

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

TUESDAY, JUNE 24, 2025, AT 6:00 P.M.

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Shoppes at St. Johns Parkway Phase 2 (Ordinance 2015-11, as amended) (the "PUD") Application for Major Modification (MAJMOD 2024-07) that is scheduled for **June 24, 2025 at 6:00 pm** at the **South Hampton Amenity Center Clubhouse located at 140 South Hampton Club Way, St. Augustine, FL 32092** and interested people are invited to attend.

This community workshop is being held to allow the public an opportunity to learn about the project identified as the Shoppes at St. Johns Parkway Phase 2 Major Modification located at 102 Shops Boulevard, St. Johns, FL 32259, located at the corner of Old County Road 210 and St. Johns Parkway that is within the Northwest Sector of St. Johns County. The project proposes to add a parcel that is approximately 1.3 acres in size, located along St. Johns Parkway (CR 2209). This modification will allow for additional commercial/retail uses and another driveway along St. Johns Parkway. Additionally, 2.8 acres within the original project boundary has been dedicated as right-of-way to the County along St. Johns Parkway (CR 2209). This modification will reflect the dedication of that area. The original acreage of the site project site was 35.6 acres, and the project is now 34.1 acres. The Developer will maintain the previously approved PUD non-residential intensity at 172,000 gross square feet, including outparcels.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed application on Tuesday, June 24, 2025, at 6:00 pm at the **South Hampton Amenity Center Clubhouse located at 140 South Hampton Club Way, St. Augustine, FL 32092**. The public is welcome to attend and participate.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS; In accordance with the Americans with Disabilities Act; persons needing a special accommodation to participate in the proceedings should contact the Applicant's representative, Mark Shelton, AICP at (904-828-3933). For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting. **If you have any questions, please contact Mark Shelton, AICP at (904) 828-3933 or Mark.Shelton@Kimley-Horn.com.**

