

24

ORDINANCE NUMBER: 2006-116

Public Records of  
St. Johns County, FL  
Clerk # 2006076933,  
O.R. 2801 PG 1731-1754  
10/17/2006 at 04:20 PM,  
REC. \$97.00 SUR. \$108.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE TOWN CENTER SOUTH MASTER DEVELOPMENT PLAN (MDP) RESOLUTION NUMBER 2006-24, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS England Thims and Miller., on behalf of Centex Homes, Inc, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2006-14 for a Major Modification to the Town Center South Master Development Plan (MDP) Resolution Number 2006-24, as amended, dated June 23, 2006, as described hereinafter, and after required notice was published, a public hearing was held on the 3<sup>rd</sup> day of October, 2006, at 9:00AM on said application.

SECTION 1. That development of lands within the Town Center South MDP shall proceed in accordance with Resolution 2006-24, as amended, including the Application for Major Modification dated June 23, 2006 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Town Center South MDP has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Town Center South MDP is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Town Center South MDP is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Town Center South MDP is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Town Center South MDP meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Town Center South MDP does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

*Shelley Y. King*  
M-R

**SECTION 3.** That all other provisions of Resolution 2006-24 as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. The text of the Master Development Plan shall control in cases of conflict with the Master Development Plan Map.

**SECTION 5.** That the terms of this modification to the Town Center South MDP shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS** 3<sup>rd</sup> **DAY OF** October **2006.**

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

BY: James E. Bryant  
James E. Bryant  
Chairman

**RENDITION DATE** 10/05/06

**ATTEST: CHERYL STRICKLAND, CLERK**

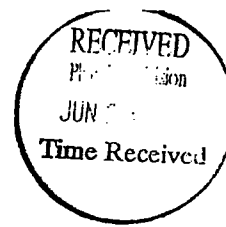
BY: Cheryl Strickland  
Deputy Clerk

**EFFECTIVE DATE:** 10/13/06



Revised Legal Description





**TownCenter South Parcel A & B Combined**

A portion of Section 31, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, both lying in St. Johns County, Florida, also being a portion of Tract "H" of those lands described and recorded in Official Records Book 1462, page 667 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6; thence South  $01^{\circ} 10' 10''$  East, along the Westerly line of said Section 6, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as now established; thence North  $55^{\circ} 22' 18''$  East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ} 19' 25''$  East, continuing along said Southeasterly right of way line, 593.13 feet to a point lying on the Southerly right of way line of Preservation Trail, a variable width right of way as described and recorded in Official Records Book 2565, page 1074 of said public records, said point also being a point on a curve concave Southwesterly, having a radius of 806.00 feet; thence Southeasterly, departing said Southeasterly right of way line, along said Southerly right of way line and along the arc of said curve, through a central angle of  $01^{\circ} 28' 00''$ , an arc length of 20.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $60^{\circ} 38' 09''$  East, 20.63 feet.

From said Point of Beginning, thence Southeasterly, along said Southerly right of way line of Preservation Trail the following twenty-two courses: Course 1, thence Southeasterly, along the arc of said curve concave Southwesterly, having a radius of 806.00 feet, through a central angle of  $01^{\circ} 29' 02''$ , an arc length of 20.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ} 09' 37''$  East, 20.87 feet; Course 2, thence South  $58^{\circ} 25' 07''$  East, 327.46 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2625.00 feet; Course 3, thence Southeasterly, along the arc of said curve, through a central angle of  $02^{\circ} 54' 25''$ , an arc length of 133.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ} 52' 19''$  East, 133.17 feet; Course 4, thence South  $48^{\circ} 00' 37''$  East, 50.14 feet to a point on a curve concave Northeasterly, having a radius of 2637.00 feet; Course 5, thence Southeasterly, along the arc of said curve, through a central angle of  $04^{\circ} 42' 04''$ , an arc length of 216.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $64^{\circ} 44' 10''$  East, 216.31 feet; Course 6, thence South  $22^{\circ} 49' 47''$  East, 32.80 feet; Course 7, thence South  $68^{\circ} 27' 16''$  East, 80.00 feet; Course 8, thence North  $65^{\circ} 55' 05''$  East, 50.04 feet to a point on a curve concave Northerly, having a radius of 2625.00 feet; Course 9, thence Southeasterly, along the arc of said curve, through a central angle of  $09^{\circ} 03' 33''$ , an arc length of 415.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $74^{\circ} 37' 16''$  East, 414.61 feet; Course 10, thence South  $66^{\circ} 33' 25''$  East, 52.73 feet to a point on a curve concave Northerly, having a radius of 2637.00 feet; Course 11, thence Southeasterly, along the arc of said curve, through a central angle of  $04^{\circ} 11' 13''$ , an arc length of 192.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $82^{\circ} 21' 45''$  East, 192.66 feet; Course 12, thence South  $40^{\circ} 50' 28''$  East, 50.36 feet; Course 13, thence South  $03^{\circ} 09' 14''$  West, 23.93 feet; Course 14, thence South  $86^{\circ} 50' 46''$  East, 150.00 feet; Course 15, thence North  $03^{\circ} 09' 14''$  East, 35.93 feet; Course 16, thence North  $47^{\circ} 08' 39''$  East, 50.36 feet to a point on a curve concave Northerly, having a radius of 2625.00 feet; Course 17, thence

Easterly, along the arc of said curve, through a central angle of  $09^{\circ}46'34''$ , an arc length of 447.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $85^{\circ}51'53''$  East, 447.35 feet; Course 18, thence North  $80^{\circ}58'35''$  East, 508.58 feet to the point of curvature of a curve concave Southerly, having a radius of 1925.00 feet; Course 19, thence Easterly, along the arc of said curve, through a central angle of  $28^{\circ}55'19''$ , an arc length of 971.71 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $84^{\circ}33'45''$  East, 961.43 feet; Course 20, thence Easterly, along the arc of a curve concave Northerly, having a radius of 1650.00 feet, through a central angle of  $04^{\circ}17'17''$ , an arc length of 123.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}14'44''$  East, 123.46 feet; Course 21, thence South  $61^{\circ}51'46''$  East, 51.78 feet to a point on a curve concave Northerly, having a radius of 1662.00 feet; Course 22, thence Easterly, along the arc of said curve, through a central angle of  $06^{\circ}01'37''$ , an arc length of 174.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $79^{\circ}08'45''$  East, 174.75 feet; thence South  $35^{\circ}49'33''$  West, 53.25 feet; thence South  $55^{\circ}40'46''$  East, 51.30 feet; thence South  $18^{\circ}59'30''$  East, 47.62 feet; thence South  $12^{\circ}32'51''$  West, 65.32 feet; thence South  $58^{\circ}51'44''$  West, 54.66 feet; thence South  $30^{\circ}11'49''$  West, 66.42 feet; thence South  $86^{\circ}57'21''$  West, 51.05 feet; thence South  $84^{\circ}32'29''$  West, 48.20 feet; thence South  $06^{\circ}24'21''$  West, 33.74 feet; thence South  $52^{\circ}27'59''$  West, 30.51 feet; thence South  $36^{\circ}11'44''$  West, 31.66 feet; thence North  $52^{\circ}37'35''$  West, 51.70 feet; thence North  $17^{\circ}18'36''$  West, 91.49 feet; thence North  $37^{\circ}37'11''$  West, 97.72 feet; thence North  $18^{\circ}01'20''$  East, 79.27 feet; thence North  $26^{\circ}32'44''$  West, 60.53 feet; thence South  $23^{\circ}21'12''$  West, 59.55 feet; thence South  $38^{\circ}27'41''$  West, 72.56 feet; thence South  $40^{\circ}21'58''$  West, 70.41 feet; thence North  $73^{\circ}32'29''$  West, 51.83 feet; thence South  $27^{\circ}33'03''$  West, 62.66 feet; thence South  $50^{\circ}53'30''$  West, 91.60 feet; thence South  $26^{\circ}51'07''$  East, 80.94 feet; thence South  $03^{\circ}40'27''$  East, 54.16 feet; thence South  $59^{\circ}04'57''$  West, 52.36 feet; thence South  $17^{\circ}18'17''$  West, 108.01 feet; thence North  $72^{\circ}12'33''$  East, 46.85 feet; thence South  $18^{\circ}55'57''$  East, 70.47 feet; thence South  $25^{\circ}23'40''$  East, 67.03 feet; thence South  $01^{\circ}15'48''$  East, 82.57 feet; thence North  $77^{\circ}58'01''$  East, 95.27 feet; thence South  $59^{\circ}36'22''$  East, 27.59 feet; thence North  $87^{\circ}22'59''$  East, 72.25 feet; thence South  $68^{\circ}00'19''$  East, 73.96 feet; thence South  $89^{\circ}00'44''$  East, 52.96 feet; thence South  $80^{\circ}49'09''$  East, 79.20 feet; thence South  $03^{\circ}41'02''$  West, 40.58 feet; thence South  $08^{\circ}22'03''$  East, 74.93 feet; thence South  $72^{\circ}34'10''$  East, 30.20 feet; thence South  $41^{\circ}12'58''$  East, 37.58 feet; thence South  $61^{\circ}35'47''$  East, 55.78 feet; thence South  $55^{\circ}12'43''$  East, 76.05 feet; thence South  $74^{\circ}44'36''$  East, 75.15 feet; thence South  $71^{\circ}38'20''$  East, 57.97 feet; thence North  $81^{\circ}57'07''$  East, 53.21 feet; thence South  $72^{\circ}58'08''$  East, 48.24 feet; thence South  $86^{\circ}27'36''$  East, 49.88 feet; thence South  $89^{\circ}00'40''$  East, 47.97 feet; thence South  $80^{\circ}50'00''$  East, 115.40 feet; thence South  $20^{\circ}39'11''$  East, 55.30 feet; thence South  $30^{\circ}10'28''$  East, 51.75 feet; thence South  $35^{\circ}41'39''$  East, 305.85 feet; thence Due South, 1821.21 feet; thence South  $84^{\circ}03'05''$  West, 180.00 feet; thence South  $83^{\circ}05'14''$  West, 785.45 feet; thence South  $15^{\circ}40'33''$  West, 23.34 feet; thence South  $07^{\circ}06'36''$  East, 45.71 feet; thence South  $65^{\circ}33'03''$  East, 85.95 feet; thence South  $28^{\circ}10'59''$  West, 57.24 feet; thence South  $16^{\circ}41'22''$  East, 64.10 feet; thence South  $16^{\circ}46'12''$  West, 71.73 feet; thence South  $09^{\circ}50'32''$  West, 52.93 feet; thence South  $12^{\circ}41'37''$  West, 40.09 feet; thence South  $04^{\circ}51'09''$  West, 76.94 feet; thence South  $19^{\circ}08'38''$  West, 83.67 feet; thence South  $36^{\circ}55'32''$  West, 61.46 feet; thence South  $49^{\circ}50'36''$  West, 50.69 feet; thence South  $55^{\circ}10'47''$  West, 11.63 feet; thence South  $17^{\circ}37'04''$  West, 111.97 feet; thence Due West, 52.46 feet; thence South  $30^{\circ}04'50''$  West, 20.00 feet; thence Due West, 1323.93 feet; thence North  $33^{\circ}18'38''$  West, 150.00 feet; thence North

06°00'32" West, 642.29 feet; thence North 00°53'43" East, 537.97 feet; thence North 18°26'06" West, 504.99 feet; thence North 05°16'11" West, 280.11 feet; thence Due West, 1561.07 feet; thence North 24°07'42" West, 1481.95 feet; thence North 25°45'53" East, 661.03 feet; thence North 00°12'03" West, 110.90 feet; thence North 13° 42' 35" East, 150.59 feet; thence North 11° 42' 16" West, 20.45 feet; thence North 00° 16' 08" West, 86.70 feet; thence North 07° 31' 28" East, 24.73 feet; thence North 17° 00' 58" West, 77.34 feet; thence North 10° 23' 32" East, 94.96 feet; thence North 28° 35' 56" East, 189.19 feet to the Point of Beginning.

Containing 318.63 acres, more or less.



**EXHIBIT C**  
Master Development Plan  
Town Center South Residential



**A. DESCRIPTION**

The Town Center South Residential project is located within the Nocatee Planned Unit Development (PUD 2002-02) approved pursuant to Ordinance 2002-46. The Nocatee DRI Development Order was approved pursuant to St. Johns County BCC Resolution 2001-30. Town Center South Residential is the first parcel within the Town Center to seek development approval.

The design for this master development plan is consistent with the guidelines outlined in the DRI Development Order and the PUD Ordinance, and is consistent with the New Town Future Land Use designation and the requirements of Comprehensive Plan Objective A.1.19. For the purposes of development and compliance with PUD and Comprehensive Plan requirements, the overall PUD property is considered a single site.

Development within Town Center South Residential project will be as per allowances for single-family and multi-family development within Town Center districts as specified in Nocatee PUD Ordinance 2002-46 as may be amended. Specifics of development not listed within this text will be allowable if stated as allowable in the Nocatee PUD Ordinance as may be amended.

The boundaries of Town Center South Residential are defined by the South Perimeter Loop Road right-of-way and wetlands geometry, with the Center Pass Greenway and the Snowden Greenway and wetlands systems surrounding the project boundaries south of the South Perimeter Loop Road. A portion of the proposed project boundary is overlaid by the existing CR 210 right-of-way.

The larger, contiguous portion of the project is designed as a cohesive neighborhood with central Neighborhood Commons accessible by pedestrian and bicycle travel from the single-family homes. This portion of the project is connected to the multi-family (condominium) portion of the project via a boardwalk across the Greenway wetlands system. A pedestrian boardwalk is also proposed to connect to the Town Center Community Park proposed to the east and to the Greenway Trailhead that is proposed to the west. The boardwalks and proposed pedestrian connections are shown on the MDP.

The Town Center South Residential community will have vehicular access from the South Perimeter Loop Road, with internal vehicular, bicycle and pedestrian interconnectivity as shown on the Master Development Plan. The configuration of the right-of-way for the South Perimeter Loop Road, including wetland impacts and future development roadway connections has been reviewed and approved under MDP 2003-09.

**B. Total Number of Acres included within the project.**

The Town Center South Residential MDP encompasses 334.2435± acres.

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Town Center South Residential MDP 1 6/19/11/06  
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**C. Total Number of Wetland Acres**

There are 60.6± wetland acres within the Town Center South Residential project boundary. The wetland impacts are estimated to be a maximum of 8.46± acres, with ±122.45|25.53 acres of wetlands preserved.

**D. Development Area and Land Use**

Town Center South Residential will be developed as a Town Center residential district as defined by the Nocatee PUD. Allowable uses within the district shall be as allowed by Table 4-1 and elsewhere within the Nocatee PUD Ordinance 2002-46.

As per Table 3-1 of the PUD Ordinance, Town Center as a whole has the following approvals:

	Approximate Development (Acres)	Preserved Wetlands (Acres)	Estimated Dwelling Units			OFFICE (SF)	COMMERCIAL (SF)	LIGHT INDUSTRIAL (SF)	HOTEL (Rooms)	ASSISTED LIVING (DU)	GOLF HOLES	PARKS (Acres)
			SF	MF	Total							
TOWN CENTER	1,100	61	800-1,100	1,500-2,500	2,300-3,500	2,757,000	778,000	100,000	485	540	0	86

The total area for the Town Center South Residential MDP is 261.8334.35± acres. The approximate acreage by use is as follows. Actual acreage may be determined at the time of engineering plans: any changes to acreages will be within limits allowed by LDC 5.03.05 and the PUD, and all land use proportions required by the PUD, the DRI DO and the Comprehensive Plan will be adhered to accordingly.

USE	ACRES
Residential	167.01
Wetland Impacts	9.6
Collector ROW	4.7
<b>Total Developable</b>	<b>181.31</b>
Wetlands Preserved	122.45
Buffers & Greenway Uplands	30.48
<b>Total Undeveloped</b>	<b>152.93</b>
<b>Total Acres</b>	<b>334.24</b>



Use	Acres
Total Acres	334.35
<b>Preserved Wetlands</b>	
Isolated Wetlands	7.17
Greenway Wetlands	118.36
<b>Buffers</b>	
Upland Buffer	17.68
Roadway Buffer	2.81
Other Greenway Uplands	6.69
Collector Roads	4.91
Ponds	33.39
Parks / Amenity	5.78
<b>Net Residential Acreage</b>	<b>137.56</b>

### E. Total Residential Units and Density.

The density for residential development within Town Center South Residential is calculated in accordance with the Nocatee PUD.

Planned residential development is as follows:

USE	RESIDENTIAL			Net Acres <sup>1</sup>	Density <sup>1</sup>	Population <sup>2</sup>	School Age Children <sup>2</sup>
	Single Family	Multi Family	Total				
Residential	382341	160260	542601	122.45 <del>168.5137</del> .56	4.44.37	4,3281,472	228264
<b>Total</b>							
<b>% of Total Residential Units<sup>3</sup></b>	<b>70</b>	<b>30</b>					

1. Density is calculated in compliance with the PUD Ordinance, based on Net Acreage=(Gross Acreage)-(Wetlands & Preservation lands)-(Ponds)-(Parks)-(Other Non-Residential uses).
2. The population is calculated as 2.45 persons per household. The estimate of school age children is calculated as .44 per household, consistent with the DRI.
3. As per Comprehensive Plan Policy A1.19.3, a minimum of 50% of the total residential units must be single-family, and a minimum of 30% must be multi-family. The Nocatee PUD, as a whole, meets this requirement.

### F. Total Intensity of Non-Residential Development

All non-residential development within Town Center South Residential will be accessory to the residential development within the project. Structures such as gazebos, decks, boardwalks, and other amenity structures associated with the development will be shown on the appropriate construction plans if permitting is required.

**G. Development Criteria**

The following development criteria are a part of the Nocatee PUD Ordinance; development within Town Center South Residential will include detached single-family, and townhome and condominium multi-family development. The residential development within Town Center South Residential will comply with the following standards:

	Town Center	TNR
<b>Residential density (net du/acre)<sup>3</sup></b>	3-50	
<b>Maximum Bldg. Height<sup>1</sup></b>	90'	45'
<b>Minimum Floor Area (sf)</b>		
Accessory Apartments	400	400
<b>Single Family</b>	<i>Allowable as TNR</i>	
Minimum lot size		3,000 sf
Minimum lot width		30'
Setbacks: <sup>2</sup>		
FRONT: Building		10'
Porch <sup>3</sup>		5'
Garage-front facing		25'
Alley Front		3'
SIDE: Street Side/ Corner lots		5'
Other Sides		2'
Zero lot (side/other side)		2'8'
REAR: Primary Structure		10'
Garages / Other Accessory structure) <sup>5</sup>		3'
<b>Multi Family</b>	<i>allowable</i>	
Minimum Lot Size	2,000	
Minimum Lot Width	14	
Setbacks:		
FRONT: Building	0'	
Garages & Car Ports	25'	
Alley Front	3'	
SIDE	0'	
Side Street	0'	
REAR	0'	
Rear Garages / Other Accessory structure) <sup>5</sup>	0'	

- (1) a. Structures exceeding thirty-five (35) feet must contain an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the St. Johns County Florida Fire Prevention Code of, NFPA 13 or equivalent standard as adopted in the St. Johns County Florida Fire Prevention Code or as otherwise approved by St. Johns County Fire Services.
- b. The height limitations do not apply to any new roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate the building (provided the structure shall not cover more than 20% of the roof area or extend over 10 feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents or other similar structures which may

- be erected above the height limit, nor to fire or parapet walls providing that such walls shall not extend more than five (5) feet above the roof.
- (2) All setbacks are subject to drainage easements and adjustments to conform to fire and building codes. Setbacks are measured from the outside foundation wall of the structure. Single family overhangs shall not protrude over lot lines. The alley front yard setback shall be measured from the property line or easement line for the alley whichever is more restrictive. Setbacks for pools (with and without screen enclosures) and accessory structures shall be a minimum of 5 feet. Setbacks for pool equipment and air conditioning units, etc. shall be a minimum of 2 feet. Accessory uses, including, but not limited to pool enclosures, are allowed in side and rear yards. Driveway setbacks from property lines for VR and SRVN zoning districts shall follow the St. Johns County Land Development code requirements.
  - (3) Residential Density (net du/ac) is calculated on an allocated land use basis and includes the development tract or lots and the right of way of local streets directly serving the residential use. Wetlands, retention ponds and lakes, parks and other non-residential land uses associated with the residential parcels is not part of the density calculation.
  - (4) All definitions to the above design standards are provided in the St. Johns County Land Development Code unless noted otherwise.
  - (5) A reduction of the front yard setback is permitted on those single family structures which have porches that are at least one half (50%) of the width of the main structure.
  - (6) Guest Houses and/or separated accessory apartments will be considered accessory structures and will only be required to meet accessory structures setback requirements.

### **Single Family**

Single-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be as allowed by the PUD Ordinance 2002-46 as may be amended. The single-family neighborhood will be developed according to TNR standards as specified in the PUD text.

As per PUD Section 5.5.4, a maximum block length within the single-family residential may not exceed ten times the average lot width, up to 1,000 feet. Block lengths may be increased by no more than one and one-half of the maximum if one or more of the following conditions are met to preserve and design around environmentally sensitive lands; where parks or civic spaces are provided at the end of a block; where pedestrian and bicycle pathways connect to adjacent streets; or where other design elements including conservation areas are used to interrupt a continuous streetscape. Block length applies to all blocks with cross streets.

The single-family neighborhood will establish a variation in lot size by establishing differing base lot widths, and through variations in road form and geometry; thereby allowing for a natural variation in the perceived lot size and configuration at street frontage.

Allowable uses within the Single Family district will be as per Table 4-1 and elsewhere within the Nocatee PUD Ordinance 2002-46 as may be amended.

As required by Special Condition 27(b) of the Nocatee DRI Development Order, a 'safe room' will be constructed in all detached single-family residences.

### **Multi-Family**

Multi-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be as allowed by the PUD Ordinance

2002-46 as may be amended. Multi-family development may be condominium, townhome, or other attached housing.

Allowable uses within the Multi-Family district will be as per Table 4-1 and elsewhere within the Nocatee PUD Ordinance 2002-46 as may be amended.

### **Site Clearing**

St. Johns County may issue permits for clearing for portions of the Town Center South Residential site subsequent to initial review and prior to final approval of construction plans if the Urban Forestry staff has approved the proposed tree mitigation plans and Engineering Technical has approved drainage plans; however all other federal, state and regional permits related to land clearing, grading and earthwork must be obtained prior to work being initiated. No preserved buffers, preserved wetlands or otherwise conserved lands shall be cleared. The developer shall mitigate for any protected trees to be removed by such clearing activity as required by the Land Development Code.

For the purposes of the Neighborhood Site Plan required for construction plan review, calculation of tree credit requirements for single family residences will be based on individual lot size.

Clearing and grading operations will be in compliance with the PUD, DRI DO and the LDC as applicable and best management practices shall be followed during construction activities including the installation of erosion control measures that shall be placed at the limits of clearing or when deemed appropriate at the landward edge of the upland buffer.

### **Signs**

All signage shall comply with the allowances of the Land Development Code as may be modified by the Unified Sign Plan. Potential signage location is shown on the MDP. Sign locations for all areas shown as "Future Development" will be shown on the corresponding incremental MDP.

### **Fencing**

The developer, at his option, may erect a fence or wall up to 8 feet high along all or parts of the perimeter of the property in accordance with the PUD text and the Land Development Code. This fence or wall may be considered part of the perimeter screening in accordance with the land development regulations if such screening is required. Individual lot owners may construct fences in accordance with the Land Development Code and the Nocatee PUD Ordinance 2002-46.

## **H. Infrastructure**

- **Drainage**

The stormwater system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. A master storm drainage system may be designed to serve multiple uses and areas. One or

several POA, HOA, or CDDs will maintain all privately owned common drainage and retention facilities and tracts. Roads and drainage and retention facilities may be proposed for dedication to St. Johns County.

- **Roads**

Access to the project development shown shall be from South Perimeter Loop Road. All local road rights-of-way shall be a minimum of 50 feet except where greater widths are shown on the MDP map. The roadway system within the MDP may be proposed for dedication to St. Johns County. The road locations shown on the MDP map are conceptual and subject to change on the construction plans in accordance with LDC Section 5.03.05.

Town Center South Residential may waive those portions of the Land Development Code relative to roadway design as allowed by the Nocatee PUD. These waivers will be determined at the time of construction plan submittal as allowed by the PUD Ordinance.

- **Parking**

On-street parking (both 45 degrees and 90 degrees) is permitted within the Town Center. Ninety degree on street parking is limited to guest parking for townhome and condominium units.

- **Non-Vehicular Access**

A sidewalk/ multi-purpose path is being provided adjacent to South Perimeter Loop Road as shown on MDP 2003-09. The sidewalk along South Perimeter Loop Road is shown on the Town Center South Residential MDP for reference and to demonstrate pedestrian interconnectivity.

A system of sidewalks and pedestrian boardwalks is shown on the Town Center South Residential MDP map. This non-vehicular network provides interconnectivity between development areas, thereby reducing the need for vehicular travel. Bike racks shall be provided at the recreation facilities; location of bike racks will be specifically shown on construction plans.

The general location of future pedestrian connection to the Greenway Trail to the south of the project is shown on the MDP. The general location of the future pedestrian boardwalk connection to the community park east of the project site and to the Greenway Trail Head to the west of the site are shown on the MDP; the specific locations may be modified according to boardwalk plans, but such modification will be in compliance with LDC Section 5.03.05.

- **Open Space / Parks / Recreation / Community Centers**

The Town Center South Residential MDP includes a number of parks and recreation areas as identified on the MDP map. There are two Neighborhood Commons/Community Parks (a minimum of one-acre each) which will may include a multi-purpose field or court, playground, picnic area, water features, furnishings, shelters and passive open space. This park may also include a

swimming pool with associated restroom building and pavilion, and other accessory buildings. All lots within this MDP are within one half mile of a ~~Neighborhood Commons~~ Community Park.

Additional Neighborhood Parks and Neighborhood Greens are shown on the MDP map. Neighborhood Parks may have picnic areas, furnishings and playground equipment. Neighborhood Greens may have furnishings and landscaping. All residences are within ¼ mile of a neighborhood park or green, community park, or greenway. All dwelling units are within ½ mile of a neighborhood or community park.

Active recreation areas for multi-family development are provided (at 150 sf / DU) based on neighborhood commons, neighborhood parks, and active recreation centers within the development. The active recreation/ amenity area within the Condominium parcel is 0.6 acres minimum. Active recreation components for multi-family development will be within ¼ mile of the development.

- **Fire Protection**

Fire protection will be installed in accordance with LDC Part 6.03.

- **Solid Waste**

St. Johns County shall provide for solid waste disposal for residential use.

**I. Water and Sewer**

JEA or its designees, successors or assigns will provide water and sewer. Re-use will be the primary source of irrigation for multi-family development, common areas, and each single-family home. Reuse will consist of both metered treated effluent and stormwater ponds as sources for irrigation.

**J. Soils**

A Soils Map is included in the Map Exhibits. The soil types and community development potential are identified in a table associated with the map.

**K. Upland Forest and Wetlands**

A copy of the FLUCFCS map is provided in the Map Exhibits. The Land Development Code requires conservation of 5% of Upland Natural Vegetation on site, which may be included in the upland buffers, and the Nocatee PUD as a whole has met this requirement.

**L. Significant Natural Communities Habitat**

The Nocatee PUD as a whole meets the requirement for conservation of Significant Natural Communities Habitat. The conservation areas approved pursuant to the DRI Development Order and the PUD Ordinance 2002-46 are not located within Town Center South Residential. The

Xeric Habitat planned for conservation is outside the limits of the Town Center South Residential MDP, but is shown on the MDP map for reference.

### **M. Known or Observed Historic Resources**

The property within the Nocatee PUD underwent analysis for Historic Resources during the DRI review process. No Historic Sites were designated within Town Center South Residential. The archeological site shown on Exhibit 2 of the Nocatee PUD is within the Xeric Habitat/ Archeological Site area shown for reference on the Town Center South Residential MDP map.

### **N. Buffering and Landscaping**

#### **Upland Buffers**

A minimum 25-foot vegetative upland buffer shall be provided adjacent to contiguous preserved wetlands consistent with the approved Development Order and the PUD Ordinance. Buildings with permanent foundations shall be set back 25 feet from the minimum required upland buffer adjacent to contiguous wetlands. The vegetative upland buffer and building setbacks are shown on the MDP map, and shall be shown on the construction plans. In accordance with LDC Section 4.01.06.B.2, accessory uses provided in Section 2.02.04 shall be permitted within the twenty-five foot building setback; specifically, pools and pool enclosures are allowed within the building setback.

An average 25-foot vegetative upland buffer shall be provided adjacent to isolated wetlands consistent with the approved Development Order and the PUD Ordinance. The averaged upland buffer shall not be less than 15 feet in any area and shall achieve an overall greater upland buffer than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans provided the average and minimum upland buffer requirement are met.

Upland buffers provided will be either existing uplands adjacent to wetlands, or may be provided by fill material in the case of impacted wetlands. In the case of buffers provided by fill material where wetlands are impacted, the 'created' upland buffers shall be vegetated by a mixture of suitable native species plant materials. In both cases, the upland buffers will then remain as undisturbed buffers except as may be allowed by the Land Development Code.

Upland buffers and building setback to those upland buffers for all areas labeled as 'Future Development' will be shown on future incremental MDP applications.

When the upland buffer and the Greenway are collocated, the requirements of the upland buffer will prevail.

#### **Landscaping**

Landscaping within the development will follow the requirements of the Land Development Code as modified by the PUD Ordinance. The Master Tree Plan guidelines for the PUD will be implemented, with compliance shown at the time of construction plan submittal.

For the purposes of the Neighborhood Site Plan required for construction plan review, calculation of tree credit requirements will be based on individual lot size.

#### Roadway Buffers

A minimum twenty (20) foot buffer is provided between the residential development and the South Perimeter Loop Road in accordance with PUD Ordinance 2002-46 Section 5.5.9. The buffer is shown on the MDP.

#### **O. PUDs in special districts**

The Town Center South Residential MDP is not located in a special district as defined by Land Development Code Article III.

#### **P. Temporary Uses**

Temporary Construction Trailer and/or Sales Trailer with associated temporary access and parking may be provided for each of the MDP "parcels", with access off the South Perimeter Loop Road. Temporary uses (including but not limited to construction trailers, sales offices, temporary signage, etc) shall be allowed to be placed on site and moved throughout the site as construction progresses in accordance with the LDC and the PUD Ordinance 2002-46 as may be amended. Temporary uses shall be removed within 30 days after the issuance of the final certificate of occupancy for the project.

Other permitted uses: the dirt removed from the stormwater ponds or wetland creation areas may be used on-site as fill for individual home sites, stockpiled anywhere within the boundaries of the site (except in the required buffer or preserved wetland areas) or transported off site. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit. Air curtain incinerators or burn sites may also be located within the project boundary. Silvicultural practices may occur in areas of the property where construction has not commenced (except in the upland buffer or preserved wetland areas) in accordance with the Section 7.5 of the PUD.

Model homes, including those with temporary sales centers, may consist of up to ten percent (10%) of the total number of lots within Town Center South Residential as shown on the MDP and as per construction plan approval. Model homes without a sales office may be constructed with approved construction plans but prior to final Plat approval. Model homes with a sales office may be ~~construction-constructed~~ constructed with approved construction plans and as-built drawings, but prior to final Plat approval.

Model Homes may be located in a specifically designated area (i.e. "Model Bank") or may be located within the neighborhood. Model homes will provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt, in a manner acceptable to the County Administrator. Model homes, including those with temporary sales centers, may remain within each development area until all



homes within that area are sold. In the case of a "Model Bank", the homes may be used as models until all other homes within Town Center South Residential have received a Certificate of Occupancy.

**Q. Accessory Uses**

Accessory uses shall be in accordance with the Land Development Code and the PUD Ordinance 2002-46 as may be amended. Non-habitable structures for civic, recreational, and passive/ open space development such as gazebos, arbors, viewing platforms, boardwalks, docks, etc., as well as utility infrastructure structures and equipment will be shown on specific development permit plans and will be in compliance with all PUD and LDC requirements: such accessory structures and utility infrastructure improvements are not required to be shown on MDP maps.

**R. Phasing Schedule**

The project will be developed in one phase. Construction and platting may occur in multiple phases in accordance with Land Development Code allowances and requirements. Commencement shall be defined as approval of construction plans. Completion shall be defined as approval of As-Builts of the roads (or vehicular access and parking infrastructure) and drainage facilities.

USE	UNITS	MDP PHASE A 2005-2009
<b>Residential</b>		
<b>Single Family</b>	Lots	382341
<b>Multi-Family</b>	DU	160260
<b>TOTAL</b>		542601
<b>Active Recreation, Amenity &amp; Neighborhood Parks</b>	Acres	4.07.0

**S. Project Impact and Benefits**

There is adequate capacity to serve this project including water, sewer, and roads. Town Center South Residential will be a residential neighborhood as allowed under the Nocatee PUD and Development Order.

Justification for this project is as follows:

1. The property is located within the New Town land use district and the proposed development is consistent with that designation.
2. The impacts from this project have been duly considered in the DRI and the PUD process, and the proposed development is consistent with, and helps to implement, the conditions in the DRI development order.

3. The project will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.
4. The proposed development is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.
5. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.
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 and will accomplish the objectives, standards and criteria set forth in the Land Development Code.
7. The infrastructure, recreational, and community support amenities to serve this project are in place or will be constructed.

**T. Waivers, Variances or Deviations**

Specific waivers to the Land Development Code were requested and approved under the Nocatee PUD Ordinance 2002-46 as may be amended. The Town Center South Residential development may utilize any of the approved waiver allowances listed in that Ordinance, as well as any future allowances allowed by modification of the PUD Ordinance.

**U. Binding all Successors and Assigns entitled to the same conditions of the PUD and MDP.**

The applicant, its successors and assigns, hereby stipulate and agree to proceed with the proposed development in accordance with the PUD Ordinance 2002-46 as adopted by the St. Johns County Board of County Commissioners and as may be amended. The applicant, its successors and assigns also agree to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD.

**V. If designated as more than one future land use designation**

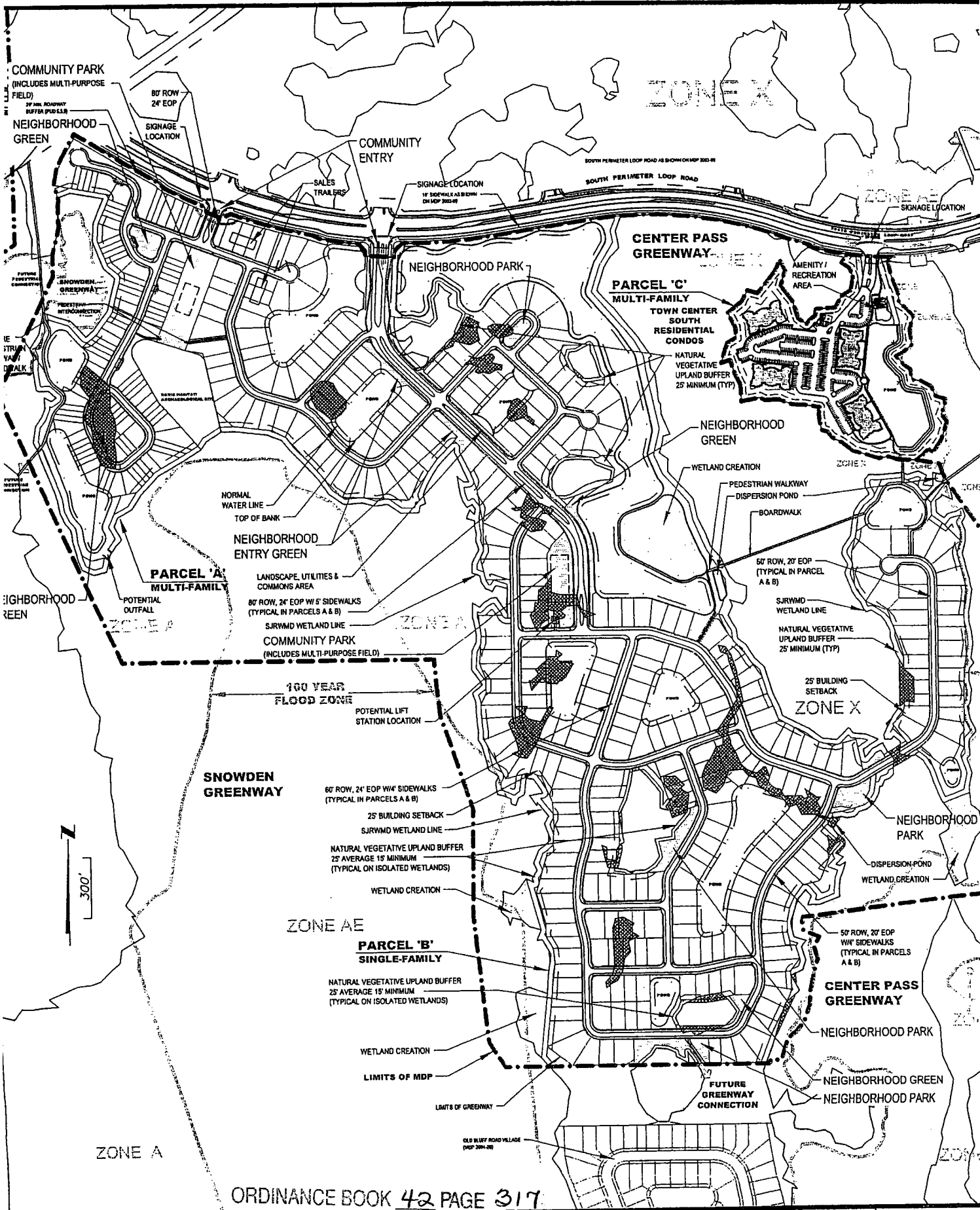
The project is located wholly within a single future land use designation: New Town on the St. Johns County 2015 Future Land Use Map.



Revised MDP Map







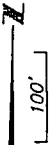
ORDINANCE BOOK 42 PAGE 317

**England-Thimly & Miller, Inc.**  
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258  
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584  
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

**TOWN CENTER SOUTH RESIDENTIAL  
 MASTER DEVELOPMENT PLAN**  
 NOCATEE PUD, PUD 2002-02, ORD 2002-46  
 ST. JOHNS COUNTY, FL

ETM. NO. 06-037-00 02-050-44	REVISIONS: 1. 2nd SUBMITTAL 08/31/05 2. 3rd SUBMITTAL 10/21/05 3. 4th SUBMITTAL 01/31/06 4. MFLAR SUBMITTAL 02/13/06 5. MA.MDD SUBMITTAL 05/24/06
DRAWN BY: AD	DESIGNED BY: SD
CHECKED BY: DS	DATE: Jun 20, 2006

03 of 04

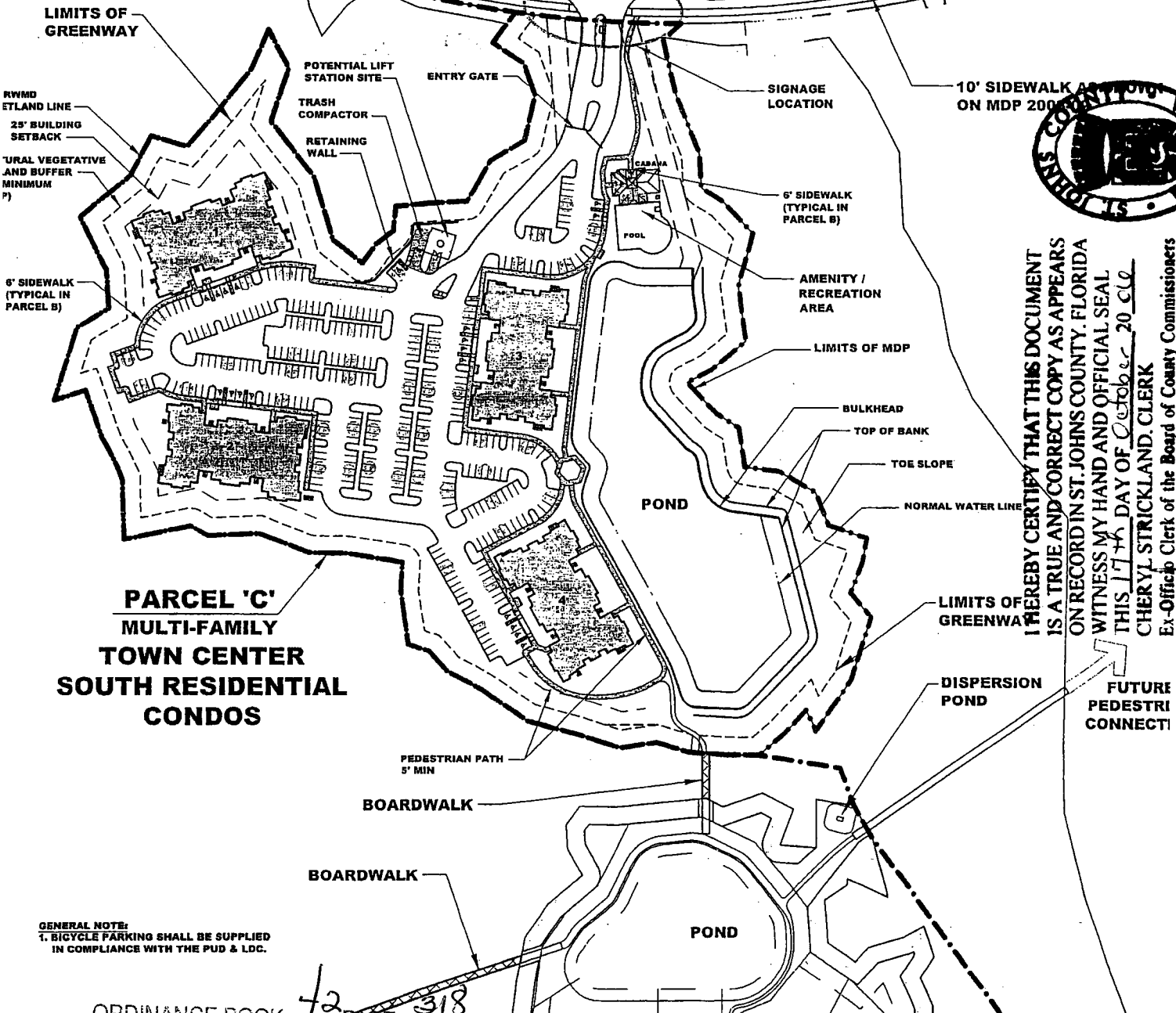


**MULTI-FAMILY BUILDING SETBACK**  
 MEASURED FROM PARCEL 'B' BOUNDARY  
 FRONT 0'  
 SIDE 0'  
 REAR 0'  
 GARAGE & CARPORT 25'

USE	UNIT	QUANTITY	PARKING RATIO / UNIT	SPACES REQUIRED	SPACES PROVIDED
Multi-Family	DU	150	2 spaces / DU	300	340
19 HC parking spaces included			PARKING TOTALS	320	340

\* Required parking will be provided. Additional spaces are at the option of the developer.

MINIMUM PARKING WILL BE IN COMPLIANCE WITH LDC & PUD. ADDITIONAL PARKING WILL BE AT THE OPTION OF THE DEVELOPER



**PARCEL 'C'  
 MULTI-FAMILY  
 TOWN CENTER  
 SOUTH RESIDENTIAL  
 CONDOS**

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. THIS IS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF October 20 2010  
 CHERYL STRICKLAND, CLERK  
 Ex-Officio Clerk of the Board of County Commissioners  
 BY: *Cheryl Strickland* D.C.

GENERAL NOTE:  
 1. BICYCLE PARKING SHALL BE SUPPLIED IN COMPLIANCE WITH THE PUD & LDC.

<p><b>England-Thimys &amp; Miller, Inc.</b>        ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS        14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258        CERTIFICATE OF AUTHORIZATION NUMBER: 2584        PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485</p>	<p><b>TOWN CENTER SOUTH RESIDENTIAL        MASTER DEVELOPMENT PLAN</b></p>	<p>ETM. NO. 08-037-00        02-050-44</p>	<p>REVISIONS:        1. 2nd SUBMITTAL 08/31/05        2. 3rd SUBMITTAL 10/21/05        3. 4th SUBMITTAL 01/11/06        4. M.D.A. SUBMITTAL 02/13/06        5. N.A.M.D. SUBMITTAL 05/24</p>
	<p>NOCATEE PUD; PUD 2002-02; ORD 2002-46</p>	<p>DRAWN BY: AD</p>	
	<p>ST. JOHNS COUNTY, FL</p>	<p>DESIGNED BY: SD</p>	
		<p>CHECKED BY: DS</p>	
		<p>DATE: Jun 20, 2006</p>	

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# The St. Augustine Record

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

COPY OF ADVERTISEMENT

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 **MAJ 06-14 TOWN CENTER S**  
was published in said newspaper in the issues of  
**SEPTEMBER 18, 2006.**

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 **18TH** day of **SEPTEMBER 2006.**

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

*Patricia A. Bergquist*  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD27599  
Expires December 18, 2007

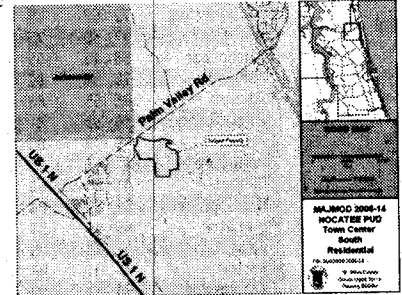
(Seal)

PATRICIA A. BERGQUIST

## NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 3, 2006 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 Major Modification to the development plan of the Nocatee PUD.

The subject property is located within Nocatee, South of CR210, West of the Intracoastal Waterway 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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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. It is anticipated that one or more County Commissioners may attend this meeting. 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  
**JAMES BRYANT, CHAIRMAN**  
FILE NUMBER: MAJMOD 2006-14 Town Center  
South Residential/Nocatee PUD  
L2657-6 Sept 18, 2006