136

ORDINANCE NUMBER: 2009- 54

Public Records of
St. Johns County, FL
Clerk # 2009061527,
O.R. 3264 PG 732-766
12/03/2009 at 08:37 AM,
REC. $141.00 SUR. $158.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED RURAL DEVELOPMENT (PRD) 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 PUD application, dated April 22, 2008 in addition to supporting documents and statements from the applicant **which are a part of Zoning File PRD 2008-02 Crescent Ranches,** 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. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

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 Silvaculture.

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

This ordinance is being re-recorded to include the correct legal description.

Public Records of
St. Johns County, FL
Clerk # 2011025795,
O.R. 3438 PG 1936-1972
05/23/2011 at 10:09 AM,
REC. $149.00 SUR. $167.00

Public Records of
St. Johns County, FL
Clerk # 2010012517,
O.R. 3296 PG 1061-1096
03/19/2010 at 09:21 AM,
REC. $145.00 SUR. $162.50

Partial Recording

SECTION 2. Pursuant to this application File Number PRD 2008-02 Crescent Ranches PRD, 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 PRD 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 17th **DAY OF** November **2009.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ron Sanchez, Chair

RENDITION DATE 11/19/09

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wenne King
Deputy Clerk

EFFECTIVE DATE: 11/23/09

Exhibit A

Property Description

THE NORTH THREE QUARTERS (3/4) OF SECTION 18 AND ALL THAT PART OF SECTION 7 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, LESS AND EXCEPT A PARCEL OF LAND AS DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206 AND THE WEST SECTION LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N 89°15'01" E, 681.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A PROPOSED ROADWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CALLS; THENCE S 01°29'35" E, 233.65 FEET ; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING S 7°09'21" W, 51.13 FEET, A RADIUS OF 170.00 FEET A DISTANCE OF 51.28 FEET,; THENCE ALONG LOT LINES THE FOLLOWING THREE (3) CALLS; THENCE S 88°30'25" W, 490.12 FEET; THENCE S 00°45'26" E, 243.32'; THENCE S 89°14'34" W, 187.72 FEET TO SAID WEST SECTION LINE; THENCE ALONG SAID SECTION LINE N 00°45'26" W, 533.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES MORE OR LESS, ALL LOCATED IN TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

11/17/09

Exhibit A

PRD Property Description

THE NORTH THREE QUARTERS (3/4) OF SECTION 18 AND ALL THAT PART OF SECTION 7 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, LESS AND EXCEPT A PARCEL OF LAND AS DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206 AND THE WEST SECTION LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N 89°15'10" E, 659.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A PROPOSED ROADWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING S 45°44'55" E, 35.35 FEET AND A RADIUS OF 250.00 FEET A DISTANCE OF 39.27 FEET; THENCE S 0°44'44" E, 189.96 FEET ; THENCE S 89°52'59" W, 338.89 FEET ; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING S 44°33'46" W, 184.87 FEET AND A RADIUS OF 130.00 FEET A DISTANCE OF 205.66 FEET; THENCE S 0°45'26" E, 151.54 FEET TO A PROPOSED LOT LINE; THENCE ALONG SAID LOT LINE S 89°14'34" W, 214.02 FEET TO SAID WEST SECTION LINE; THENCE ALONG SAID SECTION LINE N 00°45'17" W, 467.83 FEET TO THE POINT OF BEGINNING, SAID EXCEPTION CONTAINING 4.40 ACRES MORE OR LESS, THE REMAINING PARCEL OF LAND CONTAINING 480.97 ACRES, ALL LOCATED IN TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

***Editorial note: This ordinance is being re-recorded to include the correct legal description as was presented to the BCC during the hearing through the MDP map and was particularly noted in Section B of the attached MDP text for the PRD which the BCC specifically approved.**

03/15/10

Exhibit A

THE NORTH THREE QUARTERS (3/4) OF SECTION 18 AND ALL THAT PART OF SECTION 7 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, LESS AND EXCEPT A PARCEL OF LAND AS DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206 AND THE WEST SECTION LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N 89°15'10" E, 659.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A PROPOSED ROADWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING S 45°44'55" E, 35.35 FEET AND A RADIUS OF 25.00 FEET A DISTANCE OF 39.27 FEET; THENCE S 0°44'44" E, 164.97 FEET ; THENCE S 89°52'59" W, 338.89 FEET ; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING S 44°33'46" W, 184.87 FEET AND A RADIUS OF 130.00 FEET A DISTANCE OF 205.66 FEET; THENCE S 0°45'26" E, 151.54 FEET TO A PROPOSED LOT LINE; THENCE ALONG SAID LOT LINE S 89°14'34" W, 214.02 FEET TO SAID WEST SECTION LINE; THENCE ALONG SAID SECTION LINE N 00°45'17" W, 467.83 FEET TO THE POINT OF BEGINNING, SAID EXCEPTION CONTAINING 4.40 ACRES MORE OR LESS, THE REMAINING PARCEL OF LAND CONTAINING 480.97 ACRES, ALL LOCATED IN TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Editorial note: The ordinance is being re-recorded in order to correct a scrivener's error which contained an erroneous distance within a bearing-distance call along the property line which prevented the legal description from coming to a close.

05/20/11

LAN ASSOCIATES, INC.
CONSULTING • ENGINEERING • PLANNING

MASTER DEVELOPMENT PLAN TEXT
Crescent Ranches
Planned Rural Development
St. Johns County, FL

1.0 INTRODUCTION

The enclosed application requests a rezoning from Open Rural (OR) to Planned Rural Development on approximately 480 (~480) acres of land located on the south side of St. Johns County, Florida, as depicted on the site location map (Appendix A). The Future Land Use designation for the property is Rural/Silviculture (R/S). Objective A.1.6 and associated policies of the St. Johns County Comprehensive Plan allow for lands designated as Rural/Silviculture to be developed as a Planned Rural Development. This request for rezoning provides for a 96 unit single-family, rural residential development. This application is filed on behalf of Mr. Frederick G. Crack (the Applicant), sole owner of the subject property. A copy of the property deed is included in Appendix B. Mr. Crack has authorized LAN Associates, Inc. (LAN) to act as Owner's Authorized Representative. A copy of this authorization form is included in Appendix C.

The proposed Crescent Ranches PRD (the "PRD") will be a private/gated, equestrian-oriented, residential community with a 90% reserve area and 10% development area as allowed by Section 5.04.02C of the St. Johns County Land Development Code. The site layout includes 96 single-family residential dwelling unit lots ranging in size from one (1) acre to over four (4) acres. Lot sizes are a minimum of one (1) acre, with a minimum of one-half acre of uplands to allow for private well and septic, as there are no centralized utilities in this part of the County. The development will provide for a recreational area to include a pole barn, riding ring, community clubhouse as well as riding areas and trails that meander throughout the PRD. The subject property is conveniently located approximately 5.5 miles from the Equestrian Center on SR 207, and is ideally suited for the area.

A Homeowner's Association will maintain and control the common elements, including the roadways, drainage systems, and equestrian areas after the actual development of the project. Housing unit locations have been designated by the developer within certain development areas to avoid impacting wetlands and to ensure that the residences and accessory uses do not encroach upon any statutory easement requirements, and also do not infringe upon any environmental species of interest potentially located on the subject property. Language will be incorporated in the homeowner's covenants restricting the use of non-organic fertilizers, insecticides, herbicides and pesticides, including bug and insect extermination poisons or lawn spray poisons dispensed in any outside areas. This shall include all common areas and any part of a homeowner's yard or exterior portion of their property. Additional restrictions and allowances within the homeowner's documents, along with roadside swales for stormwater design and green methods for pest control,

such as bat houses, will be implemented throughout the PRD to promote a low impact development. Methods of water collection for re-use via rain barrels and cisterns will be allowed in the PRD. Further, natural/xeriscape planting with native species shall be encouraged to foster a self-sustaining landscape and reduce the impact of non-native species that would require a great deal of watering.

Within the Reserve Area, ~225 acres will be placed in a conservation easement with an additional 21 acres of upland buffer being placed in conservation. The Applicant has set aside a corridor of land on the eastern side of the property ranging from 500 feet in width to well over 1,000 feet in width. It is understood that land in this area is desired for the County's greenways-blueways corridor. This will promote the rural/natural character of the area and will eliminate the timbering operations that have a far greater impact on the environment.

The Applicant understands the County's desire to keep the south side of the County rural in nature. We believe that this type of low density, low impact, rural residential development is in concert with maintaining that goal, and is consistent with the Comprehensive Plan's future land use designation for this part of the County.

2.0 MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan (MDP) text supplements the enclosed application for rezoning from Open Rural to Planned Rural Development on ~480 acres of land located on the south side of St. Johns County, Florida.

County requirements for the Master Development Plan Text (parts A through V of St. Johns County Land Development Code Section 5.03.02G1) are shown below in *italics*, with the Applicant's response in regular text immediately below each item.

A. PROJECT DESCRIPTION

A description related to the design, character and architectural style or theme of the Project, which demonstrated an innovative, unified, cohesive and compatible plan of development for all Uses included in the Project. Mixed Use PRD's that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.

The PRD is located in Section 18, Township 9, Range 29 and Section 7, Township 9, Range 29, St. Johns County, Florida. More specifically, the property is sited at the southeast corner of the intersection of SR 206 and CR 305, St. Johns County, Florida, with a Lat/Long of 81° 24' 59" W /29° 43' 17" N. The St. Johns County Property Appraiser's Parcel ID numbers are 141250 0000 and 141090 0020. The Property Appraiser Parcel ID Cards are attached in Appendix D. A map depicting the property on a portion of the Spuds USGS Quadrangle is

included in Figure 1. The site is generally flat with very little slope, and the elevation of the site ranges between 33 and 43 feet above mean sea level.

The property is accessed by travelling west on SR 206 from I-95 for approximately four and a half (4.5) miles. The entrance to the proposed first phase of the PRD is just before the intersection of CR 305. To the North, East, and South of the subject property are lands owned by Greenway Ventures, Inc. Immediately to the West is property owned by Elkton Green, Inc., and further to the West is property owned by Plantation Pines, LLP. A St. Johns County Adjacent Property Owner's map and list are shown in Appendix E.

The PRD is designed as private/gated, equestrian-oriented, single-family, low impact, residential development with associated community center and recreational amenities. It is anticipated that the design, character, and architectural style of the development will result in a unified, cohesive, and compatible plan of development that will:

- Provide an environment of stable character, which is compatible with surrounding areas and maintains the existing rural character. This will be accomplished by having the homes situated along a road that connects the uplands; allowing for minimal wetland impacts and preserving the natural vistas.

- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Land Development Code, by adding riding trails and recreational areas, while permanently preserving 98% of the wetlands present on site.

- Provide for an efficient use of the land, resulting in a smaller network of utilities and streets, lessening the impact on the local facilities, thereby lowering the development and housing costs, and provide for a Homeowner's Association to own, manage and maintain the common areas (including ponds, landscaped areas, recreational area, etc.) and relieve the burden from the County of having to maintain such facilities.

- Promote the planting of native species indigenous to the area. Some examples of such species are live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), long leaf pine (*P. palustris*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), southern red cedar (*Juniperus silicicola*), bald cypress (*Taxodium distichum*), blackgum (*Nyssa biflora*), loblolly bay (*Gordonia lasianthus*), dahoon holly (*Ilex cassine*), sweetgum (*Liquidambar styraciflua*), sweet bay magnolia (*M. virginiana*), red maple (*Acer rubrum*), laurel oak (*Q. laurifolia*), saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), goldenrod (*Solidago*

sp.), beautyberry (*Callicarpa americana*), rusty lyonia (*Lyonia ferruginea*) sand cord grass (*Spartina backeri*), soft rush (*Juncus effusus*), Virginia chain fern (*Woodwardia virginica*), St. Johns wort (*Hypericum* sp.) and fetterbush (*L. lucida*). These are examples of native plants that would be self sustaining and maintain the natural quality of a rural development, and supporting the low impact nature of the PRD. This is not an all inclusive list and the exact species and quantity of each planted will be based upon commercial availability.

- Although continued silvicultural operations are allowable within a PRD, timbering operations on the property will cease, with over ~225 acres being placed into a conservation easement in perpetuity. This will promote the re-growth and regeneration of these natural areas with native plant and animal species.

B. PROJECT SIZE

The total number of acres within the Project as requested in the application.

The project property encompasses a total of 480.97 acres. A revised boundary survey was performed by All American Surveyors of Florida, Inc., showing 485.37 acres and is included as Appendix F. This entire property, "less-and-except" a 4.40- acre tract of land in the northwest corner of this boundary survey, as depicted on the Master Development Plan (MDP) in Figure 2 (sheets 1-5), comprises the 480.97-acre PRD. A corrected project area description of the PRD property is included in Appendix G.

C. WETLANDS

The total number of Wetland acres included within the Project as requested in the application.

Wetlands lines have been reviewed and confirmed by the St. Johns River Water Management District (SJRWMD). The lines were then surveyed by LD Bradley Land Surveyors, and are depicted on Appendix H. Approximately 345 acres within the PRD are jurisdictional wetlands. Of these, 340.89acres (or 99%) of total wetlands will be preserved in their natural state with over one (1) acre of wetland restoration. Only 1% (4.3 acres) of wetlands will be impacted within the PRD. All appropriate 25 foot average (minimum 10 feet) natural wetland buffers have been provided as depicted on the MDP in Figure 2 in accordance with Section 4.01.06.B.1 of the St. Johns County Land Development Code. Any impacts will be in accordance with all appropriate permits from the SJRWMD and Army Corps of Engineers.

D. DEVELOPMENT AREA

The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code.

The PRD project property encompasses a total of 480.97 acres. Per Section 5.04.02.C of the St. Johns County Land Development Code, (utilizing the 90% / 10% Reserve Area to Development Area ratios) the total amount of development area allowed for within this PRD is 48 acres including areas to be mitigated.

Residential Use

Residential use within the PRD includes residential lots, road Right-of-Way (ROW) Recreation Area, and utility easement, and encompasses approximately 223.7 acres, of which 112 acres will remain as wetlands. There are 4.3 acres of wetlands impacts within the Residential Use of the PRD. Development Area within the PRD consists of 48 acres and includes residential building pads, ROW and the clubhouse with associated parking in the Recreation Area. The remaining 432.87acres (or 90%) of the property will be Reserve Area.

Wetlands

Total Wetlands within the PRD encompasses 345 acres. Of these, 340.89 acres (or 99%) of total wetlands will not be impacted within the PRD. Working with the Army Corps of Engineers (ACOE) and the SJRWMD, the Applicant has demonstrated avoidance and minimization of wetlands on site. Total wetland impacts for the entire PRD property are 4.31 acres (or 1%). The majority of these impacts are associated with roadways. The total Development Area contains ~14 acres of wetlands and ~34 acres of uplands. The total Reserve Area contains ~327 acres of wetland and ~106 acres of uplands. Within the Reserve Area ~225 acres of wetlands will be placed in conservation.

Modifications to the Master Development Plan Map may allow for location changes to the Development and Reserve areas provided there is no increase in the number of lots, or the overall size of the development area, and conversely that the reserve remains at a minimum of 432.87 acres (or 90% of total PRD area). Any modifications to the Development or Reserve area will be made in accordance with St. Johns County Land Development Code Section 5.03.05.A Small Adjustment, 5.03.05.B Minor Modification, or 5.3.5.C Major Modification as applicable.

E. DWELLING UNITS / POPULATION

The total number of residential Dwelling Units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

The project proposes a Reserve Area totaling 432.87 acres, equaling 90% of the total PRD project area. Utilizing the 90%/10% ratio, this equates to an allowable density of 96 dwelling units for the Development Area per St. Johns County Land Development Code Section 5.04.02C. The proposed project will consist of 96 single-family site built, conventional residential dwelling units. Gross density over the total project area is 0.20 units per acre. No density bonuses will be sought for this PRD.

The student generation rate per household within the Pedro Menendez Concurrency Service Area (CSA) is 0.28 students per single-family household. With 96 households within the proposed development the student population anticipated to reside within the PRD is projected to be 26.9 students (96 units x 0.28 students). The breakdown of student groups would be 12.1 elementary school students, 6.5 middle school students, and 8.3 high school students. The Applicant submitted an application for school concurrency to the St. Johns County School District on November 24, 2008 and received a School Concurrency Determination on December 10, 2008 (Appendix T).

F. NON-RESIDENTIAL DEVELOPMENT

The total square footage and intensity of non-residential Development.

There is no non-residential development planned for the PRD. The PRD will be a single-family residential development, with accessory uses to the residential development. Accessory uses include a recreation area with clubhouse, a riding ring and covered pole barn, as well as a riding trail system throughout the PRD as depicted on the Master Development Plan in Figure 2, and as further defined in Section Q of this MDP text. The silviculture operation, which was cleared and replanted by International Paper in December 2006, will cease operation, and will be a part of the reserve area to be placed into conservation easement.

G. DEVELOPMENT STANDARDS

The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project, including the sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all Structures.

The PRD will adhere to the following Development Standards:

Lot Size

The site layout includes 96 single-family residential dwelling unit lots ranging in size from one (1) acre to over four (4) acres. Lot sizes are a minimum of one (1) acre, with a minimum of one-half acre of uplands to allow for private well and septic, as there are no centralized utilities in this area. The general location and configuration of residential lots, as well as the size and shape of individual lots, are indicated on the MDP Map (Figure 2), and may change slightly due to conditions that may be encountered during development. All changes to lot layout shall be in accordance with St. Johns County Land Development Code Section 5.03.05.A as a Small Adjustment or Section 5.03.05.B as a Minor Modification as applicable.

Permitted Uses within Development Area

Development Area within the PRD includes the proposed 50-foot Right-of-Way (ROW) and swale system, with treatment swales located outside the 50 foot ROW, the clubhouse building and associated paved parking at the recreation center, and the development area located within each lot shown on the MDP. Residential development within the Development Area will be used solely for residential purposes which may include, but not be limited to: dwelling units, garages, walls, patios, decks, spas, pools, pool decks, screened enclosures, driveways, sidewalks, walkways, and fencing as well as other single-family and rural residential uses permissible per the St. Johns County Land Development Code.

Residential lots may be developed with single-family homes with accessory uses and structures as allowed for in the St. Johns County Land Development Code and as further defined in Section Q of this MDP text. Such accessory uses and structures must be incidental in nature to the primary residential units. Right-of-Way is permitted within the 200 foot development area buffer. This is not an incompatible use due to minimal traffic on the southern loop road. Wells, septic systems, and drainfields may be located within the Development Area, Development Area buffers, or Reserve Area of the lots, but will not be located within any platted drainage easement and will not encroach into the upland buffer to wetlands. Where any perimeter buffer or planning buffer is collocated with the upland buffer, the requirements for the upland buffer shall take precedence.

The Clubhouse and associated required parking in the recreational area shall be part of the Development Area.

Permitted Uses within Reserve Area

Reserve Area not under conservation easement on individual lots within the PRD may be used for agricultural activities. These activities can include uses supplementary to harvesting, farming, processing, or storage for agricultural products, and for ponds and pasture for keeping farm animals such as, but not limited to, horses and ponies. No agricultural activities shall occur in the upland buffer to wetlands. Where any perimeter buffer or planning buffer is collocated with the upland buffer, the requirements for the upland buffer shall take precedence. No silvicultural activities shall occur within the PRD. Useable Reserve Area is all Reserve Area located within the common reserve area at the two recreational facilities, and the Reserve Area within the residential lots, except the upland buffer to wetlands. The remaining ~225 acres of the Reserve Area will be placed in conservation easement in perpetuity.

Structures for sheltering animals will be allowed within the Reserve Area, as well as buildings for storage of equipment/machinery. Other structures such as gazebos, arbors, fencing, wells, ponds, septic systems and drainfields, and other utility and mechanical systems infrastructure components including fire hydrants, wells, pumps, and pump houses are allowed within the Reserve Area and in the Development Area Buffer. Right-of-Way is permitted within the 200 foot development area buffer.

All amenities associated with the recreational facility including riding ring, pole barn, trails, boardwalks, fields, and ponds will be allowed in the Reserve Area. The Clubhouse and any other structures in the recreation facility of the Reserve Area may locate accessory parking in the Reserve Area. Accessory vehicular use areas including drives and parking in the Reserve Area may be unpaved, but shall be stabilized acceptable by the St. Johns County Administrator. The Clubhouse building and associated required parking will be designated as Development Area and are depicted in the MDP in Figure 2.

Wells, septic systems, and drainfields may be located within the Development Area, Development Area buffers or Reserve Area of the lots, but will not be located within any platted drainage easement and will not encroach into the upland buffer to wetlands. Where any perimeter buffer or planning buffer is collocated with the upland buffer, the requirements for the upland buffer shall take precedence.

Setbacks

There will be no building setbacks required from the Development Area boundary on individual lots except where Development Areas on residential lots are situated along the front property boundary.

When applicable, setbacks will be in accordance with the St. Johns County Land Development Code, and shall be measured from the portion of the structure from thirty (30) inches above the general level of the graded lot upward. However, fences, walls, poles, posts, or other customary yard accessories, ornaments, or furniture may be permitted in any yard subject to height limitation and requirements limiting obstruction of visibility to the property line. All structures must be located as allowed above. Setbacks for residential structures shall be as follows:

- Front: Twenty (20) foot Front Yard setback to face of garage in accordance with Section 5.03.03.B.1.c. This setback may be shared with the fifty (50) foot development area buffer.

- On lots where the development area is within five (5) feet of the side property lines, a five (5) foot sideyard setback will be maintained.

- Lot frontage shall be a minimum of 100 feet to comply with St. Johns County Land Development Code Sections 6.01.01 and 6.01.05, as the residential lots shall be serviced by private well and septic.

- Per St. Johns County Land Development Code Section 5.03.03.B.1.a, the PRD will provide a fifty (50) foot setback from R-O-W of arterials and major collectors for residential lots, although residential lots may be placed within this area. The fifty (50) foot building setback will also act as a buffer from the proposed CR 305 extension and will not be cleared. Accessory uses: within the rear or sideyards at a minimum of five (5) feet from the property boundary, including but not limited to decks, patios, pools, pool enclosures, including pool decking, storage sheds, garages, workshops, barns stables and guest houses.

Setbacks for barns or other non-permanent structures shall be in accordance with Section 2.02.04E3 of the St. Johns County Land Development. Setbacks for accessory uses shall be as defined by Section Q of this MDP text.

Exterior heating and cooling units may be located adjacent to or at the rear of the structures served. Such heating and cooling units will not be considered structures and may be included within the setback line. Any pool, screened enclosure, or deck constructed within any lot shall be included within the Development Area. No air conditioning or electrical equipment, no swimming pools, swimming pool decks or swimming pool enclosures, and no masonry walls shall be located within drainage or underground utility easements. No permanent structure shall be allowed within any public or private drainage or utility easement in accordance with St. Johns County Land Development Code Section 6.04.06.F.7.d.Buffering and screening requirements will be in compliance with the St. Johns County Land Development Code Section 6.06.04. Specifically, residential lots adjacent to

major collectors and arterials will be designed in accordance with St. Johns County Land Development Code Sections 5.03.03.B.1.e and 6.06.04.B.6.

Building Height

Maximum height of all buildings shall not exceed 35 feet in height per St. Johns County Land Development Code Section 6.01.0. Building height is defined by St. Johns County Land Development Code Section 12.01.00 "Height of a Building". Agricultural buildings shall meet the requirements of St. Johns County Land Development Code Section 2.02.04E3.

Parking

A minimum of two (2) parking spaces per dwelling unit will be provided for on each residential lot. Paved parking will be provided for the Clubhouse. Additional unpaved areas for vehicular use will be provided at the recreational area located on the north side of the PRD along SR 206. All facilities and elements for each park, open space, recreational area, or amenity center of Clubhouse shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and American Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR part 36 for accessible route and accessible parking.

Signage

Subdivision Signs: The development may be identified by one (1) double-faced or single-faced sign (medianstyle), or two (2) double-faced or single-faced signs located on both sides of the development entrance roads at each of the two (2) entrances of the PRD. Such signs may be lighted, with lighting directed away from traffic, and may be incorporated into landscaping or entry feature, and shall meet the requirements of the St. Johns County Land Development Code. Project identification signage at the development entrance roads shall be in accordance with Section 7.06.01.A of the St. Johns County Land Development Code, and will be allowed a maximum size of thirty-two (32) square feet per allowable sign face and a maximum height of fifteen (15) feet.

Informational Signs: The PRD shall contain interior directional and informational signs for the recreational area and other amenities. Neighborhood signs shall be allowed with three (3) square feet per allowable sign face in accordance with the St. Johns County Land Development Code. The PRD will not contain any lighted traffic signalization.

Construction / Sales Sign: The use of temporary signage, real estate signage, and construction signage shall be in compliance with the St. Johns County Land Development Code. One (1) on-site project sign will be allowed near the entrance to the property along SR 206, which must be removed within thirty (30) days after the last lot is sold. The sign may be two (2) sided with each face limited to thirty-two (32) square feet.

Fencing

Residential lots may be fenced, in part or in whole, with fencing no higher than six (6) feet tall in accordance with the St. Johns County Land Development Code Section 2.02.04.B.12. Fencing is prohibited within the undisturbed upland buffer in accordance with the St. Johns County Land Development Code Section 4.01.06.B.2.

Outdoor Lighting

Any outdoor lighting will be provided in accordance with St. Johns County Land Development Code Section 5.03.06.H.6 and Section 5.03.06.H.6, and will be determined during construction plan review.

H. INFRASTRUCTURE

The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and Sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.

The type of infrastructure needed to serve the PRD will be composed of roads, parking spaces, open space, drainage systems, water & sewer, utilities, fire protection, solid waste collection as indicated below:

Vehicular Access

There will be two (2) gated vehicular entrances/exits, both located along the SR 206. SJC Emergency services will be provided with access to the PRD and gates will be breakaway to allow for emergency access in the event that the gates are not functioning. All roadways will be constructed in accordance with St. Johns County Development Services regulations and specifications will comply with the St. Johns County Land Development Code, and all applicable FDOT, and the

"Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Commonly known as the "Florida Greenbook") standards and specifications. Upon approval of the PRD, a driveway access permit will be applied for through the FDOT. The PRD roadway system is designed with a reduced 50-foot ROW with an adjoining utility easement to allow for a low-impact swale system in accordance with the St. Johns County Land Development Code Section 6.04.07.C.

The MDP map depicts the proposed County Road 305 extension ROW, which impacts the western property boundary of the PRD, as a ROW reservation. In accordance with Section 5.03.03.B.1.a of the St. Johns County Land Development Code, a fifty (50) foot setback from the CR 305 extension ROW has been incorporated into the design and is labeled on the MDP map. The proposed relocated stormwater pond associated with the portion of the CR 305 extension ROW along the western boundary of the PRD has been depicted on the MDP map and has been labeled as "Water Management District Tract".

The ROW and CR 305 extension stormwater pond property will be acquired by the County. An outfall pipe from the CR 305 extension stormwater pond flows easterly between proposed lots 9 and 10, and lots 42 and 43 depicted on the MDP Map dated June 3, 2009. Upon construction plan submittal, a drainage easement will be granted by the Owner of the PRD property to St. Johns County in perpetuity from the CR 305 extension pond (Water Management District Tract), easterly between proposed lots 9 and 10, and lots 42 and 43 to a legal positive outfall. If the County determines that the ROW strip and pond associated with the County Road 305 extension are not needed on this property, the configuration of the MDP will still remain as depicted on the MDP map dated November 2, 2009, and the pond will be used as an amenity pond for the PRD.

Existing trail roads not utilized for the proposed internal roadway system or proposed riding trails will be restored in accordance with SJRWMD and ACOE requirements. The existing trail roads on-site, not being utilized as roadways, will be utilized where appropriate for horse trails, prior to creating new trails.

The horse trails as proposed would be a maximum of eight (8) feet wide and wind throughout the property. Vegetation will be cleared within the horse trails and the ground will be lightly graded to provide a suitable surface for horseback riding. Portions of the horse trails will cross through the upland buffers and wetland preservation areas proposed for conservation as depicted on the site plan. Language will be written into the conservation easement to allow for this. Measures will also be taken to ensure that those who utilize these horse riding trails only ride within the designated trail limits. These measures may include signage identifying the limits of the trail and informational kiosks placed at designated trail heads that inform riders about the conservation easement. An example of trail signage language is included in revised Appendix U. The

information kiosk would contain information regarding the conservation easement and limits, trail rules and regulations and a map of the trails. It could also contain information about the local flora and fauna riders may encounter and contact information if a problem arises regarding the trails. Trails will be closed from dusk to dawn and during periods of inundation during the wet season. Inspections of the trail conditions will be done to ensure that riders are not forming new trails or widening the existing ones. Should this occur, the affected areas will be re-graded and re-planted if necessary, with native plants consistent with the vegetation on site. Prior to SJRWMD permitting and construction, proposed horse trail routes will be field inspected by SJRWMD to ensure no wetland impacts occur as a result of the installation of the trails. The Conservation Easement language includes additional restrictions to the horse trails. A copy of the revised draft Conservation Easement is included as Appendix I.

Currently the proposed PRD is a private/gated community, which would not be conducive for interconnectivity to other developments. The purpose of the community being gated is that it is located in a rural part of the County and the gate would provide a sense of security to the residents of the PRD. The development being a gated community will prevent residents outside of the community from utilizing the trail system, protecting the developer/homeowners association from a liability standpoint, and protecting the conservation area from potential dumping or hunting in these areas. Interconnectivity with the adjacent parcel to the south (owned by others) is possible if future development were to occur there. This is indicated on the MDP in Figure 2.

Pedestrian Access/Sidewalks

The PRD requests a waiver from the requirement of interior sidewalks. In lieu of interior pedestrian sidewalks, the project proposes to have horse trails throughout the PRD as depicted on the MDP in Figure 2.

Recreation Facilities / Parks

Since the PRD has less than 100 dwelling units, there is no requirement to provide active recreation facilities within the Development Area per St. Johns County Land Development Code Section 5.04.03G. However, the PRD does propose to have a recreation area on the north end of the PRD as indicated on the MDP in Figure 2. The recreation area plans for a pole barn, riding ring, clubhouse, and riding trails. Riding trails will be at grade, in accordance with SJRWMD approvals and guidelines.

Where possible, the proposed roadway infrastructure will utilize the paths of existing trail roads. This will reduce wetland impacts and further disturbance to vegetation on the site. The remaining portions of the existing trail roads will be

returned to grade consistent with adjacent elevations. The approximately 15-foot wide trail roads will then be planted with native wetland species (see vegetation list provided in 2.0(A)). These areas will be preserved under the proposed conservation easement, granted to SJRWMD. In some instances, the proposed eight-foot wide equestrian trails have been designed to overlap the paths of the existing trail roads to eliminate the need for further vegetative clearing. The portions of the trail roads utilized for the equestrian trails will only be re-graded, and not planted. The rest of the trail road area, approximately nine-feet wide, will be planted. Language will be included in the conservation easement which will allow for the equestrian trails to cross through the conservation area.

All the facilities and elements for each park, open space, recreational area, or amenity center of Clubhouse shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and American Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR part 36 for accessible route and accessible parking.

Reserve Area / Open Space

Based on the total PRD project area of ~480 acres, and using the 90% Reserve Area, 10% Development Area ratio, the minimum Reserve Area for the PRD is 432 acres. The proposed PRD will have 432 acres in the Reserve Area and 48 acres in the Development Area. Of the 432 acres of Reserve Area, ~225 acres will be placed in a conservation easement. The Applicant has set aside a corridor of land on the eastern side of the property ranging from 500 feet in width to well over 1,000 feet in width. It is understood that land in this area is desired for the County's greenways-blueways corridor. Refer to Figure 3.

Stormwater Drainage System

The proposed stormwater drainage design will attenuate the required storm event utilizing retention ponds, culverts, and roadside swales located throughout the project area. Rather than utilizing a curb and gutter type stormwater system, the swales will provide treatment in a low impact design. The PRD stormwater design will be in compliance with St. Johns County Land Development Code design standards and SJRWMD regulations. The Applicant understands that an Environmental Resource Permit (ERP) will need to be obtained by SJRWMD. This work is currently in progress. Proposed stormwater systems and decorative ponds are depicted on the MDP in Figure 2. Ponds sizes and locations are subject to change during the stormwater design and engineering, and are subject to review and approval by SJRWMD and ACOE. When applicable, the PRD will comply with St. Johns County Comprehensive Plan Policy D.5.3.1 requiring wet detention/retention ponds with a surface area greater than one acre to be designed to utilize stormwater runoff for irrigation.

Potable Water and Sanitary Sewer

There are no public water or sewer utilities available to service the PRD. Therefore, the PRD will be served by private wells and septic systems in accordance with all applicable requirements of the St. Johns County Land Development Code and Department of Health.

Utilities

All utilities (electric, telephone, cable) will be located sub-surface.

Fire Protection

Fire protection will be provided in accordance with the St. Johns County Land Development Code Section 6.03.00. The PRD will be served by private well and septic, as no central utilities are available in the area. The developer will install a private pressurized non-potable water distribution system (fed by ponds) in accordance with NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances. At the request of St. Johns County Fire Services, the Applicant is performing a 50-year drought study at the proposed locations of ponds to service the pressurized non-potable water distribution system. Water mains and fire hydrant locations will be shown on the Construction Plans. The Fire station that services this location is Station 8 outside of Hastings, just 4.5 miles from the site.

Solid Waste Collection

The removal of solid waste will be contracted to a licensed solid waste removal company with curbside pickup for the residential lots and dumpster located in the recreation area as indicated on the Master Development Plan per Section 6.06.04b(8) of the St. Johns County Land Development Code.

I. WATER AND SEWER

The amount of water and Sewer use, based upon the projected population, and the public Utility Providers, if applicable.

Not applicable. There are no public water or sewer utilities available to service the PRD. The PRD will be served by private wells and septic systems on individual lots. All well and septic will be designed and installed in accordance with all applicable requirements of the St. Johns County Land Development Code and Florida Department of Health in effect at the time of permitting. Wells, septic systems, and drainfields may be located within the Development Area,

Development Area buffers, or Reserve Area of the lots, but will not be located within any platted drainage easement and will not encroach into the upland buffer to wetlands. Where any perimeter buffer or planning buffer is collocated with the upland buffer, the requirements for the upland buffer shall take precedence.

J. SOILS AND TOPOGRAPHY

The type of underlying soils and its suitability for Development of the proposed Project.

According to the Department of Agriculture Soil Conservation Service's Soils Survey for St. Johns County, the soils identified on the property consist of Myakka fine sand, Pomona fine sand, Samsula muck (in wetland area to be preserved), Riviera fine sand, EauGallie fine sand and, Floridiana fine sand. A copy of the survey (panels 41 and 45), legend, and soils descriptions are included in Appendix J.

The western portion of the site has a large upland running north/south the entire length of the property. Soils in this area are predominantly Myakka fine sand, Pomona fine sand, and Riviera fine sand. These areas are poorly drained, nearly level soils occurring in the flatwoods. Seasonal high water tables may be found between 10 and 40 inches, depending upon time of year. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil, suitable for stormwater management of the site.

A second upland area running north/south is located in the center portion of the property. Soils in this portion of the site are predominated by EauGallie fine sand and Riviera fine sand. These soils have black or dark grey surface layers with a water table ranging from 10 to 40 inches depending upon the time of year. Permeability is rapid or very rapid in the surface and subsurface layers.

Soils suitability for community development within the proposed project area is predominantly medium for development in the proposed development areas of the PRD. Refer to soils survey in Figure 3.

A Topographical Survey of uplands extending into the wetlands for the PRD was performed by LD Bradley and Associates and is included in Appendix K. The site is generally flat with very little slope, with the site elevations from 33 to 43 feet above mean sea level. As the FEMA Flood insurance rate map in Figure 4 indicates, the PRD Development Areas are predominantly located in Zone X (Other Areas), which are areas determined to be outside the 0.2% annual chance floodplain.

K. SITE HABITAT / VEGETATION

The type and extent of upland forest and Wetlands on the site using the Level III classification of the Florida Land Use Dover and Classification System (FLUCCS). A map depicting the location of upland forest and Wetland vegetation shall be provided with the application submittal.

Appendix L is a FLUCFCS map depicting the type and extent of upland forest and wetlands on site for the ~480-acre PRD application. This map excludes an approximately 4.4-acre area in the northwest corner from the limits of the project. The riding trails that meander through the middle portion of the Reserve Area between the two (2) main Development Areas, has beautiful stands of Oak trees that will be preserved.

The following vegetative communities are found within the PRD project boundaries as defined by the *Florida Land Use Cover and Forms Classification Systems* (FLUCFCS) handbook.

Upland Communities

Pine-Mesic Oak (FLUCFCS 414). Small portions of uplands throughout the site can be characterized as pine-mesic oak communities, vegetated with a limited canopy of slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*) and laurel oak (*Q. hemispherica*). Understory and groundcover vegetation includes saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*), rusty lyonia (*Lyonia ferruginea*), winged sumac (*Rhus copailina*) and bracken fern (*Pteridium aquilinum*).

Pine Plantation (FLUCFCS 441). The majority of uplands on the site can be characterized as pine plantation, vegetated with an understory and groundcover of newly planted slash pine, saw palmetto, bitter gallberry, rusty lyonia, winged sumac and bracken fern.

Wetland Communities

Hydric Pine Plantation (FLUCFCS 441w). Several on-site wetland areas can be characterized as hydric pine plantation communities vegetated with an understory and groundcover of newly planted slash pine, broomsedge (*Andropogon* spp.), St. Johns wort (*Hypericum* spp.), bog buttons (*Lachnocaulon* spp.), yellow-eyed grass (*Xyris* spp.), panicum grass (*Panicum* sp.), Virginia chain fern (*Woodwardia virginica*) and cinnamon fern (*Osmunda cinnamomea*).

Mixed Wetland Hardwoods (FLUCFCS 617). The majority of the on-site wetlands can be characterized as mixed wetland hardwoods, vegetated with a limited canopy, due to the timber harvesting, of bald cypress (*Taxodium distichum*), swamp tupelo (*Nyssa sylvatica* var. *biflora*), red maple (*Acer rubrum*),

sweetgum (*Liquidambar styraciflua*), dahoon holly (*I. cassine*), laurel oak (*Q. laurifolia*) and loblolly bay (*Gordonia lasianthus*). Understory and groundcover vegetation includes fetterbush (*L. lucida*), highbush blueberry (*Vaccinium corymbosum*), broomsedge, St. Johns wort, bog buttons, yellow-eyed grass, lizard's-tail (*Saururus cernuus*), soft rush (*Juncus effusus*), royal fern (*O. regalis*), cinnamon fern, netted chain fern (*W. areolata*) and Virginia chain fern.

L. SIGNIFICANT NATURAL COMMUNITIES HABITAT

The type and extent of any Significant Natural Communities Habitat as defined by this Code.

The applicant also retained ESI to perform a survey of Significant Natural Communities Habitat on the site. ESI determined that there are no Significant Natural Communities Habitats located on-site. A copy of ESI's letter of findings is included in Appendix Q.

Observations were made on-site, by a professional biologist with Natural Resource Consultants, LLC (NRC) retained by the applicant, for the existence or potential existence of state and federal listed flora and fauna. A Florida Natural Areas Inventory (FNAI) Standard Data Report is enclosed, which details the potential for protected flora and fauna species to exist on-site (Appendix M). None of the protected flora species identified in the FNAI as potentially occurring on-site report were observed during a pedestrian survey of the property, a summary letter from NRC is enclosed (Appendix N).The Applicant also retained Environmental Service, Inc. (ESI) to perform a site assessment for the presence of any threatened, endangered, or species of special concern habitat. ESI's preliminary findings identified two gopher tortoise burrows on the far western portion of the site. During a site visit to locate any state and federally listed flora, a more thorough investigation of the potential gopher tortoise habitat was conducted and two additional burrows were located. At that time, all four locations were recorded using GPS. A map showing the specific location of these burrows is enclosed (Appendix O). A relocation permit will be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to move any gopher tortoises found in the burrows to another suitable location. Any gopher tortoises recovered during the excavation of the four burrows on-site will be relocated to a location agreeable to FFWCC. The proposed relocation area will provide the same level of habitat support. Once a permit for the relocation is received from FFWCC it will be forwarded to St. Johns County.

No other endangered species or habitats were observed on-site and the likelihood of any species listed with FWS or FWC occurring as permanent residents or nesting on the property is low. Additionally, there are no known rookery or bald eagle nests on record within a one-mile radius of the property. A copy of ESI's letter report is included in Appendix P.

M. HISTORIC RESOURCES

Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.

ESI was hired to conduct an Intensive Cultural Resource Assessment Survey of the subject property. No artifacts, isolated finds, historic standing structures, or historic structural remnants were encountered during their investigation. No cultural resources were recorded during the investigation, and therefore, have no effect on historical properties listed or eligible for listing in the National Register of Historic Places, or otherwise of historical or archaeological value (See Appendix R). This finding has also been transmitted to the State and to the County. Mr. Robin Moore, SJC Historic Resource Specialist, has agreed with this finding in his letter to ESI in which he states, "No historic resources were identified that will be adversely affected by the proposed construction, and no further investigation is needed with regards to historic resources." The Florida Division of Historical Resources has concurred with this conclusion. Copies of these letters are included in Appendix S.

N. BUFFERING AND SCREENING

The type and extent of buffering, landscaping, Tree removal and Tree protection and buffering between adjacent Uses as needed to aesthetically screen Uses and provide privacy.

The proposed project will have a 10-foot natural/landscaped perimeter buffer along all property boundaries. In accordance with St. Johns County Land Development Code Section 5.04.03B, there will be a 200-foot incompatible use buffer on the south side of the PRD property due to an incompatible use to adjacent properties (residential development area to silvicultural). A waiver requesting this 200-foot buffer to be reduced to 169 feet for lots 49, 50, 51, and 94 is requested in Section T of this text. The 10-foot perimeter buffer along the south property line is included within the 200-foot incompatible use buffer.

Fifty (50)-foot Development Area buffers in accordance with St. Johns County Land Development Code Section 5.04.03C are provided for in the PRD and are depicted on the MPD.

In accordance with the St. Johns County Comprehensive Plan policy E.2.2.5(a)(1) and Land Development Code Section 4.01.06.B.1 an average 25-foot upland buffer to wetlands (minimum ten (10) foot), plus a 25-foot building setback as required by Section 4.01.06.B.2 of the St. Johns County Land Development Code and SJRWMD is provided throughout the PRD between developed areas and

contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line, and is to remain in a natural, undisturbed, vegetative state. These buffers are depicted on the MPD in Figure 2. Other than where mitigation for wetland impacts occurs, this buffer shall not be less than ten (10) feet. Riding trails throughout the PRD will be allowed to cross through the upland buffer to wetlands. Certain accessory uses are allowed within the additional 25-foot building setback, excluding buildings with a permanent foundation. Where any perimeter buffer or planning buffer is collocated with the upland buffer, the requirements for the upland buffer shall take precedence. Land clearing plans will be submitted for the roads and drainage facilities with the Construction Plans. The development will conform to all land clearing and tree credit/replacement requirements per the St. Johns County Land Development Code in effect at the time of permitting.

O. SPECIAL DISTRICTS

PUDs/PRDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The proposed PRD does not fall within a Special District as defined by the St. Johns County Land Development Code.

P. TEMPORARY USES

The use, location and duration of temporary Uses, including Construction trailers, sales units, model homes, and temporary signage related to Construction of the Project.

Development of the project and construction of improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage or temporary access. Parking for model homes and sales office will be located within the driveway or adjacent off-street parking lot. All off-street parking will be provided in accordance with St. Johns County Land Development Code Section 6.05.02.H.3, and will meet all accessibility requirements. Temporary sales and construction trailers and other temporary improvements shall be removed from the site within 30 days from the date that those improvements receive a certificate of occupancy from the County. Temporary construction trailers will be shown on engineering and construction plans. Where sales office trailers are permitted, they shall meet all the requirements of Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.

Q. ACCESSORY USES

The use and location of Accessory Uses for residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion.

Residential and rural accessory uses, including, but not limited to pools, pool enclosures, decks, patios, garages, gazebos, storage sheds, workshops, animal housing, stables, barns, walkways and sidewalks, and air conditioning units shall be allowed within the building areas of the site. Such accessory uses, and other similar uses, may be constructed within the rear yard setback for the lots and within the development area buffer. In addition, stables, barns, riding arenas, and workshops, and other accessory uses will be allowed within the Reserve Area portion of the lots and the project. 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, provided a minimum of five (5) feet is maintained from the property boundary.

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.

Permitted Accessory uses, which are considered a customary Accessory Use for Residential and Open Rural Districts, per the St. Johns County Land Development Code Section 2.02.04, and meet the criteria therein, will be allowed in the PRD. These accessory uses must be situated on the same lot as the principle use. Accessory structures and private garages shall be accessory in size and nature to the main structure and may be used as home office or for other home-based businesses provided that all building, ADA and fire code requirements are met. Accessory structures used as home offices may receive the public as long as adequate parking is provided based on a calculation of one parking space per 500 square feet of area use for the office.

Allowable accessory uses will be in compliance with the St. Johns County Land Development Code, Section 2.02.04, and providing that those accessory uses are subordinate to the permitted or principal use of structures. No structures or accessory uses shall be located within drainage or underground utility easements.

All common active and passive recreation facilities are accessory to the development, and may include but are not limited to: barns, paddocks, riding areas, recreational fields, associated parking areas and non-habitable structures such as gazebos, elevated walkways/boardwalks, arbors, and other similar facilities.

R. PROJECT PHASING

A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD/PRD may be obtained by either of the following two methods.

(1) the provision of an estimate of Uses to be developed within five (5) year phases. The estimated phases my overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or

(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided).

The phasing schedule, using either option, shall also provide for a PUD/PRD Progress Report as required by Section 5.03.07.

An extension of the commencement or completion date of a PUD/PRD, of not more than one (1) year, may be approved by a Small Adjustment when the County Administrator has determined there are not significant changes to the surrounding area since the PUD/PRD was originally approved that would cause the PUD/PRD to negatively impact the surrounding area, and the Future Land Use Map designation of the subject PUD/PRD is the same as when the PUD/PRD was approved. If, in the determination of the County Administrator, either of these conditions are not met, or the extension o the commencement or completion date is for more than one (1) year, a Major Modification to the PUD/PRD shall be required, as provided in Section 5.03.05.C. An extension of any phase of a PUD/PRD may also be approved by a Small Adjustment so long as the commencement or completion dates of the PU/PRD are not extended beyond one (1) year.

The PRD will be developed in two (2) five-year phases. Phase I will include horizontal infrastructure improvements within the PRD for lots 1 through 50 as well as building the amenities in the recreation area on the north side of the PRD. The riding trail system within the Phase I area as depicted on the MDP will also be built in Phase I. Phase I will commence within three (3) years of the County approval and recordation of this PRD ordinance, upon approval of the Construction Plans and extending through build-out of the PRD. Phase II will include horizontal infrastructure improvements within the PRD for lots 51 through 96, the ponds on the upland island in the middle portion of the PRD as

well as the remaining trail systems as depicted in Phase II on the MDP. Commencement of construction is defined as approval of the construction plans by the County. Completion is defined as County approval of the As-Built Surveys. Completion shall be within ten (10) years of commencement.

Construction plan approval for the PRD is contingent upon demonstration of compliance with St. Johns River Water Management District Consent Order F.O.R No. 2009-70.

S. PROJECT IMPACTS

The projected impact of the Project upon St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district and justification of the Project.

The proposed project is located within an area designated for PRD's within the St. Johns County 2015 Comprehensive Plan Future Land Use Map (Figure 5). SJC Comprehensive Plan Policy A.1.11.1(a) makes provision to allow for this type of development within the Rural/Silviculture land use designation. The location of the proposed PRD is ideal in its proximity to SR 206, I-95, and CR 305 (along with the proposed CR 305 extension). The area is suited to this type of low-density, low-impact, and compact residential development. Additionally, residents of this type of community would be likely to utilize the current under-utilized St. Johns County Equestrian Center located on SR 207, only 5.5 miles from the subject property. The PRD is conveniently located between the new South Woods Elementary school and the Pedro Menendez High School.

The project will accomplish objectives, standards, and criteria in Articles V and VI of the St. Johns County Land Development Code whereby the PRD provides a development plan and allows the County to review specified development criteria, which would not be available through conventional zoning. Alternative design standards, including clustering of residential development and the preservation of large tracts of land, as well as buffering within the development, surrounding land uses and future development are allowed through the PRD process.

The subject property is designated as Rural/Silvicuture (R/S) on the Comprehensive Plan Future Land Use Map. The proposed rezoning is consistent with the St. Johns County Comprehensive Plans, including Goal A.1 "To effectively manage growth... while minimizing adverse impact on the natural environment", Objective A.1.2 Control of Urban Sprawl, Policy A.1.2.3 clustering of new development per PRD regulations, Objective, A.1.3 Surrounding Land Use, Objective A.1.6 Agricultural and Silvicultural Areas (and subsequent Policies), Objective A.1.11 Provision for Efficient, Compact Development, and Policy A.1.11.1(a) which allows for Planned Rural Development within the Rural / Silviculture land use. Therefore, the proposed

rezoning to Planned Rural Development is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

The justification and need for approval of the Crescent Ranches PRD has been reviewed with respect to the St. Johns County Land Development Code and the County Comprehensive Plan, and it is found that the PRD:

- relates to the general development pattern and the objectives of the Comprehensive Plan,
- provides for the comfort and convenience of residents,
- is related by physical proximity, by major street networks of SR 206, CR 305, and I-95, or by mass transit as to commercial and service facilities which are principal places of employment for those within the PRD.

Furthermore,

- The proposed PRD will not adversely affect the orderly development of St. Johns County as it related to the St. Johns County Land Development Code and the 2015 Comprehensive Plan.
- The proposed PRD is suitable in location, area, and character for the Uses and Structures proposed, and is to be planned and developed in a unified manner.
- The proposed PRD will not adversely impact the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood, and will accomplish the criteria and standards of the St. Johns County Land Development Code.
- Impacts of the proposed PRD on County services including emergency services and schools will be within the adopted levels of service.
- The proposed PRD meets the applicable requirements of Parts 5.03.00-Planned Unit Development Districts, and 5.04.00-Planned Rural Development Districts of the St. Johns County Land Development Code, as well as general zoning, subdivision and other regulations of the County.

T. WAIVERS

A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patters through the PUD/PRD zoning process. An explanation of the

benefits arising from the application of flexible standards and criteria of this Code shall be provided to justify the need for such waivers.

The proposed project requests a waiver from the St. Johns County Land Development Code Section 5.03.03.C.2 requirement of interior sidewalks within the PRD. In lieu of interior sidewalks, this application proposes riding trails that will meander throughout the Reserve Area to keep animals away from the roadway network. This type of use would be more suitable in a rural community. The riding trails are depicted on the MDP Map (Figure 2).

The proposed project requests a waiver to provide a Unified Sign Plan, (St. Johns County Land Development Code Sections 5.03.03.E and 7.00.02.B.2).

The proposed project requests a waiver from Section 6.04.07.C.1 of the St. Johns County Land Development Code for a reduction in the road right of way (ROW) width from a 60 foot ROW to a 50 foot ROW to allow for the portion of the low-impact swale system providing stormwater treatment to be located outside of the ROW in a utility easement as depicted on the MDP Map (Figure 2).

U. OWNERSHIP - AGREEMENT TO COMPLY

A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.

The applicant, its successors/and or assigns in title to the property, shall be bound to the conditions of the approved PRD as adopted by the St. Johns County Board of County Commissioners regarding this 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 St. Johns County 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 LDC ordinance or regulation shall be deemed waivered or varied by any provision herein.

All roads, drainage systems, and common areas located within the Crescent Ranches PRD for the common use and benefit of all property owners, shall be constructed, owned, and maintained by the Applicant, his successors and/or assigns. 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 property association shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

V. FUTURE LAND USE DESIGNATION

When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation.

N/A. The entire subject property falls within the Rural Silviculture (R/S) future land use designation as depicted on the 2015 St. Johns County Future Land Use Map in Figure 5.

3.0 SUMMARY AND CONCLUSIONS

The need and justification for approval of the Crescent Ranches PRD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, and is found that:

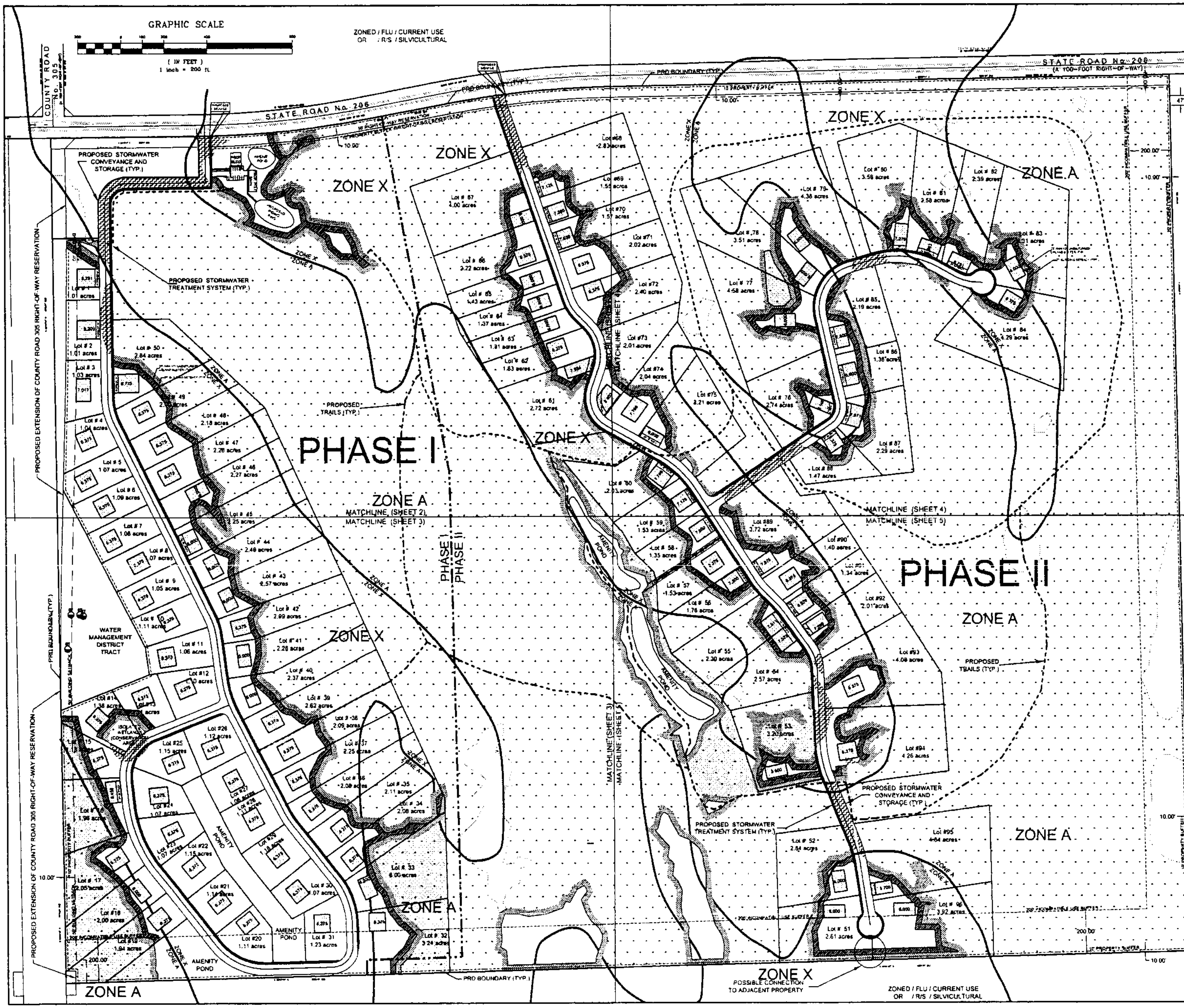
The proposed PRD will not adversely impact the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood, and will meet the criteria and standards of the St. Johns County Land Development Code and the SJC Comprehensive Plan.

This Master Development Plan text and the Master Development Plan map in Figure 2 meet the requirements of 5.03.02(G) of the St. Johns County Land Development Code. The type of uses in the proposed PRD are compatible with stated Goals, Objectives and Policies of the Comprehensive Plan and applicable sections of the St. Johns County Land Development Code, and provides for compact development in a manner consistent with SJC Future Land Use Map.

The proposed PRD meets all applicable requirements of zoning, subdivision, and other regulations except as may be waived per St. Johns County Land Development Code Section 5.03.02(F).

The proposed PRD lies within the Rural Silviculture (R/S) future land use designation of the St. Johns County Comprehensive Plan's Future Land Use Map. R/S allows for the proposed type development in a PRD. Therefore, the project meets the requirement for location per the St. Johns County Land Development Code. When developed in accordance with the conditions in the Master Development Plan text, the proposed PRD will be consistent with development property in the area and compatible with future development plans for this part of St. Johns County.

The Applicant believes that the proposed PRD will be of benefit to the future occupants of the development and to the residents of St. Johns County, in that the PRD will further the stated goals and objectives of the SJC Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.



WETLAND AND TOPOGRAPHY SURVEY PROVIDED BY:
LD-BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD
JACKSONVILLE, FLORIDA 32205

BOUNDARY SURVEY PROVIDED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1 - JACKSONVILLE, FLORIDA 32216

SITE STATS		
TOTAL SITE AREA	480.97 Acres	
EXISTING UPLANDS	135.77 Acres	28.2 %
EXISTING WETLANDS	345.20 Acres	71.8 %
WETLANDS IMPACTS (% EX. WETLANDS)	4.31 Acres	1.2 %
WETLANDS TO REMAIN (% EX. WETLANDS)	340.89 Acres	98.8 %
DEVELOPMENT AREA	48.00 Acres	10.0 %
DEVELOPMENT PADS	31.57 Acres	65.8 %
RIGHT-OF-WAY	15.58 Acres	32.4%
RECREATIONAL AREA IMPROVEMENTS	0.29 Acres	0.6%
UTILITY EASEMENT	0.56 Acres	1.2%
RESERVE AREA	432.97 Acres	90.0 %
WETLANDS (% IN RESERVE AREA)	327.00 Acres	75.5 %
CONSERVATION EASEMENT	224.56 Acres	46.7 %
ACTIVE RECREATIONAL AREA	5.06 Acres	1.0 %
25' UNDISTURBED UPLAND BUFFER		
REQUIRED	15.16 Acres	
PROVIDED	21.09 Acres	

LEGEND

- WETLANDS IMPACT AREA
- CONSERVATION AREA
- 25' (MIN 10') UNDISTURBED UPLAND BUFFER
- 25' BUILDING SETBACK
- DEVELOPMENT AREA (TYP.)
- UTILITY EASEMENT FOR STORMWATER TREATMENT SYSTEM
- 50' DEVELOPMENT AREA BUFFER
- FEMA FLOOD ZONE BOUNDARY
- STATE JURISDICTIONAL WETLAND LINE
- PARCEL BOUNDARY
- TRAILS
- PROPERTY BUFFER
- PHASE LINE
- OR — OPEN - RURAL
- R/S — RURAL / SILVICULTURAL
- FLU — FUTURE LAND USE
- GOPHER TORTOISE BURROW LOCATION

SITE REQUIREMENTS:

- 200' INCOMPATIBLE USE BUFFER TO THE SOUTH AND EAST.
- 10' PROPERTY BUFFER TO THE WEST AND NORTH.

LOT REQUIREMENTS:

- 1 ACRE MINIMUM LOT
- 50' DEVELOPMENT BUFFER (CAN BE SHARED)
- 25' (AVERAGE, 10' MINIMUM) UPLAND BUFFER TO WETLANDS
- 25' BUILDING SETBACK TO UPLAND BUFFER
- MAXIMUM BUILDING HEIGHT IS 35.0'
- ALL LOTS ARE PRIVATE WELL SEPTIC
- THE PROPOSED ROADWAY SHALL HAVE A WIDTH OF 50' WITH A 10' UTILITY EASEMENT ON ONE SIDE.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- THE LOT OWNER WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
- SCREENING OF MECHANICAL EQUIPMENT (LOCATED ON THE GROUND AND OR ROOFTOP) WILL BE IN COMPLIANCE WITH LDC 6.06.04B(9).
- SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC 6.06.04B(8).
- PONDS LOCATED WITHIN THE COMMON RECREATION AREA SHALL BE UTILIZED FOR IRRIGATION.
- GOPHER TORTOISES ARE TO BE RELOCATED ONSITE OR OFFSITE, PER GOPHER TORTOISE RELOCATION PERMIT AUTHORIZED BY FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION.
- ALL AREAS OUTSIDE OF THE DEVELOPMENT AREA ARE RESERVE AREA.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF THE 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 NUMBER ______
FILE NUMBER: ______

CRESCENT RANCHES

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	3/30/08
REVISED PER COUNTY COMMENTS	04/30/09
REVISED PER COUNTY COMMENTS	06/3/09
REVISED PER COUNTY COMMENTS	10/26/09
REVISED PER COUNTY COMMENTS	11/2/09
REVISED PER COUNTY COMMENTS	11/20/09

4/22/08
GVD
KDH

CLAN ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN
CRESCENT RANCHES
PRD

GUY D. VAN DOREN, PE
PROFESSIONAL ENGINEER FL 40454

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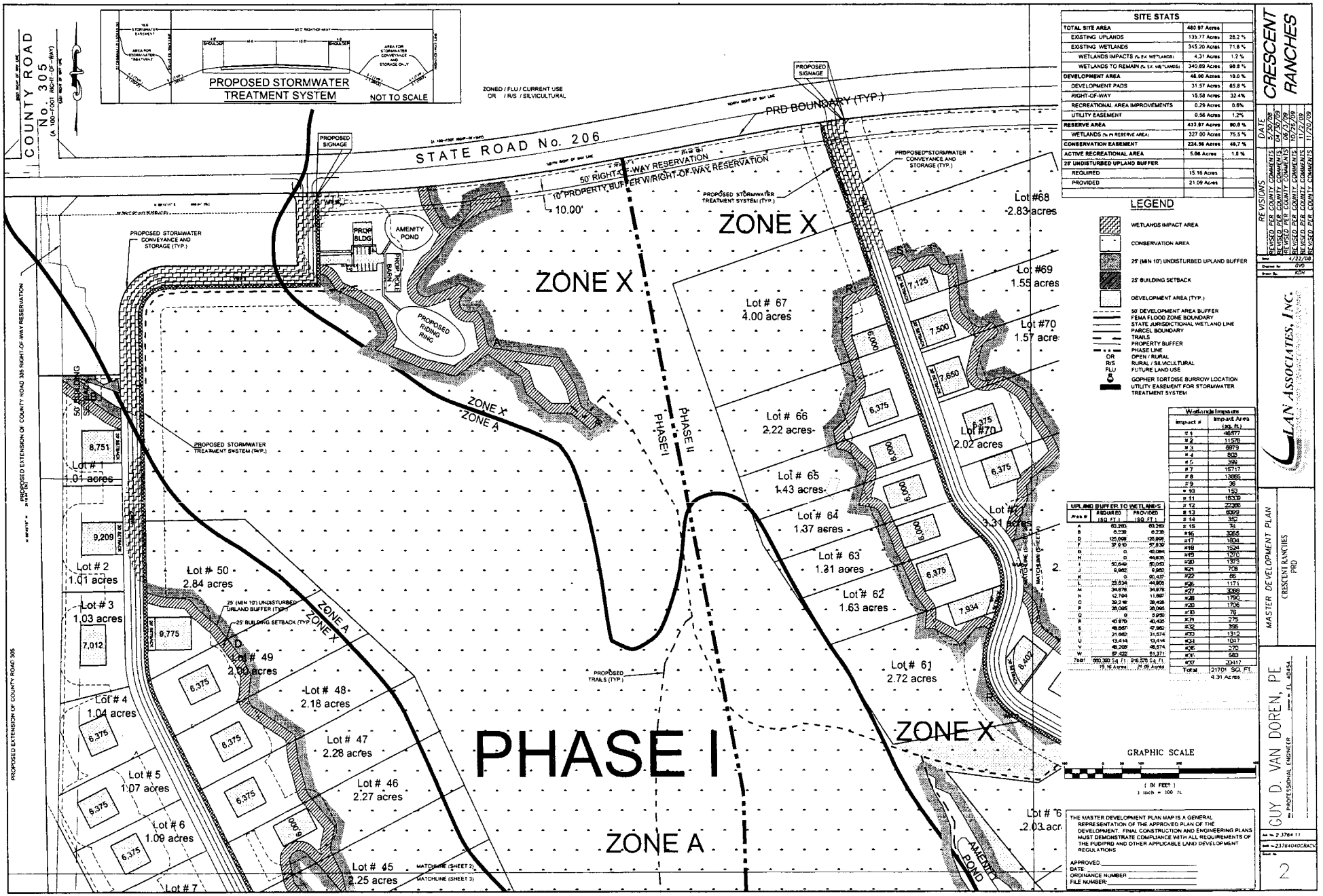

SITE STATS		
TOTAL SITE AREA	480.97 Acres	
EXISTING UPLANDS	135.77 Acres	28.2 %
EXISTING WETLANDS	345.20 Acres	71.8 %
WETLANDS IMPACTS (% EX. WETLANDS)	4.31 Acres	1.2 %
WETLANDS TO REMAIN (% EX. WETLANDS)	340.89 Acres	98.8 %
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DEVELOPMENT PADS	31.57 Acres	65.8 %
RIGHT-OF-WAY	15.58 Acres	32.4%
RECREATIONAL AREA IMPROVEMENTS	0.29 Acres	0.6%
UTILITY EASEMENT	0.56 Acres	1.2%
RESERVE AREA	432.97 Acres	90.0 %
WETLANDS (% IN RESERVE AREA)	327.00 Acres	75.5 %
CONSERVATION EASEMENT	224.56 Acres	46.7 %
ACTIVE RECREATIONAL AREA	5.06 Acres	1.0 %
25' UNDISTURBED UPLAND BUFFER		
REQUIRED	15.16 Acres	
PROVIDED	21.09 Acres	

LEGEND

- WETLANDS IMPACT AREA
- CONSERVATION AREA
- 25' (MIN 10') UNDISTURBED UPLAND BUFFER
- 25' BUILDING SETBACK
- DEVELOPMENT AREA (TYP.)
- 50' DEVELOPMENT AREA BUFFER
- FEMA FLOOD ZONE BOUNDARY
- STATE JURISDICTIONAL WETLAND LINE
- PARCEL BOUNDARY
- TRAILS
- PROPERTY BUFFER
- PHASE LINE
- OR — OPEN / RURAL
- R/S — RURAL / SILVICULTURAL
- FLU — FUTURE LAND USE
- GOPHER TORTOISE BURROW LOCATION
- UTILITY EASEMENT FOR STORMWATER TREATMENT SYSTEM

Wetlands Impacts	
Impact #	Impact Area (sq. ft.)
# 1	46577
# 2	11578
# 3	6979
# 4	803
# 5	396
# 7	15717
# 8	13865
# 9	36
# 10	153
# 11	18309
# 12	22286
# 13	6999
# 14	382
# 15	74
#16	3265
#17	1804
#18	1524
#19	1270
#20	1373
#21	705
#22	86
#26	1171
#27	3066
#28	1790
#29	1706
#30	78
#31	275
#32	396
#33	1312
#34	1017
#35	220
#36	580
#37	23417
Total	21701 SQ. FT. 4.31 Acres

UPLAND BUFFER TO WETLANDS		
Area #	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)
A	60,260	60,260
B	6,238	6,238
C	120,696	120,696
D	37,910	37,830
E	0	40,084
H	0	44,835
I	50,649	50,053
J	9,982	9,982
K	0	90,437
L	35,834	44,806
M	34,878	34,878
N	12,794	11,882
O	39,218	38,428
P	28,095	28,095
Q	0	9,930
R	40,870	40,435
S	48,667	47,980
T	31,960	31,574
U	13,414	13,414
V	48,209	48,574
W	37,422	51,371
Total	960,300 SQ. FT. 15.16 Acres	918,578 SQ. FT. 21.09 Acres

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF THE 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 NUMBER _____
FILE NUMBER _____

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	5/30/08
REVISED PER COUNTY COMMENTS	08/25/08
REVISED PER COUNTY COMMENTS	10/31/08
REVISED PER COUNTY COMMENTS	11/7/09
REVISED PER COUNTY COMMENTS	11/20/09

Date 4/22/08
Drawn by DVD
Check by KDH

CRESCENT RANCHES

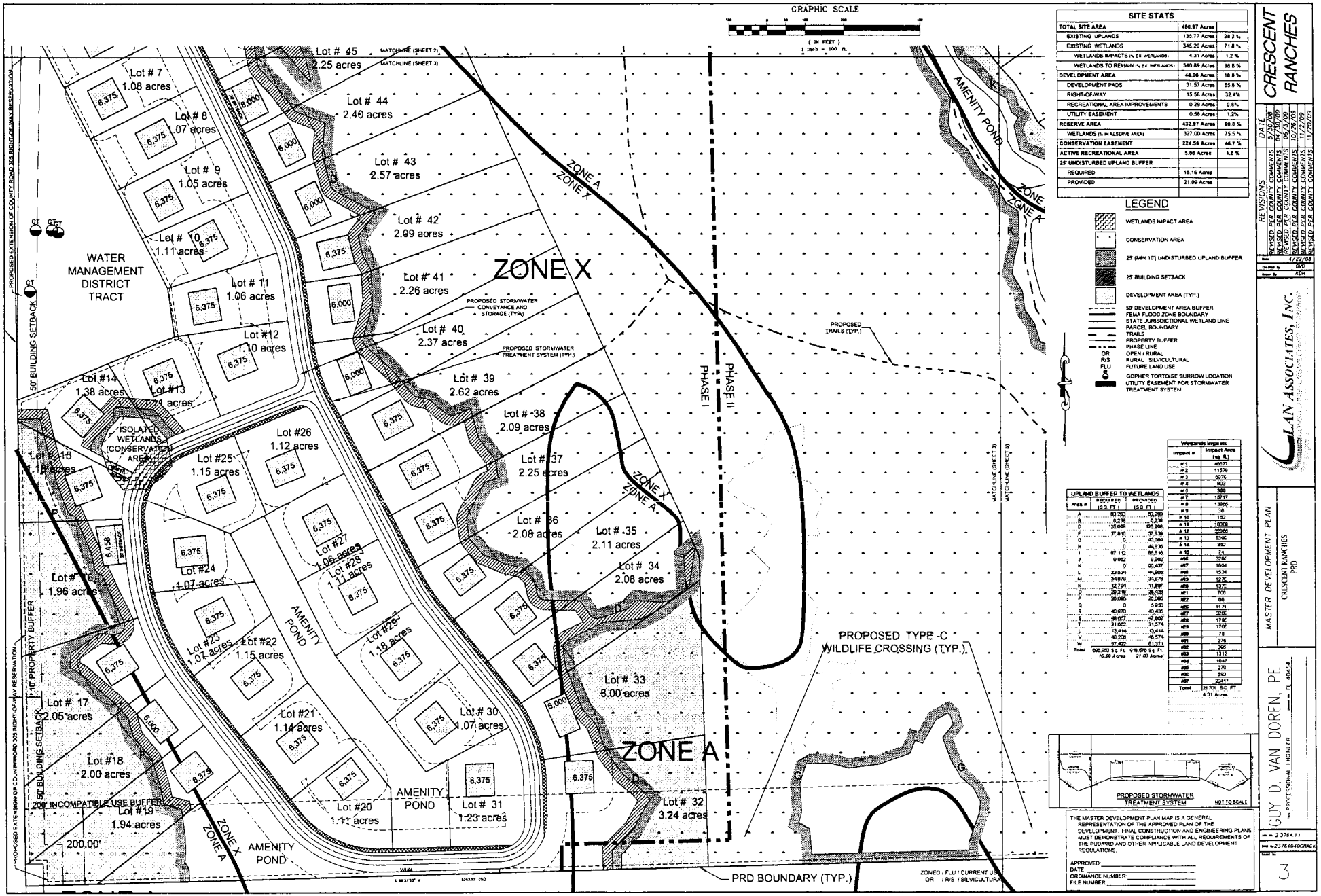
VAN ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN
CRESCENT RANCHES
PRD

GUY D. VAN DOREN, PE
PROFESSIONAL ENGINEER
No. 49454
STATE OF FLORIDA

Job No. 2.3764.11
File No. 2376404DRAW

Sheet No. 2



SITE STATS		
TOTAL SITE AREA	486.97 Acres	
EXISTING UPLANDS	135.77 Acres	28.2 %
EXISTING WETLANDS	345.20 Acres	71.8 %
WETLANDS IMPACTS (% EX WETLANDS)	4.31 Acres	1.2 %
WETLANDS TO REMAIN (% EX WETLANDS)	340.89 Acres	98.8 %
DEVELOPMENT AREA	48.06 Acres	10.0 %
DEVELOPMENT PADS	31.57 Acres	65.8 %
RIGHT-OF-WAY	15.56 Acres	32.4%
RECREATIONAL AREA IMPROVEMENTS	0.29 Acres	0.6%
UTILITY EASEMENT	0.56 Acres	1.2%
RESERVE AREA	432.97 Acres	90.0 %
WETLANDS (% IN RESERVE AREA)	327.00 Acres	75.5 %
CONSERVATION EASEMENT	224.56 Acres	46.7 %
ACTIVE RECREATIONAL AREA	5.96 Acres	1.0 %
25' UNDISTURBED UPLAND BUFFER		
REQUIRED	15.16 Acres	
PROVIDED	21.09 Acres	

LEGEND

- WETLANDS IMPACT AREA
- CONSERVATION AREA
- 25 (MIN 10') UNDISTURBED UPLAND BUFFER
- 25' BUILDING SETBACK
- DEVELOPMENT AREA (TYP.)
- 50' DEVELOPMENT AREA BUFFER
- FEMA FLOOD ZONE BOUNDARY
- STATE JURISDICTIONAL WETLAND LINE
- PARCEL BOUNDARY
- TRAILS
- PROPERTY BUFFER
- PHASE LINE
- OR / R/S — OPEN / RURAL; RURAL SILVICULTURAL
- FLU — FUTURE LAND USE
- GOPHER TORTOISE BURROW LOCATION
- UTILITY EASEMENT FOR STORMWATER TREATMENT SYSTEM

UPLAND BUFFER TO WETLANDS		
Area #	REQUIRED (SQ FT)	PROVIDED (SQ FT)
A	83,280	83,280
B	8,238	8,238
C	120,998	120,998
D	37,910	37,839
E	0	42,084
F	0	44,618
I	87,112	88,816
J	9,982	9,982
K	0	30,427
L	23,534	44,808
M	34,878	34,878
N	12,794	11,897
O	39,218	38,438
P	20,095	20,095
Q	0	5,970
R	40,870	40,430
S	48,607	47,900
T	31,062	31,074
V	13,414	13,414
W	46,208	46,574
Y	37,492	61,371
Total	686,952 Sq Ft. 15.80 Acres	918,876 Sq Ft. 21.09 Acres

Wetlands Impacts	
Impact #	Impact Area (sq ft.)
# 1	49677
# 2	11578
# 3	6976
# 4	900
# 5	392
# 7	10717
# 8	13896
# 9	36
# 10	153
# 11	18306
# 12	22980
# 13	6006
# 14	352
# 15	74
#16	3296
#17	1604
#18	1534
#19	1232
#20	1375
#21	708
#22	66
#23	1171
#27	3216
#28	1702
#29	1702
#30	72
#31	225
#32	396
#33	1512
#34	1047
#35	270
#36	583
#37	20417
Total	24,701 SQ FT 4.31 Acres

PROPOSED STORMWATER TREATMENT SYSTEM — NOT TO SCALE

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF THE 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 NUMBER: _____
FILE NUMBER: _____

ZONED / FLU / CURRENT USE
OR / R/S / SILVICULTURAL

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	5/30/08
REVISED PER COUNTY COMMENTS	08/30/08
REVISED PER COUNTY COMMENTS	09/3/09
REVISED PER COUNTY COMMENTS	10/2/09
REVISED PER COUNTY COMMENTS	11/20/09

Date: 4/22/08
Drawn by: GVD
Check by: KDH

CRESCENT RANCHES

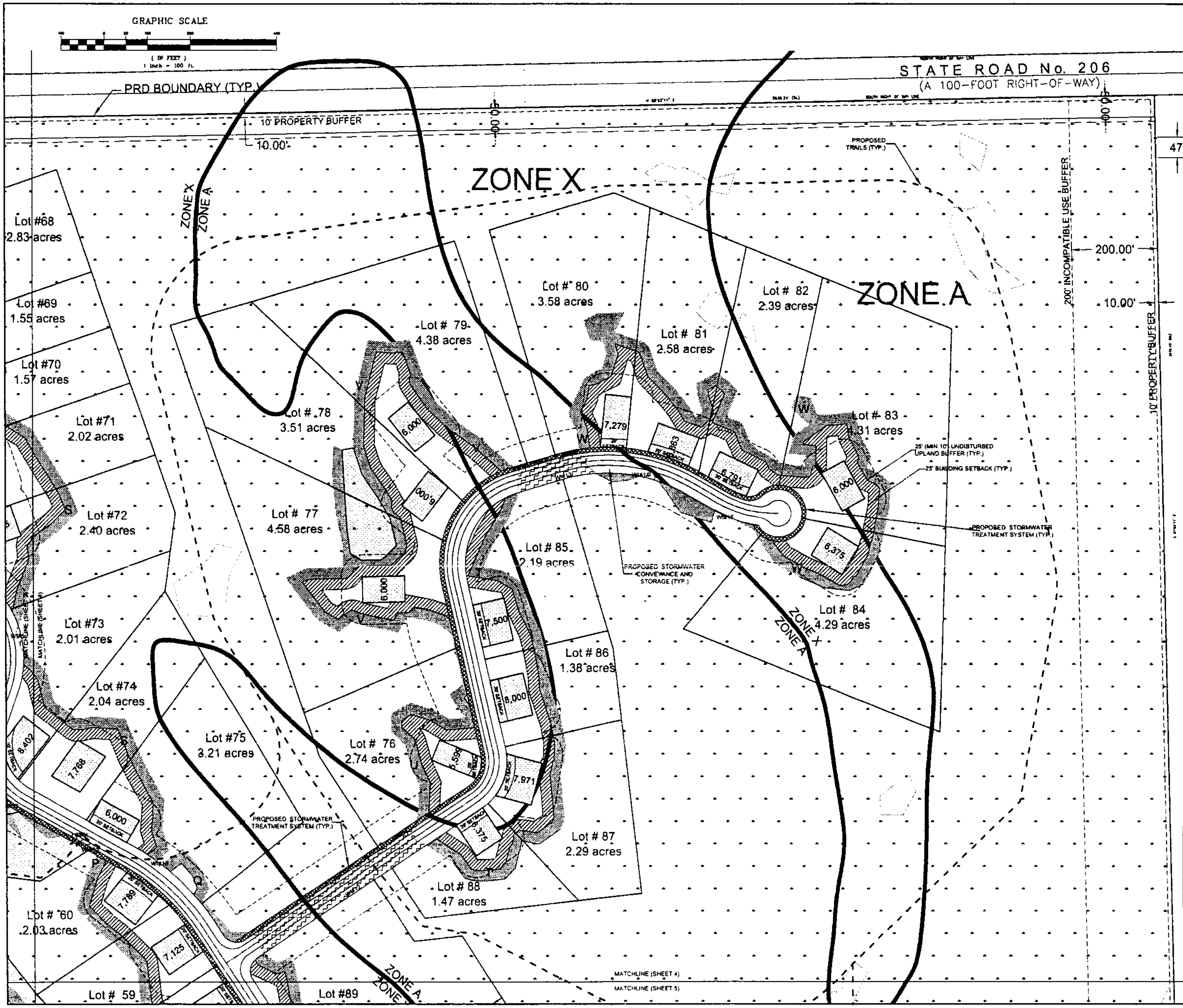
VAN ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN
CRESCENT RANCHES PRD

GUY D. VAN DOREN, PE
PROFESSIONAL ENGINEER — FL 40454

3

PROPOSED EXTENSION OF COUNTY ROAD 305 (NORTH RIVER RESERVATION)



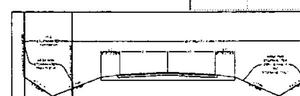
SITE STATS		
TOTAL SITE AREA	480.97 Acres	
EXISTING UPLANDS	135.77 Acres	28.2 %
EXISTING WETLANDS	345.20 Acres	71.8 %
WETLANDS IMPACTS (% EX. WETLANDS)	4.31 Acres	1.2 %
WETLANDS TO REMAIN (% EX. WETLANDS)	340.89 Acres	98.8 %
DEVELOPMENT AREA	48.00 Acres	10.0 %
DEVELOPMENT PADS	31.57 Acres	65.8 %
RIGHT-OF-WAY	15.58 Acres	32.4%
RECREATIONAL AREA IMPROVEMENTS	0.29 Acres	0.6%
UTILITY EASEMENT	0.56 Acres	1.2%
RESERVE AREA	432.97 Acres	90.0 %
WETLANDS (% IN RESERVE AREA)	327.00 Acres	75.5 %
CONSERVATION EASEMENT	224.56 Acres	46.7 %
ACTIVE RECREATIONAL AREA	5.06 Acres	1.0 %
25' UNDISTURBED UPLAND BUFFER		
REQUIRED	15.16 Acres	
PROVIDED	21.09 Acres	

LEGEND

- WETLANDS IMPACT AREA
- CONSERVATION AREA
- 25' (MIN 10') UNDISTURBED UPLAND BUFFER
- 25' BUILDING SETBACK
- DEVELOPMENT AREA (TYP.)
- 50' DEVELOPMENT AREA BUFFER
- FEMA FLOOD ZONE BOUNDARY
- STATE JURISDICTIONAL WETLAND LINE
- PARCEL BOUNDARY
- TRAILS
- PROPERTY BUFFER
- PHASE LINE
- OR OPEN / RURAL
- R/S RURAL / SILVICULTURAL
- FLU FUTURE LAND USE
- GOPHER TORTOISE BURROW LOCATION
- UTILITY EASEMENT FOR STORMWATER TREATMENT SYSTEM

UPLAND BUFFER TO WETLANDS		
Area #	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)
A	63,283	63,283
B	6,238	6,238
D	135,698	126,998
F	37,910	57,839
G	0	40,084
H	0	44,836
I	87,112	86,616
J	9,962	9,962
K	0	90,437
L	23,534	44,808
M	34,878	34,878
N	12,794	11,897
O	29,218	28,428
P	28,086	28,086
Q	0	5,950
R	40,870	40,436
S	48,657	47,862
T	31,662	31,574
U	13,414	13,414
V	48,208	45,574
W	57,422	61,371
Total	698,953 Sq. Ft.	918,576 Sq. Ft.
	16.00 Acres	21.09 Acres

Wetlands Impacts	
Impact #	Impact Area (sq. ft.)
# 1	46577
# 2	11578
# 3	6979
# 4	803
# 5	399
# 7	15717
# 8	13665
# 9	36
# 10	153
# 11	18309
# 12	22366
# 13	8399
# 14	352
# 15	74
#16	3266
#17	1604
#18	1524
#19	1270
#20	1373
#21	706
#22	66
#26	1171
#27	3268
#28	1790
#29	1706
#30	76
#31	275
#32	395
#33	1312
#34	1047
#35	270
#36	583
#37	20417
Total	217011 SQ. FT.
	4.31 Acres



PROPOSED STORMWATER TREATMENT SYSTEM

NOT TO SCALE

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF THE 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 NUMBER ____
FILE NUMBER ____

CRESCENT RANCHES

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	5/30/08
REVISED PER COUNTY COMMENTS	04/30/09
REVISED PER COUNTY COMMENTS	06/3/09
REVISED PER COUNTY COMMENTS	10/26/09
REVISED PER COUNTY COMMENTS	11/2/09
REVISED PER COUNTY COMMENTS	11/20/09

4/22/08
GVD
KDH

CLAN ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN

CRESCENT RANCHES
PRD

GUY D. VAN DOREN, PE
PROFESSIONAL ENGINEER FL 40454

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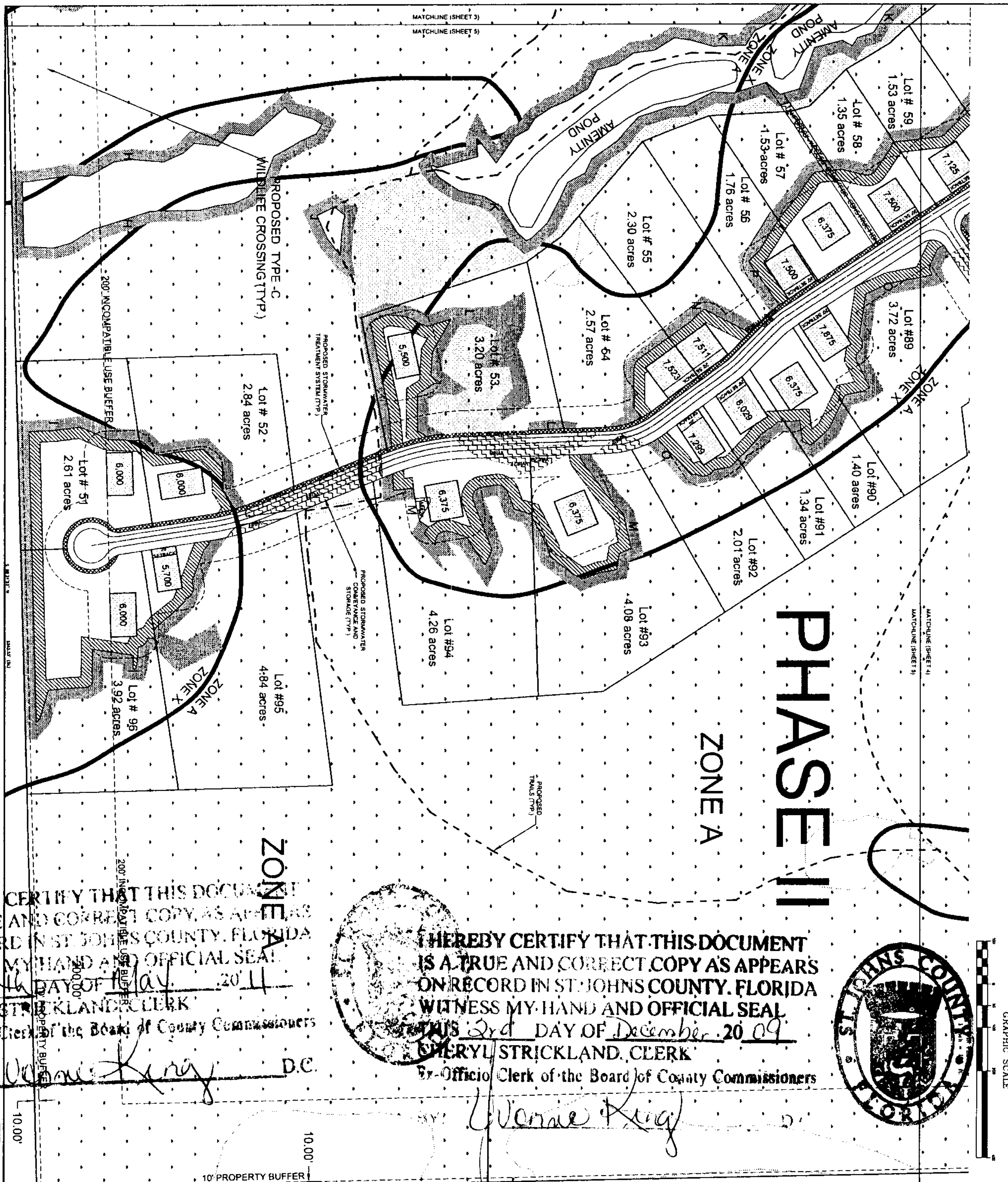

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 20th DAY OF May 20 11
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Wonne King D.C.

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 3rd DAY OF December 20 09
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Wonne King D.C.

ST. JOHNS COUNTY FLORIDA

SITE STATS

TOTAL SITE AREA	480.97 Acres	
EXISTING UPLANDS	135.77 Acres	28.2 %
EXISTING WETLANDS	345.20 Acres	71.8 %
WETLANDS IMPACTS (% EX. WETLANDS)	4.31 Acres	1.2 %
WETLANDS TO REMAIN (% EX. WETLANDS)	340.89 Acres	98.8 %
DEVELOPMENT AREA	48.00 Acres	10.0 %
DEVELOPMENT PADS	31.57 Acres	65.8 %
RIGHT-OF-WAY	15.58 Acres	32.4%
RECREATIONAL AREA IMPROVEMENTS	0.29 Acres	0.6%
UTILITY EASEMENT	0.56 Acres	1.2%
RESERVE AREA	432.97 Acres	90.0 %
WETLANDS (% IN RESERVE AREA)	327.00 Acres	75.5 %
CONSERVATION EASEMENT	224.84 Acres	46.7 %
ACTIVE RECREATIONAL AREA	5.06 Acres	1.0 %
25' UNDISTURBED UPLAND BUFFER		
REQUIRED	15.16 Acres	
PROVIDED	21.09 Acres	

LEGEND

WETLANDS IMPACT AREA
CONSERVATION AREA
25' (MIN. 10') UNDISTURBED UPLAND BUFFER
25' BUILDING SETBACK
DEVELOPMENT AREA (TYP.)
50' DEVELOPMENT AREA BUFFER
FEMA FLOOD ZONE BOUNDARY
STATE JURISDICTIONAL WETLAND LINE
PARCEL BOUNDARY
TRAILS
PROPERTY BUFFER
PHASE LINE
OPEN / RURAL
OR
RS
FLU
FUTURE LAND USE
GOPHER TORTOISE BURROW LOCATION
UTILITY EASEMENT FOR STORMWATER TREATMENT SYSTEM

PROPOSED STORMWATER TREATMENT SYSTEM
NOT TO SCALE

UPLAND BUFFER TO WETLANDS

Area #	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)
A	63,283	63,290
B	6,236	6,236
D	128,088	125,888
F	37,910	57,830
G	0	40,084
H	0	48,835
I	87,112	88,610
J	9,002	9,002
K	0	90,407
L	23,534	44,800
M	34,878	34,878
N	12,784	11,862
O	28,249	28,428
P	28,006	28,006
Q	0	3,860
R	48,970	48,436
S	48,887	47,862
T	31,882	31,574
U	13,414	13,414
V	48,208	48,574
W	57,422	61,371
Total	686,063 Sq. Ft. 15.00 Acres	918,576 Sq. Ft. 21.09 Acres

Wetlands Impacts

Impact #	Impact Area (SQ. FT.)
#1	4657
#2	11578
#3	6879
#4	803
#5	399
#7	15717
#8	13865
#9	36
#10	153
#11	18309
#12	22386
#13	6399
#14	352
#15	74
#16	3265
#17	1604
#18	1524
#19	1270
#20	1373
#21	706
#22	66
#26	1171
#27	3268
#28	1790
#29	1706
#30	76
#31	275
#32	395
#33	1312
#34	1047
#35	270
#36	993
#37	20417
Total	21701 SQ. FT. 4.31 Acres

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF THE 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 NUMBER: ______
FILE NUMBER: ______

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	5/30/08
REVISED PER COUNTY COMMENTS	04/30/09
REVISED PER COUNTY COMMENTS	06/3/09
REVISED PER COUNTY COMMENTS	10/26/09
REVISED PER COUNTY COMMENTS	11/2/09
REVISED PER COUNTY COMMENTS	11/20/09

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GUY D. VAN DOREN, PE
PROFESSIONAL ENGINEER FL 40454

MASTER DEVELOPMENT PLAN
CRESCENT RANCHES
PRD

LAN ASSOCIATES, INC.

CRESCENT RANCHES

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC DEVELOPMENT REVIEW
ATTN: NANCY WALES
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L3788-9
P.O.#: CRESCENTRANC

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

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

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

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

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

in the matter of **PRD 2008-02 - CRESCENT RANCHES**

was published in said newspaper on **11/02/2009**

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 has 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/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 Nov 2009

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

Notary Public State of Florida
Jeanette Bradley
My Commission Expires 11/12/2011

Jeanette Bradley
(Signature of Notary Public)

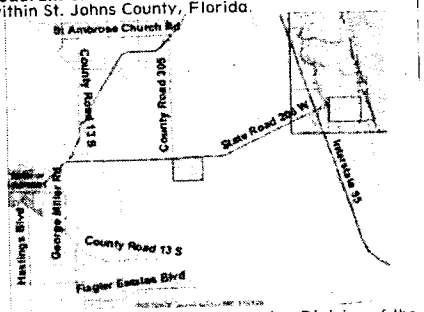
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, November 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, to issue a recommendation on

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

The **subject property is located at the southeast quadrant of the intersection of SR 206 and CR 305,** 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. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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, 500 San Sebastian View, 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 in compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CYNDI STEVENSON, CHAIR
FILE NUMBER: PRD 2008-02 Crescent Ranches
L3788-9 Nov 2, 2009

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

March 22, 2010

2010 MAR 26 AM 8:29
CLERK CIRCUIT COURT
ST JOHNS COUNTY FL

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 15, 2010 and corrected copy of Exhibit A for St. Johns County Ordinance No. 2009-54, which was received in this office on March 19, 2010.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • **http://dlis.dos.state.fl.us**

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ADMINISTRATIVE CODE AND WEEKLY
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