

351

RESOLUTION NO. 2024-_____
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
54 NORTH ROSCOE PHASE 2.

WHEREAS, PALM VALLEY GARDENS DEVELOPERS, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as 54 North Roscoe Phase 2.

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

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

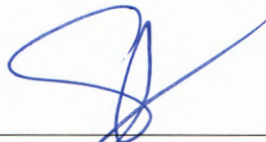
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of September, 2024.

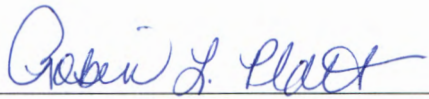
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 

Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

Rendition Date SEP 03 2024



Deputy Clerk



Attachment 2

Plat Map

54 NORTH ROSCOE PHASE 2

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A REPLAT OF "TRACT A", (FUTURE DEVELOPMENT) ACCORDING TO THE PLAT "54 NORTH ROSCOE" AS
RECORDED IN MAP BOOK 91, PAGES 21 AND 22 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CAPTION

TRACT A, 54 NORTH ROSCOE, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 91, PAGES 21 AND 22 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID 54 NORTH ROSCOE; THENCE NORTH 77°51'00" EAST, ALONG THE NORTHERLY LINE OF SAID 54 NORTH ROSCOE, A DISTANCE OF 555.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 77°51'00" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 170.72 FEET; THENCE SOUTH 12°00'00" EAST, ALONG THE EASTERLY LINE OF SAID 54 NORTH ROSCOE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 77°51'00" WEST, ALONG THE SOUTHERLY LINE OF SAID 54 NORTH ROSCOE, A DISTANCE OF 474.49 FEET; THENCE NORTH 12°00'00" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF VALLEY GARDENS ROAD AS RECORDED IN MAP 91, PAGES 21 AND 22 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY AND EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) BEING A POINT ON A CURVE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.89 FEET HAVING A CENTRAL ANGLE OF 36°44'49" AND SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF 56°44'25" EAST, 77.54 FEET TO A POINT OF TANGENCY OF SAID CURVE; (2) NORTH 42°10'00" EAST, A DISTANCE OF 83.37 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX SOUTHWEST, HAVING A RADIUS OF 77.00 FEET; (3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.53 FEET, HAVING A CENTRAL ANGLE OF 42°03'54", SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 81°22'57" EAST, 55.27 FEET TO A POINT OF TANGENCY OF SAID CURVE; (4) NORTH 82°24'54" EAST, A DISTANCE OF 18.87 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET; (5) NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.84 FEET, HAVING A CENTRAL ANGLE OF 172°39'20", SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 09°34'40" WEST, 106.83 FEET TO A POINT; THENCE NORTH 36°14'48" EAST, DEPARTING SAID RIGHT OF WAY LINE, 131.80 FEET TO THE POINT OF BEGINNING, CONTAINING 87,847 SQUARE FEET OR 2.02 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PALM VALLEY GARDENS DEVELOPERS, LLC ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN WHICH SHALL HEREAFTER BE KNOWN AS 54 NORTH ROSCOE PHASE 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS, FLORIDA OR THE PUBLIC.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE HOA FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE HOA'S COMMON AREAS, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVE THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.

THE HOA, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DEDICATIONS, GRANTS AND ASSIGNMENTS GRANTED TO IT BY THE OWNER IN THIS PLAT, AND THE PLAT OR MAP OF "54 NORTH ROSCOE" AS RECORDED IN MAP BOOK 91, PAGES 21 & 22 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (THE "PLAT") AND IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR 54 NORTH ROSCOE, AS RECORDED IN OFFICIAL RECORDS BOOK 4803 AT PAGE 1598 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (THE "DECLARATION"), DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID ROAD, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY PALM VALLEY GARDENS DEVELOPERS, LLC, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, INCLUDE RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER.

OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT; PROVIDED HOWEVER, THAT OWNER RESERVES THE RIGHT TO ASSIGN SAID EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS AND IMPROVEMENTS LOCATED THEREIN TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

THE HOA HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER THE ROAD RIGHT OF WAY AND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES OR SAID ROAD RIGHT OF WAY.

THE LANDSCAPE EASEMENT, BEING A NON-EXCLUSIVE EASEMENT TO INSTALL AND MAINTAIN IRRIGATION, LANDSCAPING, FENCING, AND SIGNAGE IS HEREBY DEDICATED TO THE HOA.

AN EASEMENT TWENTY (20) AND TWENTY-FIVE (25) FEET IN WIDTH AND DEPICTED ON THIS PLAT AS DRAINAGE, ACCESS AND MAINTENANCE EASEMENT AND STORMWATER MANAGEMENT FACILITY ARE FOR STORMWATER RETENTION AND ARE DRAINAGE EASEMENTS SUBJECT TO THE REQUIREMENTS OF THE COVENANTS AND RESTRICTIONS OF THE HOA AND/OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

THOSE EASEMENTS DENOTED AS "10.00' B.E.S. EASEMENT," ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS, FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN "B.E.S." MAY BE INSTALLED PARALLEL WITH SAID EASEMENTS. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WALKS, BOULEVARD, LANES, AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES, IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10) FEET IN WIDTH STRIP OF LAND ADJACENT TO, ADJUTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAYS DEPICTED BY THIS PLAT. THE AFORESAID SPECIFIC TEN (10) FOOT B.E.S. UTILITY EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 1) ELECTRIC EQUIPMENT DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES AND APPURTENANCES ARE PLACED SHALL BE TOTALLY UNRESTRICTED IN CONJUNCTION WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS;
- 2) THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS;

NON-EXCLUSIVE BELLBOUTH TELECOMMUNICATIONS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4863, PAGE 430 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. SPURS, OVER, UNDER, AND UNDER THE ROAD RIGHT OF WAY OF VALLEY GARDENS ROAD SHOWN ON THE PLAT OF 54 NORTH ROSCOE AS RECORDED IN MAP BOOK 91, PAGES 21 AND 22 OF SAID PUBLIC RECORDS.

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE
BEACH, FLORIDA. (904) 341-8530

ADOPTION AND DEDICATION CONTINUED

A (48") FOOT UTILITY EASEMENT ACCORDING TO THE PHASE 1 PLAT, SHOWN HEREIN IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITIES.

THE UTILITY EASEMENTS GRANTED HEREIN AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28). ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

OWNER HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

THE HOA HEREBY RESERVES A 5' x 5' EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS AND IRRIGATION DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY IRRIGATION SYSTEM.

OWNER: PALM VALLEY GARDENS DEVELOPERS, LLC

IN WITNESS WHEREOF, PALM VALLEY GARDENS DEVELOPERS, LLC, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY THIS _____ DAY OF _____ A.D. 2024.

PALM VALLEY GARDENS DEVELOPERS, LLC

BY: _____
NAME: CHRISTOPHER LAZZARA
TITLE: REPRESENTATIVE

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE, OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ A.D., 2024, BY CHRISTOPHER LAZZARA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, 54 ROSCOE NEIGHBORHOOD ASSOCIATION, INC. HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY THIS _____ DAY OF _____ A.D. 2024.

HOA 54 ROSCOE NEIGHBORHOOD ASSOCIATION, INC.

BY: _____
NAME: ELIZABETH PARHAM
TITLE: SECRETARY

STATE OF FLORIDA, COUNTY OF ST. JOHNS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE, OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ A.D., 2024, BY ELIZABETH PARHAM, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT OF 54 NORTH ROSCOE PHASE 2, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D., 2024.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THIS PLAT OF 54 NORTH ROSCOE PHASE 2, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D., 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY
THIS IS TO CERTIFY THAT THIS PLAT OF 54 NORTH ROSCOE PHASE 2, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____ A.D., 2024.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF CLERK
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D., 2024.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D., 2024.

DONALD BRADSHAW, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. LS 5513

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT THE PERMANENT CONTROL POINTS (PCP), PERMANENT REFERENCE MONUMENTS (PRM) AND THE LOT CORNERS SHALL BE MONUMENTED ACCORDING WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. CERTIFIED THIS _____ DAY OF _____ A.D., 2024.

JASON D. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7292
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS NO. LB 3672

54 NORTH ROSCOE PHASE 2

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A REPLAT OF "TRACT A", (FUTURE DEVELOPMENT) ACCORDING TO THE PLAT "54 NORTH ROSCOE" AS
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MAP BOOK PAGE

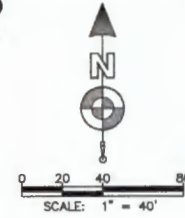
SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.89'	123.00'	36°44'49"	N02°43'25"E	77.24'
C2	56.53'	77.00'	42°03'54"	N81°22'57"E	55.27'
C3	188.94'	55.00'	179°59'20"	N05°34'48"W	109.93'
C4	19.91'	77.00'	1°44'55"	N47°45'28"E	19.85'
C5	36.82'	77.00'	27°14'38"	N66°47'25"E	36.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C6	43.88'	55.00'	45°41'39"	N59°34'05"E	42.71'
C7	30.00'	55.00'	31°15'08"	N2°105'41"E	29.63'
C8	62.80'	55.00'	85°25'13"	N27°14'29"W	59.44'
C9	32.27'	55.00'	33°37'20"	N78°45'45"W	31.81'
C10	8.14'	65.00'	7°10'42"	S82°48'21"E	8.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°09'00"W	30.01'
L2	N40°21'00"E	57.37'
L3	N82°24'54"E	19.87'
L11	N18°37'00"E	12.79'
L12	N77°51'00"E	52.08'

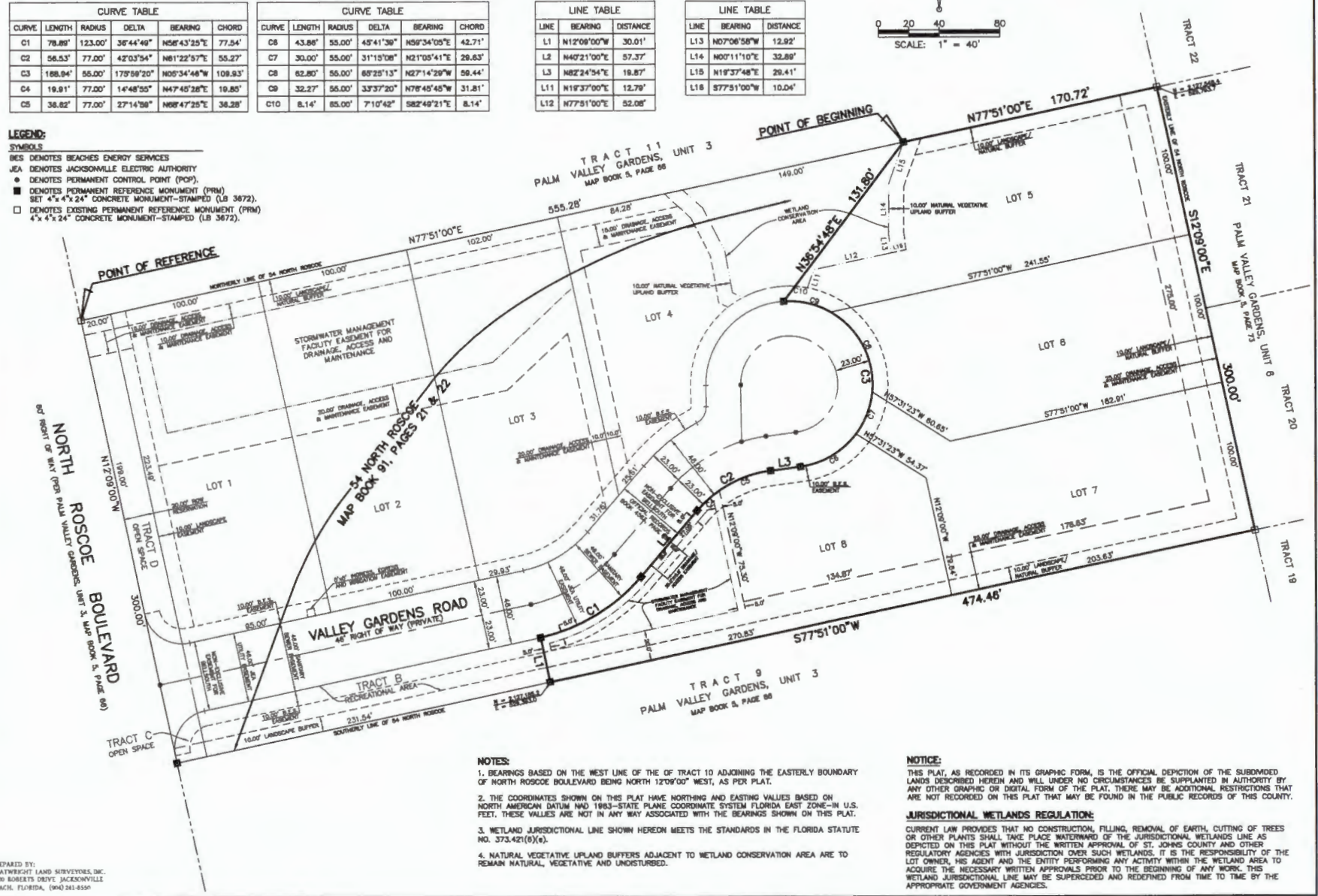
LINE TABLE		
LINE	BEARING	DISTANCE
L13	N07°06'58"W	12.92'
L14	N00°11'10"E	32.89'
L15	N18°37'48"E	29.41'
L16	S77°51'00"W	10.04'



LEGEND:

SYMBOLS

- BES DENOTES BEACHES ENERGY SERVICES
- JEA DENOTES JACKSONVILLE ELECTRIC AUTHORITY
- DENOTES PERMANENT CONTROL POINT (PCP)
- DENOTES PERMANENT REFERENCE MONUMENT (PRM)
- SET 4" x 4" x 24" CONCRETE MONUMENT—STAMPED (LB 3672).
- DENOTES EXISTING PERMANENT REFERENCE MONUMENT (PRM)
- 4" x 4" x 24" CONCRETE MONUMENT—STAMPED (LB 3672).



NOTES:

1. BEARINGS BASED ON THE WEST LINE OF THE OF TRACT 10 ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEING NORTH 12°09'00" WEST, AS PER PLAT.
2. THE COORDINATES SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM NAD 1983—STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE—IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BEARINGS SHOWN ON THIS PLAT.
3. WETLAND JURISDICTIONAL LINE SHOWN HEREON MEETS THE STANDARDS IN THE FLORIDA STATUTE NO. 373.421(9)(a).
4. NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JURISDICTIONAL WETLANDS REGULATION:

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHINWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

Attachment 3
Ordinance 2015-66

ORDINANCE NUMBER: 2015- 66

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

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated April 8, 2015 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2015-05 Palm Valley Gardens**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of **Residential-A**.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2015-05 Palm Valley Gardens**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B", the Master Development Plan Map, Exhibit "C", and the petition for affordable housing density bonus, Exhibit "D".

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code 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 except where allowed by the Land Development Code; 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 provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 20 DAY OF October 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: **George Lareau, CLERK**

BY: 
Deputy Clerk



RENDITION DATE October 22, 2015

EFFECTIVE DATE: October 22, 2015

LEGAL DESCRIPTION

Tract 10, Palm Valley Gardens, Unit 3 As Recorded in Map Book 5, Page 66
of the Public Records of St. Johns County, Florida.

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT Palm Valley Gardens PUD

The owner, Ponte Vedra 2008, LLC (“Owner”), proposes to rezone approximately five (5) acres of land located on the east side of North Roscoe Boulevard, north of Canal Boulevard and south of Solana Road, as more particularly described in Exhibit “A” attached hereto (the “Property”). The Owner is proposing the construction of an eight (8) unit, single-family subdivision on the Property, in connection with an Affordable Housing Density Bonus Petition (Exhibit “D”). The Property has St. Johns County Parcel Identification Numbers 065490-0000 and 065500-0000.

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

The Owner has provided the written description and plan and requests approval of a rezoning from Open Rural (OR) to Planned Unit Development (PUD) on five (5) acres located at 58 North Roscoe Boulevard in the Palm Valley community. The requested PUD zoning will allow for single-family residential development, as depicted on the Master Development Plan Map (MDP) attached hereto as Exhibit “C”. To ensure compatibility with the large lot, equestrian, ranchette and estate style residential character in Palm Valley along Roscoe Boulevard, the MDP will include lots no less than ½ acre each.

As depicted on the MDP map, features such as the buffer, landscaping, entry signage, fencing, indigenous species trees, raised landscape beds and berms, and lighting will incorporate ‘Palm Valley’ and ‘Old Florida’ character elements as recommended by the Palm Valley Community Association (PVCA) in order to maintain a theme and natural aesthetic ‘curb appeal’ as viewed from North Roscoe Boulevard to blend harmoniously with the surroundings.

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

Five (5) acres.

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

There exists approximately 0.38 acres of wetlands on the property, which includes 0.24 acres of isolated wetlands and 0.14 acres of wetlands (man-made pond). A wetland map, as delineated by a qualified environmental scientist on March 30, 2015, is attached as Attachment "A".

d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.

There are approximately 4.76 developable acres within the property, which includes the filling of a small man-made pond that amounts to approximately 0.14 acres (6,237 sf).. The isolated 0.24 acre (10,454sf) wetland area will remain with a minor amount of wetland fill utilized for part of the cul-de-sac and an access driveway on Lot 5, as shown on the MDP map. The exact amount of fill will be calculated in detail as part of the future engineering, construction plans and SJRWMD/FDEP permitting. The wetland fill is not being utilized to increase overall density by creating more developable land. For the purpose of this PUD and density calculations the project assumes 4 dwelling units are allowed on the 5 acre site as a result of the existing 0.38 acres of wetlands on site. The property is within Flood Zone "X" pursuant to the FIRM Number 12109C0095H, revised September 2, 2004 for St. Johns County.

e. The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.

The total number of residential dwelling units proposed is eight (8). The gross density of the five (5) acre property is 1.6 dwelling units per acre. The net density of the 4.76 developable acres is 1.7 dwelling units per acre.

Under the existing Residential-A Coastal Future Land Use Map designation, the Owner has the ability to construct four (4) dwelling units. The Owner is seeking a Workforce/Affordable Housing Density Bonus, per LDC, Part 5.07.00, to allow four (4) additional dwelling units, for a total of eight (8) market-rate, single-family residential dwelling units. In exchange for the four (4) dwelling unit density bonus at 58 N Roscoe Boulevard, the Owner will purchase the property located at 79 Masters Drive and construct four (4) workforce/affordable housing units at this site. A Petition

for the Workforce/Affordable Housing Density Bonus is included with this PUD as Exhibit "D".

The Owner is seeking a waiver to LDC, Section 5.03.02.D.1.e, which limits workforce/affordable housing optional density bonuses to a twenty-five percent (25%) increase. This waiver will allow the Owner to double the density allowed on the Property. In addition, the Owner is seeking a waiver to LDC, 5.07.02.A, which requires the workforce/affordable housing development to be located in the unincorporated area of St. Johns County. This waiver will allow the workforce/affordable housing development to be located within the City of St. Augustine at 79 Masters Drive in proximity to water and sewer facilities, job opportunities, transportation alternatives, and commercial opportunities.

The total projected population of this PUD is 19.52 residents, based on 2.44 residents in each of the eight (8) homes. The project population of school age children is 2.8, based on 0.35 children per household.

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

Non-residential development is not part of this PUD.

g. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.

The proposed development will adhere to the following site development standards:

1. Residential Development Standards Table: The project will be developed with single-family dwelling uses on lots not less than ½ acre (21,780sf) in size.
 - Minimum lot width: 100'
 - Maximum lot coverage by all buildings on each lot: 35%
 - Maximum lot coverage by all buildings on overall development parcel: 25%
 - Maximum impervious surface ratio per lot: 50%
 - Minimum front yard setbacks: 20'
 - Minimum side yard setbacks: 10' (20' for Lot 1 along the Roscoe Boulevard side)
 - Minimum rear yard setbacks: 20'

- Minimum ancillary structure setbacks: 5'

All setbacks will be measured to the outer wall of each structure or building. Eaves, awnings, rooflines and architectural façade elements shall be permitted to project into the setback three (3) feet. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure.

2. **Parking:** There are no proposed parking lots or on-street parking spaces. A minimum of two parking spaces will be provided for each dwelling unit, as per LDC table 6.17.
 3. **Building Height:** Structures shall not exceed 35' in height, in keeping with the character and Coastal Area height requirements of Section 6.01.01 of the LDC.
 4. **Accessory Structures:** All residential accessory structures will comply with applicable requirements of the Land Development Code.
 5. **Signage:** One (1) neighborhood entry/identification sign is proposed for this PUD as recommended by the Palm Valley Community Association. The signage and lighting will be incorporated into the entry feature monument along Roscoe Boulevard, similar to the character of other entry features along Roscoe Boulevard and Palm Valley area. All proposed signage will be in compliance with Article VII of the LDC. In addition, the neighborhood entry/identification sign will be limited to 32 sq. ft. in sign face area and may be double-faced. The neighborhood entry/identification sign shall be a wide-based monument style no taller than twelve (12) feet above the adjacent highway grade or eight (eight) feet above the site grade. The color and materials of signs shall be compatible with the architectural style, color, and materials of the related residential buildings and shall incorporate nature blending colors.
 6. **Lighting:** Outdoor lighting will comply with LDC, Section 5.03.06.H.6 and Part 6.09.00.
- h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection,*

and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.

It is the applicant's intent to implement Low Impact Development principles where feasible, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval.

The infrastructure needed to serve the PUD will consist of one internal road, drainage facilities, water and sewer, fire protection, and passive recreation/open space as follows:

1. **Vehicular Access:** The main access to the neighborhood will be served by a private road from North Roscoe Boulevard as shown on the MDP. The Owner will provide a twenty (20) foot right-of-way (ROW) reservation for the future expansion of North Roscoe Boulevard as depicted on the MDP map. The specifications will be included in future engineering and construction plans submitted to St. Johns County. The driveway connections to each lot will be served directly from the private road. No lots will be accessed directly from North Roscoe Boulevard.
2. **Internal Access:** The driveway connections to each lot will be served directly from the private road. No lots will be accessed directly from North Roscoe Boulevard.
3. **Pedestrian Access:** The neighborhood is planned with a single internal privately owned and maintained road and will be utilized for the exclusive use and enjoyment by the residents. A five (5) foot wide internal sidewalk is planned as a 'loop' around the neighborhood and is depicted on the MDP map. The specifications and materials will be included in future engineering and construction plans submitted to St. Johns County. The property owner and design architect/engineer acknowledges that all the facilities and elements in this PUD shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design. This PUD shall pay into the

sidewalk fund at a rate of \$34.00 per frontage foot along North Roscoe Boulevard, less the width of the access driveway to the development.

4. Interconnectivity: Section 5.03.03.D requires interconnectivity with adjacent properties where feasible. It is not feasible, nor necessary, to connect to adjacent abutting parcels as this PUD is a residential neighborhood that is not linked to other parcels. Internal connectivity is maintained through the internal roadway and sidewalk system. There is no interconnectivity to other parcels adjacent to this PUD, except by the public right-of-way.
5. Recreation: LDC, Section 5.03.03.E.1 requires five acres of active recreation per one thousand design population pro rata. As such, the minimum active recreation required is .10 acres and the Owner has provided 0.14 acres of active recreation. The active recreation area will consist of a park as depicted on the MDP map, and includes a sidewalk and grassed common area.
6. Open Space: LDC, Section 5.03.03.A.1 requires a minimum twenty-five percent (25%) open space including recreation, buffers, common areas, Environmentally Sensitive Areas, and other conservation/preservation areas. As such, the minimum open space required is 1.25 acres and the Owner has provided 1.13 acres of open space (approximately 23%). The proposed open space consists of 0.14 acres of active recreation and 0.99 acres of buffers and wetlands. The Owner is seeking a waiver to the minimum open space requirements in order to allow the reduction in open space. In addition, the waiver will allow the ten (10) foot landscaped/natural buffer to be counted toward the minimum open space requirements despite its location within individual residential lots. LDC, Section 5.03.03.A.3 of the Land Development Code requires a minimum of 5% conservation of upland natural vegetation. The Owner is proposing to meet this requirement through the provision of the ten (10) foot natural buffer located along the perimeter of the Project within individual residential lots. To ensure that the buffer remains natural, the Owner proposes to restrict access and prohibit disturbances within the ten (10) foot natural buffer.
7. Drainage: Stormwater will be treated on site within retention ponds and/or swale areas and is generally depicted on the MDP. All drainage structures and facilities will be designed in compliance with applicable provisions of the Land Development Code in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. Final layout and location of the stormwater system and pond will

depend on final engineering and construction plans, and may vary from the MDP. The development will utilize, where feasible, the proposed stormwater ponds as a source of irrigation to all common areas.

8. Utilities: Central water shall be provided by JEA, as this project is within the JEA service territory. The project is within the SJCUD territory for sanitary sewer and the connection point from the access road to the nearest sanitary sewer location at Canal Road and Roscoe Boulevard is over ½ mile away. Pursuant to LDC Section 6.02.10, wastewater lines within the development shall be installed as dry lines in compliance with the standards in LDC Section 6.04.00 for the future connection to central sewer when it becomes available at the entrance to the development on North Roscoe Boulevard. All existing water wells and septic systems on the site shall be properly abandoned if not feasible to re-use, consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval in the MDP text. Additionally, the development will utilize, where feasible, the proposed stormwater ponds as a source of irrigation to all common areas.
 9. Solid Waste: Solid waste will be handled by the licensed franchisee in the area, with individual curbside pick-up. Based on an estimated generation of 5.7 pounds per resident, the project's residential solid waste generation is estimated at 111 pounds per day (19.52 residents * 5.7 lbs/day = 111 lbs/day of total projected solid waste).
 10. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00. Construction plans shall provide an approved turn-around, such as the cul-de-sac shown on the MDP map, where an access road is a dead end and is in excess of 150 feet in length. The turnaround shall meet the minimum SU 30 turning radius.
- i. The amount of water and sewer use based upon the project population and the public utility providers, if applicable.*

The projected single family residential population of 19.52 (8 units x 2.44 people) could average 1,952 Gallons Per Day (GPD) of water based on the EPA's average usage rate of 100 GPD per American family household.

Private septic tanks will be used until central sewer service becomes available along Roscoe Boulevard at the entrance to the development, as provided by the Florida Statutes and St. Johns County Land Development Code Section 6.01.05 Minimum

Lot Area By Available Utilities (Table 6.02) and Section 6.02.10(B) Water, Wastewater, Reclaimed Water Utilities. Permitting and construction will be through the County Environmental Health Department and Florida Department of Environmental Protection.

All existing water wells and septic systems on the site shall be properly abandoned if not feasible to re-use, consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval in the MDP text. (Comprehensive Plan Policy D.5.3.2.b).

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

The predominant soil on this site is Arenic Argiaquolls, as determined by the general soils coverage data by the U.S. Department of Agriculture Soil Conservation Service and the Florida Department of Environmental Protection. The site already occupied by an existing single-family structure, storage barn structure, and potable water well and septic system. Therefore, the site is approved for the proposed residential use and the soils deemed acceptable and suitable for the same. A more detailed analysis and exploration of soil structure for each home site, roads and utilities will be conducted during the engineering and construction plan phase.

k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal

The Property includes Residential, Low Density (FLUCFCS 110), Reservoirs less than 10 acres (FLUCFCS 534), and Wetlands Forested Mixed (FLUCFCS 630), as shown on Attachment "B", the FLUCFCS map attached hereto.

No known significant natural communities habitat was encountered or impacted during the previously approved clearing and thinning process.

l. The type and extent of any significant natural communities habitat as defined by this code

County staff performed a site inspection and no listed species or significant natural communities were observed to exist on the site. The area was cleared and thinned for a pasture area for horses pursuant to St. Johns County Land Clearing/Tree Removal

Permit NDR CST 08-34 issued on June 12, 2008. The uplands are occupied by a mobile home residence, dirt trails/driveways, storage structures, and fencing. No known significant natural communities habitat was encountered or impacted during the previously approved clearing and thinning process.

- m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply*

Based upon the Identified Historic Resources map provided in the St. Johns County 2025 Comprehensive Plan, the site is generally located in the medium to high archeological probability area. The site has been developed with single family and pasture uses, including structures, and dirt driveways/trails. A permit was granted by St. Johns County in 2008 to clear/thin the upland areas, which make up the majority of the site.

- n. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.*

LDC, Section 5.03.03.A.4 requires a ten (10) foot natural/landscaped buffer along project property lines. The Owner is requesting a waiver to this requirement to allow the ten (10) foot natural buffer to be located within individual residential lots. To ensure that the buffer remains undisturbed and natural, the Owner has proposed a six (6) foot tall, 100% opaque screening fence (PVC or wood) to be located on the interior edge of the ten (10) foot natural buffer along the north, east, and south property lines. The required ten (10) foot landscape buffer area along the North Roscoe Boulevard roadway frontage will be provided and designed based on input from the Palm Valley Community Association (PVCA) members for aesthetic and thematic concepts considered appropriate for Palm Valley in order to maintain and enhance character, and blend harmoniously with the surroundings.

As depicted on the MDP map, the right-of-way buffer, landscaping, entry signage, fencing, indigenous species trees, raised landscape beds and berms, and lighting will incorporate 'Palm Valley' and 'Old Florida' character elements as recommended by the Palm Valley Community Association (PVCA) in order to maintain a theme and natural aesthetic 'curb appeal' as viewed from North Roscoe Boulevard. A certified arborist will incorporate a tree and root protection plan with the future construction plans to preserve as many existing native trees as possible.

Where practical, the development will use of native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas consistent with E.2.6.8 of the Comprehensive Plan.

- o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.*

The property is located within the Palm Valley Overlay District, but is not subject to the Palm Valley Architectural Review Committee review and approval since it is a single-family development.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.*

Temporary signage shall be allowed within the property and shall comply with all applicable sections of the Land Development Code and is provided for in Section g of the MDP text. Temporary construction and temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans. Temporary construction trailer(s) will be allowed to remain until completion of the construction of all homes/ buildings and must be removed no later than thirty (30) days from approval of the certificate of occupancy for the last home/ building.

One (1) model home may be constructed on one (1) of the lots within the individual, approved Construction Plans. The model home may be constructed during construction of the infrastructure and may be used for sales, administration and construction offices, after receipt of a certificate of occupancy. Parking for the model home and sales offices will be located within the driveway or proximate lot.

The model home may be constructed before platting as authorized by the Land Development Code in effect at the time of the PUD approval and used for sales purposes after platting and as-built approval. Construction trailers and sales offices for sales of lots within the PUD shall be allowed on-site and moved throughout the site as necessary. Parking shall be provided for the model homes and/or trailer(s) in a temporarily defined, but unpaved lot with a driveway apron which meets County Code requirements. Pursuant to LDC Section 2.02.04.B.10, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers.

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

Standard residential accessory uses will be allowed within the building areas of the site, including, but not limited to decks, patios, walkways, and sidewalks. Accessory uses and structures will be allowed pursuant to applicable provisions of the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. Accessory uses will be specifically as follows:

1. Standard residential accessory uses will be allowed within the building area of the lots, including, but not limited to decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses.
2. Residential accessory uses attached to the residence will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary.
3. Exterior air conditioning units, water softeners, pool equipment and related heating/cooling units may be located along the side and/or rear of the structures served, and may be included within the setback line without violating the required setbacks except that the units shall be a minimum of five feet (5') from any property line. No permanent improvements such as, but not limited to pools, decks, additions, eaves, overhangs or any other projections, air conditioning and heating equipment will be allowed in any public or private drainage or utility easement. No air conditioning/heating/air handling units shall be located in any drainage or utility easements.
4. Accessory uses will be allowed in accordance with the requirements stipulated within the Land Development Code.
5. Fencing within property shall comply with LDC Section 3.06.07. However, pursuant to the Palm Valley Community Association, no 100% opaque PVC, Vinyl, Stockage, Shadowbox, or similar type fence shall be erected along the frontage of North Roscoe Road within the buffer as this will detract from the natural aesthetic character of the surroundings.

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

The Palm Valley Gardens PUD shall be developed within one, 10 year phase commencing within five years of PUD approval. Commencement shall be defined as approval of construction plans by the County and completion shall be defined as approval of as-built plans. Completion shall be within ten years of commencement. Prior to construction plan approval for more than four dwelling units, the applicant will be required to provide a copy of the certificate of occupancy for all affordable housing units per the attached affordable housing density bonus petition.

- s. *The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.*
1. The project is consistent with the density requirements established in the 2025 St. Johns County Comprehensive Plan and will remain residential in use. The predominant land use fabric along North Roscoe Boulevard is single-family residential. The PUD benefits from a density bonus of four (4) Units, being added to the permitted density of four (4) Units, for a total of eight (8) Units. The proposed PUD development meets the provisions outlined in Comprehensive Plan Policy A.1.11.1(m)(2)Note 2 and Code Section 5.07.03.G.
 2. The current OR Zoning allows for a total of four (4) dwelling units on the developable uplands. The project adds four (4) single-family dwelling units through a Workforce/Affordable Housing Density Bonus, for a total of eight (8) units

3. The PUD will generate ten (10) or less average daily PM Peak Hour Trips on North Roscoe Boulevard. Preliminary concurrency analysis by St. Johns County Transportation Development Division indicates this PUD is a 'small or de minimus project' and is not required to meet transportation concurrency requirements, nor required to file a formal concurrency application. Adequate capacity is available on the 3.9 mile roadway Link 43.1 (North Roscoe Boulevard between Canal Boulevard and PGA Tour Boulevard). As of August 18, 2015, according to the St. Johns County Traffic Count Data, North Roscoe Boulevard is operating at only 47.4% of its total capacity. The total approved peak hour service volume is 1,150 and the total committed peak hour traffic is 545 vehicle trips.
4. Upon build-out of the eight (8) single-family residential lots, this PUD will generate increased ad valorem revenues annually within the County. The eight (8) single-family residential lots at 58 North Roscoe Boulevard will include 'market rate' homes and lots. Whereas the OR Zoning currently allows mobile homes, no mobile homes are allowed as part of this single-family PUD.
5. St. Johns County has an extremely limited amount of affordable rental housing for a significant portion of its working resident population, including special needs population such as elderly, disabled, veteran, and income eligible residents. The proposed workforce/affordable housing development at 79 Masters Drive, as part of this development order, will create much needed 'for-rent' housing. This initiative will be a joint effort between the Owner/Developer of 58 Roscoe Boulevard and St. Johns Housing Partnership (SJHP). SJHP will own and operate the property as part of the overall rental strategy.
6. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will further and accomplish the goals, objectives, policies and criteria set forth in the 2025 Comprehensive Plan and Land Development Code, including, but not limited to the following sections:

Policy A.1.3.11 & A.1.13.1 – The intent of this PUD is to provide compatible lot sizes (1/2 acre minimum), aesthetic quality and 'curb-appeal' by blending in with the context of Palm Valley. This PUD strives to ensure compatibility with the character of existing and surrounding areas in Palm Valley. Compatibility means a condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly

or indirectly by another use. Compatibility does not mean “the same as“. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses.

Policy A.1.11.1(m)2(Note 2) - The density of development does not exceed the allowed density outlined as part of the optional density factor. Each market rate unit allowed pursuant to the base density shall be permitted one additional unit in the PUD by providing for affordable housing at an appropriate off-site location more conducive for such use. The Optional Density Bonus provision is designed to allow and encourage creative land development by fulfilling Policies of the Future Land Use Element and Housing Element of the 2025 Comprehensive Plan.

Section 5.07.00 (LDC) – The workforce/affordable housing density bonus section of the Land Development Code provides for the applicability, purpose and manner of providing units. This PUD meets the intent and provisions of 5.07.00.

Section 5.07.03(G) (LDC) - The “allowed density” shall be determined by the unit count allowed by density designations on the Future Land Use Map plus the density bonus. The allowed density in the PUD is four (4) units, plus the density bonus factor of four (4) units as referenced in Comprehensive Plan Policy A.1.11.1(m)(2), Note 2, for a total of eight (8) units

Goal C.1. - There is a growing need in SJC for all size of affordable rental opportunities. It is also extremely difficult to build for that demand based on the renter’s ability to pay sufficient rent to cover the debt service on the newly constructed units. One way to work around that “gap” is creative partnerships between public and private entities to create the properties with less overall debt service.

Objective C.1.1- This proposed partnership is creative in that it offers a density bonus on the developers existing land, on North Roscoe Boulevard, that allows the developer to create additional value (4 lots) which can be used to create four (4) affordable rental units in another area (79 Masters Drive). Whether the rental units are used by seniors or local veterans, or others in the work force, the location is ideal for many reasons: close to employment, medical services, schools and shopping with easy access to transportation services. And most importantly; it has access to existing both water and sewer utilities. With the

developer creating the housing and the County requiring a land use agreement for the SJHP to manage the property as part of its affordable rental portfolio, these units will be available to serve the community for years to come, in a manner to similar to a Section 8 voucher program.

Objective C1.1 (d) - This venture is unique in that it is based upon the developers' willingness to create new rental property on a one to one basis in return for increased density. The developer's ability to search and develop options was invaluable in working with the SJHP to locate a potential project and getting a contingency contract on it. With the rapid development currently occurring in St. Johns County, it is increasingly difficult for non-profits to match the capacity of the market to secure any potential property quickly.

Objective C.1.1.5 - 79 Masters Drive is an ideal location for affordable housing of any type and offers an opportunity to create four (4) rental units that can serve any sector of the population in need of affordable rental options. This unique partnership, located in a neighborhood in close proximity to community resources also increase the capacity of the future owner, the SJHP, to look for additional funding that can further support the project.

Objective C.1.1.18 - This section specifically outlines the opportunity for creative thinking to develop more affordable housing options. While most recent developer contributions to affordable housing have been on the larger scale efforts, this is a unique effort coming from a small development initiative unable to create affordable options on their own location. It also creates more affordable units than other negotiated options, with a potential for greater than one for one, as opposed to a small percentage of the overall development production. This is a unique opportunity with Owner/Developer that uses their experience and capacity to acquire and develop a property that is in an ideal location and has access to both water and sewer.

Objective C.1.3.18 - This partnership is the epitome of creative solutions to developing critically needed affordable rental property. At a time when the number of homeless elderly is increasing, in many cases due to their inability to keep up with increasing rents, this is a significant solution that allows the SJHP to set rents well below market rate, by having reduced debt service from the construction of the property.

7. The lot size and density conditions stipulated in the PUD, as well as establishment a homeowners association, will provide for strict regulation and maintenance of this project.
- t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.*
1. *Requested waiver from LDC Section 5.07.02.A, Application of the Workforce/Affordable Housing Density Bonus to any residential development proposed within the unincorporated areas of St. Johns County.* The residential PUD is located in the unincorporated area of St. Johns County at 58 North Roscoe Boulevard. The workforce/affordable housing will be provided within the incorporated City of St. Augustine, specifically located at 79 Masters Drive, in an area conducive to meet the needs, services and urbanized locational requirements of the tenants.
 2. *Requested waiver from LDC Section 5.03.02.D.1.e. Application of the residential density increase of 25% as provided for in the Planned Unit Development (PUD) District Section of the LDC.* The PUD density is consistent with the Policies set forth in the Comprehensive Plan. However, the specific PUD Section of the LDC conflicts with the maximum potential density increase described in the Comprehensive Plan. Unlike a conventional zoning district, the LDC Section 5.03.02.D.e limits the density increase to only 25% of the allowed base density, as opposed to a one-for-one increase described as follows: “*For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted...*” If this PUD Section is applied only one (1) additional unit would be allowed at 58 North Roscoe Boulevard for a total of five (5) units. This LDC Section 5.03.02.D.1.e is not a practical implementation to further the goals, objectives and policies of the Comprehensive Plan, and of this proposed PUD written description and MDP map. As such, the applicant is seeking a waiver to this requirement to allow the residential density to double through the provision of a Workforce/Affordable Housing Density Bonus.
 3. *Requested waiver from LDC Section 5.03.03.A.1 Specific Standards. Open Space.* The PUD requests a waiver from this section regarding providing a minimum 25% open space (including recreation, buffers, common areas, ESA’s, and other conservation/preservation areas providing for Significant Natural Communities Habitat or Essential Habitat). Approximately 1.13 acres of open space will be provided and includes the following: 0.14 acres of active recreation

and 0.99 acres of passive open space in the form of buffers and wetlands. In addition, the Owner seeks the aforementioned waiver to allow the ten (10) foot landscape/natural buffer (which will be located within private, residential lots) to be used to meet minimum open space requirements.

4. ***Requested waiver from LDC Section 5.03.03.A.4 Ten (10) Foot Natural/Landscaped Buffer along Project Lines.*** The Owner requests a waiver from this section in order to allow the required buffer within individual, private residential lots. The natural/landscaped buffer is typically located along project boundaries, outside of residential lots. The Owner is unable to meet minimum lot area and width requirements to allow the use of septic tanks without relief from this requirement. The Owner has proposed to install a six (6) foot tall, 100% opaque (PVC or wood) fence on the interior edge of the ten (10) foot natural buffer in order to prevent private home owners from disturbing or removing vegetation within the buffer. Further, the Owner is aware that the ten (10) foot natural buffer must remain undisturbed in order to meet LDC, 5.03.03.A.3, which requires a minimum 5% conservation of upland natural vegetation.

5. ***Requested waiver from LDC Section 6.01.05.B.3 Minimum Lot Area by Available Utilities.*** The Owner requests a waiver from this Section requiring lots to be a minimum of one (1) acre exclusive of lands waterward of the Mean High Water Line for the use of a septic system within the Coastal Area. Lots served by central water and private septic tanks are allowed meeting the criteria set forth in Table 6.02 for ½ acre lots. The PUD parcel is not located in a FEMA floodplain or located in a Storm Surge Zone, and is located on the east side of North Roscoe Boulevard, opposite of the Intracoastal Waterway. The lots within the PUD have a minimum of 100' width consistent with the existing OR Zoning width standard. The PUD has been designed for central water and individual septic tanks since the original application submittal and unanimously approved by the Planning and Zoning Agency at the September 3, 2015 public hearing. Pursuant to LDC Section 6.02.10, wastewater lines within the development shall be installed as dry lines in compliance with the standards in LDC Section 6.04.00 for the future connection to central sewer when it becomes available at the entrance to the development on North Roscoe Boulevard.

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

The Applicant hereby stipulates and agrees to proceed with the proposed eight (8) lot single-family residential development at 58 North Roscoe Boulevard and the

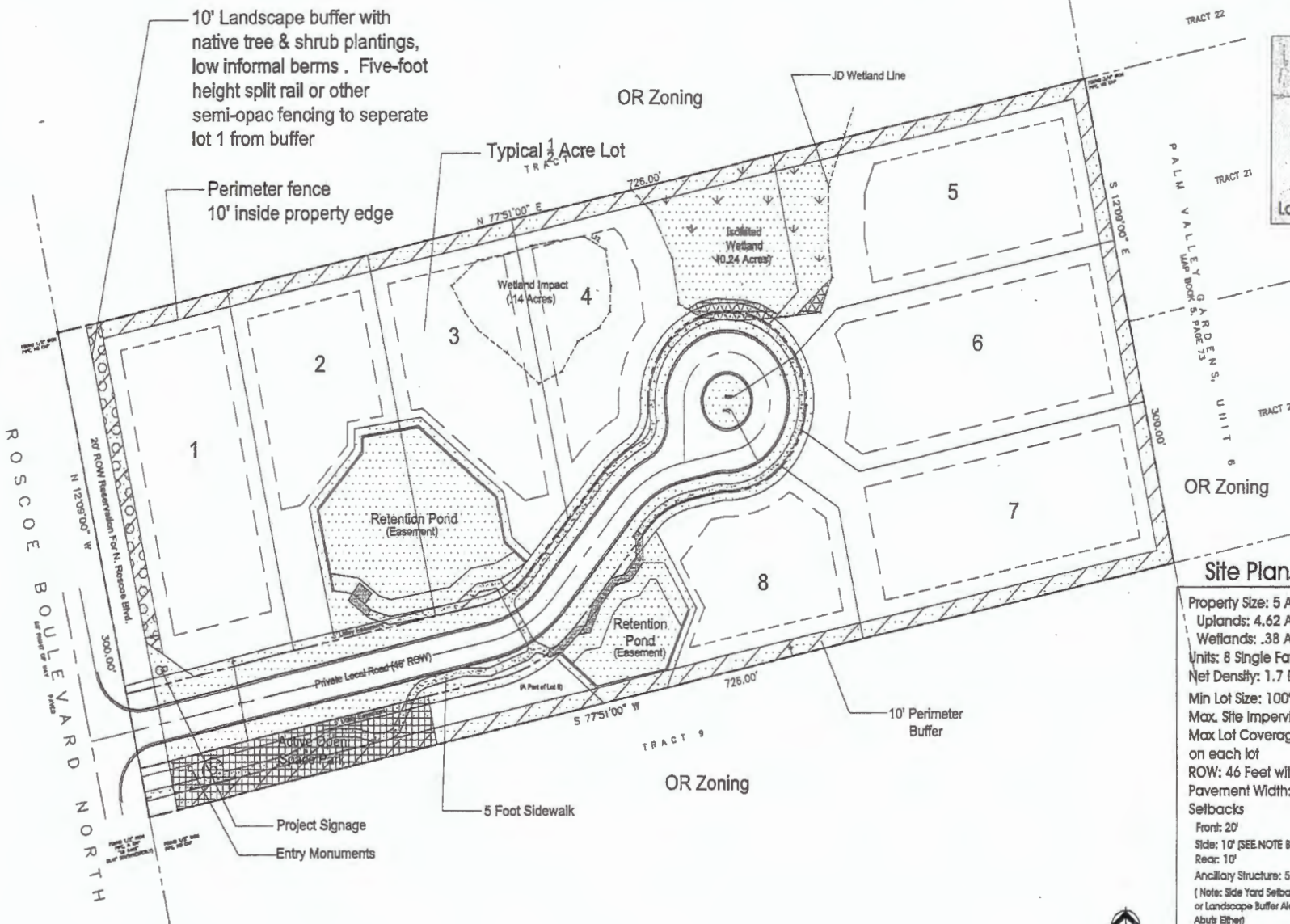
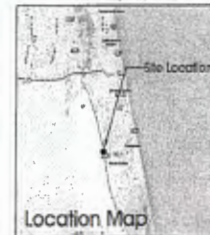
workforce/affordable housing development at 79 Masters Drive in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

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

The PUD property is contained entirely within the RES-A Future Land Use designation, as depicted on the County's adopted Future Land Use Map.

Exhibit "C" PALM VALLEY GARDENS-PUD MASTER DEVELOPMENT PLAN MAP

April 17, 2015
Rev: June 22, 2015
Rev: July 16, 2015
Rev: Sept. 2, 2015



Site Plan Information

Property Size:	5 Acres
Uplands:	4.62 AC
Wetlands:	.38 AC
Units:	8 Single Family
Net Density:	1.7 DU/AC
Min Lot Size:	100' Width, 1/2 Acre, 21,780SF
Max. Site Impervious Area:	50%
Max Lot Coverage:	35% by all buildings on each lot
ROW:	46 Feet with 5' Utility Easement
Pavement Width:	20 Feet
Setbacks	
Front:	20'
Side:	10' (SEE NOTE BELOW)
Rear:	10'
Ancillary Structure:	5'
(Note: Side Yard Setback Shall 10' From Perimeter Fence or Landscape Buffer Along Roscoe Blvd. If Side Yard Abuts Other)	
Passive Open Space:	+/- 1 AC
Active Open Space:	+/- 0.14 AC
Total Open Space:	+/- 1.13 AC



EXHIBIT D

August 25, 2015

Suzanne Konchan, AICP
Director, St. Johns County Growth Management
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Petition for Workforce/Affordable Housing Density Bonus
Palm Valley Gardens PUD at 58 North Roscoe Boulevard

Dear Suzanne:

The purpose of this letter is to formally petition the Growth Management Department and County Administrator for authorization to implement the Workforce/Affordable Housing Density Bonus of LDC Section 5.07.00 to apply four additional (4) units to the base RES-A density as part of the Palm Valley Gardens PUD at 58 North Roscoe Boulevard by providing a minimum of four (4) affordable housing units at 79 Masters Drive (the "Site"). The developer, along with St. Johns Housing Partnership ("SJHP"), is committed to provide a minimum of four (4) affordable housing units, and a maximum of up to eight (8), at the Site.

This Site was selected after SJHP evaluated a list of potential locations provided by County staff. The proposed locations from County staff were, in large part, not selected because they are larger parcels than SJHP envisioned developing. The Site was attractive because, on a relative basis, the site development costs are affordable. The developer undertook efforts, at no cost to SJHP, to ensure that the Site was fully entitled for eight (8) units. Even more important than the Site size, development costs or entitlements, the Site is much more conducive for affordable housing than the Ponte Vedra/Palm Valley area because it is closer to urbanized services, employment opportunities, and transportation (Sunshine Bus).

The Site was also ultimately selected by SJHP as a viable location for affordable housing, as demonstrated by other existing affordable housing developments in the immediate area, including within the City of St. Augustine, as listed by the St. Johns County Housing and Community Services Division. The Site is presently under contract by the developer and zoned for medium density housing, and will resemble the existing affordable housing completed by SJHP at 107 Masters Drive, which used funds from the Durbin Crossing DRI.

The following is a list of standards and considerations for approval, as outlined in LDC Section 5.07.04, related to this PUD.

A. The Development must be located in the unincorporated area of St. Johns County.

The requested four (4) additional units within the PUD are located in the unincorporated area of St. Johns County, more specifically 58 North Roscoe Boulevard in Palm Valley. The affordable housing is proposed to be located in the St. Augustine urbanized area at 79 Masters Drive (the "Site"), an offsite location concurrent with this project's approval, in accordance with LDC Section 5.07.03.A. A waiver in the PUD is requested to provide the affordable housing units in the City of St. Augustine, as opposed to an unincorporated area elsewhere in the County. The Site is an ideal and proven successful location for affordable housing close to employment, medical services, schools and shopping with easy access to transportation services. And most importantly, the Site has access to existing both water/sewer utilities and offers an opportunity to create up to eight (8) rental units that can serve any sector of the population in need of affordable rental options.

B. The resulting Development shall be deemed compatible with the surrounding land uses. The determination of compatibility shall include:

1. A standard assessment of Future Land Use Map designations, zoning designations, and actual Use of the surrounding lands.

The FLUM designation is RES-A and no Land Use Amendments are proposed as part of this development. The zoning proposed is PUD for a single-family neighborhood. The use of the surrounding area is low density single-family residential.

2. The impact of the proposed Development upon surrounding land Uses, both current and future.

The project is consistent with the density requirements established in the 2025 St. Johns County Comprehensive Plan and will remain residential in use. The predominant land use fabric along North Roscoe Boulevard is single-family residential. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will further and accomplish the goals, objectives, policies and criteria set forth in the 2025 Comprehensive Plan and Land Development Code. The intent of this PUD is to provide compatible lot sizes (1/2 acre minimum),

aesthetic quality and 'curb-appeal' by blending in with the context of Palm Valley. This PUD strives to ensure compatibility with the character of existing and surrounding areas in Palm Valley.

3. The impact of the external environment upon the suitability and success of the proposed Workforce/Affordable Housing Density Bonus Development.

Whether the rental units are used by seniors or local veterans, or others in the work force, the location is ideal for many reasons: close to employment, medical services, schools and shopping with easy access to transportation services. And most importantly, the Site has access to existing both water and sewer utilities. With the developer creating the housing and the County requiring a land use agreement for the SJHP to manage the property as part of its affordable rental portfolio, these units will be available to serve the community for years to come. The proposed partnership with SJHP is creative because it offers a density bonus on the developer's existing land that allows the developer to create additional value (4 lots) which can be used to create a minimum of four (4) affordable rental units, and maximum of up to eight (8) affordable rental units, at a location that will ensure the success of the proposed workforce/affordable housing units.

C. The Development shall meet all concurrency requirements at the level of impact calculated at the bonus density as in Article XI Concurrency Management.

The development meets all concurrency requirements. The eight (8) unit PUD, including the four (4) bonus units, is classified as a 'Small Project' and estimated to generate ten (10) average daily peak hour trips based on a net increase of seven (7) single family units (8 proposed units minus 1 existing mobile home/trailer unit). Pursuant to Section 11.02.01.E of the Land Development Code, a formal concurrency review is not required. North Roscoe Boulevard (link 43.1) is currently operating at 47.4% of its total approved peak hour capacity.

The determination of concurrency and proportionate fair share (if any) will be made simultaneously with the processing of a development review application (clearance sheet). The project is subject to compliance with all applicable land development regulations in effect at the time of permitting.

D. Adequate assurances as required in Section 5.07.03.C.3 through Section 5.07.03.C.5.

The developer and SJHP shall not convert the workforce/affordable housing development to a non-residential use. SJHP's lender shall require that the

majority of units will be set aside for households earning less than 80% of the Area Median Income. In accordance with LDC Section 5.07.03.B.1, 20% of the minimum number of required units for the density bonus shall be made available to very low and low income households. In accordance with LDC Section 5.07.03.C, the developer and the SJHP shall guarantee that the proposed units shall be maintained as affordable for a minimum of ten (10) years through the use of a deed restriction, or similar mechanism. The developer and the SJHP shall utilize the Affordable Housing Bonus Compliance Agreement for Rental Development provided in Development Review Manual Section 7 as a form of further assurance.

E. Adequate provisions for displaced tenants pursuant to Section 5.07.03.I.

There will be no person displaced as a result of development of the workforce/affordable housing, as the property and structure is uninhabited.

F. The resulting Development shall be consistent with the goals, objectives and policies of the Comprehensive Plan and the provisions of this Part.

The Development is consistent with the goals, objectives and policies in the 2025 St. Johns County Comprehensive Plan and meets the intent of the provisions outlined in the LDC.

Thank you very much for your consideration of this matter. Please do not hesitate to call me at (904) 982-4425 if you have any questions.

Sincerely,

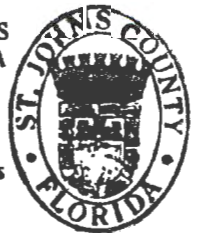
Steven Diebenow

Steven Diebenow

cc: Chris Wynne
Jason Parry
Bill Lazar
Brad Wester

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 3rd DAY OF November 2015
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners

BY: Guanna King D.C.



THE ST. AUGUSTINE RECORD

DRIVER MCAFEE PEEK & HAWTHORNE
ONE INDEPENDENT DR STE 1200
JACKSONVILLE FL 32202

Ref.#: L2717-15
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**

who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF REZONING**

In the matter of **PUD 2015-05 PV GARDE - HEARING OCTOBER 20, 2015**

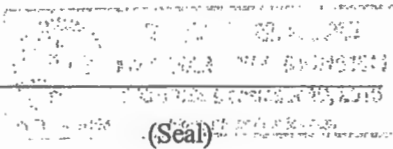
was published in said newspaper on **10/07/2015**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **OCT 07 2015**

by *Nicole Corriveau* who is personally known to me
or who has produced as identification

Riffany M. Zeeu
(Signature of Notary Public)

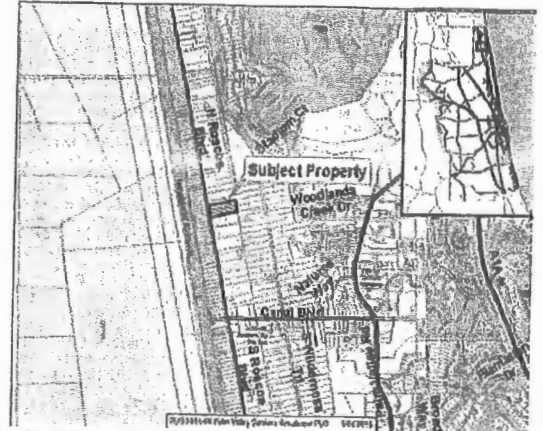


NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/20/2015 at 9:00 a.m. by BCC in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Rezone property from Open Rural to Planned Unit Development to allow an eight (8) unit, single-family residential subdivision in conjunction with an affordable housing density bonus petition.

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

The subject property is North Roscoe Blvd between Canal Blvd and Solana Rd.



This file and the proposed ordinance are maintained in the Planning and Zoning Section 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 Section, 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 County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. 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
PRISCILLA L. BENNETT, CHAIR
FILE NUMBER: PUD-2015000005
PROJECT NAME: Palm Valley Gardens Residential PUD
10/7-15 Oct 7, 2015



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 22, 2015

Honorable George Lareau
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Lareau:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2015-66, which was filed in this office on October 22, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

GEORGE LAREAU
CLERK COURT COMMISSION
ST. JOHNS COUNTY FL

2015 OCT 22 PM 3:12

FILED

Attachment 4

Certificate of Occupancy (79 Masters Drive)



Certificate of Occupancy

This is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2017 Florida Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

[This certificate authorizes occupancy](#)

Permit Number: PR2020-1252
Property Address: 79 Masters Dr
Parcel Number: 1095500000
Use Zone: CL-1
Owner: ST JOHNS HOUSING PARTNERSHIP INC
525 W KING ST
SAINT AUGUSTINE, FL 32084-0000

Project Description: Construct New Apartment Complex with (6) 1 Bedroom Units

Contractor: WORLD ISLAND BUILDERS INC

Occupancy Classification: R-2 - Residential
Construction Type: IIIB
Design Occupant Load: 27 occupants
Area of Project: 4,750 square feet
Automatic Sprinkler: Sprinklered
FIRM Zone: Zone X
Base Flood Elevation: N/A
Finish Floor Elevation: N/A
Special Conditions: None

Building Official: Richard E. Schauland, Jr., CBO, CFM
Date of Issuance: December 18, 2023