

ORDINANCE NO. 2026 - 9

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PIRATES LANDING PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE 1985-11, 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 July 1, 2025, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2025-10 WBL End Parcels PUD**, for an amendment to the Pirates Landing Planned Unit Development, Ordinance Number 1985-11, 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 Pirates Landing PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 1985-11, 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 Pirates Landing 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 Pirates Landing PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Pirates Landing 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 Pirates Landing 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 Pirates Landing PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Pirates Landing PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance 1985-11, 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.

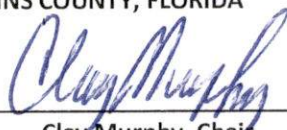
**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing,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

**SECTION 6.** That the terms of this modification to the Pirates Landing 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 April 2026.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY:   
Clay Murphy, Chair

Rendition Date APR 21 2026

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

BY:   
Deputy Clerk

Effective Date: APR 24 2026



## EXHIBIT A

### North Parcel

A portion of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 20; thence North  $00^{\circ}45'00''$  West, along the West line of said Section 20, a distance of 1486.69 feet to the Southwest corner of the lands described in Official Records Book 662, Page 270, of the Public Records of St. Johns County, Florida; thence North  $89^{\circ}15'00''$  East, along the South line of said lands, a distance of 1300.03 feet to the Easterly right of way line of State Road No. A-1-A; thence in a Northwesterly direction, along the arc of a curve in the last said right of way line, said curve being concave Southwesterly and having a radius of 1323.24 feet, a chord bearing and distance of North  $27^{\circ}51'56''$  West, 408.69 feet to the point of tangency of said curve; thence North  $36^{\circ}44'57''$  West, a distance of 459.74 feet to a point of curvature; thence in a Northwesterly direction, along the arc of a curve, said curve being concave Northeasterly and having a radius of 1132.30 feet; a chord bearing and distance of North  $25^{\circ}10'59''$  West, 454.06 feet to the point of tangency of said curve; North  $13^{\circ}37'00''$  West, a distance of 295.13 feet to a point of curvature; thence in a Northerly direction, along the arc of a curve, said curve being concave Easterly and having a radius of 1132.30 feet, a chord bearing and distance of North  $02^{\circ}03'02''$  West, 454.06 feet to the point of tangency of said curve; thence North  $09^{\circ}30'57''$  East, a distance of 428.21 feet to a point of curvature; thence in a Northerly direction, along the arc of a curve, said curve being concave Westerly and having a radius of 1323.24 feet, a chord bearing and distance of North  $06^{\circ}40'15''$  East, 131.34 feet to the Point of Beginning.

From the Point of Beginning thus described, thence in a northerly direction, along the arc of a curve in last said right of way line, said curve being concave westerly and having a radius of 1323.24 feet, a chord bearing and distance of North  $02^{\circ}03'54''$  West, 271.63 feet to the northerly line of said lands described in Official

Records Book 662, Page 270; thence North  $89^{\circ}15'00''$  East, along said northerly line, a distance of 241 feet, more or less, to the mean high water line of the Atlantic Ocean; thence southerly, along said mean high water line, a distance of 213 feet, more or less to a point that bears North  $76^{\circ}42'10''$  East, a distance of 289 feet, more or less from the Point of Beginning; thence South  $76^{\circ}42'10''$  West, a distance of 289 feet, more or less, to the Point of Beginning.

Commonly known as 142230-0220, Coastal Hwy, Ponte Vedra Beach, FL 32082

## South Parcel

A portion of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 20; thence North  $00^{\circ}45'00''$  West, along the West line of said Section 20, a distance of 1486.69 feet to the Southwest corner of the lands described in Official Records Book 662, Page 270, of the Public Records of St. Johns County, Florida; thence North  $89^{\circ}15'00''$  East, along the South line of said lands, a distance of 1300.03 feet to the Easterly right of way line of State Road No. A-1-A, and the Point of Beginning.

From the Point of Beginning thus described, thence in a Northwesterly direction, along the arc of a curve in the last said right of way line, said curve being concave Southwesterly and having a radius of 1323.24 feet, a chord bearing and distance of North  $24^{\circ}16'51''$  West, 244.41 feet; thence South  $76^{\circ}42'10''$  West, a distance of 221 feet more or less to the mean high water line of the Atlantic Ocean; thence Southerly along the meanderings of said mean high water line, a distance of 287 feet, more or less to its intersection with said Southerly line of the lands described in Official Records Book 662, Page 270; thence South  $89^{\circ}15'00''$  West, along last said Southerly line, a distance of 222 feet, more or less, to the Point of Beginning.

Commonly known as 142230-0210, Coastal Hwy, Ponte Vedra Beach, FL 32082

This Text and Modification only concerns the two parcels outlined and owned by this applicant.

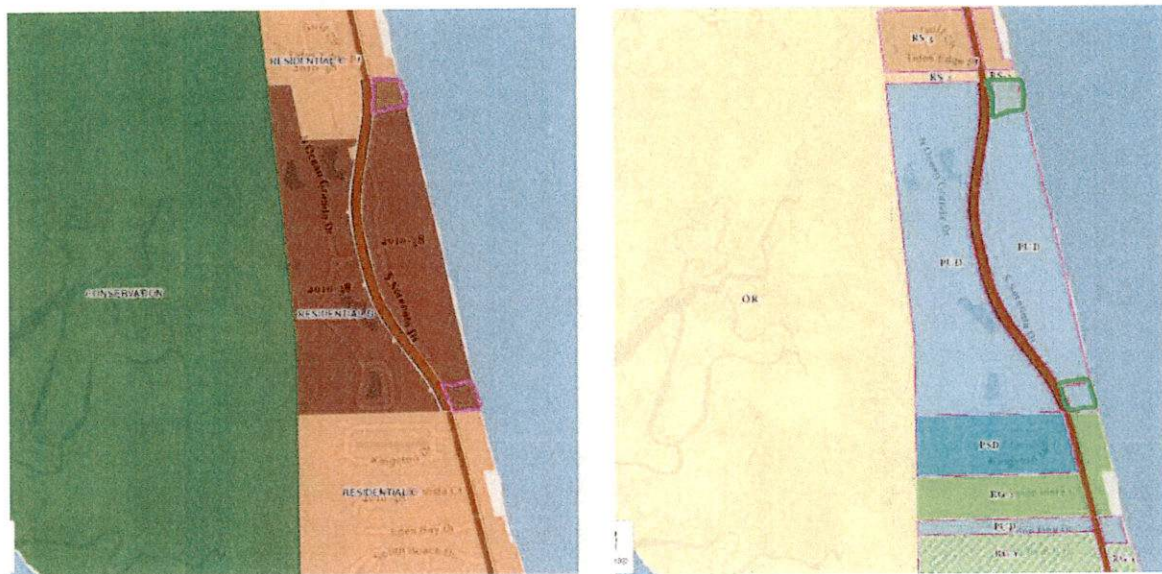
Updated 2/6/26 – In accordance with and following PZA unanimous recommendation for approval

## EXHIBIT B

### MODIFICATION TO SERENATA BEACH PUD AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD, R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)

#### A. BRIEF HISTORY OF PLANNED UNIT DEVELOPMENT

The Serenata Beach Planned Unit Development, also known as the Ocean Grand PUD, and formerly known as the Pirates Landing PUD, (herein referred to as “PUD”), was originally passed under Ordinance 85-11, for the complete development of all these various parcels outlined below, all contained within the boundaries of this approved PUD.



This PUD is located almost exclusively within the county’s Residential D future land use designation and occupies approximately 70 acres of developable land and almost 2800 linear feet of frontage on the Atlantic Ocean and Intracoastal Waterway marshes.

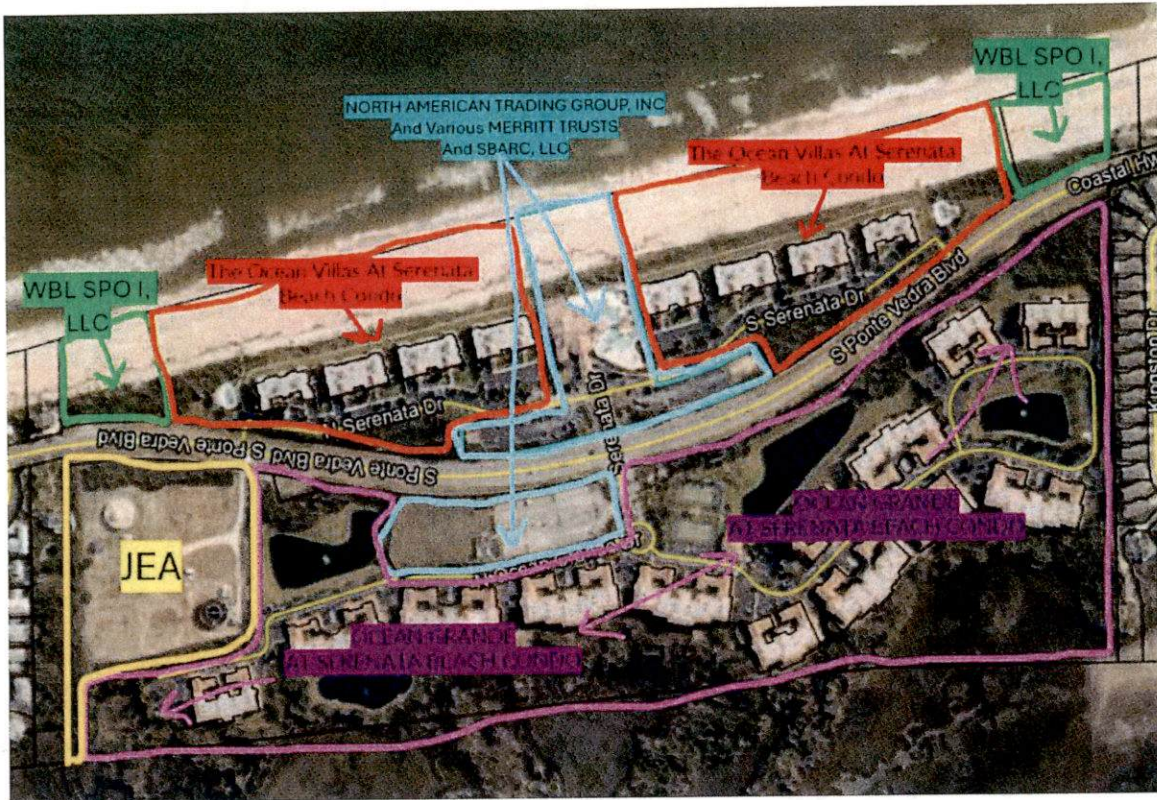
Today this PUD is organized as depicted below and has numerous owners of several different developments therein, described and depicted, as follows:

The majority of the land in the PUD is divided between two different Condo developments, Ocean Grande at Serenata Beach (outlined in purple below) – located on the west side of Coastal Highway SR-A1A, and The Ocean Villas at Serenata Beach (outlined in orange below) – located on beachfront on the east side of Coastal Highway SR-A1A, each in separate ownership, governed by two different condo associations under the laws of the State of Florida.

**The Ocean Villas at Serenata Beach** condo complex has a total of 88 units. These units range in size from 2,180 to 4,760 square feet and were built between 2000 and 2002. The complex features a gated entrance, security doors, elevators, garages, and private pools.

**The Ocean Grande at Serenata Beach** Condo is a luxury condominium complex that has 204 units. This condominium complex stretches the length of the PUD along the Intracoastal Waterway.

**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**



Thirdly, a northernmost large parcel (outlined in yellow above) and several other small pieces along A1A are owned by the **Jacksonville Electric Authority (JEA)**, which provides utility services to this area of our county.

Finally, there are four other parcels that were owned by the owners of the former Serenata Beach Club, now defunct and disbanded. Those properties were split up and assigned/transferred to various creditors of the former owners through court proceedings.

Two of these four, (the club, pool and parking areas – all outlined in blue above), bisected by A1A, were transferred in percentages to some of the creditors in the following percentages, as outlined within the attached deeds / certificates of title: North American Trading Group Inc - 35.8%; Merritt Lindsey S Irrev Trust D:11/4/21 - 15.3%; Merritt Ryan S Irrev Trust D:11/4/21 - 15.3%; Merritt Kristen S Irrev Trust D:11/4/2021 - 15.3%; Merritt Matthew Irrev Trust D:11/4/2021 - 15.3%; and Sbarc LLC - 3%. Currently, those two parcels remain as the Serenata Beach Club proper which is now renamed as the **South Ponte Vedra Ocean Club**.

The last two parcels located on the north and south at each end of the PUD on the beachside (outlined in green above) were transferred via court judgment to WBL SPO I, LLC, the final creditor of the former owners, whose parent company is **World Business Lenders (WBL)**, the applicant herein seeking this slight modification to the entire PUD to permit them to finally transfer land to the county for the public parking area and facilities that were promised from the original developers of the PUD and for which the county has the grant funds and the means to construct the facilities through beach services. In turn, these creditors seek the ability to have one compatible residential unit allowed on each end of these parcels to complete the PUD for all the parties / owners within this historical, multi-modified PUD.



**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**



**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**

**B. MODIFICATION DESCRIPTION**

**This text and modification only concern the two parcels outlined and owned by this applicant.**

The SERENATA BEACH PUD aka OCEAN GRAND PUD, fka PIRATES LANDING PUD, R-PUD-84-79, ORDINANCE 85-11 (as previously amended), ("PUD"), is currently operating with two separate condo development associations as well as the club which is re-establishing itself. Further, there are the parcels owned by the JEA utility and these two parcels. All these owners carry responsibilities under the PUD zoning requirements and regulations. As stated, the language of this PUD has been modified numerous times through resolutions and modifications over the years since 1985. The two parcels that are the focus of this modification were labeled for possible use through several of the modifications and resolutions. Through county staff evaluation and our extensive search through those documents, it appears that the developers of the entire PUD, that is now comprised of these many owners and uses, promised to provide some land, for county public parking and for the county, to build restroom facilities on part of this land. These lenders and recipients of these last two parcels now bring this MAJMOD to propose granting part of this land to the county outright on behalf of the entire PUD to meet the spirit and intent for the provision of that land for the parking and facilities, and in turn seek the allowance of one compatible residential unit on each end of the remaining parcels within the PUD. Each parcel is approximately 1.5 acres in size. The developable area of the southern parcel (labeled as "Parcel 1") is not enough to provide parking or facilities given the county, state and federal regulations; thus, the proposal to grant part of the land on the northern parcel (labeled as "Parcel 2") to the county for the parking and facilities. Moreover, as depicted, the southern parcel only has area to allow one unit and the remainder of the northern parcel would also only have area to allow one unit, in return for the grant to the county. This request is fully compatible with the adjoining areas and development along this stretch of the coastal highway; hence this request for MAJMOD.

In sum, the proposed updates will allow the grant of this land to the county to meet the requirement and will allow one unit on each end of the PUD which fit compatibly with the other single family unit development up and down the coastal highway.

**B. PROJECT SIZE**

Parcel 1, the southern parcel, of this modification is approximately 1.4 acres in size; Parcel 2, the northern parcel, of this modification is approximately 1.5 acres in size.

**C. WETLANDS**

There are no wetlands on either of these two parcels.

**D. DEVELOPMENT AREA / PRESERVATION AREA**

These two parcels allow room for only the county parking and facilities on the northern lot, with the one residential unit on the northern end, and only room for one residential unit on the southern end. These parcels are constrained by the Coastal Construction Control line, the A1A right-of-way, and the other state, county and federal regulations that severely limit the developable area of these two parcels, as more fully depicted on the attached diagrams.

**E. RESIDENTIAL DEVELOPMENT**

One residential unit will be allowed on each of the two parcels.

**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**

**F. NON-RESIDENTIAL DEVELOPMENT**

A county parking area with facilities will be allowed on the southern part of the northern parcel on a lot granted to the county.

**G. DEVELOPMENT STANDARDS & SIGNAGE**

Setbacks / Residential

Applicant will be allowed to have one residential unit on the northern end of parcel 2 and one residential unit on Parcel 1 in accordance with LDC allowances and will comply with the standards listed for residential development.

All setbacks will be measured in accordance with the LDC and will be from the structure to the property line of each of those parcels. The boundary of the northern parcel, parcel 2, will be re-established following the grant of the southern part of that parcel to the county.

Front/West:	15'
Side/North:	8'
Side/South:	8'
Rear/East:	10'

Setbacks / Non-Residential

The county will be allowed to develop a parking area with facilities on the southern part of the northern parcel, parcel 2, following the grant of the same to the county, in accordance with LDC allowances and will comply with the standards listed for development.

All setbacks will be measured in accordance with the LDC and will be from the structure to the property line of that parcel. The boundary of that parcel, the "county parcel", will be re-established following the grant of the southern part of that northern parcel to the county.

Parking and Facilities

Parking and facilities may be provided by the county on the county parcel according to the requirements of the LDC.

Signage

Signage may be provided by the county on the county parcel and it will be in accordance with the allowances of Part 7.02 of the LDC and as may be further outlined in this PUD text. No waivers to the signage allowances of the LDC are being sought.

Lighting

All exterior lighting on the county parcel shall be in compliance with LDC Section 5.03.06.H(6).

Maximum Building Height

The maximum height of any structure on these parcels shall be 35' measured in accordance with the LDC.

**H. INFRASTRUCTURE**

Access & Interconnectivity

**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**

Vehicular access shall be from SR-A1A. There will be one driveway allowed for each of the two residential units developed, subject to FDOT approval as required, as shown on the attached MDP map.

There will also be an access to the county parcel allowed subject to FDOT approval as required.

Site access improvements will be provided as required by the LDC and permitting based on use identified during construction plan approval.

**I. PUBLIC UTILITIES/ WATER & SEWER**

JEA is the provider for water and sewer in this portion of the county. A letter of water and sewer availability will be submitted as a part of construction plan approval materials.

**O. SPECIAL DISTRICTS**

The PUD is located in the North Coastal Overlay District as defined by the LDC and all development therein will comply the regulations of that district, if applicable.

**P. TEMPORARY USES**

All temporary uses shall be in accordance with LDC allowances in terms of placement, duration, and types of uses allowable.

Temporary Signage

Temporary signage shall be allowed in compliance with LDC Part 7.02.

**Q. ACCESSORY USES**

Accessory uses will be allowable as outlined in LDC 2.02.04C.

**R. PHASING SCHEDULE**

Phasing

The project may be built in phases. The residential units granted shall be commenced within five years of approval of this modification to the PUD. The county parking area and facilities shall be commenced within ten years of the approval of the PUD.

Commencement

Commencement shall be defined as the approval of construction plans for horizontal improvements.

Completion

Completion shall be defined as the approval of As-Builts for the uses granted.

An extension of the commencement or completion date of those uses of not more than one (1) year may be approved by a Small Adjustment by the County Administrator of their designee.

**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**

**S. IMPACTS AND BENEFITS**

All public infrastructure necessary for this modification to the PUD is already in place and the compatibility and need for the county use and the compatibility of the two residential unit uses has been demonstrated. All stormwater will be properly managed in accordance with LDC requirements and as permitted through other jurisdictional agencies.

These updates to the PUD are designed to allow the transfer of land to the county to provide additional beach public parking and facilities. As stated, the language of this PUD has been modified numerous times through resolutions and modifications over the years since 1985. The two parcels that are the focus of this modification were labeled for possible use through several of the modifications and resolutions. Through county staff evaluation and our extensive search through those documents, it appears that the developers of the entire PUD, that is now comprised of these many owners and uses, promised to provide some land, for county public parking and for the county, to build restroom facilities on part of this land. These lenders and recipients of these last two parcels now bring this MAJMOD to propose granting part of this land to the county outright on behalf of the entire PUD to meet the spirit and intent for the provision of that land for the parking and facilities, and in turn seek the allowance of one compatible residential unit on each end of the remaining parcels within the PUD. Each parcel is approximately 1.5 acres in size. The developable area of the southern parcel (labeled as "Parcel 1") is not enough to provide parking or facilities given the county, state and federal regulations; thus, the proposal to grant part of the land on the northern parcel (labeled as "Parcel 2") to the county for the parking and facilities. Moreover, as depicted, the southern parcel only has area to allow one unit and the remainder of the northern parcel would also only have area to allow one unit, in return for the grant to the county. This request is fully compatible with the adjoining areas and development along this stretch of the coastal highway; hence this request for MAJMOD..

The benefit to St. Johns County is the completion of this PUD and the furthering of the Goals, Policies and Objectives of our Comprehensive Plan regarding the provision of access to our county's natural resources through this new parking area and provision of facilities for our residents and visitors alike.

**T. WAIVERS**

MDP Map Waiver:

The applicant submits the provided engineer-designed, concept maps to be used as the incremental MDP maps with the revision cloud areas and the agreement that any additional county technical regulations will be met, shown and addressed on the construction plans.

Due to the decades-old age of this PUD, the multiple owners and parcels within this PUD, and the nature of this compatible requested modification, the applicant submits the engineer-designed, incremental maps/plans as part of the PUD modification approval; however, applicant requests this waiver at this zoning stage, because any and all additional county technical regulations will be met at construction plan approval.

**U. AGREEMENT TO COMPLY**

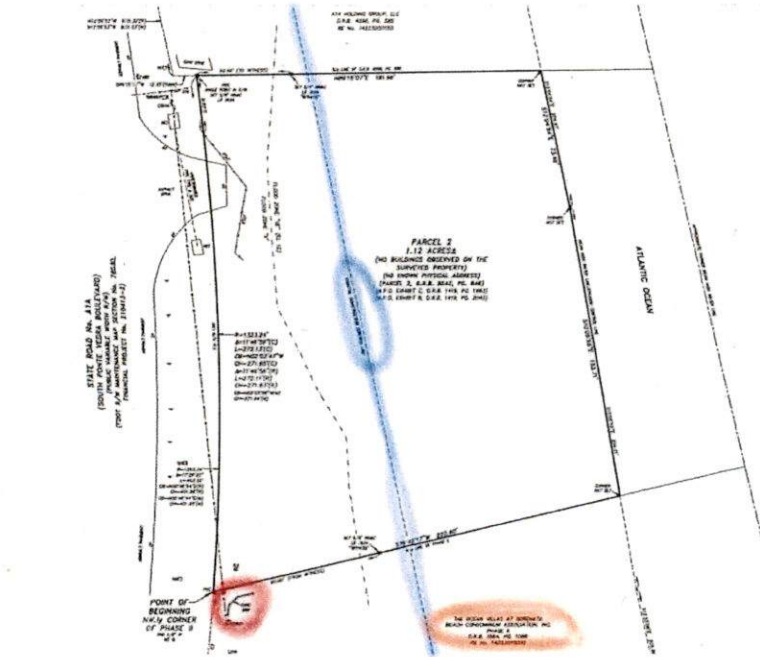
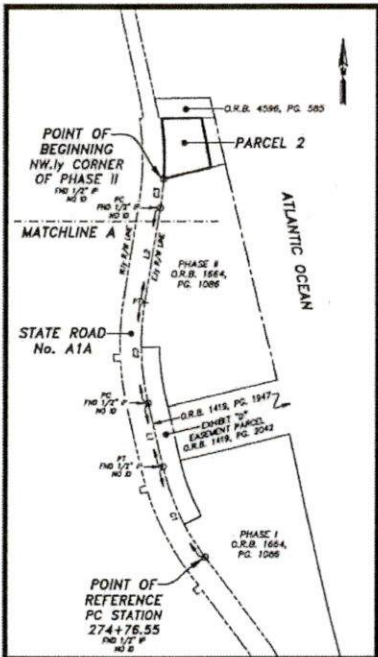
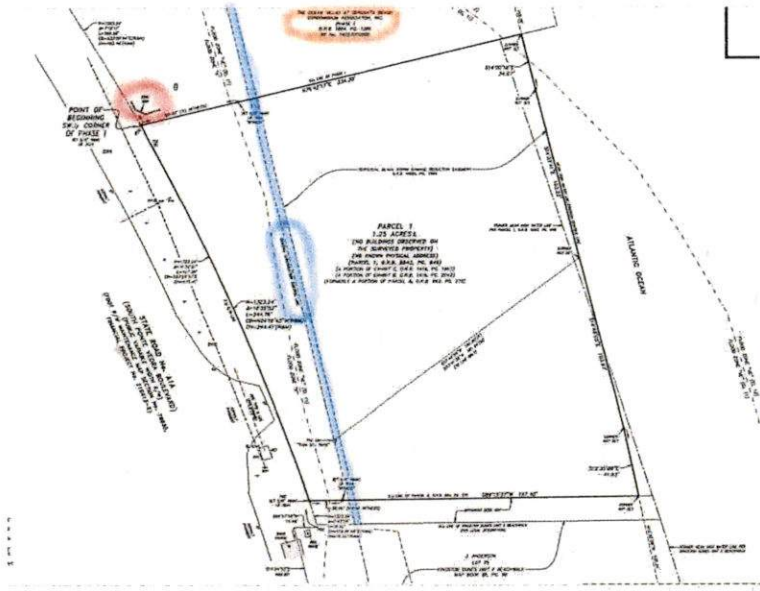
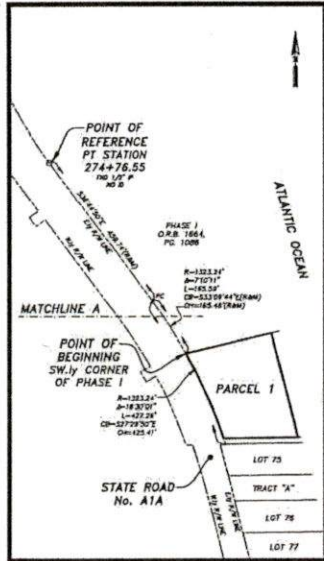
The applicant and Owner agree to comply with all commitments and conditions of the Master Development Plan text and Map, and all conditions of the Ordinance as adopted by the SJC Board of County Commissioners, as may be amended from time to time, and will bind all successors and assigns in title to same.

**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**

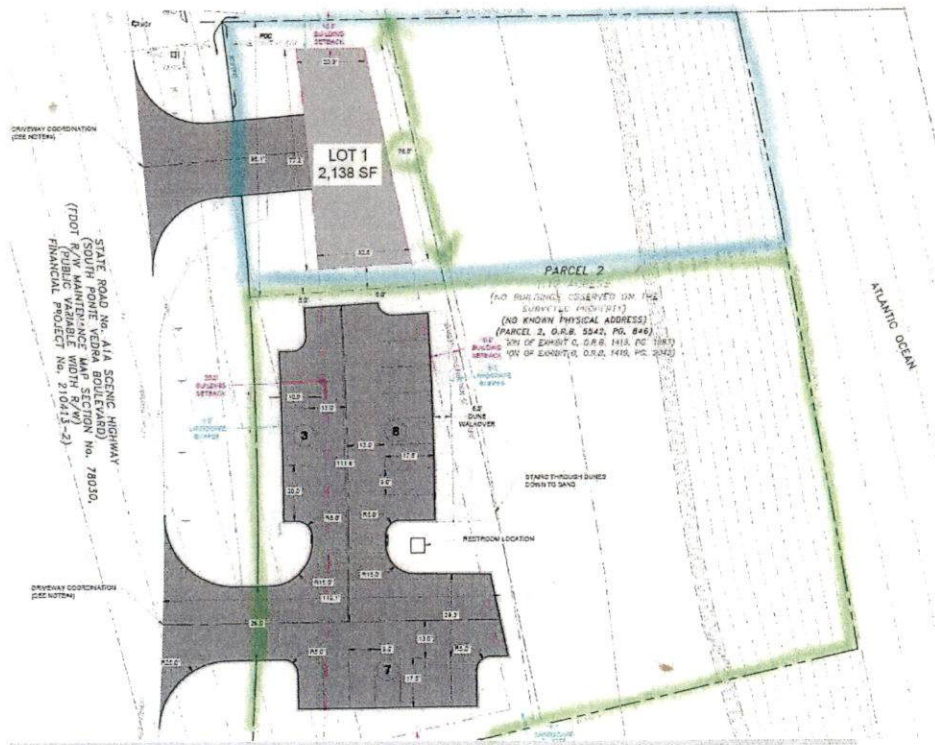
**V. FUTURE LAND USE MAP**

These two parcels of the PUD are wholly within the Residential D (RES-D) Future Land Use category of the Comprehensive Plan.

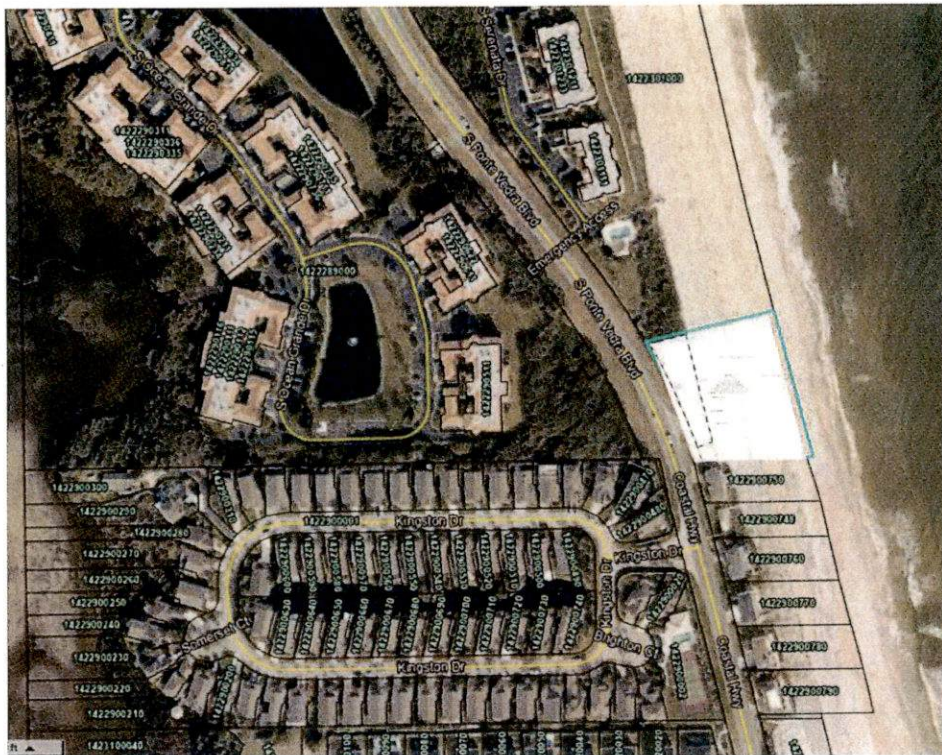
**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD  
 AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,  
 R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**



**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD  
 AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,  
 R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**



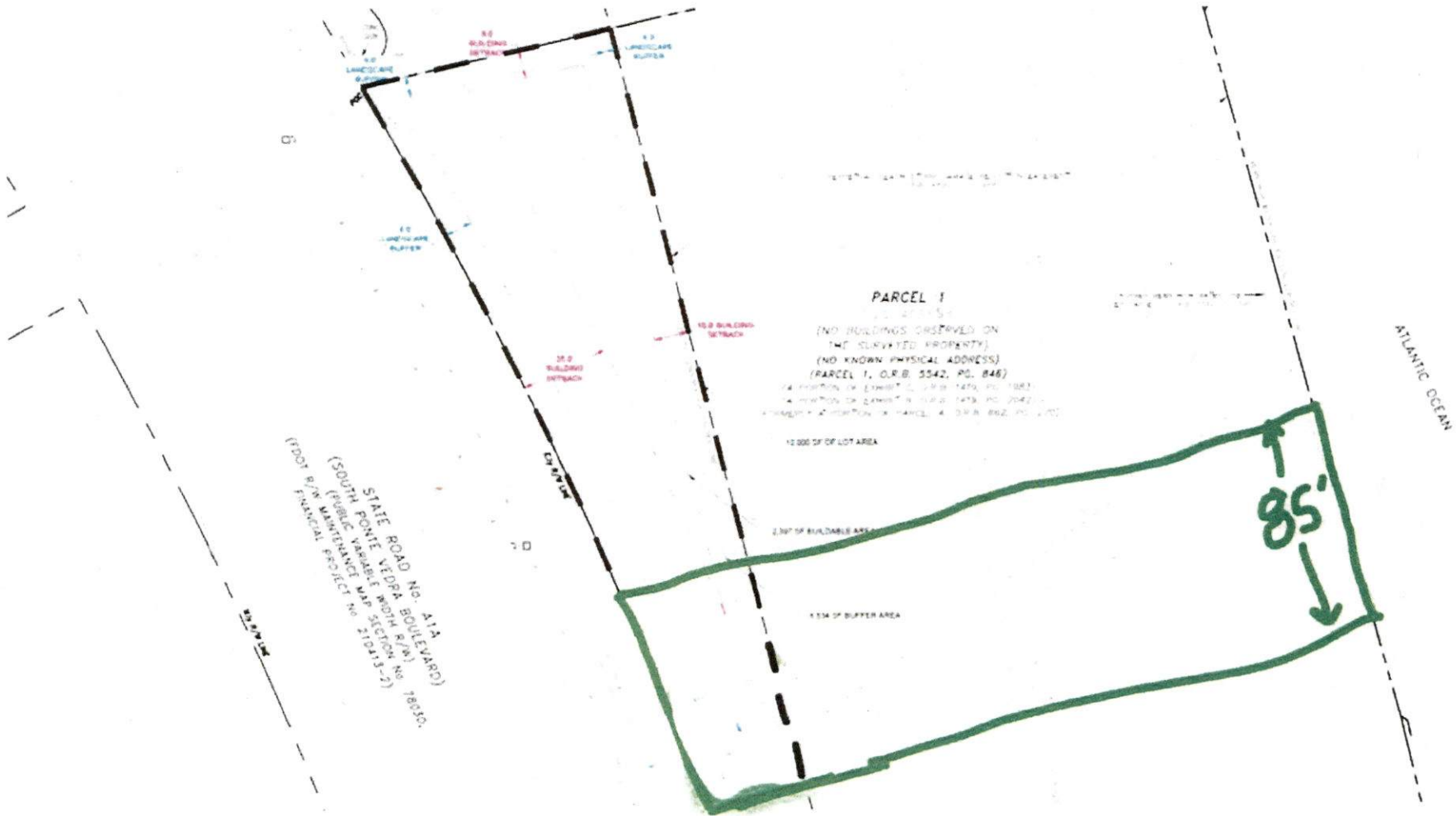
**WBL NORTHERN AND SOUTHERN PARCELS - SERENATA BEACH PUD**  
**AKA OCEAN GRAND PUD, FKA PIRATES LANDING PUD,**  
**R-PUD-84-79, ORDINANCE 85-11 (AS PREVIOUSLY AMENDED)**





The applicant is willing to grant a strip of land at the southern most end, **PREVIOUSLY THE COMMISSION HAD REQUESTED 30 – 40 FT,** **NOW, as requested, to further this already reasonable and compatible proposal** the applicant will grant the county 85 FT of property at the south end.

EXHIBIT C



## **Summary of Request**

This modification is requested by the recent recipients of these two end parcels of this decades-old, long-developed PUD located within the area that was formally known as the Serenata Beach Club.

These new owners are merely a lending organization known as World Business Lenders or WBL. Within the bankruptcy proceeding of the debacle of the Serenata Beach Club, these lenders were assigned the two end parcels as remuneration for the funds that were due them based upon loans to the former owners. Of course, these parcels do not even begin to satisfy that debt, but it was a part of the Court's division of the limited resources to settle the bankruptcy caused by the former owners of the Serenata Beach Club. In any case, this modification is merely to request a compatible, single family unit of each of the end parcels, which are fully compatible with the other single family units along this stretch of A1A, as well as to give to St. Johns County the lands for an additional beach access with adjacent parking, all of which works to further the goals, objectives and policies of our Comprehensive Plan.

They are not developers, but merely a lending organization who would like to give some of the land to the county in fee simple to allow the county to develop a needed beach access, and also merely to have two compatible, single family residential units on each end in an attempt to recoup part of the funds they lost, as many did, in the Serenata Club debacle.

Moreover, this lending organization, owners of the small northeast and southeast end parcels of this long-developed PUD, herein seek to add one compatible, single-family unit on the northeast and southeast parcels. Further, although the language of the original PUD called for the original PUD creators to provide a public beach access on the northeast and southeast sections, that intent for this PUD, which was originated over 40 years ago and has been amended many, many times over the years, has never come to fruition. **Since the PUD has been built out for many years, that intent will not come to fruition without this reasonable modification.** As such, these lenders, current owners of the northeast and southeast small and parcels, who acquired this land through the recent bankruptcy proceedings in court, would like to provide part of the land to the county for that public beach access to attempt to meet the intent of granting public beach access in this area.

**This compatible modification allows that to come to fruition.**

Pursuant to this modification, the owners will grant a large part of the northeast parcel to the county in fee simple to allow that public beach access. In turn, the owners will be allowed one compatible, single-family unit on the northeastern most parcel, and one compatible, single-family unit on the southeastern most parcel, both fully compatible with the current development along this stretch of A1A in this area along the coast.

Summary of Minor Waiver Requested as to MDP Map

Please see the attached incremental maps showing the areas and the proposed granted area and two single family unit parcels proposed. We have requested a waiver to allow these to be shown, generally, although they haven't been engineered to show the location to scale, such will be accomplished and all local, state and federal rules and regulations will be met.

*Waiver:*

*The applicant submits the provided engineer-designed, concept maps to be used as the incremental MDP maps with the revision cloud areas and the agreement that any additional county technical regulations will be met, shown and addressed on the construction plans.*

*Due to the decades-old age of this PUD, the multiple owners and parcels within this PUD, and the nature of this compatible requested modification, the applicant submits the engineer-designed, incremental maps/plans as part of the PUD modification approval; however, applicant requests this waiver at this zoning stage, because any and all additional county technical regulations will be met at construction plan approval.*

The waiver does not relieve the owners of meeting all the requirements of the county, state and federal governments, it just allows this to proceed with the current incremental maps, and all of those regulations will be met at construction plan review and approval as discussed and agreed with staff.

As you will see, this is a compatible modification, allowing compatible development, and it allows the overall intent of providing a public beach access, which helps to meet and further the current stated policy of this commission, which is to provide public beach accesses to promote and further the goals, objectives and policies of our Comprehensive Plan.

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

28 DAY OF April 2024

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

## AFFIDAVIT OF PUBLICATION

James Whitehouse  
St. Johns Law Group  
104 Sea Grove Main St

Saint Augustine FL 32080

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 03/31/2026

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 03/31/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	12194570	# of Copies:
Customer No:	764102	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

# NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 4/21/2026 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 Pirates Landing Planned Unit Development (Ordinance 1985-11, as amended) to grant portions of land to St. Johns County for proposed public beach access facilities, satisfying previous requirements of the original PUD ordinance, and to allow for two (2) residential dwelling units.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PIRATES LANDING PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE 1985-11, 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 Coastal Highway 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.

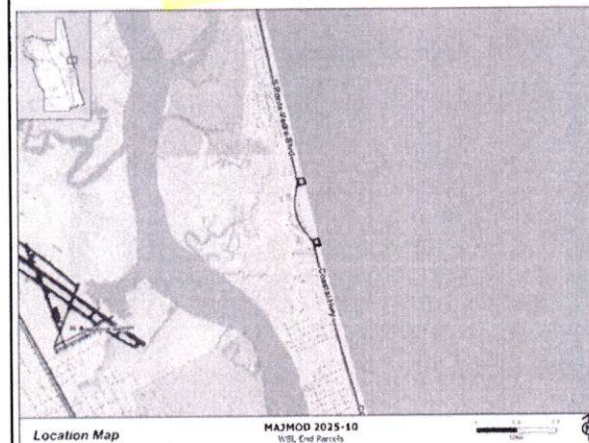
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CLAY MURPHY, CHAIR  
FILE NUMBER: MAJMOD-2025000010  
PROJECT NAME: WBL End Parcels





FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 24, 2026

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

FILED APR 24 2026  
St. Johns County  
Clerk of Court  
By:   
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. 2026-9, which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp