet. A waiver to LDC Section 5.03.03.B.1 was previously included within Section T. of this text.
 - b. Side:** Buildings will maintain a minimum setback of eight (8) feet.
 - c. Rear:** Buildings will maintain a minimum setback of 10 feet.
- 3. Construction:** To reduce the amount of fill placed on the subject property, first floor living areas shall be elevated above existing elevations. Foundations shall be of stemwall construction or equivalent to achieve the elevated floor. Homes designs shall meet requirements of St. Johns County and FEMA design standards.
- 3. Building Height:** Buildings shall not exceed 35 feet in height.
- 4. Parking:** Off-street parking will be provided meeting the standards of Section 6.05 of the Land Development Code. Residential driveways are generally depicted on the Master Development Plan. While shared driveway connections are proposed with each connection serving three (3) residences, the design will accommodate two vehicles per household.
- 5. Signage:** No permanent signs are proposed for this modification as it is considered an in-fill opportunity within an existing residential development. Temporary signs complying with LDC Sections 7.02.02 and 7.02.03 are permissible.

H. Infrastructure:

- 1. Stormwater:** Lots will be graded meeting the drainage requirements of the Land Development Code.
- 2. Vehicular Access / Interconnectivity:** The Project is accessed by Shores Boulevard, an existing right of way serving the planned development. Lots will be accessed directly by Shores Boulevard via three shared driveways. A waiver is included within Section T. to Section 6.04.05.B.3 of the Land Development Code justifying allowance of driveway connections to a collector roadway. Driveways will be located within an easement. Vehicles will utilize the common access and driveways to reverse and turn around to exit the property forwards. Vehicles will not back into Shores Boulevard right of way.
- 3. Pedestrian Access:** There are sidewalks built on either side of Shores Boulevard to serve the PUD.

4. **Construction Access:** Construction access to the Project will be restricted to a development access off from Christina Road unless otherwise directed by the County Engineer.
5. **Recreation:** Among the recreation of St. Augustine Shores as a whole, the site area of this major modification is immediately adjacent to the Canopy Shores Park, a 34-acre parcel along the Matanzas River which is mostly undisturbed. The park serves as an education facility concerned with the natural environment and development includes a small parking area, restroom, and playground.
6. **Open Space:** The project will provide a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to Section 5.03.03.A.3. The project will provide 25% open space, pursuant to LDC Section 5.03.03.A.1.
7. **Utilities:** All electrical, telephone and cable lines will be installed underground per LDC Section 5.03.06.H.7. Florida Power and Light Company and/or its successors or assigns will provide electrical power. Water and sewer lines will tie into St. Johns County Utility Department (SJCUD) infrastructure. There is adequate water and sewer capacity.
8. **Lighting:** No lighting is proposed within the development area of this modification.
9. **Solid Waste:** Solid waste will be handled by St. Johns County.
10. **Fire Protection:** This project will meet the Land Development Code and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

I. Potable Water/Sanitary Sewer: Central potable water will be provided by the SJCUD via an existing water main along Shores Boulevard. Central sewer service can be made available by an existing gravity connection located at Christina Drive. The site is anticipated to utilize 3,500 gpd of potable water and 2,800 gpd of sanitary sewer service based on 350 gpd per residential unit for water usage and 280 gpd per residential unit for sewage usage.

- 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 connections points shall be installed as listed in the Availability Letter or as directed otherwise by the St. Johns County Utility Department (SJCUD) to minimize impact to the existing infrastructure or the existing level of service.
- Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department (SJCUD) 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 shall not be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping for buffers shall be placed a minimum of 7.5 feet away from the centerline of the pipelines.

J. Topography and Soils: The property is located within Flood Zone X of the Federal Emergency Management Agency (FEMA) Flood Zone Map per panel numbers 12109C0391J and 12109C0383J.

The Soil Map for St. Johns County prepared by Carter Environmental Services, Inc., identifies two (2) soil types on the site: 2 Astatula fine sand and 6 Tavares fine sand.

1. **2 Astatula fine sand:** This soil type is a poorly drained, nearly level soil on broad areas in the flatwoods. The water table is within a depth of 10 inches for one to three months and is at a depth of 10 to 40 inches for six months or more. The natural vegetation includes longleaf pine, slash pine, gallberry, and sawpalmetto. The grasses include chalky bluestem, bushy bluestem, creeping bluestem, lopsided Indiangrass, and pineland threeawn.
2. **6 Tavares fine sand:** This is a poorly drained, nearly level soil on broad flats and low knolls in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for about two months of the year and a depth of 10 to 40 inches for more than eight months of the year. In most areas, natural vegetation includes slash pine, longleaf pine, sawpalmetto, fetterbush, inkberry, and a few scrub oak and running oak, blackberry, and sumac. Native grasses are mostly chalky bluestem, creeping bluestem, and pineland threeawn.

K. Site Vegetation and Habitat: TerraWorx Land Group, Inc. conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida. Habitats and land use/cover were classified for the site according to the Florida Land Use Cover Form Classification System (FLUCFCS) and consist of:

1. **Pine – Mesic Oak (FLUCFCS 414):** This community has an overstory primarily comprised of live oak, with scattered laurel oak, water oak, and slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with saplings of overstory species, milk pea, yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), and a heavy component of muscadine (*Vitis rotundifolia*).

L. Significant Natural Communities Habitat and Listed Species: Based on field review and analysis of observed vegetative communities by TerraWorx Land Group, Inc., no Significant Natural Communities are present on the property. The survey results did not identify any protected species or habitat within the property.

M. Historic Resources: A Cultural Resource Assessment Survey was conducted in 2020 which identified no cultural resources. No future investigation was recommended.

N. Buffers: In accordance with the current St. Johns County Land Development Code, an “A” screening will be incorporated within the eastern boundary adjacent to the park site. The Land Development Code requires a minimum 10-foot width for the “A” buffer, but the site plan provides a greater width than that as depicted on the MDP map which focuses open space for the

remaining area outside the lots with the exception of a lift station to serve the development. These buffer areas will remain natural, and preserve trees where possible, achieving at least 75% opacity. The eastern side of the development is already heavily buffered by natural area preserved as part of the Canopy Shores Park.

A 25 foot wetlands buffer will be maintained per St. Johns County Land Development Code Section 4.01.06.B.1. Lots will be platted to the buffer (the buffer will not be included in the platted lot), Therefore, the 25 foot building setback is not required. The LDC rear setback of 10 ft will apply per LDC 4.01.06.B3.

O. Special Districts: The project is not located within any Special Districts as defined by Article III of the LDC.

P. Temporary Uses: Temporary uses set forth in LDC Section 2.02.05.B are allowed including temporary construction trailers and unpaved parking lots serving such uses per the requirements of LDC Section 2.02.05.B.5. Temporary construction trailers shall be removed within thirty (30) days of the issuance of a final certificate of occupancy for the development. On-Site Construction signage and temporary sales and/or lease, contractor signs, etc. are allowed in accordance with LDC Section 7.02.02.

Q. Accessory Uses: Customary residential accessory uses will be allowable as delineated in LDC Section 2.02.04.B. Setbacks for accessory structures are five (5) feet.

R. Phasing: The PUD shall be developed in a single five (5) year phase.

Commencement shall occur within three (3) years of approval of this PUD and shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion will occur within five (5) years of commencement and shall be defined as the installation of all infrastructure and approval of as-builts.

S. Project Impact: The property is located within the Residential-C (Res-C) future land use designation of the 2025 St. Johns County Comprehensive Plan which provides for residential uses at a density of up to six (6) dwelling units per acre. The proposed 10 lots results in a density of 3.6 dwelling units per acre which is less than the theoretical maximum density and maintains the same minimum design standards as other single family lots within the PUD.

Developing the property as single family residential versus business commercial uses will constitute less impacts for the area. A commercial development would require fill and additional impervious area for parking that would require extensive tree removal and grading the site which currently slopes lower toward the east. In addition, single family residential development is expected to generate less traffic than a commercial development.

Finally, the residential development of the site would be compatible with the surrounding area which is mostly residential with a mixture of other uses such as a church and assisted living facility. Ten single family homes would be an appropriate adjacent use to the Canopy Shores Park. Historically, the park site which was modified by Ord. 2011-09 was originally planned for

a multi-family development with a marina and boat docks. The potential for residential entitlements were reduced with that modification. Additionally, Ord. 2002-76 rezoned a 0.52-acre parcel within the PUD from residential to business which is now developed as a small retail/business services shop along US Hwy 1. It was more compatible to develop a site along US Hwy 1 as a commercial site. Conversely, this proposed major modification site area is more interior to the St. Augustine Shores PUD and would be best suited for residential development.

T. Waivers / Variances / Deviations: The following waivers are requested for this major modification:

1. Access to Collectors (LDC Section 6.04.05.B.3): The Canopy Shores modification seeks to compactly develop 9 lots to be served directly from Shores Boulevard which classifies as a collector road versus a local road. The LDC requires that individual lots are served by local roads in order to properly manage access from arterials and collectors. In this case, Shores Boulevard is a collector that serves the interior of a planned development originally designed in the 1970s featuring some narrow tracts of land planned with some residential units already permitted and built with direct access to the same road. In this case, the parcel of land has a depth at the southern end of 105 feet to 165 feet at the northern end. A local road standard would require 60 feet of width which would use a great portion of the total site and add complexity to the drainage planning and viability of lot layout.

Rather than using a large portion of the site for a road, the intended development would feature three (3) connection points to Shores Blvd through the use of shared driveways as generally depicted the MDP Map. In this way the number of connections would only be three (3) access points which would serve each of the three parcels in their current configuration, to serve each set of three (3) single family adjacent lots. This minimizes the access management concerns while still allowing for a compact development with minimal impervious area additions.

2. Setbacks to Major Collectors (LDC Section 5.03.03.B.1.a): The Canopy Shores modification seeks to develop a shallow property fronting Shores Boulevard into 9 single family lots. While Shores Boulevard qualifies as collector status, the character of this area is residential in nature. In this case, Shores Boulevard serves as direct access and so a typical lot setback of 25 feet will suffice. The LDC requires a 50-foot setback for residential setbacks to arterials. The intent of this setback is to distance subdivisions from the arterials that do not directly connect to individual lots and provide some buffer. For Canopy Shores, there is a greater need to compactly develop near the street so trees and other existing natural vegetation can be preserved toward the rear of the lots.

3. Use of Easements for Access to Platted Lots

Shores modification seeks to limit the number of accesses to Shores Boulevard. To achieve this, 3 driveways will be established on Shores Boulevard. Each driveway will serve 3 homes. Driveways and associated stormwater will be placed within a 36 foot wide easement. Driveway driving surface will be a minimum of 20 feet wide.

U. Ownership / Agreement to Comply: 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 is located wholly within the Residential-C (Res-C) designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SITE DATA TABLE	
PARCEL ID	2841-08-0000, 2841-08-0010, 2841-08-0020
FLOOD ZONE	FLOOD ZONE X
FEMA PANEL NUMBER	1210PC0001, 1210PC0011
FORMING	ST. AUGUSTINE SHORES PUD
PURPOSED USE	RES. C
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA	122,877 S.F. (2.82 AC)
DEVELOPABLE AREA	122,877 S.F. (2.82 AC)
CONSERVATION AREA (BLANK)	6,139 S.F. (0.14 AC)
UPLAND BUFFER AREA	8,087 S.F. (0.18 AC)

ST. AUGUSTINE INDUSTRY TRACING TABLE		
RESIDENTIAL ENTITLEMENTS TO DATE	SINGLE FAMILY UNITS	MULTIFAMILY UNITS
TOTAL ENTITLEMENTS ALLOWED	5,341	2,358
TOTAL ENTITLEMENTS ALLOCATED	2,406	967
TOTAL ENTITLEMENTS ALLOCATED FOR THIS PROJECT	0	0
REMAINING RESIDENTIAL ENTITLEMENTS	820	1,373

LOT STANDARD DATA TABLE	
BUILDING SETBACKS	25 FT
FRONT YARD GARAGE	25 FT
REAR YARD GARAGE	25 FT
SECONDARY FRONT	25 FT
REAR	10 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	70%
MAXIMUM LOT COVERAGE BY BUILDINGS	30%
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT AREA	7,500 S.F.



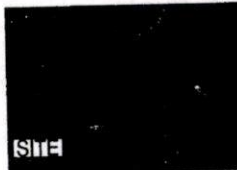
PARKING CALCULATIONS

USE: (RESIDENTIAL PARKING) = 2 SPACES PER DWELLING UNIT
 RESIDENTIAL DWELLINGS = 9 UNITS/18 PARKING SPACES
 TOTAL MINIMUM REQUIRED = 18 PARKING SPACES
 MINIMUM PROVIDED = 18 PARKING SPACES

THIS MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

GENERAL NOTES:

1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 35 FEET.
2. SEE LIES WITHIN FLOOD ZONE X.
3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
4. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

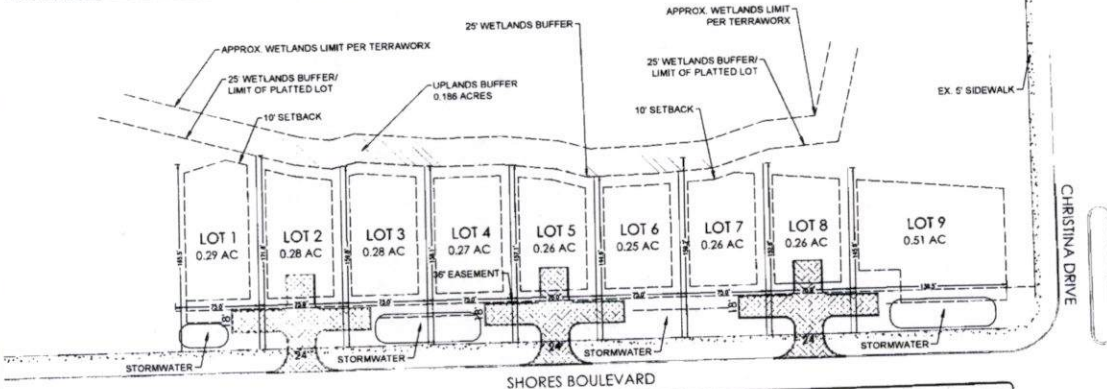


LOCATION MAP
NTS



FEMA FLOOD MAP
NTS

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



1 SITE PLAN
1"=40'

EXHIBIT C

NEXUS
 Engineering & Consulting Inc.
 CIVIL & ENVIRONMENTAL ENGINEERING
 2097 COMMONS DRIVE W., SUITE F
 DESTIN, FLORIDA 32541
 CERTIFICATE OF AUTHORIZATION NO. 30718
 PH: 850.650.2648 FAX: 850.837.1576



OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT AND SHALL FOLLOW ALL LOCAL AND NATIONAL BUILDING CODES AS APPLICABLE.

TREETOPS NORTH
 SINGLE FAMILY DEVELOPMENT
 SHORES BOULEVARD
 ST. JOHNS COUNTY, FLORIDA

REV	DATE	DESCRIPTION

SHEET NUMBER

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
 29 DAY OF July 2020
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners
 By: *Christina* Deputy Clerk



USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

*LocalIQ

AFFIDAVIT OF PUBLICATION

Jonathan Napier
Jonathan Napier
Jonathan Napier
88 Riberia ST # 360
St Augustine FL 32084-4304

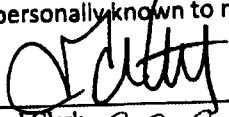
STATE OF WISCONSIN, COUNTY OF BROWN

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:

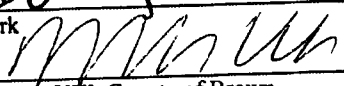
SAG St Augustine Record 05/13/2026

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 05/13/2026



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:	12323103	# of Copies:
Customer No:	1599351	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 6/4/2026 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 7/21/2026 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 for a Major Modification to the St. Augustine Shores PUD (ORD. 1974-16, as amended) to convert the allowed use for approximately 2.8 acres of land from Business to Single Family Residential in order to provide for nine (9) single-family lots.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1974-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at East side of Shores Boulevard, north of Christina Drive, and south of Deltona 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

RICHARD HILSENBECK, CHAIR
FILE NUMBER: MAJMOD-2023000011
PROJECT NAME: Canopy Shores

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





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 28, 2026

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

FILED JUL 28 2026
St. Johns County
Clerk of Court
By: [Signature]
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. 2026-24, which was filed in this office on July 27, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Deputy Clerk
BA
CLERK OF COURT
OF THE COUNTY
FILED 1975 5 8 3050