

ORDINANCE NO. 2026 -

27

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE OUR LADY STAR OF THE SEA PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2011-30, 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 June 16, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-07 Our Lady Star of the Sea PUD**, for an amendment to the Our Lady Star of the Sea Planned Unit Development (PUD), Ordinance Number 2011-30, 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 Our Lady Star of the Sea PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2011-30, 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 Our Lady Star of the Sea 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 Our Lady Star of the Sea PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the Our Lady Star of the Sea 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 Our Lady Star of the Sea 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 Our Lady Star of the Sea PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Our Lady Star of the Sea 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 2011-30, 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 Our Lady Star of the Sea 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 1st DAY OF September 2026.

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

BY: _____

Clay Murphy
Clay Murphy, Chair

Rendition Date SEP 01 2026

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

BY: _____

Crystal Smith
Deputy Clerk

Effective Date: SEP 03 2026



EXHIBIT A

Legal Description

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 , and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in St. Johns County, Florida, viz: A part of Government Lot 3, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida more particularly described as follows: For a point of beginning at the Northeast corner of said Government Lot 3, the same being the Southeast corner of St. Johns Seaview Park as recorded in Map Book 5, page 50, of the public records of said county; thence run South $88^{\circ} 47'$ West, along the North line of said Government Lot 3, and along the South line of said St. Johns Seaview Park, a distance of 884.41 feet to the Northeasterly right-of-way line of State Road No. 203 (formerly known as Ponce de Leon Boulevard) as now established as a 100 foot right-of-way; thence run South $18^{\circ} 13' 08''$ East, along said Northeasterly right-of-way line, a distance of 965.75 feet; thence run North $88^{\circ} 47'$ East, parallel to and 665.34 feet from said North line of Government Lot 3, a distance of 686.94 feet to the East line of said Government Lot 3; thence run North $1^{\circ} 43' 52''$ West, along said East line of Government Lot 3, a distance of 665.37 feet to the point of beginning.

EXHIBIT B

Our Lady Star of the Sea

PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION

SUBMITTAL / DATES:

June 16, 2026
Revised June 30, 2026

SUBMITTED ON BEHALF OF:

Diocese of St. Augustine, Inc., 11625 Old St. Augustine Road, Jacksonville, Florida, 32258
Telephone: (904) 285-2698

AUTHORIZED AGENTS FOR THE OWNER:

Richard C. Welch, P.E., Prime AE, 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida
32224 Telephone: (904) 265-3030

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TABLE OF CONTENTS:

SECTION I	Introduction and Application
SECTION II	Site Development Criteria
SECTION III	Summary and Conclusions

EXHIBITS:

EXHIBIT A	Legal Description of Property
EXHIBIT B	Master Development Plan Text
EXHIBIT C	Master Development Plan Map
EXHIBIT D	Reciprocal Use Parking Agreement

SECTION I: Introduction and Application

This is an application for major modification to the Our Lady Star of the Sea Planned Unit Development (“PUD”), St. Johns County Ordinance No. 2018-58, with accompanying documents as required by the Ponte Vedra Zoning District Regulations (“PVZDR”). This application is filed on behalf of the property owner and applicant: Erik Pohlmeier, Bishop of the Diocese Saint Augustine, 545 North A1A, Ponte Vedra Beach, Florida 32082 (the “Owner”). The purpose of the application is to allow the Owner to redevelop the administrative building, school, faith formation building and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church.

- A. Location:** The property to be rezoned consists of approximately 11.98 acres, described in the legal description attached hereto as **Exhibit A** (the “Property”). The Property has St. Johns County Parcel Identification No. 061445-0000 and is situated in Section 27, Township 3 South, Range 29 East of St. Johns County, Florida. The Property is located along State Road A1A, approximately one-half mile south of Solano Road, in Ponte Vedra Beach, Florida. The Property fronts on State Road A1A and extends east approximately 885 feet.

The site is located within the Residential C category on the Future Land Use Map (“FLUM”) of the St. Johns County Comprehensive Plan, which allows for residential and cultural/institutional uses.

- B. Existing Uses:** The Property currently includes a Church sanctuary, rectory, school, cultural center and administrative building, all with associated parking. The land to the north of Property is currently zoned Residential, (R-1-D). The parcels on the east side of the Property are currently zoned Residential (R-1-B), and the land to the south of Property is currently zoned Residential (R-1-C).
- C. Surrounding Uses:** Adjacent land uses include single-family properties to the north, south, east and west (across State Road A1A). The overall area is comprised of single-family and multi-family developments, condominiums, scattered commercial and vacant properties.

SECTION II: SITE DEVELOPMENT CRITERIA

- A. Project Description:** The Owner is requesting to modify the existing PUD to allow for redevelopment of the school, administrative building, faith formation building and other facilities on the Our Lady Star of the Sea Catholic Church campus. The project is known as Our Lady Star of the Sea Planned Unit Development (“**Our Lady Star of the Sea PUD**”).

The Master Development Plan attached hereto as **Exhibit C** indicates the current and proposed conditions and uses within the Property. The Property has approximately 695 feet of frontage on State Road A1A. Two existing driveways provide access from State Road A1A. The Property has been developed as a church in the central part of the site, with buildings for supporting activities to the north, east and south of the primary church sanctuary.

- B. Development Size:** The Property includes approximately 11.98 acres. The proposed development utilizes the entire Property.
- C. Wetlands:** No wetlands have been identified on site.
- D. Development Area:** The Property includes approximately 11.98 developable acres.

- E. Dwelling Units:** The site has one (1) existing dwelling unit which serves as the rectory for the Clergy. The Property is located within the Residential C FLUM category of the 2050 Comprehensive Plan, which allows for densities of up to four (4) units per acre, which would permit 18.04 units.
- F. Non-Residential Development:** The Property includes, and will continue to be used for, Church and church educational buildings and accessory buildings and uses customarily incidental to the foregoing.

The non-residential uses and related square feet (“s.f.”) include the following:

<u>Use</u>	<u>Maximum s.f.</u>
Church Sanctuary	23,500 s.f.
Parrish Hall	13,600 s.f.
Maintenance Building	1,200 s.f.
Daily Chapel	1,000 s.f.
Administrative Offices	7,500 s.f.
Rectory Office	3,500 s.f.
Child Learning Center/School	13,500 s.f.
Faith Formation	15,000 s.f.

G. Site Development Criteria:

- 1. Lot sizes and Building Area:** The total area to be occupied by all buildings and structures shall not exceed 25 percent of the Property.
- 2. Permitted Uses:** Church, church educational buildings and accessory buildings and uses customarily incidental to the foregoing.
- 3. Setbacks:** Setbacks shall be measured per applicable PVZDR requirements and shall be as follows:
 - a. Minimum Setbacks:**
 - i) Front Yard** – 40 feet for one (1)-story building; 60 feet for two (2)-story buildings.
 - ii) Side and Rear Yard** – 70 feet for all buildings.

Should the Florida Department of Transportation request that a portion of the Property be dedicated as right-of-way for the widening of State Road A1A, the front yard setback and State Road A1A setback will be reduced equal to the amount of right-of-way required. Development of the Property shall be permitted to continue as approved in this Ordinance.

- 4. Building Structure Height:** Building heights shall be limited to two (2) stories and 35 feet. Mechanical rooms and/or non-habitable storage rooms shall be allowed in the attics. A mezzanine or loft shall be considered a Story.
- 5. Parking:** Applicable provisions of PVZDR Section IX.C will be met pursuant to the Reciprocal Use Parking Agreement attached hereto as **Exhibit D** and as permitted in Section 6.05.02.B of the St. Johns County Land Development Code (the “Code” or “LDC”). As noted on **Exhibit C**, Master Development Plan Map, 366 total spaces are currently provided, including 17 ADA

Spaces. The existing parking spaces and landscape islands vary in geometry and may not meet the current size requirements as required in PVZDR Section IX. B.6. The existing parking spaces and landscape islands may remain as constructed. Any future parking lot expansions shall meet applicable requirements of PVZDR Section IX, except that the standard parking stall will be 18 feet deep by 9 feet wide, as noted in Section T.2 of this text.

6. **Signage:** The Owner is requesting the following signs, with construction of the signs conforming to applicable Code and applicable PVZDR requirements in effect at the time of permitting.
 - a. Shall be limited to one (1) Wall Sign in painted or molded letters. The face area of such a Sign shall not exceed 24 square feet.
 - b. Two (2) Ground Signs, in addition to a Wall Sign, may be installed in painted or molded letters and shall be on-site. The first sign will be a double-faced ground sign with each sign face not to exceed 32 square feet. The second ground sign may be double-faced and each sign face will not exceed 16 square feet. The second ground sign is to serve as a sign for the school.
 - c. Exempt signs as allowed by Section X.E, PVZDR.
7. **Fences and Walls:** Maximum height of six (6) feet, with posts/columns, gates, lights and similar features up to a maximum of eight (8) feet.
8. **Lighting:** Lighting within the Property will conform to applicable requirements of the PVZDR. The lighting within the Property will be designed to minimize impacts to adjacent properties.
9. **Landscape:** Site landscaping shall meet applicable provisions of the PVZDR and Code effective at the time of permitting. LDC Section 5.03.03.A.3 requires a minimum of five (5) percent of upland natural vegetation. This will be satisfied in the project's perimeter buffers.
10. **Maximum Impervious Surface Ratio:** The maximum impervious surface ratio shall not exceed 65 percent.

H. Infrastructure:

1. **Stormwater:** Stormwater will be managed on-site utilizing a dry detention basin and underground detention facilities in the locations depicted on the Master Development Plan Map (**Exhibit C**). All drainage structures will be designed in accordance with applicable provisions of the PVZDR and LDC. The stormwater management system will meet both the St. Johns County and the Florida Department of Environmental Protection ("FDEP") criteria. All necessary permits will be obtained prior to commencement of construction on the site.
2. **Vehicular Access / Interconnectivity: Access Management:** The Property has two (2) existing connections to State Road A1A, in the locations depicted on the Master Development Plan Map (**Exhibit C**).

The current land uses of the adjacent properties and the characteristics of the PUD do not lend themselves to feasible vehicular access/interconnectivity. The property to the north, south, and west are all currently developed as single-family subdivisions with no right-of-way access to or from the Property. Furthermore, the Property boundary size and dimensions make vehicular interconnectivity impractical.

3. **Pedestrian Access/Sidewalks:** Interior sidewalks will comply with applicable PVZDR and Code requirements and shall be a minimum of four (4) feet wide. It is anticipated that some curvilinear sidewalks may be used to provide visual interest and complement the landscaping.
4. **Parks / Recreation:** Recreation areas adjacent to the school may be provided for outdoor activity. These may be play structures, swings or any other type of suitable structure.
5. **Open Space:** 30 percent of the developable site, or 3.59 acres of open space, will be provided. The open space includes recreation areas, jurisdictional wetland areas, and buffers. This open space will provide buffering to other land uses and roadway traffic. The location of the open space provided throughout the development is indicated on the Master Development Plan, **Exhibit C**.

6. **Potable Water / Sanitary Sewer:** Central water and sewer service will be provided by JEA, assigns and/or successors, which has franchise rights along this portion of State Road A1A. Water will be provided to the site by connections to the existing water main along State Road A1A. Sanitary sewer service will be provided by connections to the existing force main or gravity main located along State Road A1A.

The utility distribution and collection systems shall conform to St. Johns County and FDEP criteria and will be permitted through the appropriate agencies.

The estimated water and sewer usage is 40,000 gallons / month.

7. **Fire Protection:** Fire protection for new structures or additions thereto will be provided in accordance with the most current edition of the Florida Fire Prevention Code, as adopted by the State of Florida and LDC Section 6.03. Existing structures met fire codes in effect at the time they were constructed and shall remain as currently built.
 8. **Solid Waste:** Solid waste will be handled by the licensed franchisee in this area with curbside pickup for the condominium development. If necessary, the dumpster must meet screening requirements as described in PVZDR Section VIII.Q.5.a.(4).
 9. **Utilities:** All onsite utilities shall be constructed underground. Electric, cable TV and telephone service will be provided by Florida Power and Light, Media One and Bell South, assigns and/or successors, respectively.
- I. **Potable Water/Sanitary Sewer:** Central water and sewer service will be provided by JEA, with connections along State Road A1A. Water distribution and wastewater collection/transmission facilities will not be dedicated to JEA.
 - J. **Topography and Soils:** Site elevations on the parcel range from ten (10) feet to 15 feet. The property falls within the Federal Emergency Management Agency flood zone "X".

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies five (5) main soil types on the site: 3 Myakka fine sand, 13 St. Johns fine sand, 14 Cassia fine sand, 27 St. Augustine fine sand, and 51 St. Augustine-Urban Land Complex. The 27 (St. Augustine fine sand) soils make up the main portion of the site consistently under the existing buildings. These are closely related soils with many of the same characteristics. These soils are well drained and are usually associated with dune areas adjoining the beaches. The soils currently are adequate to support the existing infrastructure.

K. Site Vegetation and Habitat: The Property has existing landscaping and sod as completed during the initial development.

L. Significant Natural Communities Habitat: None

M. Historic Resources: None.

N. Buffers: In accordance with the current PVZDR, the following buffer areas will be established and maintained within the development, as shown on the Master Development Plan and shall include:

1. Minimum required screening shall consist of the following:
 - a. Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of 75 percent; or
 - b. A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
 - c. A solid wooded fence six (6) feet in height (finished side out); or
 - d. A berm not steeper than two to one (2:1) in combination with 1, 2 or 3 above, to achieve a minimum height of six (6) feet and 75 percent opacity at the time of installation; and
 - e. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; and
 - f. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2)-inch caliper, and are spaced not more than 20 feet apart. The Trees are to be planted within ten (10) feet of the property line.
2. A sight triangle is required when an access way intersects State Road A1A. For safety reasons, no Structure or mature plantings exceeding two (2) feet in height above Street grade shall be permitted within a sight triangle drawn from the intersection of the access way and a sidewalk or the pavement of State Road A1A to a point 35 feet along State Road A1A. Permitted exceptions are trees with lower canopy height at least six (6) feet above Street grade and spaced so as not to substantially interrupt line of sight. Landscape islands at intersections or in access ways shall have the same restrictions as above.
3. Buffers may be placed within required Yards. Buffers shall, where reasonably possibly, contain native vegetation existing on the site proposed for development. Where native vegetation does not exist or cannot reasonably be retained, buffers shall be landscaped in accordance with appropriate Screening Standards. The Ponte Vedra Architectural Review Committee may require utilization of particular plant species where a pattern of vegetation has been established or where such species are determined to be desirable, and shall be provided as follows:
 - a. Minimum 20-foot buffer from any Overlay District Roadway right-of-way.
 - b. Minimum ten (10) foot buffer from side property boundaries. Side Yard buffers shall begin not more than fifty feet from any Overlay District Roadway right-of-way.
 - c. A vegetated/landscaped buffer, minimum of 20 feet in width, along the rear (eastern) property line shall be maintained. This buffer contains significant tree cover, which will be maintained where possible, but will be augmented with landscape materials including native/natural vegetation. This buffer may include a fence or landscaped berm.
 - d. Where a one (1) Story Building is to be constructed within 60 feet of residentially zoned property, or where a two (2) Story Building is to be constructed within 100 feet of residentially zoned property, an eight (8)-foot high masonry Wall shall be provided and

maintained between the Building and the residentially zoned property, or alternatively, landscaping which provides 100 percent opacity shall be provided and maintained.

These buffers, other than the jurisdictional buffers, may be augmented with native vegetation which naturally occurs in the habitats found on-site. No protected trees, within these buffers, shall be removed or damaged. In the case of the undisturbed upland buffer, if it is accidentally disturbed during construction, the Owner will be responsible for restoring the buffer to its pre-construction state. Landscape plans will be submitted with the Construction Plans and the development will conform to all buffering and screening, land clearing, and tree credit/replacement requirements established within the PVZDR effective at the time of permitting.

O. Special Districts: The project is located within the Ponte Vedra Overlay District and will be subject to applicable standards.

P. Temporary Uses: The Owner requests the following temporary uses on site:

1. Temporary construction trailer: Temporary construction trailer may be utilized and placed on the site upon approval of the construction plans in locations which will be shown on Construction Plans. The equipment/materials staging area(s) shall be located on the property to minimize impacts to the existing residences. Temporary construction trailers and associated screening must be removed no later than 30 days upon receipt of a Certificate of Occupancy for the last unit within the specified Development Area. Temporary construction trailers and staging area shall be screened from view and adhere to the requirements of PVZDR Section VIII.Q.5.a(6).

2. Temporary (identification) signs: Temporary construction signs conforming to applicable provisions of the PVZDR will be allowed in conjunction with permitted construction projects.

Q. Accessory Uses and Structures: Accessory uses and structures shall be allowed per applicable provisions of the PVZDR.

R. Phasing: Construction of the church and associated structures and improvements have been completed. Renovations, modifications, and additions to the site are permissible and may occur in the future subject to approved Construction Plans.

S. Project Impact: The Property is located within the existing residential area east of the Intracoastal Waterway and west of the Atlantic Ocean, and the site is surrounded by single-family residential development. The PUD consists of a church facility with a school, cultural center, sanctuary, rectory, and administrative offices. The proposed redevelopment of the school, administrative offices, faith formation building and other facilities will be consistent and compatible with existing Church uses and the surrounding communities. The PUD is consistent with other developments within this area and utilizes existing infrastructure without requiring any major improvements. The plan of development is consistent and compatible with the surrounding area, which is predominantly residential.

It is the desire of the owner through this PUD to maintain the current use of the Property and to plan for future growth within the site. If the need for the facility to be rebuilt the architectural themes will be similar to those that exist today and will have the ability to meet any current codes or materials that may be present in the future.

The impacts to St. Johns County based on the development of this project are minimal. Adequate infrastructure is available to support the development. The Owner believes that the proposed PUD modification will be of benefit to the future residents of St. Johns County providing a quality lifestyle and comfort near the beach and St. Augustine. The low to medium density used throughout the development is in keeping with good land management strategy methods. Maintaining much of the land's original character is in keeping with the current development trends in this area and will enhance the overall character and appearance of the neighborhood.

T. Waivers / Variances / Deviations: The following Waivers are requested (no new Waivers are being requested in this PUD modification):

1. Allow building structure heights up to 35 feet within 70 feet of residentially zoned property. The waiver is requested to allow existing buildings to remain as constructed and future building expansions or redevelopments if compliant with the site standards set herein. PVZDR Section VIII.Q.5.a (3)
2. Allow non-conforming parking stalls, drive aisles and landscape islands to remain as constructed. If future parking areas are constructed they shall be constructed to meet the requirements of the PVZDR, except that the standard parking space depth will be 18 feet and the standard parking space width will be nine (9) feet. The waiver is requested to allow the existing parking areas to remain as constructed. PVZDR Section IX.B.6
3. Allow a second ground sign to serve as a sign for the school and will be located south of the south entrance driveway. The second sign will be a two (2)-sided sign with 16 square feet allowed on each sign face. The waiver is requested to provide guidance to motorists on SR A1A at the entrance driveway and improve safe traveling conditions on State Road A1A and for church and school attendees. PVZDR Section X.C.2.e (1)
4. Allow six (6)-foot building setback to parking to remain along the east side of the Administration Building and seven (7)-foot building setback to parking to remain along the south side of the Rectory Building. The waiver is requested to allow the parking and buildings to remain as constructed. PVZDR Section VIII.Q.5.b(4). The Owner requests this waiver to remain because the existing Rectory Building will continue to be used for a period of time following approval of this PUD modification application.
5. Allow for the maximum length of the building face of the Sanctuary building to exceed 120 feet. The former Sanctuary building length was 120.1 feet measured at the front of the building and 125.4 feet measured at the side entrance. The new Sanctuary building length is 135 feet measured at the front of the building and is set back from State Road A1A by 173 feet. The new Sanctuary building length measured at the side entrances is 151 feet plus the optional Porte Cochere required an additional 35 feet for a total length of 186 feet. The side entrances are located approximately 300 feet east of the State Road A1A right-of-way line. The church has 695 feet of frontage on State Road A1A. [The new Sanctuary construction is completed.] PVZDR Section VIII.Q.5.a(11)

U. Ownership / Agreement to Comply: The Owner, on behalf of itself and its assigns and/or successors, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner also agrees to comply with all conditions and safeguards established by the Ponte Vedra Zoning and Adjustment Board and the St. Johns County Board of County Commissioners regarding said PUD specifically outlines as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code and Ponte Vedra Zoning District Regulations, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency 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.

All roads, drainage facilities, utilities, recreational facilities and open areas located within the OUR LADY STAR OF THE SEA PUD shall initially be constructed, owned and maintained by the Owner, its successors and/or assigns. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or property association shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

- V. Future Land Use Designation:** The property is designated Residential “C” on the Future Land Use Map (FLUM) of the 2050 St. Johns County Comprehensive Plan.

SECTION III. SUMMARY AND CONCLUSIONS

The need and justification for approval of the OUR LADY STAR OF THE SEA PUD has been considered in accordance with the Ponte Vedra Zoning District Regulations, St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

- A. Consistency with Comprehensive Plan:** Development of the Project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 “To effectively manage growth”, Objective A.1.3 Control of Urban Sprawl. It is consistent with Objective A.1.4 Surrounding Land Use, as it is compatible, per Policy A.1.3.7 with the Ponte Vedra Zoning District objectives and with the adjacent existing mix of single-family residential and commercial development. It meets Objective A.1.11.3 Provision of Efficient, Compact Development, by providing non-commercial public buildings at appropriate densities and by furthering the Policies which require filing of a PUD rezoning and providing development that connects to central water and sewer facilities.

The project is vested with the Residential “C” FLUM designation of the 2050 St. Johns County Comprehensive Plan, making the proposed PUD modification consistent with the Comprehensive Plan.

- B. Location:** The project is located within a Residential “C” FLUM district, which allows for typical church and single-family development.
- C. Minimum Size:** The area encompassed by this project is greater than the minimum size criteria for development of a typical church development under the criteria established within the Ponte Vedra Zoning District Regulations.
- D. Compatibility:** The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the Ponte Vedra Zoning District Regulations and the St. Johns County

Comprehensive Plan, as the proposed is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

This PUD provides for strict regulation and maintenance of the project and provides the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the mixed residential development of the property in the area and will be compatible with the desired future development of the area.

- E. Adequacy of Public Facilities:** The subject property is served by a major transportation system, central water and sewer, and will provide on-site storm water and drainage facilities that mitigate any off-site drainage impacts within the County Land Development Code in accordance with Section VIII.E.2 of the Ponte Vedra Zoning District Regulations.
- F. Relation to PUD Regulations:** The Property meets all applicable requirements of LDC Section 5.03.00 Planned Unit Development Districts, as well as general zoning, subdivision, and other regulations except as may be waived.
- G. Master Development Plan:** The Master Development Plan Text and Map for this project meet all requirements of LDC Section 5.03.00 Planned Unit Development Districts.

The type of uses included in the application will be compatible with the development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, and are consistent with the overall development trend for the area. Therefore, the Owner hereby requests approval of this PUD modification application.

RECIPROCAL USE PARKING AGREEMENT

Whereas: Our Lady Star of the Sea Catholic Church consisting of Church, church educational buildings and accessory buildings and uses customarily incidental to the foregoing. The uses are summarized in the following:

	<u>Building Area</u>
1. Church Sanctuary	23,500 s.f.
2. Parish Hall	13,600 s.f.
3. Maintenance Building	1,200 s.f.
4. Daily Chapel	1,000 s.f.
5. Administration	7,500 s.f.
6. Rectory	3,500 s.f.
7. Child Learning Center	13,500 s.f.
8. Faith Formation	15,000 s.f.

are requesting a zoning change for the property located at 545 A1A North, Ponte Vedra Beach, Florida 32082, STRAP Number 061445 0000, in St. Johns County, Florida; and

Whereas: The Church, Learning Center and Parish Hall agree to at all times comply with the municipal parking ordinance of St. John's County, Florida relative to the requested zoning specifications, so as to not create a need for parking in excess of the existing spaces;

Our Lady Star of the Sea Catholic Church, Learning Center and Parish Hall enter into this Reciprocal Use Parking Agreement this 16th day of June, 2026.

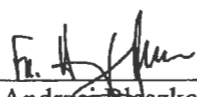
The parties agree:

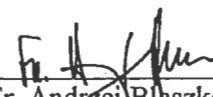
- That the peak requirement of occupancy of the buildings occur at different times;
- The Church, Learning Center and Parish Hall will not overlap or hold simultaneous events on Sundays or Religious Holidays; and
- Exhibit A shows the proposed parking distribution between the Church, Learning Center and Parish Hall Operations.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

Our Lady Star of the Sea Catholic Church

Learning Center / Parish Hall

By: 
Fr. Andrzej Blaszkowski

By: 
Fr. Andrzej Blaszkowski

LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, THE SAME BEING THE SOUTHEAST CORNER OF ST. JOHN'S SEAVIEW PARK AS RECORDED IN MAP BOOK 3, PAGE 50, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 88°47' WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, AND ALONG THE SOUTH LINE OF SAID ST. JOHN'S SEAVIEW PARK, A DISTANCE OF 684.41 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 203 (FORMERLY KNOWN AS PONCE DE LEON BOULEVARD) AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 10°13'08" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 695.75 FEET; THENCE RUN NORTH 88°47' EAST, PARALLEL TO AND 685.34 FEET FROM SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 688.94 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 1°43'52" WEST, ALONG THE EAST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 685.37 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT SUMMARY TABLE

DEVELOPMENT SUMMARY	
ZONING	PUD (2016-58)
FUTURE LAND USE	RESIDENTIAL-C
MAXIMUM FLOOR AREA RATIO (FAR)	25%
PROPOSED FAR AREA RATIO (FAR)	12%
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	45%
PROPOSED IMPERVIOUS SURFACE RATIO (ISR)	52%

DEVELOPMENT CRITERIA

FROM PUD ORD. 2016-58	
ALLOWABLE BUILDING MAX HEIGHT	35' MAX.
BEST BACKS	
FRONT	40' (1 STORY) / 80' (2 STORY)
SIDE	30'
BACK	30'
ALLOWABLE MAX BUILDING COVERAGE (FAR)	1.81 AC / 11.98 AC * 100 = 15%
2025 PROPOSED BUILDING COVERAGE (FAR)	1.44 AC / 11.98 AC * 100 = 12%

PARKING REQUIREMENTS

FROM PONTE VEDRA ZONING DISTRICT REGULATIONS	
CHURCH	1 SPACE FOR EVERY 4 SEATS IN SANCTUARY AREA 16844 = 366 SPACES
TOTAL PARKING FOR CHURCH OPERATIONS = 366 SPACES	
SCHOOL / CULTURAL CENTER OPERATIONS	
PARISH HALL	1 SPACE FOR EVERY 200 SF = 68 SPACES 13,600 SF / 200
DAILY CHAPEL	1 SPACE FOR EVERY 300 SF = 33 SPACES 1,000 SF / 300
ADMIN OFFICE	1 SPACE FOR EVERY 300 SF = 25 SPACES 7,500 SF / 300
RECTORY	1 SPACE REQUIRED FOR LIVING AREA = 2 SPACES 1 SPACE FOR EVERY 300 SF OF ADMINISTRATION AREA 3,500 SF / 300 = 11.7 SPACES
CHILD LEARNING CENTER	1 SPACE FOR EVERY 300 SF = 46 SPACES 13,600 SF / 300
FAITH FORMATION	1 SPACE FOR EVERY 300 SF = 50 SPACES 15,000 SF / 300
TOTAL PARKING SCHOOL / CULTURAL CENTER = 205 SPACES	
TOTAL PARKING SPACES PROVIDED	
HANDICAP (ADA)	= 17 SPACES
STANDARD	= 349 SPACES

BUILDING SQUARE FOOTAGE TABLE

	ALLOWABLE MAX	2025 PROPOSED
EXISTING CHURCH	23,000 S.F.	19,774 S.F.
EXISTING PARISH HALL	12,000 S.F.	11,150 S.F.
MAINTENANCE BUILDING	1,200 S.F.	1,200 S.F.
DAILY CHAPEL	1,000 S.F.	950 S.F.
ADMIN OFFICE	7,500 S.F.	6,200 S.F.
RECTORY OFFICE	3,500 S.F.	0
CHILD LEARNING CENTER	13,600 S.F.	11,800 S.F.
FAITH FORMATION	15,000 S.F.	12,000 S.F.
TOTAL:	78,800 S.F. (78.81 AC)	62,779 S.F. (1.44 AC)

SITE DATA

IMPERVIOUS:	6.28 AC. (52.4%)
PERVIOUS:	4.44 AC. (37.1%)
RETENTION:	1.54 AC. (12.9%)
TOTAL:	11.08 AC. (100%)

OW Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
10060 Sünner Lake Drive, Suite 300 Jacksonville, Florida 32246
(904) 285-5030 FAX: (904) 285-5031 www.owcon.com
Florida Registry 36001-A, Number: LC609011

MASTER DEVELOPMENT PLAN

OUR LADY STAR OF THE SEA CATHOLIC CHURCH
ST. JOHNS COUNTY

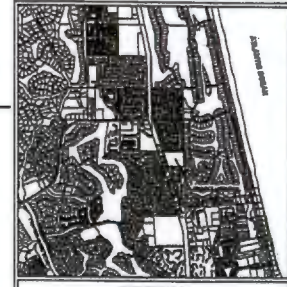
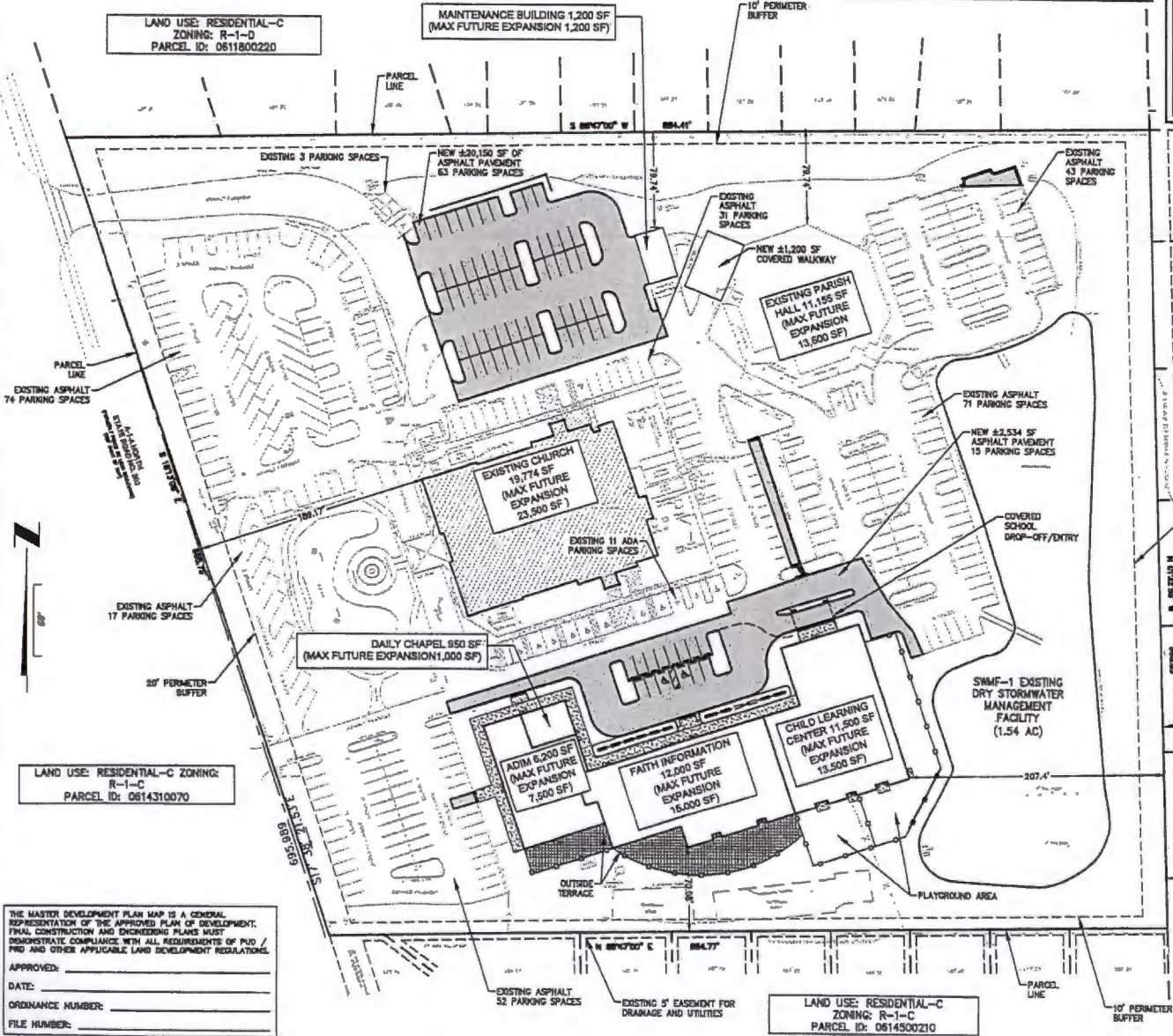
PREPARED FOR

MARY B. LEAPROTT
P.E. No. 10000
Reg. Engineer

Project No:	25-01-0042
Designed:	Drc
Checked:	D.C.
Date:	6/9/2016
Scale:	1" = 80'

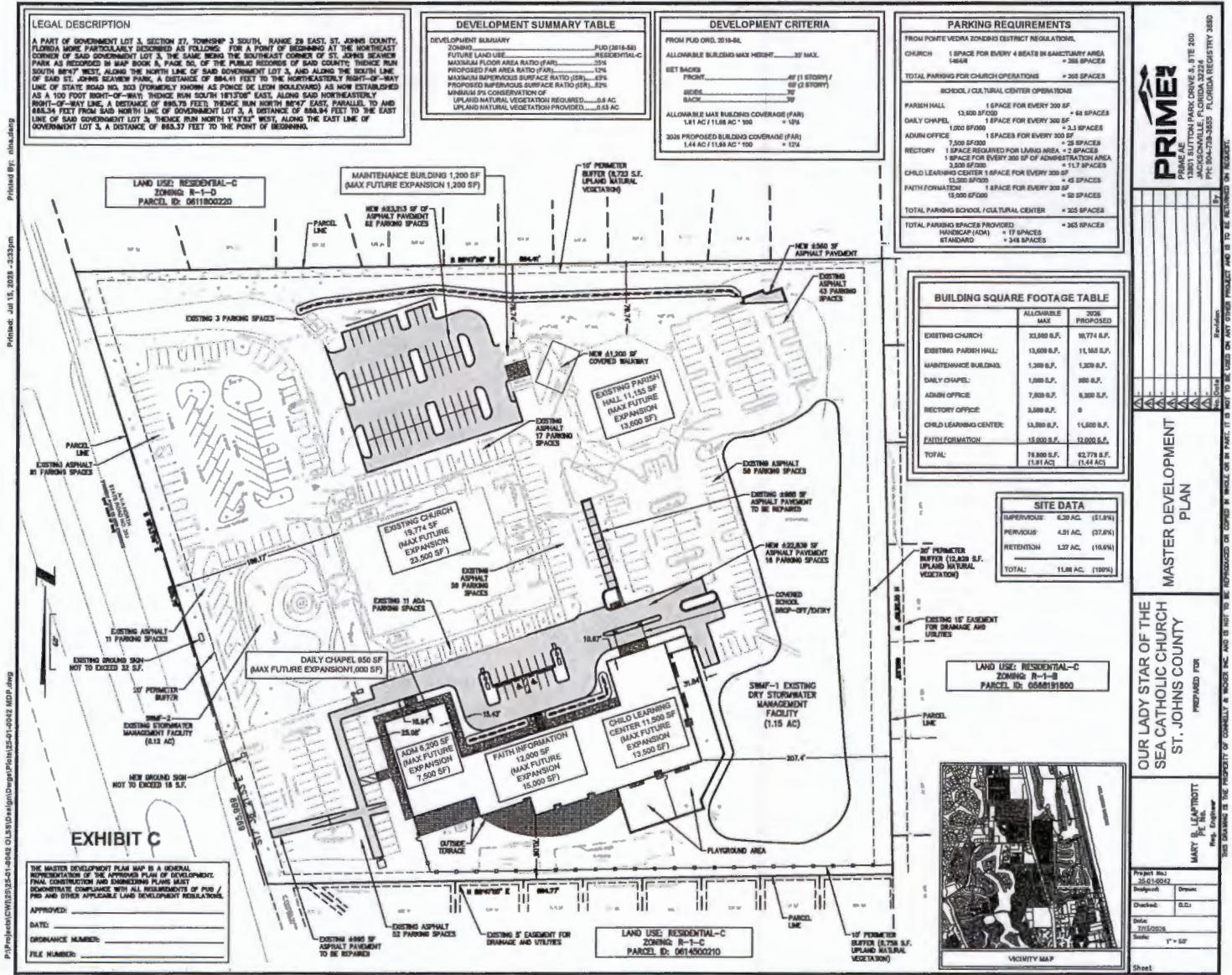
Sheet

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

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE 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 15th DAY OF September 2026 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

By: Crystal Smith Deputy Clerk



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ellen Avery-Smith
Ellen Avery - Smith
100 Whetstone PL # 200
St Augustine FL 32086-5775

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 07/13/2026

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 07/13/2026

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: 12478870

Customer No: 784746

of Copies:

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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 8/3/2026 at 3:00 pm before the Ponte Vedra Zoning and Adjustment Board in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 9/1/2026 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 Our Lady Star of the Sea PUD (Ordinance 2011-30, as amended) to allow for the redevelopment of the administrative building, school, faith formation building and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church, specifically located at 545 A1A N.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE OUR LADY STAR OF THE SEA PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2011-30, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 545 State Road A1A N approximately one-half mile south of Solana Road. 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.

PV ZONING AND ADJUSTMENT BOARD	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
SAMUEL CROZIER CHAIR	CLAY MURPHY, CHAIR
FILE NUMBER: MAJMOD-2026000007	
PROJECT NAME: Our Lady Star of the Sea PUD	





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

FILED SEP 03 2026
St. Johns County
Clerk of Court
By: Cristal 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. 2026-27, which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp