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Public Records of
St. Johns County, FL
Clerk # 2007078668,
O.R. 3012 PG 1173-1191
11/29/2007 at 08:48 AM,
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ORDINANCE NUMBER: 2007- 87

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL TO PRD (PLANNED RURAL DEVELOPMENT); 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 Rural Development shall proceed in accordance with the PRD application, dated November 29, 2006 in addition to supporting documents and statements from the applicant **which are a part of Zoning File PRD 2006-05 The Pastures of Picolata PRD,** as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Findings of Fact: that the need and justification for approval of the Pastures of Picolata PRD 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 PRD is consistent with the goals, policies and objectives of the 2015 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 PRD is consistent with the Future Land Use Designation of Rural Silviculture.

4. The PRD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Rural Developments.

5. The PRD 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 PRD 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 PRD would not adversely affect the orderly development of St. Johns County

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SECTION 2. Pursuant to this application File Number PRD 2006-05 the Pastures of Picolata, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PRD.

SECTION 3. To the extent they do not conflict with the specific provisions of this PRD 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 13th **DAY OF** November **2007.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ben Rich
Chairman

RENDITION DATE 11/15/07

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____
Deputy Clerk

EFFECTIVE DATE: 11/16/07

EXHIBIT A
Legal Description
The Pastures of Picolata PRD

DESCRIPTION PREPARED BY SURVEYOR

THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER LYING NORTH OF C.R. 208 (PICOLATA ROAD) OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3 THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, NORTH 89°21'52" EAST, A DISTANCE OF 2638.58 TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN ORB 1789 PAGE 1537 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 2157 PAGE 1335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE WEST BOUNDARY OF SAID LANDS SOUTH 00°01'52" EAST, A DISTANCE OF 2215.92 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF C.R. 208 (PICOLATA ROAD) (A 66' RIGHT-OF-WAY AS MONUMENTED) THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 82°52'58" WEST, A DISTANCE OF 1332.49 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY WITH LANDS DESCRIBED IN ORB 1573 PAGE 1396 THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LANDS NORTH 00°04'09" EAST, A DISTANCE OF 1043.72 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, THENCE ALONG SAID SOUTH LINE SOUTH 89°42'40" WEST, 1321.69 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN ORB 2385 PAGE 1423, THENCE ALONG THE EAST LINE OF SAID LANDS NORTH 00°07'52" EAST, A DISTANCE OF 1314.70 FEET TO THE POINT OF BEGINNING

CONTAINING 109.43 ACRES±

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA

EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT
The Pastures of Picolata Planned Rural Development

SECTION I - INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Rural Development (PRD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: Countrytyme Florida, LLC. The property to be rezoned consists of 109.43 acres, described by the Legal Description - Exhibit A.

A. Location: The property is situated in St. Johns County, with frontage on County Road 208, also known as Picolata Road, west of its intersection with Pacetti Road, in the Northwest part of St. Johns County. This is shown on the Location Map, Exhibit E.

B. Surrounding Property Use: Surrounding properties are both low density and low intensity as evidenced in their rural agricultural character. This character is reflected in that properties are either underdeveloped, large-to-medium or small-sized parcels with single-family residences (to the south, southwest, west and east). Many of the larger parcels are timberland (all sides) used for Silvicultural purposes or tree farms. Several Planned Rural Development districts in the vicinity have been approved in the past; River Plantation PRD, located to the north, is similar to this proposed project; Honey Branch PRD located to the east; further to the north is Mueller's Landing PRD. Also, in keeping with the area's rural residential development pattern is the mixed-use, Wells Farm Rural Town Center Development of Regional Impact (DRI), located to the east along SR 208 and is undergoing planning. The property is located within a Rural Silvicultural (RS) category of the St. Johns County Comprehensive Plan, which allows for Planned Rural Developments (PRD's) of single-family development in accordance with the requirements within the Land Development Code. The site is located within the Northwest Sector Overlay.

C. Ownership: The subject property is owned by Countrytyme Florida, LLC, as shown by the Proof of Ownership (deed) attached as Exhibit G. Said property owner has authorized Karen M. Taylor, Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. The authorization is attached as Exhibit F. Adjacent property owners for notification purposes will be included as Exhibit H.

SECTION II - SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of approximately 109.43 acres located in northwest St. Johns County, west of Pacetti Road along County Road 208. The applicant is requesting a zoning change from Open Rural (OR) to Planned Rural Development (PRD) to allow for the construction of a subdivision for twenty one (21) single family home sites with private horse pastures. The development will be known as **The Pastures of Picolata Planned Rural Development (The Pastures of Picolata PRD).**

The Master Development Plan - Exhibit D, indicates the general layout of the property for the twenty-one (21) lots and indicates the location of the development areas, general lot configuration, roadways, open space, and drainage and retention areas. The property will be accessed by one (1) entrance on State Road 208. The project design involves one (1) single

curvilinear roadway and cul-de-sac serving twenty-one (21) individual three and one half (3-1/2) to seven (7) acre home sites and private horse pastures.

The property will be an agricultural and equestrian community, where residents can have horses and pastures on the property and can ride throughout the development on a trail system along the perimeter on the site, as well as between a number of the lots and along the roadways. while providing for the protection and preservation of agricultural/silvicultral lands. This equestrian oriented development will provide opportunities for horseback riding throughout the development of a trail system along the perimeter of the site, as well as between a number of the lots and along the roadways. This project will provide an opportunity to a small group of homeowners to cooperatively preserve the rural agricultural character of the area, with large, somewhat isolated lots (comparable to the other similarly sized lots within the area). The residential lots are planned to include pasture (with associated private barns and paddocks) but are also supportive of uses for agricultural harvesting, farming, processing or storage for agricultural or silvicultural products, and for pasture for the keeping of farm animals. The project will be served by wells and septic systems, as there are no centralized utilities in the area. The project is planned for development in one (1) phase. All roadway and lot configurations are planned in order to minimize impacts to the wetlands located within the center and northwestern portions of the site. The design provides for the preservation of almost all of the.20.33 acres of wetlands by impacting only 0.155 acres to provide for the roadway and minor wetland crossings for the riding trails.

B. Development Size: The property consists of 109.43 acres.

C. **Wetlands:** Of the 109.43 acres, approximately 20.49 acres are considered jurisdictional wetlands. Vegetation within the wetland areas is described in Exhibit I, Environmental Information. The applicant will preserve 20.33 acres of these wetlands, in their natural state, which will be provided with the appropriate buffers and setbacks as established within this PUD to meet the County LDC standards, and only 0.155 acres will be impacted and filled (as noted on the MDP Map) for a road crossing. It should be noted that it may be necessary to increase the area of roadway that impacts the wetlands by expanding the right-of-way to eighty (80) feet. If this comes to pass, the necessary adjustments will be made accordingly. Any fill that might occur on this site will be in accordance with all appropriate permits. The wetlands are mainly located in the northwestern and central portions of the site with some small areas along the northern and eastern property boundaries.

D. Development Area: The total Development Area will contain 10.76 acres, or approximately 9.82% of the overall property. The Reserve Area will cover the remaining 98.68 acres, or 90 % of the property. Modifications (through small adjustments) to the Master Development Plan Map, may allow for proportional changes to the Development and Reserve areas, provided there is no increase in the number of lots, the size of the Development Area does not exceed 10.7 acres (10% of the overall project) and conversely, the Reserve Area does not exceed 98.68 acres (90% of the overall project).

E. Residential Use/Dwelling Units: In accordance with the provisions of the St. Johns County Comprehensive Plan, the property will be developed for twenty-one (21) single-family homes, based upon the density allocation of two (2) units per acre for the ten percent (10%) Development Area. The site is planned for twenty-one (21) single-family residential homes on 109.43 acres within a Rural Silvicultural area. The overall net density within the Development Area is two (1.96) units per acre based upon the 10.7 acres of Development Area and the total of twenty one (21) single family homes. Population for the development, based upon 2.44 residents per

household, will equal fifty-two (52) residents at build-out. At a ratio of 0.79 children per household, the project will generate approximately seventeen (17) school age children. The developer will provide disclosure documents, within the sales literature, announcing the potential for school children to be rezoned to different schools.

F. Non-Residential Development: Site development is for agricultural and Silvicultural purposes as well as for residential.

G. Site Development Criteria:

1. Lot size: Lots will range in size from approximately three and one-half (3-1/2) to seven (7) acres in size. The building area of the lot will be approximately one quarter (1/4) acre in size, with an associated fifty (50) foot Development Area buffer area that is within the Reserve Area. The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%) of the total lot area.

2. Permitted Uses/Development Area: All residential lots within the Development Area will be used exclusively for residential purposes including, but not limited to: dwelling units, guest houses, garages, walls, patios, decks, spas, pools, driveways, sidewalks, walkways, and fencing within the building area (Development Area). Lots will be developed with conventional single family homes with accessory uses and structures 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. Air conditioning units are not considered structures and may be included within the setback line without violating the setback requirements. Pool decking and/or screen enclosures constructed upon any lot shall be located within the Development Area.

3. Permitted Uses/Reserve Area: The Reserve Areas may be used for agricultural (farming) and silvicultural purposes or activities. These activities may include ancillary or supportive uses for agricultural harvesting, farming, processing or storage for agricultural or silvicultural products, and for pasture for the keeping of farm animals (including horses and ponies).

4. Residential Building Setbacks: Setbacks shall be measured per the Land Development Code (LDC) from the farthest projection of the structure from the portion of the structure from thirty (30) inches above the general level of the graded lot to the property line of the Development Area and shall be: zero (0) feet for the front, side and rear yards (within the development area). No enclosed building structures shall be constructed in the Development Area Buffers. The Development Area Buffer may be used for rear yard purposes, except in the area of the Undisturbed Natural Buffer. In no case shall the building area encroach upon the Development Area Buffer or the Undisturbed Natural Buffer. No yard activities will be allowed in the Development Area buffers.

5. Other Building Setbacks: Setbacks for the barns shall be measured in accordance with the requirements of the LDC and shall be thirty (30) feet from the right-of way for the "front" yard, ten (10) feet for the side and ten (10) feet for the rear setback, providing a minimum of twenty (20) feet is maintained between structures on different lots.

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

7. Parking: Parking shall be provided by a minimum two (2) car garage or carport, with a sufficient driveway apron length and width to accommodate a third vehicle.

8. Signage: Signs for the development shall conform to the standards for subdivisions as outlined within the St. Johns County Land Development Code. The subdivision will have one (1) sign on each side of the roadway entrance on County Road 208, located on either side of the entrance (single sided) within the common area as indicated on the Master Development Plan, Exhibit D. Such identification signs shall be ground sign or monument type, which may be double sided, a maximum of twelve (12) feet in height, or accommodated within a wall, fence or other entrance feature, and may be located on a fence or within a wall, provided the sign(s) will not exceed the twelve (12) foot height. Signs will be allowed to be a maximum of thirty-two (32) square feet each in size. In addition, the subdivision will be allowed information and directional signage, no larger than four (4) square feet and will adhere to all other regulations regarding temporary signage and real estate sales signs. The applicant feels a separate unified sign plan is not necessary due to the size and scope of this development and a waiver to the requirement will be requested in Section T., Waivers.

9. Fencing: Owners will be allowed to fence all or a portion of their lots, at a maximum height of four (4) feet in height in both the Reserve Areas and Development Area, with a maximum of six (6) feet in the rear and side yard portions of the Development Area, in accordance with the Land Development Code standards. Fencing will be allowed along the lot-side upland boundary of the twenty-five (25) foot undisturbed upland buffer, but will be allowed to cross through the buffer and/or jurisdictional wetland areas, as shown on the MDP Map, Exhibit D, in three (3) locations. This fencing will briefly cross through, but not traverse along, the length of the buffer. Fencing will be in accordance with the requirements of 62-341 of the Florida Administrative Code. Fencing along the lot lines will not be allowed to encroach upon the easement areas for the riding trails and will be allowed along the inside limits of the easement on any rear or side lot line. In addition, fencing will not be allowed within either the Development Edge or Scenic Edge.

H. Infrastructure:

1. Stormwater: Stormwater shall be handled on site, with conveyance within linear drainage areas located within the road right-of-way and/or within associated easements (if necessary) per Section 6.00.00 of the LDC with eventual storage, treatment and attenuation within the stormwater management facilities indicated on the Master Development Plan Map, Exhibit D. The MDP Map shows four (4) stormwater ponds on the site. These ponds are distributed such that all areas, northeast, southwest and west are well served. The drainage areas within the right-of-way will be located along one side of the roadway and the pavement will be off-set and not centered within the right-of-way. Drainage facilities shall meet the requirements of the Land Development Code in effect at the time of permitting.

2. Vehicular Access / Interconnectivity: Access to the development will be in one (1) location with an eighty (80) foot entrance/exit right-of-way located directly on County Road 208 serving all twenty one (21) lots. The internal road right-of-way will be sixty

(60) feet wide with all associated drainage facilities to be constructed in accordance with the requirements of the Land Development Code but may be widened to eighty (80) feet at the wetland crossing if deemed necessary at the time of construction plan review. The entrances/exit will be designed and constructed in accordance with all appropriate State and County permits. In addition, the applicant is reserving seventeen (17) feet of the property along County Road 208 for future right-of-way expansion.

With regards to interconnectivity, the property does not have the ability to provide for future vehicle connectivity. There is a creek that runs along the southwestern boundary limiting access, required retention areas along the western boundary limiting access, and wetlands to the north limiting access. In addition, there are a number of single-family lots surrounding the property along its southern and eastern boundaries with many large, individually developed parcels that do not provide an opportunity for present or future interconnectivity. Therefore, interconnectivity to other adjacent properties is not feasible and will not be provided.

3. Pedestrian Access / Sidewalks/ Riding Trails: The applicant is hereby requesting a waiver to the requirement for sidewalks **within** the development, due to the low density, rural character of the development, the lack of sidewalks anywhere in the area, the small number of lots, and the low traffic volume on the internal roadway. Therefore, a waiver is requested within Section T. In order to meet the intent of the Land Development Code, and as justification for this waiver, the applicant plans to provide: cleared ten (10) foot wide mulched "horseback riding" trail easement along one (1) side of the roadway, cleared twenty (20) foot wide easements between a number of the lots (as noted on MDP, Exhibit D), and a twenty (20) foot wide easement along the perimeter of the property to provide for both horseback riding and pedestrian use. Riding trails located within the wetland areas will utilize existing farm roads, where possible or through the creation of new farm roads in limited areas, that may cross through the upland buffers. Additionally, it should be noted that the roadway pavement width will be twenty four (24) feet, with travel lanes at ten (10) feet each and one (1), four (4) foot shoulder to accommodate a bike lane.

For sidewalks outside of the development, along County Road 208, the applicant will either provide for a five (5) foot wide sidewalk along this road or request payment into the sidewalk fund, whichever is appropriate at the time.

4. Parks / Recreation: The project will have a large central common area, located for accessibility and prominence. This area will serve a dual role of a civic green as a gathering place and recreational activity area appropriate to the rural equestrian orientation of the project. The Park totals 5.09 acres (and includes 1.34 acres of uplands) meeting the criteria of the Northwest Sector Plan Policy A.2.1.10.C. 16, for "Neighborhoods."

Although the "ranchettes" or parcels are large enough for each owner to provide for their own recreational equipment (such as playground equipment for younger residents) the Park area will include a riding trail, community picnic areas and a cleared and grassed riding field. In addition, riding trails are included, which can function for pedestrians as well as horseback riders, along with the extra pavement width for bicycles and pedestrians. These twenty (20) foot wide riding trails will be cleared and underbrushed to provide recreational choices consistent with the equestrian oriented lifestyle. These

riding trails will occur along the sides of the internal roadway, in some Reserve Areas, between some parcels, along the entire property boundary and in some cases, the Development and Scenic Edges. Only minimal clearing will occur in areas where the riding trail crosses through the Conservation Areas and their buffers. Protected trees will have maximum reasonable preservation techniques provided for such trails.

5. Open Space / Reserve Area: At least ninety percent (90%) of the site, or a total of 98.68 acres will be set aside as a Reserve area, including the jurisdictional wetlands and their associated buffers, and will function as open space.

6. Fire Protection: Since a central Utility Provider is not available within one-half (1/2) mile, the developer shall install a private pressurized non-potable water distribution system (fed by the retention ponds) in accordance with NFPA 24 Installation of Private Fire Service Mains and Their Appurtenances. The applicant will comply with all of the requirements of the St. Johns County Fire Services as described in the Land Development Code Section 6.03, Fire Protection Regulations. Water mains and fire hydrant locations will be shown on the Construction Plans. The responsibility for the maintenance of the fire protection water supply and fire hydrant system will be adopted by **The Pastures of Picolata** Homeowners Association, which will have the authority to assess fees to provide for all required maintenance as set forth in the Land Development Code Section 6.03.03.3.B, Fire Protection Regulations.

7. Solid Waste: Solid waste will be handled by the licensed franchisee for the area.

8. Utilities: All electric, telephone, cable television and other utility lines will be installed underground.

I. Potable Water / Sanitary Sewer: Potable water will be provided by individual wells located on each lot in accordance with all current requirements of the Florida Department of Health requirements in effect at the time of permitting and will meet the requirements of Florida Statues 381.0065. Sanitary sewer disposal for residences will be provided by individual septic systems located within the upland development area of each lot, in accordance with all current requirements of the St. Johns County Land Development Code and the Florida Department of Health requirements in effect at the time of permitting. Drainfields will be allowed within the Development Area Buffer or Reserve Area of the lot, except for the undisturbed upland buffer.

The twenty one (21) homes will all be over 1500 square feet in size and estimated to use/generate 350 gallons-day-unit, for a total of 7,350 gallons-day-unit water use and 7,350 gallons-unit-day of sewer use.

The developer will provide disclosure documents, within the sales literature, regarding the limited potential for the future provision of central utilities.

J. Topography and Soils. The property is located along County Road 208, west of its intersection with Pacetti Road in the northwest portion of St. Johns County. The property is located in area(s) designated by the Federal Emergency Management Association (FEMA) as Zone A, X and AE within the 100 year floodplain.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies five (5) main soil types on the site: 36 Riveria fine sand, 9

Pomona fine sand, 46 Holopaw fine sand, 34 Tocoi fine sand, and 69 Bakersville, muck. A copy of the Soils Map is included in Environmental Information Exhibit I.

1. Riviera fine sand, frequently flooded (36) is a nearly, level poorly drained soil found in poorly defined drainageways and on flood plains. This soil type exists in the western portion of the site. It is a rapidly or very rapidly permeable soil in the surface and subsurface layers. The seasonal high water table is generally within 10 inches of the surface for 2 to 4 months in most years. This soil typically occurs in Cypress Swamps, Cypress Hardwoods, Freshwater marsh and Ponds. The natural vegetation consists of slash pine, cabbage palms, water oak, wax myrtle, saw palmetto and various

2. Pomona fine sand (9) is a poorly drained nearly level sandy soil in broad areas in the flatwoods. This soil type exists in the eastern portion of the site. The seasonal high water table is generally within a depth of 10 inches of the surface for 1 to 3 months during most years and the soil is rapidly permeable in the surface layer. This soil typically occurs in North Florida Flatwoods. The natural vegetation in these communities consists of longleaf and slash pine, gallberry, and sawpalmetto. The grasses include chalky bluestem, bushy bluestem, creeping bluestem, lopsided indiangrass, and pineland threeawn.

3. Holopaw fine sand (46) is a poorly drained, nearly level soil in low, broad areas in the flatwoods. This area is located on the southern portion of the property. The seasonal high water table is at a depth of less than 10 inches for 1 to 3 months, but may recede to a depth of 10 to 40 inches for 3 to 4 months in most years. The natural vegetation includes slash pine, sweetgum, water oak, waxmyrtle, wild grape, similax, and a few small cypress. Native grasses include cinnamon fern, lopsided indiangrass, and bluestem.

4. Tocoi fine sand (34) is a poorly drained, nearly level soil in broad flatwood areas. Slopes range from 0 to 2 percent. Areas of this soil are irregular and range from 15 to 40o acres. The seasonal high water tale is a t a depth of less than 10 inches for 2 to 4 months, during the rainy season. It is within a dpth of 20 to 40 inches for 6 months or more during the year. The permeability is rapid in the surface layer and moderate or moderately rapid in most of the lower layers. The natural vegetation consists of slash and longleaf pines, waxmyrtle, sawpalmetto, greenbriar, inkberry, bluestem and pineland threeawn. The soil has high potential for cultivated crops and a moderately high potential productivity for pine trees. Potential for community development is medium, with the high seasonal water table being a limitation for urban uses. Potential for use for septic tank absorption fields is medium.

5. Bakersville muck (69) is a nearly level, very poorly drained soil in depressional areas of the flatwoods. The seasonal high water table is above the soil surface for 6 months or more in most years. Permeability is rapid in the surface layer and moderately rapid in the upper part of the subsoil. The natural vegetation consists of cypress, sweetgum, bay, and red maple with an understory of waxmyrtle, smilax, cinnamon fern, and brackenfern. Potential for community development is low, with excessive wetness and ponding being the main limitations.

K. Site Vegetation and Habitat: The site has historically been used for growing timber. Environmental Services Inc. (ESI) conducted a site vegetation and habitat assessment of the property and has issued a report regarding the environmental conditions, which is attached as

Exhibit I, Environmental Conditions. Habitats were field verified and mapped using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) and are shown in Exhibit I. Field investigations and a database search were also conducted to determine the potential of any state or federally protected species. One (1) wetland community type and one (1) upland community types occur within the boundaries of the parcel and are described as follows.

Coniferous Plantation (FLUCFCS Code 441) is almost exclusively artificially generated by reforestation projects and in this case is characterized as recently harvested. The site was planted with slash pine.

Wetland Forested Mix (FLUCFCS Code 630) is composed of a mixed vegetative canopy of water oak, sweet bay, red maple and bald cypress with understory and ground cover dominated by a mixture of Virginia chain fern, gallberry and fetterbush. Neither hardwoods or conifers achieve a 66 percent dominance in the canopy layer.

L. Significant Natural Communities Habitat: The subject property was assessed by Environmental Services, Inc.(ESI) in May of 2005 to determine the presence and extent of protected wildlife species and/or their habitats. An investigation to determine the Significant Natural Communities (as defined by St. Johns County) occur within the site and results are provided as Exhibit I, Environmental Information. ESI also survey the property for the presence or potential utilization of the site by state or federally endangered or threatened species, or species of special concern exist on the subject property. It should be noted that a Bald Eagle Protection Zone Overlay Secondary zone falls over the property on its northwest boundary but no development will occur in this area with no required monitoring of construction in that zone.

M. Historic Resources: The project area falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map. An archaeological reconnaissance study was conducted by ESI in June of 2006. No significant archeological sites were identified on the site. A full report has been submitted in accordance with LDC Section 3.01.05.B.1. Approval of the study by the State Historic Preservation Office (SHPO) has been provided.

N. Buffers, Development Edges and Scenic Edges: In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as follows:

1. A fifty (50) foot Development Area Buffer, which will be located within the Reserve Area, will be maintained between the Development Area of the "lots" and the balance of the Reserve Area. No enclosed building structures shall be constructed within this buffer, however, other typical yard activities will be allowed (such as swing sets, gazebos, dog pens, garden accessories, walkways, patios, and bar-b-que grills).

2. A twenty-five (25) foot (minimum ten foot) undisturbed upland buffer will be provided and maintained along the contiguous jurisdictional wetland line, along with a twenty-five (25) foot upland buffer setback for buildings and structures. This undisturbed upland buffer may be averaged, to a minimum of ten (10) feet, achieving a greater overall upland buffer area (square footage) than would be provided by a static buffer when averaging. The upland buffer setback area may be included within the Development Area Buffer, as may the undisturbed upland buffer, provided the undisturbed upland buffer is excluded from any activities allowed within the Development Area buffer and any

activities allowed within the Reserve Area. Horse riding trails to minimally cross through these upland buffers, will be allowed, in accordance with all appropriate permits, and in accordance with the LDC.

3. A seventy-five (75) foot Scenic Edge, that may include berms and fencing (along the interior boundary of the Edge) as well as riding trails, will be provided and maintained along County Road 208. Two (2) project entrance signs will be allowed within the Scenic Edge as described in Section G. 8. and shown on the MDP Map, Exhibit D.

4. A thirty-five (35) foot Development Edge, that may include berms and fencing (along the interior edge of the Development Edge) and riding trails will be maintained along the exterior boundaries of the overall development. The Development Edge will separate the development from adjacent agricultural uses and future development.

5. A ten (10) foot natural perimeter buffer, around the project perimeter, will be provided, which will maintain any existing tree cover, but can be augmented with native/natural vegetation and may include fencing and riding trails along the interior property boundary, if desired, where indicated on the MDP Map, Exhibit D.

Land clearing plans will be submitted for the roads and drainage facilities with the Construction Plans. Lot clearing will be allowed individually by permit through the County. The development will conform to all land clearing and tree inches / replacement requirements outlined within the Land Development Code, effective at the time of permitting existing trees within the buffers and will be maintained wherever possible. Protected Trees will have maximum reasonable preservation techniques provided for fencing and trails.

O. Special Districts: The project is not located within any special districts, but is governed by the Northwest Sector Plan.

P. Temporary Uses / Construction/Sales Trailers: Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans. The initial construction/sales trailer will be located at the County Road 208 entrance to the development, but may be relocated as the construction proceeds, if desired, to locations as shown on the Construction Plans. Such trailers must be removed within 30 days of issuance of certification of completion by the County for the site improvements. Temporary sales trailers will be allowed to remain until completion of the development and a temporary sales sign will be allowed along County Road 208, until such time as the last lot is sold.

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 and are located within the upland areas of the Development Area, specifically:

1. Standard residential accessory uses will be allowed within the development area including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, guest houses, private stables, and barns. Accessory uses, such as decks, patios, pools and pool enclosures, gazebos, elevated walkways, and non-permanent storage sheds, mechanical equipment (HVAC, generators, etc.) as well as other similar uses, may be constructed within the rear yard setback for the lots and within the development area buffer. In addition, private stables, barns, and riding arenas and

workshops and other accessory uses will be allowed within the Reserve Area portion of the lots, outside of the Development Area Buffer, but will not be allowed within the undisturbed upland buffer area.

2. Accessory structures attached to the residence will be subject to the same setbacks as the residence except for accessory uses, such as patios, pools and pool enclosures including the pool decking, which may be constructed within the rear or side yard setbacks, with five (5) feet maintained from the Development Area boundary.

3. Driveways may be allowed within the front and side yard setbacks, with detached rear yard garages and/or carports allowed which provide for a minimum five (5) foot setback to the side and rear lot boundaries.

4. Permitted Accessory uses, which are considered a customary Accessory Use for Residential Districts, per the St. Johns County Land Development Code and meet the criteria therein, will be allowed within the Development Area portion of the lot. These accessory uses must be situated on the same lot as the principle use but detached from the principle use and may not involve the conduct of business of any kind and that will not attract visitors in larger numbers than would normally be experienced in a residential district.

R. Phasing: All facilities within the **The Pastures of Picolata Planned Rural Development** are to be permitted in one (1) phase and commenced within five (5) years of approval of this Planned Rural Development and shall include all infrastructure necessary to serve the development, which shall be completed with five (5) years of commencement. Commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure and approval of as-builts.

S. Project Impact: The property is located within the Rural Silvicultural District of the St. Johns County Comprehensive Plan, which allows the types of uses included within this application. The property has excellent access to major roadways, including County Road 208 to the east and west connecting to extended travel points to the north and south. The proposal is for a very low density rural development of only twenty-one (21) single family home sites on 109.43 acres with associated equestrian facilities typically found within agricultural areas. The development will help to maintain the rural character of the area, allowing for minimal actual development area (up to 10.7 acres) combined with the preservation of a significant amount of open pasture land and forested / treed lands. The design provides for the lots to allow for a quiet neighborhood, where residents can have horses and ample area to ride. The buffers within the Development Area and the maintenance of the vegetation and site conditions for the Reserve area, will substantially buffer the lots from other surrounding land uses and any future development.

The project will not adversely affect the orderly development of St. Johns County as intended by the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan since the proposal is in conformance with the Plan and its goals and objectives. The project will accomplish the objectives, standards and criteria set forth in Article V and VI of the St. Johns County Land Development Code in that a PRD defines the development plan and allows for the County to review a specific set of site development criteria, which would not be available through conventional zoning. In addition, this PRD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. When developed in

accordance with the conditions stipulated in the PRD application and imposed by this Ordinance, the proposed PRD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

The lands described herein are within the Rural Silvicultural category of the St. Johns County Comprehensive Plan and that the proposed rezoning is deemed consistent with the Comprehensive Plan as defined within the Future Land Use Element of the St. Johns County Comprehensive Plan, Agricultural Uses, Planned Rural Development Controls, This project will fit in with the rural nature of this community and provide a low intensity residential use which will be compatible.

The applicant believes that the proposed Planned Rural 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.

T. Waivers / Variances / Deviations: Construction of the development will conform to the requirements of the Land Development Code, except for the following waivers requested by the applicant to specific requirements as follows:

1. Sidewalks: A Waiver from the requirement for sidewalks within the development, as outlined within Section 6.02.06 and Section 5.03.C.2 (internal) of the Land Development Code, for sidewalks within the development. This waiver is requested due to the rural nature of the development, the length of the roadways, the small number of lots and the alternative that provides additional "horseback riding" facilities in this equestrian neighborhood. As indicated within Section II, H.3 of this document, the project has minimal development impact with only twenty-one (21) lots coinciding with the existing development pattern in this area. The roadway is planned to have a ten (10) foot mulched "horseback riding" trail system along its side. In addition there will be a trail system throughout the entire project located within twenty (20) foot wide riding trail easements between some property boundaries and along the project perimeter crossing into the jurisdictional wetlands only when necessary. The trails will accommodate horseback riders as well as pedestrians and are well removed from the vehicular travel lanes and are wide enough to be safe for pedestrians. In addition, the applicant is offering to provide a roadway pavement of twenty-four (24) feet, with two (2) travel lanes at ten (10) feet each and one (1) four (4) foot shoulder to accommodate bicyclists. The intent of the expanded right-of-way and pedestrian/horse trails is to provide alternative facilities that meet the intent of the LDC. The Pedestrian /Horse Trails are well removed from the vehicular travel lanes and are safe for pedestrians. The applicant will provide for external sidewalks along CR 208 or request a waiver to pay into the sidewalk fund (at the time of Construction Plan review and approval).

2. Unified Sign Plan. A waiver is requested to Section 7.00.02 B. 2. to not provide a unified sign plan for the project. Due to limited size and scope of the project, the applicant feels a separate unified sign plan is not necessary. The requirements for the types, sizes, height and location of the signs have been provided within Section II,G,8 of this PRD text, Exhibit C, and shown on the MDP Map, Exhibit D, where appropriate, to provide staff with the necessary guidelines to review and approve the signs.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PRD, however, the applicant maintains the right to request small, minor and major adjustments to the PRD in accordance with the standards set forth for Planned Rural Developments (PRD's) within the Code.

U. Ownership / Agreement to Comply: The applicant, its successors and/or assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PRD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant 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 PRD specifically outlined as follows:

> To the extent that they do not conflict with the unique specific and detailed provisions of this approved PRD 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 PRD 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 roads, drainage facilities, fire hydrant system and its water supply and common areas, located within the **The Pastures of Picolata Planned Rural 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 Pastures of Picolata 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 PRD 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 dedicated to St. Johns County.

V. Future Land Use Designation: The property is located wholly within the Rural Silvicultural designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan and the Northwest Sector Plan overlay district.

SECTION III - NEIGHBORHOOD PROFILE / NORTHWEST SECTOR PLAN COMPLIANCE

The Pastures of Picolata PRD is designed as a large lot, small-scale rural subdivision with the goal of maintaining the rural character and seclusion associated with his property. The 109.43 acre site, with 88.94 acres of uplands, will be crafted into a total of twenty one (21), three and one half (3-1/2) to (7) seven acre lots. The property will be an equestrian community, where residents can have horses on their property, and can ride throughout the development on a trail system along the perimeter of the site, as well as between a number of the lots and along the roadways. Parks are planned in one (1) centrally located area, and will serve the dual role of a civic green or

gathering area. The lots are planned to include pasture (with associated private barns and paddocks). The project will be served by wells and septic systems, as there are no centralized utilities in the area. The project is planned for development in one (1) phase. The project is planned to integrate into the rural character of the area with its large, somewhat isolated lots. All roadway and lot configurations are planned in order to minimize impacts in order to preserve all but 0.155 acres of the 20.49 acres of wetlands, as well as a small amount of wetlands impacts for riding trails. The site contains significant wetlands located in the central portion of the property and a single creek which will be preserved and serve the site's "natural" vegetation and wildlife habitat.

The design and character of the development has been planned to reflect the community goals and objectives of the Northwest Sector Plan. The plan provides an environment of stable character compatible with the surrounding residential areas comprised of single-family homes on large lots. It offers a living opportunity reflective of its rural environs complimenting the commercial and business opportunities envisioned for the area as well as the existing and planned public facilities. 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 development, in and of itself, provides for a small community that promotes resident interaction through shared access in pathways along the roadway, in riding trails between lots and along the project boundaries.

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 Pastures of Picolata PRD** 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, in relation to the property, which is being added.

The Pastures of Picolata PRD reflects the vision in it is located on the north side of County Road 208 and fulfills some of the neighborhood and County's need for rural, low density housing. The access(s) to the project have been designed to ensure a safe transition into and out of the neighborhood. The development is oriented away from the highway, it is buffered from any negative aspects of the ever-increasing traffic along that roadway. The project is and will continue to provide significant open space and recreational opportunities in protected areas away from traffic and centralized to the site, that promotes residents interaction. In addition, this project will provide an opportunity to meet the spirit and intent of the Comprehensive Plan Objective A.1.6 Agricultural and Silvicultural Areas by allowing a small group of land owners to continue the agricultural/silvicultural purposes of this rural area, and provide a needed measure of separation of urban and rural land uses. The Pastures of Picolata PRD preserves over 90 percent of its 109.43 acres in Reserve Area. This ensures that a majority of the lands contained herein, will continue in agricultural/ silviculture use and since residential lots are planned to include pasture (with associated private barns and paddocks) but are also supportive of uses for agricultural harvesting, farming, processing or storage for agricultural or silvicultural products, and for pasture for the keeping of farm animals, fencing must be allowed. By allowing the homeowners riding trails and other amenities afforded by the equestrian lifestyle, the objective to conserve the agricultural types of land uses will satisfy the Comprehensive Plan as envisioned.

The Pastures of Picolata PRD is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision and the design enhances

the ability of residents to move within the site in relative safety, whether on foot or horseback. With regard to the proposed project's sustainability as provided in Policy A.2.1.13, the applicant feels that this minimal development of the site will serve to enhance and continue the viability and sustainability of the project. The general plan of development is intended to retain as much of the existing site character as possible, while meeting the goals of the Northwest Sector Plan. The project is ideally located within the overall "Neighborhood" area so that residents will be able to find most of their consumer needs by traveling a moderate distance away.

X. Neighborhood Sustainability: The Pastures of Picolata PRD is designed as a large lot, small scale rural equestrian subdivision that helps to maintain the existing and historical character of the area. In accordance with Policy A.2.1.13 - the Northwest Sector Overlay General Development and Neighborhood Sustainability Indicators are provided in Exhibit J. for this 109.43 acre site with twenty one (21) residential lots.

SECTION IV - SUMMARY AND CONCLUSIONS

The need and justification for approval of **The Pastures of Picolata PRD** 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 Rural Silvicultural Area category of the St. Johns County Comprehensive Plan. The proposed rezoning is consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element of the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl, Objective A.1.3 Surrounding Land Use, Objective A.1.6 Agricultural and Silvicultural areas (including Policies A.1.6.2 regarding Planned Rural Developments). Therefore, the project is consistent with the Goals and Objectives of the St. Johns County Comprehensive Plan and is not incompatible with present or future land uses.

B. Location: The project is located within a Rural Silvicultural District on the FLUM which district allows the type of development envisioned within the PRD. 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 of a typical single-family residential development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, 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. As a result of the conditions and safeguards included in the application, this development will be beneficial to the area as a whole. This PRD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project will only proceed upon receipt of a Certificate of Concurrency, which assures that available and adequate public facilities and services are

available to support the proposed PRD. When developed in accordance with the conditions stipulated in the PRD application, the PRD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The project will proceed only after receipt of a Certificate of Concurrency, indicating that there are adequate public facilities to accommodate the development.

F. Relation to PRD Regulations: The subject project meets all applicable requirements of 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.

Therefore, we feel that 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, and hereby request approval.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF November 20 07
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: _____ D.C.

NOTES:
1. 80' ROW with 10' utility easement each side.
2. All upland buffers will be identified and staked with a silt fence/protective barrier prior to any land clearing.
3. The applicant, his successors and/or assigns shall be the responsible party in the event there is an unauthorized impact to the upland buffer.
4. The project may use the averaged undisturbed upland buffer.
5. The resultant overall undisturbed upland buffer area square footage will be larger than what the static 25' undisturbed upland buffer area would yield.
6. Provide 5' sidewalk along CR 208, each side of entrance.
7. Trees located within ten (10) feet natural perimiter buffer shall be maintained wherever possible.

SCALE IN FEET

DESCRIPTION PREPARED BY SURVEYOR

THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER LYING NORTH OF C.R. 208 (PICOLATA ROAD) OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3 THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, NORTH 89°21'52" EAST, A DISTANCE OF 2638.58 TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN ORB 1788 PAGE 1537 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 2157 PAGE 1335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE WEST BOUNDARY OF SAID LANDS SOUTH 00°01'52" EAST, A DISTANCE OF 2215.92 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF C.R. 208 (PICOLATA ROAD) (A 66' RIGHT-OF-WAY AS MONUMENTED) THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 82°52'58" WEST, A DISTANCE OF 1332.48 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY WITH LANDS DESCRIBED IN ORB 1573 PAGE 1396 THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LANDS NORTH 00°04'09" EAST, A DISTANCE OF 1043.72 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, THENCE ALONG SAID SOUTH LINE SOUTH 89°42'40" WEST, 1321.69 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN ORB 2385 PAGE 1423, THENCE ALONG THE EAST LINE OF SAID LANDS NORTH 00°07'52" EAST, A DISTANCE OF 1314.70 FEET TO THE POINT OF BEGINNING

CONTAINING 109.43 ACRES±

SAID LANDS SITUATED, LYING AND BEING IN ST JOHNS COUNTY, FLORIDA

LEGEND

TYPICAL LOT DEVELOPMENT

25' AVG (10'MIN) UNDISTURBED UPLAND BUFFER

SITE DATA	AREAS	% TOTAL
TOTAL SITE AREA	4,766,770.8 S.F./109.43 AC	100%
o WETLAND AREA	892,544.4 S.F./20.49 Ac	18.72%
o UPLAND AREA	3,874,226.64 S.F./88.94 Ac	81.28%
TOTAL DEVELOPMENT AREA	418,047.2 S.F./9.62 Ac *	8.79%
o 80' ROW DEVELOPMENT	209,280 S.F./4.80 Ac *	N/A
o BUILDING DEVELOPMENT	210,000 S.F./4.82 Ac	N/A
DEVELOPMENT AREA BUFFERS	627,520 S.F./14.41 Ac *	N/A
RESERVES (SITE-DEVELOPMENT)	109.43-9.62 = 99.81 Ac *	91.20%
WETLAND IMPACT AREA	6752 S.F./0.155 Ac	N/A
25' AVG. UPLAND BUFFER AREA	199,016 S.F./4.59 Ac	N/A
RETENTION	211,930 S.F./4.87 Ac *	N/A
35' DEVELOPMENT EDGE AREA	292,411.36 S.F./6.71 Ac	N/A
75' SCENIC EDGE AREA	99,900 S.F./2.29 Ac	N/A
PARK AREA	221,806 S.F./5.09 Ac	N/A
o UPLANDS W/IN PARK AREA	58,460 S.F./1.34 Ac	N/A

Note:
The site driveway is 3488± ' feet long from entrance to Cul-de-sac center.
The riding trails within the site are 2.8± miles long and cover 5.73± acres.

* REVISION 4 STAT WAS REVISED.

NO.	REVISIONS	BY
1	COMMENTS	JN
2	COMMENTS	JN
3	DWA&BUFFERS	JN
4	ENGRG	JN

JAMES NOBLE
DRAFTING SERVICES
312 S. OCEAN TRACE RD.
ST. AUGUSTINE, FL 32080
PHONE: (904)460-1298
E-MAIL: jnoble@comcast.net
FAX: (904)460-9241

LAND • PLANNER

EXHIBIT "D" MASTER DEVELOPMENT PLAN
THE PASTURES OF PICOLATA
PLANNED RURAL DEVELOPMENT

DATE: 06/19/07
DESIGNER: KT
JOB #: GRAHAM
DRAWN: JNN
SCALE: 1" = 200'
SHEET: 1 OF 1

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NO.: _____
FILE NUMBER: _____

CAD: GRAHAM:The Pastures of Picolata\PASTURESjnn0307F.dwg

The St. Augustine Record

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

COPY OF ADVERTISMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E VERSTRAATE**

who on oath says that she 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 a **NOTICE OF HEARING**

in the matter **PROPOSED REZONING/06-05/PASTURES PICOLATA**

was published in said newspaper in the issues of **OCTOBER 29, 2007**

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 **29th** day of **OCTOBER, 2007.**

by Ulinda E Verstraate who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

Patricia A Bergquist

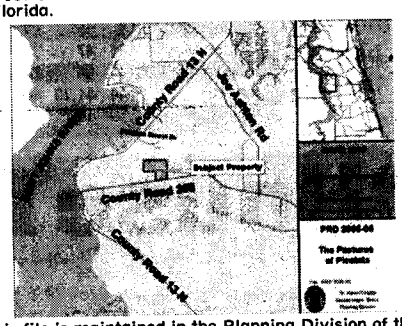
(Signature of Notary Public) (Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, November 13, 2007 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 rezone from Open Rural (OR) to Planned Rural Development (PRD) to allow for twenty one (21) single family lots with horse pastures. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located County Road 208, west of Pacetti Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 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
BEN RICH, CHAIRMAN
FILE NUMBER: PRD 2006-05
The Pastures of Picolata
L3031-7 Oct 29, 2007