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Public Records of
St. Johns County, FL
Clerk # 2005025191,
O.R. 2408 PG 1847-1867
04/06/2005 at 09:35 AM,
REC. \$85.00 SUR. \$95.00

ORDINANCE NUMBER: 2005- 33

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 September 2, 2004, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2004-25, 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. Findings of Fact: The need and justification for approval of the **Liberty Park PUD** has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the 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 proposed rezoning to PUD is consistent with the Future Land Use Designation of Residential B (Res-B).
4. The proposed project is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The proposed project 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.
6. The proposed project 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.
7. The proposed project would not adversely affect the orderly development of St. Johns County.

Darker Young
Municipal Records

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SECTION 2. Pursuant to this application, File Number PUD 2004-25, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. 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.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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 maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 23rd DAY OF March, 2005

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

BY: *Bruce Maguire*

Bruce Maguire
Chair

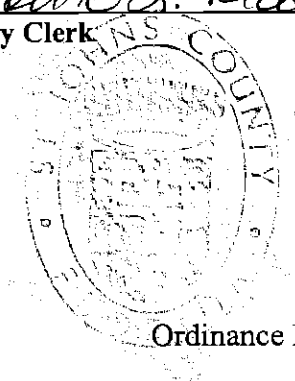
RENDITION DATE 3/28/2005

ATTEST: CHERYL STRICKLAND, CLERK

BY: *Cheryl Strickland*

Deputy Clerk

EFFECTIVE DATE: 03/30/05



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Liberty Park

PLANNED UNIT DEVELOPMENT APPLICATION

1000
RECEIVED
AUG 31 2004
ST. JOHNS COUNTY
PLANNING DEPARTMENT

SUBMITTAL DATE:

August 31, 2004

SUBMITTED ON BEHALF OF:

Rick Wood
The Wood Development Company of Jacksonville
4729 U.S. Highway 17, Suite 204, Orange Park, Florida 32073
(904) 264-6553 / (904) 269-2729 fax

AUTHORIZED AGENTS FOR THE APPLICANT:

Karen M. Taylor
Karen M. Taylor Land Planner,
3070 Harbor Drive, St. Augustine, Florida 32084
(904) 826-0600 / (904) 825-4180 Fax

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EXHIBIT H	Adjacent Property Owners
EXHIBIT I	Environmental Information

PARCEL IDENTIFICATION NUMBERS: 028990-0000, 028930-0000

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1: All of the South Half (S 1/2) of Section 18, designated on a Plan of Survey of lands of the Antonio Huertas Grant made by James M. Gould surveyed April 1, 1859, Township 6 South, Range 27 East and Townships 6 and 7 South; Range 28 East, lying east of State Road No. S-13-A, excepting therefrom a 0.79 acre tract of land in the Southwest corner described in Deed Book 257, Page 490 of the public records of St. Johns County, Florida.

Parcel 2: A 51.9 acre tract of land in the North Half (N 1/2) of Section 18, designated on a Plan of Survey of lands of Antonio Huertas Grant, made by James M. Gould, surveyed April 1, 1859, Township 6 South, Range 27 East and Townships 6 and 7 South, Range 28 East, and more fully described as follows: Commence at the point where the center line of State Road No. S-13-A intersects the south line of the Antonio Huertas Grant, Section 40, Township 7 South, Range 28 East, said point being designated as Station 62-16.8 on the right of way maps of State Road No. S-13-A; thence north 1 degree 36 minutes west, 84.59 feet along the center line of State Road No. S-13-A to designated State Road Station 63-01.39; thence north 2 degrees 23 minutes west 2,074.94 feet along the center line of State Road No. S-13-A to the beginning of a circular curve to the right having a radius of 2,292.01 feet, said point being designated State Road Station 83-76.33; thence continue along the center line of State Road No. S-13-A, 597.00 feet as measured along the arc of said curve to the end of the curve at designated State Road Station 89-55.33; thence south 77 degrees 54 minutes 30 seconds east, 50.0 feet to a point on the east right of way line of State Road No. S-13-A, said point also being at State Road Station 89-55.33; thence north 12 degrees 05 minutes 30 seconds east 39.45 feet along the east right of way line of State Road No. S-13-A to the point of beginning; thence continue north 12 degrees 05 minutes 30 seconds east, 806.00 feet; thence leaving the east right of way line of State Road S-13-A run south 73 degrees 56 minutes 30 seconds east, 401.12 feet; thence north 21 degrees 20 minutes 30 seconds east, 354.60 feet; thence south 69 degrees 33 minutes 30 seconds east, 1,722.08 feet; thence south 19 degrees 01 minute 30 seconds west, 1,099.6 feet, thence north 71 degrees 54 minutes west, 2,039.5 feet to the point of beginning.

EXHIBIT B

**St. Johns County Growth Management Services Department
Planning Division**

P.O. Drawer 349, 4020 Lewis Speedway

St. Augustine, Florida 32095

Phone: 904 823-2480 Fax: 904 823-2498 E-mail: plandept@co.st-johns.fl.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Date August 31, 2004 PUD File Number _____ Receipt Number _____

1. Project Name Liberty Park Planned Unit Development

2. Applicant's Name, Address, and Phone No. Rick Wood, Wood Development Corporation, 4729 U.S. Highway 17, Suite 204, Orange Park, Florida 32073 (904) 264-6553 / (904) 269-2729 fax

3. Owner's Name, Address, and Phone No. David and Jean Jones, and Barbara Jones Fleming, P.O. Box 170, Elkton, Florida 32033

4. Property Location Pacetti Road

5. Legal Description See Exhibit A

6. Present Use of Property Vacant

7. Parcel ID Number 028990-0000, 028930-0000 8. Current Zoning OR (Open Rural)

9. 2015FLUM Designation Residential B 10. Section 41 11. Township 7S 12. Range R28E

13. Requested Change Applicant is requesting a zoning change to Planned Unit Development to allow for the construction of four hundred and eight (408) Residential units.

14. Is Concurrency review required? Yes 15. Zoning Map Page # 3DS 16. Size of Property 148.05 acres

17. Utility Provider St. Johns County Utility Department and Florida Power and Light

18. Provide all of the following:

- a. List of adjacent property owners within 300 feet of the parcel to be rezoned showing name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.
- b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
- c. Legal description (attach as Exhibit A)
- d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
- e. Eighteen (18) copies of the complete application.
- f. Application Fee. (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if owner's authorization form is attached:

Printed or typed name(s): Karen M Taylor

Signature(s): 

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Karen M. Taylor, Land Planner

Mailing Address: Karen M. Taylor, Land Planner, 3070 Harbor Drive, St. Augustine, Florida 32084

Phone: 904/826-0600 FAX: 904/825-4180 E-mail: 4taylors@aug.com

Updated: 06/20/00

EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT

SECTION I - INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit A. This petition is filed on behalf of the applicant: Rick Wood, Wood Development Corporation, Orange Park, Florida.

A. Location: The property to be rezoned consists of 148.05 acres, described by the Legal Description - Exhibit A. It is situated in the northwest sector of St. Johns County along the east side of Pacetti Road. The site is shown on the Location Map, Exhibit E. It is located within the Residential-B Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan, which allows for up to two (2) units per acre for standard residential development and up to one (1) unit per acre density bonus for the provision of affordable housing. The property has been used for the cultivation of crops for some time and is currently zoned Open Rural (OR).

B. Surrounding Uses: The property is in an area adjacent to several significant developments in the northwest portion of St. Johns County, in particular portions of the St. Johns Development of Regional Impact. The surrounding uses include individual single family residential lots in the overall area and residential subdivisions such as Samara Lakes Subdivision, the King and the Bear and other St. Johns DRI neighborhoods to the north, Gracewood Estates to the west. Commercial facilities are available to the north along International Golf Parkway and future employment opportunities will be available to the northeast within the World Commerce Center. The property has been used for the cultivation of crops for some time and is currently zoned Open Rural (OR).

C. Ownership: The subject property is owned by David Jones Jean Jones, Barbara Fleming Jones and Riverdale Potato Farms, Incorporated (Richard Jones) as shown by the Proof of Ownership (deeds) attached as Exhibit F. Said property owners have authorized Rick Wood to act on their behalf, who has, in turn, authorized Karen M. Taylor to act on his behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit G. Adjacent property owners for notification purposes are included as Exhibit H.

SECTION II - SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of 148.05 acres located on the east side of Pacetti Road. The property is currently zoned Open Rural (OR) and the applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for the construction of up to four hundred and eight (408) residential units with associated recreation and ancillary facilities. The development will be known as **Liberty Park Planned Unit Development** (Liberty Park PUD).

The Master Development Plan - Exhibit D, indicates the general layout of the site for construction of the four hundred and eight (408) single-family residential homes, which will be accessed directly from Pacetti Road and served by central water and sewer. As the project is located within the Northwest Sector, the development will include a thirty-five (35) foot Development Edge

along the north, east and south boundary lines of the PUD and a minimum seventy-five (75) foot Scenic Edge shall along Pacetti Road. The applicant will reserve twenty-five (25) feet of property along Pacetti Road for future right-of-way expansion, which will be in addition to the seventy-five (75) foot scenic edge.

The design incorporates common open space, as well as varied active and passive recreation opportunities, meeting the standards of the County's Land Development Code and centralized to the development. As the project is located within the Northwest Sector Plan area, the plan will provide for a central community recreation area, a secondary active park, numerous lakes and open space areas between the lot areas. The majority of the lots will front on either a pond or open space, providing the owners with privacy (open space areas will be planted with landscaping) or views across the ponds. The main entrance road will be a boulevard type facility focusing on and ending with the Community Recreation area and no residential lots will access directly on this roadway, except for the model center. The secondary entrance will initially also be a boulevard entrance, but narrow to a traditional residential street with corresponding lots partially into the development. In addition, the project is planned to provide for a mixture of both market rate and affordable housing products, to help fill the community housing demand in an area where urban infrastructure is available and/or in place. Development of the project is planned for two (2) phases over nine (9) years.

B. Development Size: There is a total of 148.05 acres of property, with all 148.05 acres to be developed.

C. Wetlands: There are no jurisdictional wetlands on the site, as it has been cleared and used for cultivated crops for a number of years.

D. Development Area: The project, including lots and right-of-way, will encompass the entire 148.05 acres.

E Dwelling Units: The site is planned for four hundred and eight (408) single-family residential homes on 148.05 acres for an overall net density of 2.76 units per acre.

The development will utilize the standard two (2) units per acre on 148.05 acres to provide for 296 single family homes and the Affordable Housing bonus density of .76 units per acre (up to 1 unit per acre is allowable) to provide for an additional 112 homes as provided for by the St. Johns County Land Development Code. These affordable housing units will be for ownership (versus rental) and may be located anywhere within the project. Based upon one hundred and twelve (112) "bonus" units, at least fifty percent (50%) or fifty-six (56) of the bonus units will meet the criteria for affordable, with a minimum of twenty percent (20%) designated for low income households (a minimum of 23 units) and a minimum of twenty percent (20%) designated for moderate income households (a minimum of 23 units).

Affordable housing units shall be in accordance with the requirements of the Land Development Code (LDC) Section 5.07.00, with assurances of affordability provided for all fifty-six (56) units for a period of ten (10) years. The project shall also be eligible for incentives permitted by the St. Johns County LDC and Development Review Manual and the sales price of the designated affordable house shall not exceed the maximum adopted by the St. Johns County SHIP Home Buyers Program, as may be amended. The current maximum is set at \$125,000.00. Population

for the development, based upon 2.44 residents per household, will equal approximately 996 residents at build-out. At a ratio of 0.71 children per household, the project will generate approximately 290 school age children.

F. Non-Residential Development: There will be no non-residential development.

G. Site Development Criteria:

1. Lot Sizes and Building Area: The total ground area within the PUD to be occupied by buildings and structures shall not exceed forty percent (40%), with individual lots allowed a sixty percent (60%) coverage.

There will be two types of residential lots. Approximately one hundred and sixty (160) residential lot sizes will meet a minimum size of 7,245 square feet, with a minimum sixty-three (63) foot frontage and an average one hundred and fifteen (115) foot depth. Approximately two hundred and forty-eight (248) lots will meet a minimum lot size of 6,095 square feet, with a minimum fifty-three (53) foot frontage and an average one hundred and fifteen (115) foot depth. Lots along the curves of the roadways or cul-de-sacs, will meet seventy-five (75) percent of the required width at the twenty (20) foot setback, with the exception that when a lot fronts on a cul-de-sac or curve, the lot width shall be a minimum of twenty-five (25) feet.

2. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include Residential Uses as defined within the Land Development Code, allowing for single family residential dwellings. In addition, all typical residential accessory and ancillary uses will be allowed as outlined within the LDC.

3. Setbacks: Setbacks shall be measured per Section 6.01.03.H.1 of the Land Development Code, providing for encroachments in the front and rear yards per Section 6.01.03.H, and shall be as follows:

a. Front yard: Twenty (20) feet. Lots having a second frontage shall have a setback of sixteen (16) feet for the second frontage.

b. Side yard: Five (5) feet, with no projections allowed into the side yard setback.

c. Rear yard: Ten (10) feet, providing a minimum five (5) foot setback is maintained for accessory structures, including detached carports and/or garages, pool, screen/pool enclosures, and A/C units.

No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, pool decks or pool enclosures to be located within drainage or underground utility easements.

4. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

5. Parking: The required two (2) parking spaces per residential unit will be provided by a minimum two (2) car garage with a driveway apron large enough to accommodate two (2) vehicles. Parking will be provided for within the open space / recreation areas if

needed, but will also provide for pedestrian access via sidewalks throughout the development, with the facilities oriented to pedestrian traffic.

6. Signage: The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

a. Subdivision Sign: In accordance with Section 7.06.01 of the Land Development Code the project will be allowed, one (1) subdivision identification monument-type sign, located at each of the main entrances on Pacetti Road, in the area indicated on the Master Development Plan. The sign may either be two (2) single sided signs on either side of the main entrance road or one (1) double sided sign in a center median sign tract. The signs will be limited to a maximum size of thirty-two (32) square feet (per side) each, a maximum height of fifteen (15) feet and may be lighted or illuminated. The applicant may construct a six (6) foot high fence, masonry wall, or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature and the sign may be incorporated into a wall, fence, or other structure that conforms to the maximum height requirements.

b. Construction / Sales Sign: One (1) on-site project sign will be allowed near the entrances to the property along Pacetti Road, which must be removed within thirty (30) days after the last lot is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet and will conform to the requirements of the Land Development Code.

c. Informational Signs: Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of a sales office, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.

7. Fencing: A maximum six (6) foot high opaque fence will be allowed in the rear and rear/side yards in accordance with the requirements of the Land Development Code. In addition, a maximum six (6) foot high opaque fence will be allowed along the interior boundaries of either the Development Edge or Scenic Edge.

H. Infrastructure:

1. Stormwater: Stormwater will be handled on site within retention areas located throughout the site, with conveyance via the roadways and/or piping within appropriate easements with an associated positive outfall. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District (SJRWMD).

2. Vehicular Access / Interconnectivity: Access to the property will be provided via two (2) new roadways located directly on Pacetti Road. The main entrance roadway, located on the north end of the site, will have an eighty (80) foot right-of-way divided

entrance, which will narrow to a fifty (50) foot road right-of-way, with a five (5) foot easement on either side, terminating at the Community Recreation area. The secondary entrance on the southerly portion of the site, will have an eighty (80) foot right-of-way, before it narrows to a sixty (60) foot right-of-way up to the main northern entrance roadway. All other roadways within the development will have fifty (50) foot right-of-ways with five (5) foot easements on either side (both sides). Roads will be constructed in accordance with curb and gutter standards as stipulated within the St. Johns County Land Development Code. Roadways will be requested for dedication to St. Johns County.

There are no adjacent developments, however, the project will provide for a future road connection to the property to the east and will provide for bicycle and pedestrian access as shown on the Master Development Plan Map (MDP Map), Exhibit D. A twenty-five (25) foot wide strip will be reserved (and dedicated) for future right-of-way expansion, which will not be a part of the seventy-five (75) foot Scenic Edge.

3. Pedestrian Access / Sidewalks: The development will provide for sidewalks within the development in accordance with the requirements set forth in the Land Development Code. The entrance road sidewalks will be five (5) feet in width and will have sidewalks on both sides of the roadway. All other interior sidewalks shall be a minimum of four (4) feet wide and will be provided along one (1) side of the interior roadways as shown on the MDP Map, Exhibit D, connecting to Pacetti Road. In the case when lots directly front on a road, the sidewalks will be constructed upon completion of construction of the house, with the applicant providing the appropriate bonding to assure and complete construction. However, common area sidewalks located along the two (2) entrance roads, Community Recreation area, Park, ponds and/or open space areas will be constructed during the roadway construction phase. Sidewalks will also be provided to access the open space surrounding or adjoining retention ponds.

The applicant understands the requirement for sidewalks along Pacetti Road and will either construct the sidewalk or pay into the County sidewalk fund. Additional right-of-way to be used for four-laning of the road is being provided and it is anticipated that the four-lane improvements will be constructed within the near future, since portions of Pacetti Road are already scheduled for construction.

4. Parks / Recreation: Both active and passive recreation opportunities are provided as shown on the MDP Map, Exhibit D. The active parks total 6.15 acres in size and will be located in the central and southerly portions of the site and will include a 3.28 acre Community Recreation area and 1.43 acre associated Park, as well as a 1.44 acre park. These recreation areas of the project will include a combination of multi-purpose play fields, children's play areas, as well as benches and picnic tables and walkways and jogging trails. The parks will remain for the common use and enjoyment of the residents and guests of the Liberty Park PUD and signs indicating this will be posted on the sites.

5. Open Space: Open space areas will constitute approximately 46.82 acres, which includes 6.0 acres of Community Recreation and Park areas (only 5.0 acres would be required), 4.98 acres of Development Edge and 5.98 acres of Scenic Edge, as well as 13.46 acres of general open "green" space between the lot areas and around the retention ponds, and 16.38 acres of retention ponds (per the waiver request). The location of the

open space provided throughout the development is indicated on the MDP Map, Exhibit D. This open space will provide visual interest, separation from the adjacent exterior and interior residences and will provide buffering to other land uses and the Pacetti Road traffic. A waiver is included within Section T. of this application, that provides for a minimum of twenty-one percent (21%) open space, versus the twenty-five percent (25%) required by Section 5.03.03 of the LDC and inclusion of the retention "ponds" in the overall open space calculation. It should be noted that with the retention areas included, the open space provided is approximately thirty-two percent (32%), considerably more than the twenty-five percent (25%) contemplated by the LDC.

6. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department. Plans are to access the County lines from Pacetti Road. The applicant will provide a "tract" for a lift station site in accordance with the requirements of the Utility Department, which will be shown on the Construction Plans.

7. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services including installation of fire hydrants meeting the 660 foot vehicle travel feet apart installation requirement and the 500 gpm flow requirement, in accordance with the Land Development Code.

8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area.

9. Utilities: All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company.

I. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department, connecting to lines along Pacetti Road. A tract will be designated for the lift station with direct roadway access. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. With a total of four hundred and eight (408) homes, it is estimated that the majority of the units will have three bedrooms. Calculated (@ 350 gallons per day (gpd) per residence for water and @ 300 gpd for sewer. Therefore, when complete, the project will utilize approximately 142,800 gpd of potable water and require the treatment of approximately 122,400 gpd of sanitary sewer.

J. Topography and Soils: Site elevations are around 30 feet mean sea level. The property falls within Zone X of the Federal Emergency Management Agency (FEMA) flood zone, outside any one hundred (100) or five hundred (500) year floodplains.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies one (1) main soil type on the site: **62 Florida fine sand**. This soil type is a poorly drained, nearly level soil on low, broad flats. The seasonal high water table is within a depth of 10 inches for four (4) to six (6) months. Permeability is rapid in the surface and subsurface layers and very slow in the subsoil. The potential for community development is medium, with excessive wetness being the main limitation. Water control methods are required to construct road beds, small commercial buildings and homes. Although this site has been used for cultivated crop production for a number of years, this soil type is generally dominated by pond cypress and swamp tupelo, with varying admixtures of slash pine, diamondleaf oak, water

oak, Florida elm, popash, red maple and dahoon holly. In addition to those tree species, it supports such shrubs as wax myrtle, saltbush and buttonbush. Ground cover includes maidencane, lizards tail, blackstem chainfern, netted chainfern, cinnamon fern and royal fern. Water depths are relatively shallow and inundation periods have been reduced by ditching in the surrounding agricultural field, resulting in this wetland being hydrologically altered and thus having diminished natural functions.

K. Site Vegetation and Habitat: Access Environmental Associates, Inc. (AEA) conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida; Section 18, Township 6 and 7 South, Range 28 East. A copy of their assessment is provided within Exhibit I, Environmental Data. The site consists of 148.05 acres of potato row crops with undeveloped woodland areas to the east and west, and scattered residential areas to the north, south and west. The property contains one (1) generalized vegetative community, 214 Row Crops (Potatoes). The habitat community identified was classified based upon the Florida Land Use, Cover, and Forms Classification System (FLUCFCS). The site includes no jurisdictional wetlands.

L. Significant Natural Communities Habitat and Listed Species: Access Environmental Associates, Inc. (AEA) surveyed the site and found that the on-site cover type listed above is not considered "Significant Natural Communities Habitat." In addition, there are no wetlands regulated by the St. Johns River Water Management District (SJRWMD) or the U.S. Army Corps of Engineers (COE).

M. Historic Resources: The property appears to fall within a Low Probability Area on the St. Johns County Archeological Predictive Model and as such no Archeological Reconnaissance Study is warranted. In addition, no Archeological sites were identified on the County Archeological Site Inventory, no evidence has been found of any historic sites on the property, and the St. Johns County Historical Structures Inventory does not identify this area as having any historical structures.

N. Buffers: As there are no jurisdictional wetlands on the site, the only buffers that will be provided will be the seventy-five (75) foot Scenic Edge and the thirty-five (35) foot Development Edges as already addressed and shown on the MDP Map, Exhibit D. Screening on Pacetti Road, a Major Collector, shall be provided adjacent to the road, within the Scenic Edge consistent with Section 6.06.04.B.6 of the Land Development Code. As the land has been cleared for some time, no plans will be submitted for clearing of the property, however, the development will conform to all tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting.

O. Special Districts: The project is located within the Northwest Sector Overlay as provided within the St. Johns County Comprehensive Plan.

P. Temporary Uses: Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans and the locations will be shown on the Construction Plans and will comply with the requirements of Section 6.05.02.H. of the LDC. The initial construction/sales trailers will be located at or near the entrance to the development and may then be relocated within the project as the construction stages proceed. Temporary sales trailers will be allowed to remain until completion of the development.

Model homes may be constructed within the development, provided the number does not exceed ten (10) percent of the number of units in the development (up to forty). The model homes may be constructed during construction of the infrastructure and may include sales, administration and construction offices. Parking for the model homes and sales offices will be located in a temporary unpaved parking area to be located within the park across of the street or within the driveway. The applicant will provide terminating easements to St. Johns County for ingress and egress to all of the model homes under construction, prior to initiation of construction. The applicant understands that no Certificate of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. 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. Accessory uses 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. Air conditioning units and pool equipment are not considered structures and may be included within the setback line without violating the setback requirements. Driveways may be allowed within the front and side yard setbacks. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. Phasing: The Liberty Park PUD shall be developed in three (3) phases over a period of nine (9) years. Phases may be developed ahead of the schedules listed here, in sub-phases, or simultaneously, provided concurrency has been met and all County and State construction permits have been obtained. The project shall be commenced within three (3) years of approval of the PUD and commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department. Completion shall be defined as the installation of all infrastructure and approval of as-builts for the phase, and shall be within five (5) years of commencement for each phase.

1. Phase I: Development of the first phase shall be commenced within three (3) years of approval of the PUD. The first phase will consist of up to one hundred and ninety-three (193) lots including the Model Center, as well as all necessary infrastructure, including roads and drainage facilities to serve these lots. This phase will include construction of the main entrance roadway on Pacetti Road and the main central Community Recreation Area and Park as indicated on the MDP Map, Exhibit D.

2. Phase II: Development of the second phase shall be commenced within six (6) years of approval of the PUD. This phase will include all remaining lots and infrastructure to complete the development, as well as the remaining recreation sites with associated facilities.

As the project is located within the Northwest Sector, in accordance with Section 5.03.07 of the LDC, the applicant will provide a Compliance Letter (Progress Report) indicating the project's relationship to the sustainability indicators, at the end of each five (5) year phase.

S. Project Impact: The property is located within the Residential Density Zone "B" of the 2015 St. Johns County Comprehensive Plan and in an area governed by the Northwest Sector Plan, which allows the types of uses and the residential densities included within the application. The overall area and neighborhood is ideally suited to this type of residential development as it is in close proximity to other single family developments. It has excellent access to major roadways and transportation corridors including connection to Pacetti Road as well as International Gold Parkway and Interstate 95 to the north and east, and County Road 208 and County Road 13A to the south. These roadways will connect the development to area employment opportunities and retail activities, nearby schools, cultural facilities and both active and passive recreational opportunities. The site is located such that the location, size and design of the project will provide privacy and buffering from the other development in the area and incorporates a significant amount of open space and greenspace that has been interspersed throughout. The project will be served by centralized utilities. The lot sizes and home styles will target both families and retirees, providing for an integrated community. The site design will provide a unique development with most homes being located with perimeter buffers or internally along retention areas or backing up to open space. The centrally located recreation areas will allow for neighborhood interaction, whereby residents can meet and enjoy active and passive recreation opportunities in common areas throughout their immediate neighborhood. Access will be provided for pedestrians. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The development will offer a mixture of lots sizes and homes targeted towards families and providing for affordable housing.

T. Waivers / Variances / Deviations: **T. Waivers / Variances / Deviations:** The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

1. Incremental Master Development Plans: The applicant is requesting a waiver to Section 5.03.02.G.2.A of the Land Development code to provide for an incremental Master Development Plan for the recreation area. The incremental Master Development Plan for the Main Active Recreation Area will be submitted for approval and recording at the appropriate time.

2. Open Space: The applicant is requesting a waiver to the twenty-five percent (25%) open space requirement as provided for within Section 5.03.03 of the LDC. This application provides for 30.44 acres of "land" open space, which constitutes twenty-one percent (21%) of the project site, which consists of 6.0 acres of Community Recreation and Park areas (only 5.0 acres would be required), 4.98 acres of Development Edge and 5.98 acres of Scenic Edge, as well as 13.46 acres of general open "green" space between the lot areas and around the retention ponds. There are no jurisdictional wetlands on the site or other natural environmental features. This waiver requests a reduction to the overall percentage, and inclusion of the retention ponds as open space. The applicant

feels that the retention ponds and lakes should be considered as open space within the overall calculation of the twenty-five percent (25%). The site plan was prepared under the guidelines used for a number of PUD's, which always included retention ponds and lakes as a part of the overall open space. Adding the 16.38 acres of retention ponds or eleven percent (11%) of the project area to the existing 30.44 acres, would then provide for a total of 46.82 acres of open space, which would provide for an overall open space calculation of thirty-two percent (32%), considerably more than the twenty-five percent (25%) contemplated by the LDC.

It should be noted that although retention ponds are not specifically referenced within this section of the code, the applicant contends that they have consistently been included within the open space calculations within both residential and commercial PUD's since the adoption of the LDC in 1999. And, even though they are a part of the stormwater system for the site, they still remain "open" from any development. In this application, these "ponds" are fairly good sized water bodies and certainly not just ditches. They range in size from 1.0 to almost 4.0 acres in size and offer the visual interest, separation and buffering between the developed areas, that we feel was contemplated by the requirement within Section 5.03.03.A.1.

No other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership / Agreement to Comply: The applicant, his successors and/or assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant, his successors and/or assigns, also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

"To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein."

All drainage facilities and common areas, located within the **Liberty Park Planned Unit Development** for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant, his successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the Homeowners Association documents, the Applicant will transfer ownership and maintenance responsibilities to the **Liberty Park Homeowners Association**, a non-profit corporation

established under the laws of the State of Florida. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment. Roads will be requested to be dedicated to St. Johns County.

V. Future Land Use Designation: The property is located wholly within the Residential-B Land Use designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

W. Neighborhood Profile/Northwest Sector Plan: The Liberty Park PUD is designed as a residential single-family community to be developed along Pacetti Road, which is to include four hundred and eight (408) single-family dwelling units in a variety of sizes and types, associated recreational amenities including a Community Recreation Area and a Community Park, as well as interspersed green areas to promote resident interactions, and developments edges and buffers. Although the site contains no natural vegetation, as it has been farmed for a number of years, the design will incorporate significant landscaping throughout the buffers and green areas of the development as well as a series of ponds, which will help create scenic vistas, but maintain privacy.

The design, character and architectural style of the development has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character which is compatible with surrounding residential areas and maintains the rural character, which offers a variety of living opportunities in a mixture of the types of detached homes and which compliments the commercial and business opportunities envisioned for the area as well as the existing and planned public facilities, including schools. As delineated within the Sector Plan, the development will enhance the appearance of the area "neighborhood" through the provision of substantial open space and maintenance of the existing character of the existing environment. The project plan provides for a variety of civic activities to promote increased resident interaction. And the plan recognizes and follows the Community Goals to provide an efficient use of the land that results in a more compact network of utilities and streets, and provides for a variety of block lengths and roadway frontages to lesson the impacts on the local facilities and relieve the burden from the County of having to maintain such facilities.

The project is located within the area designated by the Northwest Sector Plan and as such, meets the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay which provides for the basis for the plan of development. The Liberty Park PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3. regarding the provision of a Development Edge, Policy A.2.4 regarding the provision of a Scenic Edge, Policy A.2.1.9 regarding the general pattern of development and Policy A.2.1.10 regarding neighborhood design.

The Liberty Park PUD reflects the vision in it is located on the east side of Pacetti Road and is intended to become a safe residential area, fulfilling some of the neighborhood's need for higher density housing. Two (2) accesses are provided, to Pacetti Road, to help ensure safe transition into and out of the neighborhood. With its development oriented within and away from the highway, by the use of scenic edges and limited access to Pacetti Road, it is buffered from any

negative aspects of the ever-increasing traffic along that roadway. The area will be developed with open spaces, small parks with places for children to play in protected areas away from traffic, streets of the nature that children can ride their bicycles without fear of being run over and, a community recreation area where residents can come together in community. Residents can follow trails throughout the edges, which will allow walking or bicycling to the core areas. Liberty Park PUD is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision with its sidewalks, trails, civic greens and open spaces. The design enhances the ability of residents and their children to travel back and forth across the internal roadways in relative safety, whether on foot or bicycle. All of this has been achieved through identification of the area as neighborhood, development of identified crossing areas, pedestrian.

With regard to the proposed project's sustainability as provided in Policy A.2.1.13, Liberty Park PUD will be a single-family residential neighborhood with lot sizes ranging from 6,095 square feet to 7,245 square feet to accommodate a variety of residential products. Approximately seven ponds will be designed as a part of the stormwater system and the community/recreation areas, as well as within the open space areas, which separate the neighborhoods from the major roadway system. These ponds will enhance and retain the natural simplicity of this once predominantly agricultural site. The general plan of development is intended to retain as much of the rural character of the area as possible, while meeting the goals of the Northwest Sector Plan to provide a variety of housing products and supplying homes to owners seeking median price ranges. The project is ideally located within the overall "Neighborhood" area so that residents will be able to find most of their consumer needs just a short distance away.

X. Neighborhood Sustainability: The Liberty Park PUD is designed as a residential single-family community to be developed along Pacetti Road, which is to include four hundred and eight (408) single-family dwelling units in a variety of sizes and types, with a minimum of fifty-six (56) being affordable. The development will also include a Community Recreation Area and a Community Park, as well as a significant amount of open space and green areas interspersed through-out the development to promote resident interactions. The plan also includes provisions for development edges, a scenic edge, buffers and for the reservation of right-of-way for future widening of Pacetti Road.

In accordance with Policy A.2.1.13 - Northwest Sector Overlay General Development and Neighborhood Sustainability Indicators, approximately 5.98 acres of development edge and approximately 4.98 acres of scenic edge will be provided within the development as well as a pedestrian and bicycle access system. The total 148.05 acre site will be converted from agriculture to residential land use. No land is to be donated or conveyed as school sites and no schools requested to be constructed. A total of 19.44 acres of land will be conveyed for parks, greens and open space, with two (2) active parks and 3.5 miles of sidewalks will be constructed. As the site has no natural occurring wetlands, none will be preserved or created. One (1) vehicular "future" access will be included to provide access to future development to the east and one (1) pedestrian and bicycle access will be provided for future development to the south. There is no commercial within this development or healthcare facilities to be developed, although both are planned at a more appropriate location at the intersection of Pacetti Road and State Road 16.

SECTION III. SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Liberty Park Planned Unit Development** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The project is located within the Residential-B Land Use category of the 2015 St. Johns County Comprehensive Plan. Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl (specifically A.1.2.2), Objective A.1.3 Surrounding Land Use (it is compatible, per Policy A.1.3.12 with the adjacent existing residential development in the area). In addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.6 by providing a Master Development Plan, and Policy A.1.9.7 by being served by central utilities.

As indicated in Section W. Neighborhood Profile/Northwest Sector Plan, the project will meet the Goals, Objectives and Policies of the Northwest Sector Plan Overlay, within the St. Johns County Comprehensive Plan, specifically policies A.2.1.3, A.2.4, A.2.1.9 and A.2.1.10.

Additionally, the project will meet the goals and objectives of the St. Johns County Comprehensive Plan with regard to Housing, specifically Goal C.1 which encourages the provision and maintenance of adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County, and Objective C.1.3 that encourages the provision of housing for very low, low and moderate income households.

B. Location: The project is located within a Residential-B Land Use area on the 2015 FLUM, which district allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties"

Adjacent land uses surrounding this property include existing single family residences and the Samara Lakes PUD to the north, a single family residence and vacant land to the south, vacant property to the east and the World Golf Village DRI to the west, all of which would be deemed compatible. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Residential B Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5". It should be noted that the Land Development Code provides that properties can be rezoned only upon receipt of a Certificate for at least one-third of the developments projected traffic, which will be complied with by the applicant.

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines. Therefore, the type of uses included in the

application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

1 2005

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being **NOTICE OF HEARING** in the matter **PUD 04-25 LIBERTY PARK** was published in said newspaper in the issues of **MARCH 8, 2005.**

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 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 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 **8TH** day of **MARCH 2005.**

by *Charles Barrett* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Brian Fike

(Signature of Notary Public)



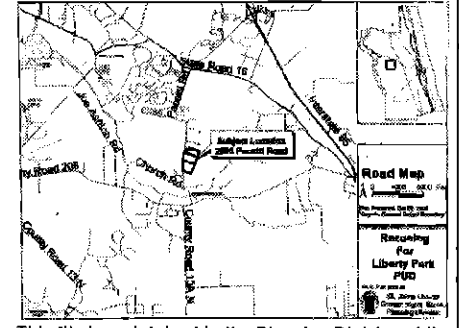
Brian Fike
My Commission DD327588
Expires June 09, 2008

(Seal)

BRIAN FIKE

COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, March 23, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a request to rezone from Open Rural (OR) to Planned Unit Development (PUD) for construction of 408 residential units.
The subject property is located at 2900 Pacetti Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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 David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
FILE NUMBER: PUD 2004-25 Liberty Park
L569-5 Mar 8, 2005