

32  
ORDINANCE NUMBER: 2009-10

Public Records of  
St. Johns County, FL  
Clerk # 2009012620,  
O.R. 3173 PG 1917-1948  
03/16/2009 at 01:14 PM,  
REC. \$129.00 SUR. \$144.50

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

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated **February 21, 2007**, in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2007-04, Anderson Greenbriar PUD** 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 **PUD 2007-04 Anderson Greenbriar PUD** has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD 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 PUD is consistent with the Future Land Use Designation of **Residential B**.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD 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 PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
7. The PUD would not adversely affect the orderly development of St. Johns County.

Yvonne U. King  
9/20/09

**SECTION 2.** Pursuant to this application File Number **PUD 2007-04 Anderson Greenbriar**, the zoning classification of the lands described within the legal description, Exhibit "A",

**is hereby changed to PUD.**

**SECTION 3.** To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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

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

**SECTION 6.** Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS** 17<sup>th</sup> **DAY OF** February **2009.**

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

**BY:** 

Ron Sanchez, Vice Chair

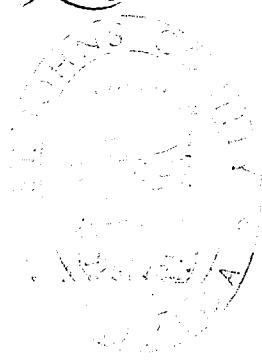
REVISION DATE 02-18-09

**ATTEST: CHERYL STRICKLAND, CLERK**

**BY:** 

Deputy Clerk

**EFFECTIVE DATE:** 02-25-09



**A & J Land Surveyors, Inc.**

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733

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Jon Bowan, PLS

Jeff Ward, PLS

**GLENDALE**

Revised October 22, 2007

A parcel of land, being situated in "The Hill Tract" in the Grant to Francis P. Fatio Grant, Section 44, Township 4 South, Range 5 South, Range 26 East, and in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the Northeast corner of Lot 18, GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 57 and 58 of the Public Records of said St. Johns County, Florida; and run thence North 88°40'47" West, along the North line of said Lot 18, GREENBRIAR SECTION ONE, a distance of 39.25 feet, to a point, on the arc of a curve, leading Northeasterly; run thence Northeasterly, and having a radius of 913.28 feet, through a central angle of 35°44'43" to the right, an arc distance of 569.77 feet, (said arc also passing through the Southerly line of those lands described in that Warranty Deed from Switzerland Property, Inc. to St. Johns County, and recorded in Official Records Book 1389, page 1338, Parcel 5C (Pond Site), of the Public Records of St. Johns County, Florida), last said arc being subtended by a chord bearing and distance of North 59°47'09" East, 560.57 feet, to a point on the Easterly line of said Warranty Deed recorded in Official Records Book 1389, page 1338, Parcel 5C (Pond Site), of the aforesaid Public Records of St. Johns County, Florida; run thence North 12°47'02" East, along the Easterly line of last said lands, a distance of 139.58 feet, to a point on the Southerly Right of Way line of GREENBRIAR ROAD, (also known as COUNTY ROAD No. 11 and/or BOMBING RANGE ROAD), as per that Warranty Deed from West Switzerland Property, Inc. and Midland Airport Property, Inc. to St. Johns County, as per Official Records Book 1389, page 1332, Parcel 5, of the Public Records of said St. Johns County, Florida; run thence, South 77°11'59" East, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, a distance of 1,925.34 feet, to a point; run thence South 12°57'33" West, a distance of 1,128.39, to a point; run thence South 77°02'27" East, a distance of 315.00 feet, to the point of curvature, of a curve leading Southeasterly; run thence Southeasterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 315.00 feet, through a central angle of 90°00'00" to the right, an arc distance of 494.80 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 32°02'27" East, 445.48 feet; run thence South 12°57'33" West, along last said tangency, a distance of 1,265.91 feet, to the point of curvature, of a curve leading Southerly; run thence Southerly, along and around the arc of a curve, being concave Easterly, and having a radius of 310.00 feet, through a central angle of 19°29'00" to the left, an arc distance of 105.41 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 03°13'03"

West, 104.91 feet; run thence South 06°31'26" East, along last said tangency, a distance of 1,167.26 feet, to a point on the Southerly line of "The Hill Tract" in the Grant to Francis P. Fatio Grant, Section 44, Township 4 South, Range 5 South, Range 26 East, (and also being the Northerly line of "The Hallows Tract", in the Grant to Francis P. Fatio Grant, Section 44; run thence North 87°27'33" West, along the aforesaid Southerly line of "The Hill Tract", a distance of 2,542.66 feet, to a point; run thence North 03°11'17" West, a distance of 112.14 feet, to a point; run thence North 03°09'41" East, a distance of 708.00 feet, to a point; run thence North 12°29'35" East, a distance of 346.83 feet, to a point; run thence North 06°01'18" East, a distance of 701.44 feet, to a point; run thence North 76°29'17" West, a distance of 666.42 feet, to a point on the Easterly Right of Way of that 100 foot Easement for Drainage and Utilities, as shown on the plat of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58 of the Public Records of said St. Johns County, Florida; run thence North 14°45'02" East, along last said line, a distance of 807.34 feet, to a point on the Southerly line of that Warranty Deed recorded in Official Records Book 1021, page 1586 (Parcel 2) of the Public Records of said St. Johns County, Florida; run thence, along the Southerly, Easterly, and then Northerly boundary of said lands described and recorded in Official Records Book 1021, page 1586 (Parcel 2) of aforesaid Public Records, the following three (3) Courses and Distances:

Course No. 1: South 75°14'58" East, a distance of 250.00 feet, to a point;

Course No. 2: North 14° 45'02" East, a distance of 175.00 feet, to a point;

Course No. 3: North 75°14'58" West, a distance of 250.00 feet, to a point on the aforesaid Easterly Right of Way of that 100 foot Easement for Drainage and Utilities, as shown on the plat of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58 of the Public Records of said St. Johns County, Florida; run thence North 14°45'02" East, along last said line, a distance of 60.00 feet, to a point on the Southerly line of lands described and recorded in that Warranty Deed recorded in Official Records Book 1021, page 1584 (Parcel 1) of the public records of said St. Johns County, Florida; run thence, South 75°14'58" East, along the Southerly line of last said lands, and then along the Southerly line of lands described and recorded in Official Records Book 1747, page 1810, and then along the Southerly line of lands described and recorded in Official Records Book 2108, page 1419 (Parcel 2), all in the Public Records of said St. Johns County, Florida, a distance of 650.00 feet, to the Southeast corner of said lands described and recorded in Official Records Book 2108, page 1419 (Parcel 2), of aforesaid Public Records; run thence North 14°45'02" East, along the Easterly line of last said lands, a distance of 217.80 feet, to the Northeast corner of last said lands; run thence North 75°14'58" West, along the Northerly line of lands described and recorded in Official Records Book 2108, page 1419 (Parcel 2), and then along the Northerly line of lands described and recorded in Official Records Book 1747, page 1810 (Parcel 1), all in the Public Records of said St. Johns County, Florida, a distance of 400.00 feet, to a point on the Easterly line of lands described and recorded in Official Records Book 1021, page 1584, (Parcel 1) of the Public Records of said St. Johns County, Florida; run thence North 14°45'02" East, along the aforesaid Easterly line of last said lands, a distance of 132.20 feet, to the Northeast corner of lands described and recorded in Official Records Book 1021, page 1584, (Parcel 1) of the Public Records of said St. Johns County, Florida; run thence North 75°14'58" West, along the Northerly line of last said lands, a distance of

250.00 feet, to a point on the Easterly Right of Way of that 100 foot Easement for Drainage and Utilities, as shown on the plat of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58 of the Public Records of said St. Johns County, Florida; run thence, along the Easterly boundary of the aforesaid plat of GREENBRIAR SECTION ONE, the following three (3) Courses and Distances:

Course No. 1: North  $14^{\circ}45'02''$  East, a distance of 200.02 feet, to the point of curvature, of a curve leading Northerly;

Course No. 2: thence Northerly, along and around the arc of a curve, being concave Southeasterly, and having a radius of 867.95 feet, through a central angle of  $25^{\circ}23'21''$  to the right, an arc distance of 384.61 feet, to a point, last said arc being subtended by a chord bearing and distance of North  $27^{\circ}26'36''$  East, 381.47 feet;

Course No. 3: North  $49^{\circ}51'49''$  West, a distance of 80.00 feet, to a point, being the Northeast corner of Lot 18, GREENBRIAR SECTION ONE, and the POINT OF BEGINNING.

The lands thus described contains 10,372,343 square feet or 238.118 Acres, more or less, in area.

*Exhibit F*

**MASTER DEVELOPMENT PLAN TEXT**

**A. Description**

The Anderson Greenbriar PUD (“the PUD”) is located on the south side of Greenbriar Road between SR 13 and CR 244. The subject property consists of ±238.1 acres, all of which is in the Residential B (Res B) development area. A concurrency certificate has been obtained for 365 single family units (CONMAJ 2004-16).

The PUD will be developed in conformance with the St. Johns County Comprehensive Plan, Northwest Sector Overlay District, and the St. Johns County Land Development Code. Parks, neighborhood edges and scenic edges shall be provided consistent with the requirements of the Sector Plan. Pedestrian and bicycle trails shall connect the residential lots to community support services including the park/amenity center.

Water and sewer service shall be provided by JEA. Electric service shall be provided by Florida Power & Light (FP&L). The property will have access from Greenbriar Road, and the entrance will be aligned opposite an existing subdivision driveway on the north side of Greenbriar Road. The site plan provides for interconnectivity to adjacent lands.

As required by the Northwest Sector Plan (the “Sector Plan”), the following are the community goals and neighborhood sustainability indicators for the PUD.

**1. Community Goals**

- ***Development Edges:*** The PUD provides for development edges that are consistent with the Northwest Sector Overlay.
- ***Recreational Trail System:*** A bike lane will be provided on both sides of the collector road that passes through this property. A sidewalk will be provided on both sides of the collector road and on one side of all local roads.
- ***Scenic Edges:*** A scenic edge is provided adjacent to the Northwest Sector Overlay roadway of Greenbriar Road.
- ***Compatibility between new and existing development:*** The proposed residential community is consistent with development patterns in the Northwest Sector. The RiverTown DRI master planned community is located south of the subject property. Other nearby developments include: Bartram Plantation, Bartram Trail, Greenbriar, Ashford Mills DRI, SilverLeaf Plantation DRI, and Winchester PUD. The minimum lot size is 11,050 square feet, which is the same approved for the Winchester PUD directly across the street.
- ***Balance of Land Uses and Housing:*** Anderson Greenbriar is a master planned community that includes a neighborhood park and two park/amenity areas connected to the residential neighborhoods by a sidewalk/bike lane system. Community support facilities in the vicinity of this project are identified on the

Community Support Facilities Map included with this transmittal (Exhibit H). No commercial is provided within this PUD. St. Johns County has designated the nearby intersections of Roberts/Greenbriar and CR223/CR 210/Greenbriar for commercial development.

- ***Diverse Commercial Centers:*** Numerous commercial centers are proposed in the vicinity of this project including the Helow Intensive Commercial project at CR 223 and CR210, the commercial node at Roberts/Greenbriar, RiverTown Main Street District and SilverLeaf Town Center. Plus there are a number of commercial centers along CR210.
- ***Neighborhood Design:*** The Master Development Plan provides for a minimum lot size of one-quarter acre. A development edge will be provided at the perimeter of the PUD. The residential areas will be connected to the main park/amenity area and pocket parks through a pedestrian friendly network of sidewalks and trails.
- ***Community Planning Approach:*** Community meetings will be held in accordance with the Sector Plan Overlay requirements.
- ***Pedestrian and Bicycle System:*** The homes and community support services will be linked with a system of sidewalks and bicycle lanes as shown on the MDP map.
- ***Accessible Open Spaces:*** The Anderson Greenbriar Master Plan provides for several parks and civic spaces in addition to community park/amenity centers. These recreation and open spaces will be accessible to the community via bike lanes and sidewalks as well as local roadways.
- ***Traffic Calming:*** The plan includes a collector road system that provides access to and through the community. Speed limit signs and pedestrian crossing signs will be utilized to slow traffic on the collector. No lots will front the collector road. The remaining streets serve smaller neighborhoods within the community and will not be used for cut through traffic.

## 2. Neighborhood Sustainability Indicators

- ***Development Edges*** will be provided around the neighborhoods and the project perimeter consistent with the Northwest Sector Overlay. Approximately 10.0 acres of development edge is provided.
- ***A Scenic Edge*** will be provided adjacent to Greenbriar Road consistent with the Northwest Sector Overlay. Approximately 3.3 acres of scenic edge is provided.
- ***Acres of land donated/conveyed to school sites:*** No school sites are planned. The site generates well less than one school equivalent of students.
- ***Acres allocated to public parks, greens, and squares:*** ±13.3 acres.
- ***Number of activity based recreation, civic and cultural facilities developed:*** The Sector Plan requires a 5 acre park that is active based. The LDC requires a minimum of 4.45 acres of park. The MDP provides for 5.9 acres of park of which at least 5 acres shall be active based. Park elements may include: playing fields, pool/cabana, basketball or tennis courts. The Sector Plan requires a civic space (or community gathering area) of at least 0.18 acres, which may be located in one of the areas labeled "Park/Amenity/Civic".

- ***Acres of wetlands created, enhanced, preserved, or mitigated:*** Approximately ±18.7 acres of wetlands will be preserved. The final delineation of wetlands will be determined during the environmental permitting process.
- ***Number and types of schools:*** None.
- ***Connection of roads, trails, bikeways and bike paths to adjacent neighborhoods and communities:*** A planned system of sidewalks and bike lanes will connect the residential areas to recreation facilities. Sidewalk connections will be provided to Greenbriar and the sidewalk along Greenbriar will be constructed by St. Johns County. Sidewalk connections to adjacent communities will be provided adjacent to the planned road connections shown on the MDP.
- ***Ratio of Non-Residential Square Footage to Residential Units:*** No commercial is planned within this project. Commercial services will be located at nearby commercial centers to be located at CR223/CR210/Greenbriar, and several shopping centers along CR210. According to St. Johns County records, there are: 47,999 approved residential units; 5.7 million square feet approved retail; and 5.3 million square feet approved office. This is a ratio of 120 s.f. per unit for retail and 111 s.f. per unit for office.
- ***Number of public health care facilities developed:*** None planned.
- ***Miles of Bike Ways/Recreational Trails to Sidewalks:*** Approximately 1.3 miles of bike lanes and 5.0 miles of sidewalks will be constructed within the PUD.
- ***Diversification of Housing Types within Neighborhood and Neighborhood Districts:*** The PUD provides for a variety of lot sizes as shown on the MDP.
- ***Acres of land reserved or permanently protected from development:*** Approximately 18.7 acres of wetlands will be preserved plus there will be approximately 19.7 acres of upland buffers, scenic edges and development edges.
- ***Number of Archeological and Historical sites identified and protected:*** None.

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

The Anderson Greenbriar PUD includes ±238.1 acres.

**C. Total Number of Wetland Acres**

Approximately 18.7 acres of wetlands are anticipated to be subject to conservation easements.

**D. Development Area and Land Use**

The total PUD area is ±238.1 acres. The approximate acreage for development by use is as follows:



**Table D-1 LAND USES**

USE	ACRES
<b>Total</b>	<b>238.1</b>
Wetlands Preserved	18.7
<b>Net Developable</b>	<b>219.4</b>
Residential	122.8
Parks/Recreation	5.9
Buffers/Scenic Edges/Development Edges	19.7

The uses allowable within the various areas depicted on the Master Development Plan are listed in Table D-2 below.

**Table D-2 ALLOWABLE LAND USE MATRIX**

Use <sup>1</sup>	Residential	Community Recreation/Parks <sup>2</sup>	Other Areas <sup>3</sup>
Residential	A		
Recreation	A	A	A
Community Facilities	A	A	A
Office	A <sup>4</sup>	(Accessory)	

A= Allowed Use

- <sup>1</sup> Uses as allowed by Residential B FLUM.
- <sup>2</sup> Community recreation facilities may host temporary fairs, social, recreation and/or cultural events having accessory concessions
- <sup>3</sup> The term "Other Areas" refers to all upland areas that are not within a prescribed buffer or any other named use within the PUD.
- <sup>4</sup> Limited to Home Occupation as defined in LDC Section. 2.03.07.

Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in *Table D-3 Special Use Matrix*.

Residential areas designated with a future land use of Residential B may include: residential single-family; Outdoor/Passive Recreation; Neighborhood Public Service; and support services and facilities, as defined in LDC Section 2.02.00 and as allowed in Res B of the Comprehensive Plan.

Uses allowed by Special Use shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in Table *D-3 Special Use Matrix*.

**Table D-3 SPECIAL USE MATRIX**

Special Use	Residential	Community Recreational/ Parks	Other Areas
<b>Home Occupation</b>	A		
<b>Second Main Use Structure</b>	A	A	
<b>Accessory Residence</b>	A	A	
<b>Antenna Towers</b>		A	A
<b>Special Event Tents</b>	A	A	A
<b>Electric Substations/Pump Station<sup>1</sup></b>	A	A	A
<b>Private Clubs</b>		A	

A = Allowed Use

<sup>1</sup> This Special Use category is intended to reference utilities infrastructure and includes electric substations, transformers, water and sewer pump stations, well heads and treatment plants.

**E. Total Residential Units and Density**

The PUD shall include 365 single family units. In all types of residential development, accessory residences will either be in compliance with the LDC definition of “Guest House” (LDC Section 2.02.04B2) or Accessory Family Unit (“AFU”) (LDC Section 2.02.04B16). A minimum setback of 5 feet shall be provided for accessory residences in accordance with LDC Section 5.03.03.G.2. Neither Guest Houses nor AFUs shall be considered as additional units and such units will not be included in the PUD density calculation. Otherwise the unit will be considered an additional residence and therefore included in the density calculation and number of residences allowed per development area. The minimum lot size for a lot with a second main use structure (i.e. a second dwelling unit residence) shall be determined by the minimum lot size specified by the PUD regardless of the second main use structure.

The overall population is calculated at 2.44 persons per dwelling unit. The number of school children is calculated as 0.72 students per single family unit. Disclosure statements concerning the potential for school rezoning will be included in all sales material.

**Table E-1 POPULATION AND STUDENTS**

<b>Use</b>	<b>Units</b>	<b>Population</b>	<b>School Age Children</b>
<b>Single Family</b>	<b>365</b>	<b>890</b>	<b>263</b>

**School Concurrency**

Applicant agrees that it is not vested against the Provisions of Ordinance 2008-38 adopting school concurrency and that such school concurrency ordinance is applicable to development of this project.

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

No commercial development is proposed within this project. Recreational facilities, including Amenity and Community Centers, are not considered commercial and are accessory to the PUD. Square footage for these amenity facilities will be shown on the applicable Master Development Plan.

**G. Development Criteria**

**Residential**

All residential platted development will have right-of-way frontage as required by the LDC. Flag lots are allowed provided the lot has a minimum of 25 feet of road frontage. For cul-de-sac lots the minimum lot width shall be met and shall be measured according to LDC Section 6.01.03E1.

In the case of Corner, Through, and Corner Through lots, the street frontage used for access shall be considered a front yard and shall have the required minimum front yard setback. The other frontage(s) of the lot shall be considered a side yard. In the case of lots using alleys as vehicular access, the yard adjacent to the platted local road right-of way shall be considered a front yard and shall have the minimum front yard setback. Other frontages shall be considered a side yard. Setbacks shall be measured in accordance with the LDC. The building setback from major collectors and arterials is 50 feet. Building Height shall be exclusive of chimneys.

Single family parking shall be provided based on a minimum of two (2) spaces per dwelling unit. AFUs will provide one (1) space per unit.

Accessory structures shall be allowed in accordance with Section 2.02.04 of the LDC and as further described in this PUD Text. Accessory structures must have a

minimum setback of 5 feet in accordance with LDC Section 5.03.03.B.1.d. There will be a minimum setback of 5 feet from the top of bank of any lake except that any required maintenance easement shall be maintained and certain accessory structures such as boardwalks and covered or uncovered viewing platforms may extend over lake and wetland surfaces in accordance with applicable jurisdictional permitting requirements. Accessory structures and private garages may be used as home offices or for other home-based businesses. Accessory structures used as home offices may receive the public as long as the structures comply with appropriate building, fire, and ADA requirements as well as provide adequate parking based on a calculation of one parking space per 500 sf of area used for the office and shall comply with appropriate building, fire, and ADA requirements.

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

The specific development criteria for the residential development are as follows:

Single-Family (SF)

Setbacks for SF residential shall be as follows:

Front	10 feet (20 feet for garages)
Side	5 feet
Rear	10 feet

Setbacks shall be measured in conformance with the LDC.

Minimum Lot Width	80 feet
Minimum Lot Area	11,050 square feet
Maximum Height of Structures	35 feet
Maximum Lot Coverage by Buildings	45%

**Community & Recreation Facilities**

Building setbacks for community and stand-alone recreation facilities and buildings shall be as follows:

**Setbacks**

Front	10 feet
Alley	5 feet
Side	10 feet
Rear	10 feet

Maximum Building Height 35 feet

Setbacks are measured to the furthest projection of the building.

The recreation facilities are considered accessory to the residential development. Parking, where required, will be calculated at one space required per 500 square feet of building area. Parking may be provided on site, on-street or may be shared with adjacent parcels.

### **Clearing and Grading**

The Developer shall submit Neighborhood Site Plans with all infrastructure construction plan reviews. Information given on such plans (drainage patterns, elevations, etc.) shall be in compliance with all requirements of the LDC. Approval of the neighborhood site plan shall be deemed to be approval of the proposed clearing, grading and if necessary, the cut or filling of all areas shown on the plan including platted lots. Such clearing, grading, or filling operations may then proceed concurrent with the construction of the infrastructure regardless of the source or the depth of the cut or fill material. All other federal, state and regional permits related to land clearing, grading and earthwork must be obtained from the appropriate agency.

Construction equipment and materials, and excavated dirt may be stockpiled and retained anywhere within the project (except within the preserved wetlands and Upland Buffers). The dirt from excavations (as shown on approved construction plans) may be retained on-site or sold and transported from the site. Additionally, fill dirt may be brought onto the Project as needed to develop the Project.

No buffers, Development or Scenic Edges, preserved wetlands or otherwise conserved lands shall be cleared for development activities other than as allowed by the LDC, this PUD Text, and permits issued by other jurisdictional permitting agencies. Construction plans may be approved and clearing, grading and construction may be allowed to proceed within upland portions and in areas outside of the jurisdictional areas of the Army Corps of Engineers (the "ACOE") prior to the issuance of an ACOE permit. Prior to any such land clearing activities, the Developer shall provide to the County all required permits and a tree inventory or survey of protected trees as defined in Chapter XII of the LDC within the limits of the clearing. Utility contractors may clear utility easement areas as necessary for installation and maintenance of utility facilities during construction of the Project as long as mitigation is provided for any protected trees removed except as may be allowed by the LDC.

No further County approval may be granted until February 2008 since clearing was concluded in February 2004.

### **Agricultural or Silvicultural Activities**

Bona Fide Agricultural or Silvicultural practices may continue in areas of the property where construction has not commenced. The requirement under the LDC for Silvicultural Operations to leave 80 Tree Inches per acre may be satisfied by trees preserved within the buffer areas. Construction will be considered to have been commenced upon securing a development clearing permit pursuant to engineering plan approval through St. Johns County Development Services Division. All agricultural and silvicultural activities shall be in accordance with DRI/DO and LDC allowances and restrictions.

### **Signs**

A Unified Sign Plan is included as Exhibit G.

### **Fencing**

The developer, at his option, may erect fences up to 6 feet high along all or parts of the perimeter of the property, but not within the perimeter buffer. This fence may be considered part of the perimeter screening in accordance with the land development regulations. Fencing may be allowed within development edges or scenic edges provided they are decorative and enhance the desired "rural" look. Individual lot owners may construct fences up to 6 feet high along any property line as long as no vehicular right-of-way intersection sight distances are compromised. Fencing within the wetlands or the Upland Buffer will not be allowed.

## **Ordinance Notice to All Future Owners**

Applicant (and any successor developer of the lands described herein) shall give written notice to any subsequent purchaser prior to closing of title, including all future lot owners/purchasers, that these lands described herein were heretofore used for a practice bomb target site and further, the applicant shall make the Executive Summary of the Ordinance and Explosives Remediation study available to all purchasers from Applicant (or any successor developer) of any lands within this PUD.

### **H. Infrastructure**

#### **1. Drainage**

The surface water management system shall be designed in accordance with the requirements of the County and the St. Johns River Water Management District (“SJRWMD”). After completion of development, the surface water management system will be owned and maintained by either a Home Owners Association (“HOA”) or Property Owners Association (“POA”) or Community Development District (“CDD”).

Surface water management facilities may be master planned such that multiple areas are served by the same surface water management facilities regardless of the developed use of that area. Surface water management facilities may be planned such that they are located in a separate parcel or location regardless of the intervening use or the use in the parcel in which they are located. In every case, drainage calculations will show that the facilities are sufficient to meet stormwater demands in compliance with LDC and other jurisdictional requirements.

Surface water management basin facilities that are constructed with banks having greater than 4:1 slope shall be required to be fenced as per LDC Section 6.04.06F(6). Unfenced facilities that have the appearance of a natural or man-made pond are considered site amenities and may be located within scenic and development edges.

Stormwater pond banks may be located directly adjacent to the jurisdictional wetlands and are therefore considered part of the upland buffer when the retention area is designed to discharge to those wetlands, and subject to permitting by the SJRWMD. Wherever the bank of a stormwater system is within the upland buffer, the area shall be re-established as a natural upland buffer by the replanting of plants that are natural and native to the original ecological community.

## 2. Roads

The road locations shown on the MDP map are conceptual and subject to change on the construction plans and incremental MDPs, and in accordance with LDC Section 5.03.05.

Access to the project shall be from Greenbriar Road. The internal road systems shall be designed in accordance with the PUD and Land Development Code. Minimum road right-of-way width for local roads will be 50 feet with utility easements of 5-foot minimum width provided outside and along both sides of the rights-of-way as allowed under Section 6.04.07 of the LDC. If alleys are provided, the width shall be 20 feet for 2 way and 16 feet for one way.

The interior roadway system may remain private, may be conveyed to a CDD or an applicable HOA or POA, or be proposed for dedication to the County. There may be private roads and gated subdivisions in selected portions of the PUD. Neighborhoods or subdivisions having roads not dedicated to the County, may add gate features to their entry points subsequent to development without modification of the MDP as long as the gate feature is submitted to the County for construction plan review as may be required in accordance with LDC Section 5.03.05.

Roundabouts, as supported by the Comprehensive Plan, are allowable throughout the PUD. The roundabout element is not required to be shown specifically on an MDP, but must be approved pursuant to applicable Development Services review prior to construction.

## 3. Non-Vehicular Access

A system of bike lanes and sidewalks is shown on the MDP. This non-vehicular network provides interconnectivity between development areas and amenities, thereby reducing the need for vehicular travel. Bike racks shall be provided at all recreation facilities and community facilities to facilitate the bicycle mode of travel.

Sidewalks shall be provided as follows: A 6-foot (minimum width) sidewalk shall be provided adjacent to parks; a 5 foot (minimum width) sidewalk shall be provided on both sides of minor collectors constructed by the applicant; a 4 foot (minimum width) sidewalk shall be provided on one side of all local roads within the project.

The construction of sidewalks in front of individually platted lots shall be performed subsequent to the construction of the residence for that lot.

All sidewalks and multi-use paths may meander throughout the right-of-way and may cross into adjacent parcels provided an acceptable easement is provided.

A 4-foot minimum width sidewalk allowing safe pedestrian access to buildings from the parking areas shall be provided in all community and civic areas. Sidewalks



shall meet the requirements of the Florida Accessibility Code for Building Construction.

**4. Interconnectivity**

The main internal roads within the PUD provide interconnectivity between the development areas and reduce the need to use the regional roadway system. The PUD plan provides for connectivity to adjacent undeveloped land. A system of bike lanes and sidewalks will connect residential areas to recreation and amenity areas.

**5. Open Space/Parks/Recreation/Community Centers**

Open Space will be provided that meets or exceeds the requirements, of Section 5.03.03.A.1 of the LDC within the civic, park and amenity areas, scenic and development edges, common areas, buffers, conservation areas and other areas which include uplands located outside of development parcels. The developer will construct, or cause the CDD to construct a multipurpose field, and playground equipment. A pool/cabana, basketball court and/or tennis court may be provided, at the developer's option. Upon completion of construction, the parks may be conveyed to the CDD or HOA/POA. The Developer, a CDD, or POA/HOA, shall maintain the parks for active and passive recreational and resource-based uses. Sidewalks shall meet the requirements of the Florida Accessibility Code for Building Construction.

The community and civic facilities provided meet or exceed the Sector Plan requirements for community support. Section 5.03.03.D.1 of the LDC requires 5 acres of active recreation per 1,000 persons (pro rata), or 4.45± acres. The Sector Plan requires a park of at least 5 acres that shall be active based with activities and facilities. Approximately 5.9 acres of park/amenity is provided on the MDP, and at least 5 acres will be active based. An incremental MDP will be filed when the recreation area is designed. The civic space (community gathering area) is required to be 0.18 acres. A minimum of 0.2 acres of civic space shall be provided within one of the Park/Amenity/Civic locations shown on the MDP map.

All parks, recreation areas, amenity and community centers may have accessory uses, concessionary facilities, services and sales (including alcoholic beverage sales for special events). Accessory facilities may include rental facilities as well as administrative offices, public and community service facilities, and accessory maintenance and other ancillary facilities. Additional accessory uses and facilities shall be in accordance with the accessory use section of this PUD.

Temporary outdoor social, cultural, art, educational, recreational or music events are allowable by right as are temporary structures and parking accessory to planned events. Temporary accessory facilities may be constructed pending construction of permanent facilities.

**6. Utilities**

The project will be served by central water, sewer and re-use water, all of which will be provided by JEA. Re-use water will be the primary source of landscape irrigation, with stormwater ponds serving as a backup source. Utility service, including water mains, sewer force mains and re-use lines, will be extended to serve this project. The exact locations of the lift station sites are not known at this time and will be shown on the construction plans.

**7. Fire Protection**

Fire protection will be provided in accordance with LDC Part 6.03.00.

**8. Solid Waste**

Solid waste collection for residential uses shall be provided by the County vendors. Private contractors may be used for non-residential establishments and facilities.

**I. Water and Sewer**

Water and sewer will be provided by JEA. The estimated potable demand at build-out is 127,750 gallons per day. The estimated wastewater generation at build out is 102,200 gallons per day.

**J. Soils**

A Soils Map is included in Exhibit H.

**K. Upland Forest and Wetlands**

A FLUCFCS map is included in Exhibit H. A minimum of 5% of the Upland Natural Vegetation will be conserved on site based on a PUD-wide calculation. The conservation may be provided within the Upland Buffers.

**L. Significant Natural Communities Habitat**

There are no significant natural communities habitat areas or protected species within the PUD boundary. An environmental report is included as Exhibit H.

**M. Historic Resources**

A Clearance Letter has been obtained from St. Johns County and the State Historic Preservation Office (SHPO).

N. **Buffering and Landscaping**

1. **Perimeter Buffer**

In accordance with LDC Section 5.03.03.A.4, a 10-foot buffer shall be provided around the perimeter of the PUD, and is shown on the MDP. The buffer may be included within other required edges or buffers. Where perimeter buffers are within common areas, the HOA/POA or CDD shall be responsible for maintenance. The developer may construct a wall or decorative fencing up to 6 feet in height, or project signage within the perimeter buffer, at its option.

2. **Adjacent Land Use and Buffering**

Buffering and screening between adjacent properties external to the PUD and uses within the PUD property shall be provided in accordance with LDC Sections 6.06.04 and 5.03.03.B.1.a except where extensive wetlands, or the construction of storm water ponds (designed as a site amenity), or an intervening road shall serve to satisfy the requirement for adjacent buffering and screening.

In accordance with the screening provisions, a wooden or vinyl clad fence or masonry wall may be provided in lieu of an opaque vegetated buffer. The developer may construct a fence up to 6 feet high on all or some of the perimeter of the property, at its option. This fence may be considered part of the perimeter screening in accordance with the LDC. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the development edge or interior to the scenic edge as enhanced landscaping.

3. **Upland Buffers**

Upland buffer and building setbacks shall be provided in accordance with the Land Development Code. A 25-foot averaged-width upland buffer shall be provided adjacent to contiguous wetlands consistent with Section 4.01.06B of the LDC. The averaged upland buffer shall not be less than 10 feet in any area except in areas such as road and utility crossings, drainage facilities, and similar conditions, and shall achieve an overall greater Upland Buffer area than when applying the non-averaged Upland Buffer. Buffer areas may be adjusted on construction plans provided the averaged Upland Buffer requirement is not reduced.

There shall be a 25-foot building setback from the averaged 25-foot Upland Buffer to contiguous wetlands. In accordance with LDC Section 4.01.06.B.2, accessory uses allowable under Section 2.02.04 shall be permitted within the building setback; stormwater ponds, recreational trails, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback.

As per LDC Section 4.06.01C3, in an area where the Upland Buffer is or will be comprised of fill material on the bank of a stormwater system, with permits by state

and federal regulating agencies, the area shall be reestablished as a natural Upland Buffer by the replanting of plants that are native to the original ecological community. Stormwater pond banks may be located directly adjacent to the jurisdictional wetlands and will be considered to comprise all or a portion of the Upland Buffer when the retention area is designed to “feed” those wetlands, and subject to permitting by the St. Johns River Water Management District.

#### **4. Development Edge**

A development edge of 35 feet shall be located between neighborhoods and along the PUD boundary as required by Policies A.2.1.3 and A.2.1.10 of the Sector Plan. Development edges shall be identified on the MDP map, or will be identified on appropriate incremental MDP maps. Development edges may be left in a natural state or landscaped. Development edges may include hiking and biking trails, community garden areas and passive parks, signs, decorative walls and fences, and architectural features (such as clock, bell tower, shelters, etc.), and storm water ponds and pond slopes (if unfenced and therefore designed as an amenity). Dispersion ponds, utility or access easements, and drainage outfalls may be located within development edges provided adequate landscape screening is constructed. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the development edge as enhanced landscaping. Fencing or other fixtures within development edges shall not interfere with any planned trails. No development edge is required wherever a scenic edge is provided.

#### **5. Scenic Edge**

A scenic edge shall be provided adjacent to Greenbriar Road. The scenic edge shall provide for an average width of 75 feet. The scenic edge may be reduced to 30 feet through the application of performance standards that will provide sufficient landscaping to preserve or enhance the rural character along the roadway. These performance standards may include but are not limited to, enhanced landscaping through the use of canopy trees, understory evergreen plants and low growing shrubs and hedges. Where little or no natural vegetation exists within the 30 foot scenic edge, enhanced landscaping shall be provided to achieve a tree canopy and/or opacity along the roadway similar to surrounding roadway edges. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the scenic edge as enhanced landscaping. The averaged scenic edge shall be graphically depicted on all applicable incremental MDPs and will be specifically dimensioned on construction plans.

Scenic edges may be left in a natural state or may be landscaped. Stormwater ponds and pond slopes (if unfenced and therefore designed as an amenity), dispersion ponds, utility or access easements and drainage outfalls may be located within the scenic edges. Signs, decorative walls or fences and architectural features (such as clock, bell tower, shelters, etc.) as well as multi-use paths, sidewalks and other non-

vehicular pathways are allowed in the scenic edge. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the scenic edge as enhanced landscaping. Fencing or other features within scenic edges shall not interfere with any planned trails.

Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features.

**6. Landscaping Standards**

In the case of road rights-of-way and utility easements, surface water management facilities, and lake and pond development, a tree inventory will be allowable in lieu of a tree survey regardless of the amount of fill proposed. The inventory shall be prepared by a professional landscape architect or arborist.

Trees required for mitigation may be planted within road rights-of-way. For public roads, a right-of-way permit and hold harmless agreement shall be entered into with the County.

**O. Special Districts**

This PUD is not located in a Special District as defined by Article III of the LDC.

**P. Temporary Uses**

Temporary uses including, but not limited to, construction trailers, sales trailers and office units, temporary signage, model homes, and temporary access ways shall be allowed to be placed, constructed or located within the PUD, and may be moved throughout the PUD as phasing changes in accordance with the LDC. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of development.

Soil removed from the storm water ponds or wetland creation areas may be used on site. Soil that is excavated or imported may be temporarily stockpiled within the boundaries of the PUD (except in the Upland 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 except those areas that may be exempted by LDC Section 6.04.09. Temporary stockpile locations will be noted on an applicable MDP and may be utilized prior to construction plan review for that area.

Temporary signage is allowed as per the LDC and the applicable sections of this PUD Text.

Ten percent (10%) of the total number of DUs within each overall residential development area receiving approval may be model homes prior to platting. Sales offices may be allowed within model homes subsequent to acceptance of As-Built drawings for the infrastructure serving the area. Model homes shall 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. Model Home banks may be established such that all model homes that may be allowable within a development parcel may be located in a single defined area. Areas designated as Model Home banks may be relocated as construction progresses.

Temporary uses allowed by LDC Section 2.02.05B shall be allowable by right within all development parcels in the PUD. This allowance shall supersede the public hearing requirement specified in the LDC. The temporary uses shall comply with all other requirements of Section 2.02.05 relative to frequency, duration, and provision of facilities.

Seasonal, temporary, and intermittent uses such as fairs, expositions, festivals, flea and farmers market uses may use unpaved parking areas by right. Such areas may be surfaced with grass, gravel, or otherwise covered with permeable material.

#### **Q. Accessory Uses**

Accessory uses shall be as allowed by the LDC and as specified in this PUD Text. Setbacks for accessory uses shall be in accordance with LDC Section 5.03.03.B.1.d.

The parks, recreation areas, and community centers may have accessory concessionary sales and services including the sale of alcohol for special events as permitted by the State of Florida, and/or rental facilities, administrative offices, public and community service facilities, and accessory maintenance facilities. The amenity centers may have accessory restroom facilities associated with the clubhouse and other ancillary facilities such as fitness centers and associated services, a pro shop, snack bar, storage barns, gazebos and other outdoor structures, maintenance sheds, greenhouse, equipment carports as well as other typical accessory structures and uses.

Accessory structures and private garages may be used as home offices or for other home-based businesses. Accessory structures used as home offices may receive the public as long as the structures comply with appropriate building, fire, and ADA requirements as well as provide adequate parking based on a calculation of one parking space per 500 sf of area used for the office.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any required side or rear yard without a minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls, pools, pool decks, or pool enclosures may be located within platted drainage or underground utility easements.

Indoor and/or outdoor areas for the storage of recreational vehicles, boats and similar equipment shall be allowed throughout the PUD. Such storage areas shall be accessory to the residents of the community and will not be available for public rental unless that use is allowable by right in the parcel in which it is located.

Non-habitable structures for civic, recreational, and passive/ open space development such as gazebos, arbors, viewing platforms, boardwalks, etc., and utility infrastructure construction including utility housing elements will be shown on specific development permit plans and will be in compliance with all PUD and LDC requirements. Such accessory structures and infrastructure construction are not required to be shown on MDPs in accordance with LDC Section 5.03.02.G.2 and 5.03.05. Such accessory structures, if modifying open space or any other trigger, may require MDP plan approval.

**R. Phasing Schedule**

The project phasing is subject to market conditions and can only be estimated at this time. The project will be commenced within five (5) years of the effective date of the PUD rezoning approval. The PUD will be implemented in one phase of five (5) years starting with the commencement of construction.

Commencement is defined as approval of receipt of a clearing permit of any part of each phase. Completion shall be defined as approval of as built drawings for horizontal infrastructure for that phase or sub phase of development.

**S. Project Impact and Benefits**

There is or will be adequate potable water, sewer, and roads to serve the project. The PUD has been designed as a master planned community that includes amenities such as a multi purpose field and playground. The design meets the requirements of the Sector Plan. A mix of lot sizes will be provided.

Justification for this project is as follows:

- The Anderson Greenbriar community provides a significant public benefit in the provision of a Master Planned Community with parks and other green spaces, and a pedestrian trail system that links neighborhoods to parks.
- The property is located within the Residential B future land use designation and the proposed development is consistent with that designation.
- The property is within the Northwest Sector Overlay and the PUD is consistent with those requirements.
- The project will not adversely affect the orderly development of the County as embodied by the LDC and the St. Johns County Comprehensive Plan.
- The proposed development is compatible with the surrounding zoning and the Comprehensive Plan, as well as the overall development trend in the area.

- The development of a master planned community with infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.
- 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 LDC.
- The infrastructure, recreational, and community support amenities to serve this project are in place or will be constructed.

**T. Waivers, Variances, or Deviations**

The benefit of PUD zoning is that it allows innovative design techniques and alternative development patterns. To implement such project specific development patterns, Section 5.03.02G(1)(t) of the LDC allows for waivers to the strict standards of the LDC that may be incongruous with a comprehensively planned community. The following waiver to the LDC is requested to implement the comprehensive planning for the project.

- LDC Sections 7.03.01.A, B and C.** This waiver is requested to allow temporary real estate and construction signs in the PUD and to allow all signs to be up to 32 s.f. of ADA to allow consistent signage regardless of parcel use. The waiver is also requested to the limitation of entities eligible to place Public Directional signage in order to allow the Developer or the CDD to place Wayfarer signs that will be considered Public Directional or Directional Information. The waiver is justified to achieve consistency in the signage. The waiver will also allow Wayfarer signs that are intended to provide public directional information for vehicular traffic.

**U. Ownership/Agreement**

The applicant, its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the County regarding said PUD.

**V. Future Land Use Designation**

The project is located within the Residential B land use designation of the St. Johns County Comprehensive Plan FLUM.







EXHIBIT G

UNIFIED SIGN PLAN

Exhibit G

ANDERSON GREENBRIAR PUD

UNIFIED SIGN PLAN

**Overview**

This Unified Sign Plan (USP) is included as part of the Anderson Greenbriar PUD (“the PUD”) to guide construction of new signs within the PUD. This USP addresses the envisioned needs of the community residents and its visitors as well as for service and emergency needs. It is also prepared to provide a cohesive and aesthetically pleasing sign package for the community. Unless otherwise noted, signs will conform to the requirements of the St. Johns County Land Development Code (LDC).

Several types of signs are proposed for the PUD and are described in this USP:

Signage Type	Maximum Height	Number Of Faces	Maximum ADA/Face
Project Identification	20'	2	100 s.f.
Neighborhood/Amenity/Park	15'	2	32 s.f.
Wayfarer	8'	2	48 s.f.
Information	8'	2	32 s.f.
Traffic	8'	2	15 s.f.

The depiction of sign materials, colors and shapes is conceptual; however, sign dimensions shall not exceed maximum dimensions.

**Sign Locations**

Approximate sign locations are shown on the MDP Map and actual locations may vary according to field conditions or to prevent conflict with existing or planned utilities.

For the purpose of determining on-site signage, all property within the PUD shall be considered a single premise such that no sign will be considered an off-site sign. This provision shall not reduce individual parcel signage allowances.

Wayfarer, Information, and Community Event Signs shall be allowed within road rights-of-way, including median islands, provided those roadways are either a private or community development district (“CDD”) right-of-way, on privately owned common property, or the median is a separate parcel that is outside of dedicated rights-of-way. ~~Any community sign may be located within public rights of way if granted a Right of Way Permit by the County Administrator or his designee.~~

~~Signs may be located up to the property line without a minimum setback, but no sign shall be erected that will interfere with clear and free visibility from any roadway intersection or other public right of way or that will be confused in shape, color, or pattern with any authorized traffic sign, signal, or device.~~

### **General Sign Design**

~~For the purposes of regulation, the "height of the sign" shall be deemed to be the height of the Advertising Display Area (ADA) and does not include associated architectural features or signage structure. Non-specific, repetitive, decorative elements and motifs shall not be considered signage. The maximum height of any associated architectural features shall be 40 feet. Sign height shall be measured in accordance with the LDC at the Developer's discretion from the centerline elevation of the nearest road right of way to the proposed sign location or from the finished grade of the sign location.~~

All signs permitted within the PUD may be internally or externally illuminated, may be landscaped, and may be incorporated into a wall, fence, tower or other structure or architectural feature. Ground signs may be pole signs, or monument signs. Pole signs may be constructed of PVC or other plastic-like material, metal, wood, concrete, or other material having structural qualities and capabilities in accordance with required standards. The sign body may be of any material having structural qualities in accordance with wind load standards. The body of monument signs may be of cast concrete or epoxy/aggregate materials, PVC, concrete, brick, stone, marble, wood, metal, or composite materials. Surface finishes may be stucco or stucco-like, paint, enamel, or other finishes that may protect and enhance the sign structure materials. Decorative accents may include glass, tile, metal, terra-cotta or other material. The structure may have any combination of materials and finishes. The sign structure may be internally or externally illuminated, and neon or other colored lighting effects may be used as long as the lighting source gives a constant illumination except as may be prohibited by Section 7.08.01 (L) of the LDC.

Public utility providers may install warning and location signage as required in the public interest anywhere within the PUD without being shown on a Master Development Plan (MDP). These signs shall not be considered signage regulated by the PUD.

### **Sign Maintenance**

Permanent and Temporary Signs shall be maintained by the Developer or community according to the provisions of the LDC.

### **Project Identification Sign**

Project identification signs shall be permitted at or near the main points of project entry as shown on the MDP. Project identification signs may be monument or ground signs, or may be incorporated into a wall, fence, architectural element, or other structure. Project identification signs will be limited to a maximum ADA-height of ~~1520~~ feet and may have up to two sign faces with a maximum ADA of up to ~~32400~~ square feet per face. If project identification signage is part of ~~a building element, the height of the signage shall comply with fascia sign allowances under the LDC.~~ an entrance feature, the height of features may be 30 feet

### **Neighborhood/Amenity/Park Sign**

This sign type may be utilized to identify neighborhoods within the PUD, the community amenity/recreation center, and neighborhood parks. These signs may be ground or monument types signs with up to two sign faces. Maximum ADA-height shall be 15 feet and maximum ADA shall be 32 square feet per face. If project identification signage is part of a building element, the height of the signage shall comply with fascia sign allowances under the LDC.

Each neighborhood may have one entrance sign placed at the approximate entrance to the neighborhood and along the roadway. The amenity/recreation center and neighborhood parks may have up to two signs each to clearly identify their location, access, and boundary.

### **Wayfarer Sign**

Wayfarer Signs direct travelers to various facilities within the community. The number of Wayfarer Signs shall not be limited. The maximum ADA-height shall be 8 feet and the maximum ADA shall be 48 square feet.

Temporary wayfarer signs may be erected at the proposed location of permanent signage, and may have the same square footage allowance as the permanent signage. Wayfarer and public information signage may be constructed subject to sign permitting review as required and will not be required to be shown on construction plans or MDPs. Such signage shall be located outside of sight triangles at intersections.

### **Information Sign**

Information Signs may be located within the community and especially near primary entry/exit points. These signs will be used to post changing information for residents such as events and notices. The maximum ADA-height shall be eight feet and the maximum ADA area shall be 32 square feet.

### **Traffic Sign**

Traffic Signs may be installed throughout the community (including road rights-of-way) by the Developer. Signs installed by the Developer shall meet County requirements for location, height, size, traffic control, and safety. Traffic Signs may have limited aesthetic enhancement to the post, frame, and support structures of the sign but shall not interfere with standard control sign sizes, colors, shapes, or text.

### **Other Signs**

All sites and uses may have additional signage related to address information and vehicular and pedestrian informational signage as allowed by the LDC.

Building murals are allowable and are not considered signage unless they specifically advertise a product or entity. Such murals are considered public art and will not require Sign Permitting through the St. Johns County Development Services Division. Fascia signage shall be allowed in accordance with the LDC.

Home offices and other allowable home businesses, including live/work units, shall be allowed one sign per building face fronting a street. Signage shall be limited to 10 sf of ADA and may be mounted on the building, under the eaves, or on a ground sign. If mounted as a ground sign, the maximum ADA-height shall be 10 feet.

Banners and flags shall be allowable as temporary signage or permanent decorative elements. The banners may bear the logo of the development, or seasonal or event logo as decorative elements, or messages of public information. Such banners shall not be considered signage. There shall be no limit on the number of banners or flags allowed per parcel. Temporary banners shall not diminish the signage allowance for any use or site.

### **Temporary Signs**

Temporary signs may be installed to meet the needs of the Developer and the community provided they act as a temporary service for the permanent sign types listed in this USP. Temporary signs shall conform to the same location and dimension requirements of the permanent signs in this USP. Temporary signs shall be removed by the Developer or community within 30 days of the final acceptance of the permanent sign. Temporary Signs shall not be required to be shown on the MDP.

There may be temporary signage relative to individual lot and home sales and rentals, i.e., for sale, contractor, and sale signs, model home signs, rentals, and informational signs. For the purposes of the allowance for Temporary Marketing Signage (Real Estate Signs), the entire PUD is considered a single site and temporary marketing signage (real estate signs) may be erected anywhere within the PUD boundaries so long as the ADA relates to lands within the PUD. The temporary marketing signage may be two-sided and shall have a maximum of 32 square feet of ADA per sign face and a maximum height of 15 feet regardless of the surrounding development type.

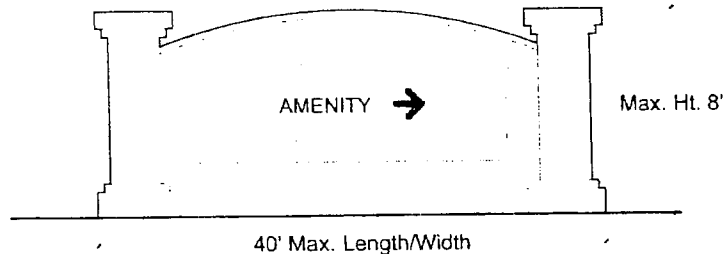
CHERYL STRICKLAND  
IS A TRUE AND CORRECT COPY  
ON RECORD JOHN S. JOHNS, CLERK  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 13th DAY OF March 20 09  
CHERYL STRICKLAND, CLERK  
Public Office Clerk of the Board of County Commissioners



Anderson Greenbriar PUD  
Sign Types

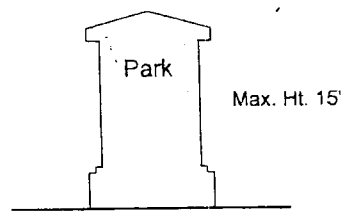
by: *L. V. King*

48sf Max. ADA



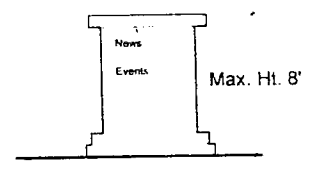
WAYFARER SIGN

32sf Max ADA



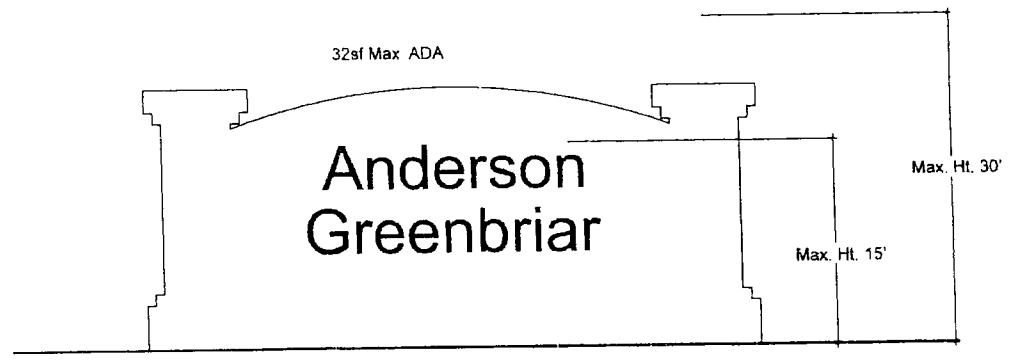
NEIGHBORHOOD/AMENITY/PARK SIGN

32sf Max. ADA



INFORMATION SIGN

32sf Max ADA



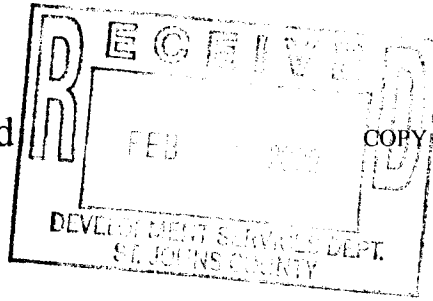
PUD PROJECT IDENTIFICATION SIGN

The design may change but the maximum ADA allowance and height will be met.



The St. Augustine Record

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



COPY OF ADVERTISEMENT

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

who on oath says that she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

In/the matter of **PUD2007-04 ANDERSON GREENBRIAR**

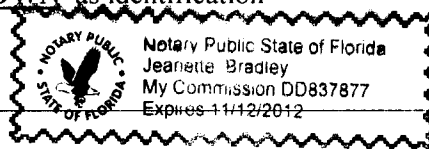
**L304-9** was published in said newspaper **FEBRUARY 2, 2009**

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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **2nd day of FEB 2009**

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

Jeanette Bradley  
(Signature of Notary Public)  
JEANETTE BRADLEY



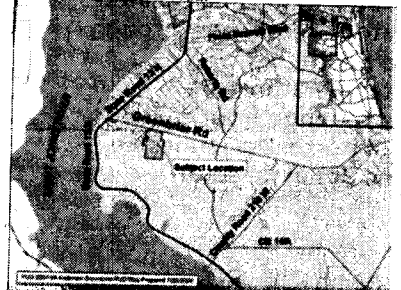
This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 98-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, 4440 Lewis Speedway, St. Augustine, Florida, 32085.  
**BOARD OF COUNTY COMMISSIONERS**  
ST. JOHNS COUNTY, FLORIDA  
CYNDI STEVENSON, CHAIRMAN  
FILE NUMBER: PUD 2007-04 Anderson Greenbriar  
L304-9 Feb 2, 2009

**NOTICE OF A PROPOSED REZONING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on **Tuesday, February 17, 2009 at 9:00 a.m.** by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

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

The subject property is located on the south side of Greenbriar Road, between SR 13 and CR 244 within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4440 Lewis Speedway, St. Augustine, Florida, and may be accessed by interested parties prior to said public hearing. The hearing shall be held on the date and time specified on the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

**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 assistance to participate in this proceeding should contact the County's ADA Coordinator at 3041 27th Ave or at the County Administration Building, 500 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8779, 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.