

ORDINANCE NUMBER: 2013-7

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE WOODLAWN PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS NORTHRIDGE LAKES PUD), ORDINANCE NUMBER 2002-60, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Records of
St. Johns County, FL
Clerk # 2013027435,
O.R. 3721 PG 368-378
04/25/2013 at 12:01 PM,
REC. \$85.00 SUR. \$95.00

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

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application dated October 5, 2012 in addition to supporting documents and statements from the applicant **which are a part of file MAJMOD 2012-08**, for a Major Modification to the Woodlawn Planned Unit Development (PUD), Ordinance Number 2002-60, as amended, 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. That development of lands within the Woodlawn PUD shall proceed in accordance with Ordinance 2002-60, as amended, including the Application for Major Modification and attached hereto and made a part hereof.

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

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Woodlawn PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Woodlawn PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Woodlawn PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Woodlawn PUD meet all

requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Woodlawn PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2002-60 as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

SECTION 5. That the terms of this modification to the Woodlawn PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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

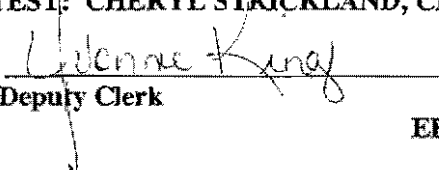
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 19th DAY OF March 2013.

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

BY: 
John H. Morris, Chair

RENDITION DATE 03-21-13

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: 03-26-13

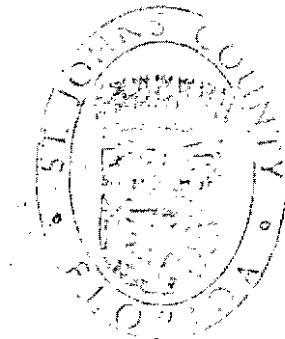


Exhibit A

A parcel of land lying in Section 35 and Section 81, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Begin at a point 10.00 feet East of the intersection of the East line of lands described in Official Records Book 291, Page 520 and lying on the Northerly right of way line of Woodlawn Road (aka Arbutus Ave.) as recorded in Deed Book 79, Page 238, run thence North 00 degrees 11 minutes 54 seconds West along said East line of Official Records Book 1116, Page 1077-78 a distance of 1153.97 feet; thence North 08 degrees 44 minutes 00 seconds West a distance of 707.45 feet to the Westerly line of said Section 35; thence North 00 degrees 11 minutes 54 seconds West along the Westerly line of Section 35 a distance of 782.62 feet to the Northwest corner of Government Lot 12, Section 35; thence South 89 degrees 34 minutes 44 seconds East along the North line of Government Lots 12 and 11, Section 35, a distance of 2712.56 feet to the Northeast corner of Government Lot 11, Section 35; thence South 00 degrees 51 minutes 21 seconds West a distance of 1329.77 feet to the Southeast corner of Government Lot 11 and the Northwest corner of Government Lot 15; thence South 89 degrees 14 minutes 38 seconds East along the North line of Government Lot 15, Section 35, a distance of 1351.95 feet to the Northeast corner of Government Lot 15, Section 35; thence South 00 degrees 44 minutes 54 seconds West along the East line of Government Lot 15, Section 35 a distance of 479.33 feet to the Southeast corner of Government Lot 15, Section 35 and the North line of said Section 81; thence North 85 degrees 09 minutes 55 seconds East along the North line of said Section 81 a distance of 58.80 feet to the Northwest corner of ALCAZAR GARDENS UNIT ONE SUBDIVISION, as recorded in Map Book 4, Page 36 of the Public Records of St. Johns County, Florida; thence South 00 degrees 26 minutes 09 seconds West along the West line of ALCAZAR GARDENS UNIT ONE SUBDIVISION a distance of 822.02 feet to the Northerly right of way of said Woodlawn Road; thence North 89 degrees 35 minutes 52 seconds West along said right of way line a distance of 3976.52 feet to the Point of Beginning. Said lands situate, lying and being in St. Johns County, Florida.

**MASTER DEVELOPMENT PLAN
WOODLAWN PLANNED UNIT DEVELOPMENT
(f/k/a Northridge Lakes Planned Unit Development)**

a. **Description.**

The property within the Woodlawn Planned Unit Development (f/k/a Northridge Lakes Planned Unit Development approved under Ordinance 2002-60, as amended) (the "PUD" or the "Project") consists of 200.5 acres¹ located on the north side of Woodlawn Road, west of Lewis Speedway and is designated Residential B and Residential C under the County Comprehensive Plan as shown on the Master Development Plan Map ("MDP") for the Project. There are 140.9¹ acres within the Residential B designation and 59.6 acres within the Residential C designation. The Project (as modified under this Major Modification to PUD) will consist of 428 single-family units and 45 Moderate Affordable units, for a total of 473 units, which is a reduction of 159 units from the previously approved PUD.

The areas within the Project planned for single-family residential development abut three wetlands that run north to south that will be largely preserved under the current plan of development. The three residential development pods will be separated and buffered by the natural wetlands. The Project is opposite from the Heritage Park PUD with similar residential neighborhoods. Access to the PUD will be from two main entrances on Woodlawn Road. The vehicular circulation system not only accommodates the PUD, but it provides potential alternate outlets via a future connection to the north in the location shown on the MDP.

The Project will have a community amenity center conveniently located near a main entrance and neighborhood parks located throughout the community that are connected by the sidewalk network. Other passive recreation and open space will be provided within the lakes, wetlands and buffers that are provided.

The design for the Project may implement Low Impact Development ("LID") principles in the parks, common landscaped areas and amenity centers, such as native vegetation and bio-swales that may be used to collect localized stormwater runoff, and the Developer will also encourage builders to use LID principles such as the Florida Energy Star Program where feasible.

b. **Total Number of Acres.**

The total land area within the PUD is 200.5 acres.

c. **Total Number of Wetland Acres.**

The estimated total number of wetland acres within the PUD is 43 acres. The majority of wetlands on the site are isolated wetlands. There is one contiguous wetland strand on the site as shown on the MDP. Environmental Services, Inc. ("ESI") has flagged and surveyed the wetlands which have been field reviewed by the St. Johns River Water Management District

¹ All acreages are approximate.

("SJRWMD"). The SJRWMD and the Army Corp of Engineers ("ACOE") confirmed the wetland line via permits that were previously issued for the project that have since expired. ESI has recently confirmed that there has been no change in the jurisdictional wetland since the permits were issued. The Developer intends to go back through the permitting process with the SJRWMD and the ACOE and the final total wetland acreage on the property will be established once the wetland line is approved as part of the permitting process. The estimated impacts are 1.55 acres and the estimated preserved wetlands are 40.9 acres, which have been shown on the MDP. Any changes in the impacts or wetland line after it has been formally approved by SJRWMD will be shown on an incremental MDP that may be approved by a small adjustment in accordance with Section 5.03.05.A of the LDC.

d. **Development Area and Land Use.**

The total development area within the Residential B classification is 108.1 acres. The total development area within the Residential C classification is 50.8 acres. The development area by land use is shown in the following table.

Land Use	Total Acres	Uplands	Wetlands
Residential B	140.9 acres	108.7	32.2
Residential C	59.6 acres	50.9	8.7 ¹
Parks	8 acres		
Preserved wetlands ²	40.9		

¹Excludes .55 acres of wetlands within the ROW Parcel.

²Subject to approval by the applicable agencies of the jurisdictional wetland line and final permitting and construction plan approval.

e. **Total Residential Units and Density.**

The PUD may contain up to a total of 473 single family lots with an overall gross density of 2.36 units per acre. Up to 312 of the lots will be developed within the Residential B developable acreage of 108.7 acres for a net Residential B density of 2.87 units per acre. Up to 161 of the lots will be developed within the Residential C developable acreage of 50.9 for a net Residential C density of 3.16 units per acre. The mix of housing proposed meets the residential density allowable under the Comprehensive Plan within the Residential B and Residential C land use categories, including the density bonuses for wetland preservation and affordable housing as allowed under Policy A.1.11.1.(h)(7) of the Comprehensive Plan and as set forth in the table below. More specifically, the Developer's commitment to provide forty five (45) moderate affordable housing units as defined in Section 5.07.03.D. of the LDC, will allow the Project an additional forty five (45) unit bonus, increasing the total allowable units in the Residential B section to 312 units. The forty five (45) moderate affordable housing units may be distributed throughout the PUD within the Residential B or Residential C FLUM designation and will be committed and tracked on the construction plans for each section of the Project. The Developer will include appropriate deed restrictions for the moderate affordable housing units to provide assurances of affordability for a period of five (5) years.

Land Use	Upland Area	Base Density	Wetland Bonus	Moderate Affordable Units	Moderate Affordable Bonus	Total Allowable Units	Actual Units
Res B	108.2	216	6	45	45	312	312
Res C	50.8	305	5	0	0	310	161
Total Allowable Units						612	473

*The total number of units approved for the Project will be reduced under this PUD modification by 159 units, or from 632 to 473 units.

The density bonus for wetland preservation provides a public benefit by providing open space and protecting wetlands and wetland habitat. The density bonus for affordable housing provides a public benefit because it provides for housing that is affordable for many average or lower income workers that are employed in the area in fields such as retail, education, food service, police, firefighter and rescue services.

The Project will be consistent and compatible with the development pattern, density and housing product of the surrounding neighborhoods which consist exclusively of single family homes.

The expected population of the neighborhood is approximately 1,136 people based upon the assumption of 2.4 people per home and 473 homes. According to the St. Johns County School District projections of .78 students per household, the neighborhood will have approximately 369 school-aged children.

f. **Square Footage and Intensity of Non-Residential Development.**

There is no non-residential development proposed for the Project.

g. **Design Criteria.**

Single Family Criteria.

Setbacks:

Front – 20 feet to face of garage doors and 10 feet to face of home for front load garage design; 10 feet to side of garage or face of home for courtyard garage design

Side – 5 feet

Rear – 10 feet

Second front (corner lots) - 10 feet side*

* where the garage access is located on the second front, the minimum setback to the face of the garage shall be 20 feet

Minimum lot area: 5,300 square feet

Minimum lot width: 53 feet

Maximum height: 35 feet

Maximum coverage of lots by buildings for individual lots: 60% of gross lot area

Maximum cover of lots by buildings for overall PUD: 25% calculated for the entire Residential B area and 35% calculated for the Residential C area. The total area within the Residential B area is 140.9 acres and 25% of that area is 35.2 acres, so buildings on the Lots within the Residential B area will not cover more than 35.2 acres combined. The total area within the Residential C area is 59.6 acres and 35% of that area is 20.9 acres, so buildings on the lots within the Residential C area will not cover more than 20.9 acres combined.

Maximum ISR: 70% of gross lot area

The above setbacks to be measured in accordance with the St. Johns County Land Development Code ("LDC").

Flag Lots: A maximum of 10 flag lots will be allowed within the PUD with no more than three flag lots per cluster. The minimum width of the flag lots shall be 25 feet. The minimum road frontage for flag lots shall be 25 feet. Shared driveways may be used for flag lots.

Parking for two vehicles shall be provided outside of the public right-of-way within the driveway or garage of each residential unit. Sufficient parking to serve any model homes or sales offices will be located on driveways, or angled or 90-degree on-street parking, or adjacent stabilized lots until the model homes/sales offices have been sold or upon subdivision buildout. All parking and interconnecting sidewalks will comply with the requirements of the St. Johns County LDC except as approved under this PUD.

Clearing and Grading.

Bonafide agricultural and silvicultural practices shall be allowed to continue within portions of the property (other than Upland Buffers) provided that any such practices within the preserved wetlands must comply with the SJRWMD conservation easements and criteria for the preserved wetland areas and shall comply with construction plans approved for the Project. Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the project for the construction of stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development of the project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site. The lots within the project may be developed and platted in a series of "units" (e.g., "Woodlawn –

Unit One”). Fill dirt needed for development of lots within a given “unit” may be obtained from future stormwater ponds located elsewhere within the project. Also, excess fill from any unit under development may be stockpiled in future units for future use. If needed, fill dirt may be brought onto the project from off site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the St. Johns River Water Management District appropriate for the stage of development. Prior to any early clearing activity, the Developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The Developer shall mitigate for any protected trees to be removed by such early clearing activities as required under the LDC.

Landscaping requirements of the LDC within individual lots shall be the responsibility of the individual homeowner or builder and shall comply with the LDC.

Signs.

Signs permitted within the PUD may be monument type or ground signs or may be incorporated into a wall, fence or other structure at least 5 feet from any property line. Signs shall not be allowed to obstruct the site triangle at intersections. The “height of a sign” shall be the height of the highest point of the Advertising Display Area (“ADA”) as measured from the surrounding grade. An architectural feature not greater than 15 feet in height may be incorporated into project signage features. Non specific repetitive decorative elements shall not be considered signage. Signs may be internally lighted or externally lighted and may be landscaped and single or double sided.

The general location of allowable signs will be shown on the MDP or any applicable modified or incremental MDP. All signs, whether depicted on the MDP map or on an incremental MDP will comply with the following allowances:

- i. Project identification signs shall be permitted at or near the main entrances to the property from Woodlawn Road. Each entrance shall be allowed identification signs that may have two or more sign faces. The project identification sign shall have a maximum advertising display area (“ADA”) height of 15 feet with a maximum ADA of 32 square feet for all faces of the sign combined. The project identification signs may be located within a median ~~provided¹ by² the median is not part of a County owned³ right of way permitting process⁴~~. There will⁵ may⁶ be a total of four (4) entry feature signs. In addition, there may be a total of five (5) entry feature signs at the entrance to the community amenity center and neighborhood parks in the general locations shown on the MDP or incremental

MDPs with a maximum height of four feet and a maximum ADA of 32 square feet for all faces of the sign combined.

- ii. Each cluster of lots within the Project may have a subdivision entrance sign. The subdivision entrance sign may consist of a single double sided sign or two single sided signs with a maximum of 32 square feet of ADA for all faces of the sign combined.
- iii. The maximum height of the ADA on subdivision signs shall be 15 feet. The subdivision entrance signs may be located within a median ~~provided by~~⁸ ~~the median is not part of a County owned right away~~⁹ right of way permitting process¹⁰.
- iv. The park parcels may have identification signs with an ADA height not greater than 8 feet and a maximum ADA of 24 square feet for all faces of the sign combined. The location of the signs may be shown on an applicable modified or incremental MDP.
- v. The development may also contain directional signs that direct visitors to the appropriate facilities within the community. A waiver has been requested from Section 7.03.01.E.1 of the LDC to allow for directional signs, and to allow more than three signs, and allow such signs to have an advertising display height of up to five feet and an ADA of up to 12 square feet. Directional signs may be located within common areas or private road rights of way and shall be considered on-premise signs. ~~Directional signs may be located within a median provided the median is not part of County owned right of way.~~¹¹ Temporary directional signs may be located at the proposed location of permanent signs and may have the same square footage allowance as the permanent signs.

There may be temporary signs for lot and home sales including "for sale" signs, contractor signs, model home signs, rental signs, flags, banners, and other information signs. The temporary signs shall comply with applicable provisions of the LDC. ~~Temporary signs, including temporary project identification signs with the same allowances for identification signs set forth in (i) of this subsection, are allowable within the right of way reservation area (the "ROW" Parcel) shown on the MDP until such time as Woodlawn Road is widened. The deed of dedication of the ROW Parcel will include a temporary signage easement for the temporary signs. The location of the temporary signs will be shown on an incremental MDP~~¹² and shall not be located within a County owned right-of-way¹³.

Fencing.

The Developer may, but shall not be required to, erect fences up to 8 feet high along all or parts of the perimeter of the property. The fence may be considered part of the perimeter screening in accordance with the LDC. Individual lot owners may construct fences in accordance with the allowances given in the LDC for residential zoning districts. No fencing shall be allowed within the Upland Buffers adjacent to preserved wetlands.

h. **Infrastructure.**

All infrastructure will meet the requirements of the LDC in effect as of the date of the PUD approval except for any requirements that have been waived under the PUD.

Drainage.

The stormwater management system shall meet the requirements of St. Johns County and the SJRWMD and shall be in compliance with the applicable permits. The stormwater management system shall be owned and maintained by a property owners association or community development district. The stormwater ponds will be as generally depicted on the MDP or an incremental MDP. No permanent structure shall be allowed within any public or private drainage or underground utility easements. The stormwater ponds may be designed as amenities and may have fountains.

Roads.

There are two main entrances to the PUD from Woodlawn Road in the general location depicted on the MDP. The entry roads will be designed to Minor Collector standards of the LDC. Right and left turn lanes will be constructed at both entrances. The turn lanes will be constructed in conjunction with construction of the entrances. The two entrance roads from Woodlawn Road will have right-of-way widths of 80 feet, and 24 to 36 feet of pavement until the first intersection and will transition after the first intersections to 50 feet, and of 20 feet of pavement. The entry roads may have landscaped medians.

The right-of-way for local roads within the community shall be constructed with a minimum width of 50 feet and will be constructed with curb and gutter. Such roads shall provide for adequate utility easements outside and on both sides of the right of way as may be required to accommodate all required utility infrastructure. The interior roadway system may be dedicated to St. Johns County subject to acceptance by the Board of County Commissioners or, at the option of the Developer to the community development district or they may remain private. The subdivision layout and road location shown on the MDP are conceptual and

may be changed by the approved construction plans in accordance with LDC Section 5.03.05.

The developer will dedicate 4.43 acres of future right-of-way for Woodlawn Road as shown on the MDP as the ROW Parcel and waives impact fee credits for the donation. The ROW Parcel will be dedicated to the County upon request. The Developer will have no obligation to build a sidewalk along Woodlawn Boulevard and the County may construct the sidewalk in conjunction with the widening of Woodlawn Road.

Interconnectivity.

Interconnectivity will be provided via possible future connections to the north of the PUD in the general location shown on the MDP. Interconnections to the east and northeast are not feasible due to existing residential homes and a sludge land application facility adjacent to the easterly and northerly boundaries. The Project's westerly entry road has been aligned to provide interconnectivity to Heritage Park at its northwest entrance. The easterly entry road has been located approximately 410 feet west of the Heritage Park northeast entrance to eliminate a short segment of entrance roadway (120 feet) with a "T" intersection, which would require all traffic coming into the Project to turn left or right and could result in traffic backups beyond the deceleration lane and onto Woodlawn Road. This alignment creates a significantly more favorable west-bound traffic flow without hindering traffic on Woodlawn Road, and allows more favorable left turn opportunities without the continuous backup from the westbound right turning movements. In addition, an entry location directly across from the Heritage Park northeast entrance would cause the vehicle headlights from all incoming traffic to shine directly into the preserved wetland.

Sidewalks.

Sidewalks are as shown on the MDP or on incremental MDPs and on construction plans. The sidewalks provide interconnectivity between the homes and the community amenities. Bicycle racks will be provided at the community amenity center and in neighborhood parks.

Four-foot wide sidewalks will be provided by the Developer along one side of all interior roads and on cul-de-sacs and "hammerhead" end roads. The sidewalks will wrap the bulb of the cul-de-sac and hammerhead ends except where they serve two or less homes as shown on the MDP. The Applicant will use native plantings in these common areas that require minimal maintenance and result in reduced impervious surface area.

Sidewalks may meander within the right of way and may cross into adjacent parcels provided an acceptable easement is recorded or dedicated by plat.

Sidewalks and paths may cross the Upland Buffer as necessary but shall not otherwise be located within the Upland Buffer.

Development of the PUD will comply with the Florida Accessibility Code for Building Construction.

Woodlawn Road – The Developer will convey the ROW Parcel to the County and will waive the impact fee credits and cash, if any, and the County will release the Developer from any obligation to build a sidewalk along Woodlawn Boulevard and the County may construct it in conjunction with the widening of Woodlawn Road.

Parks and recreation.

The active recreation requirement for the project, based on the requirement of 5 acres per 1,000 people under Section 5.03.03(E) of the LDC is 5.68 acres. The project will have a minimum of 8 acres of active recreation, which exceeds the minimum requirements of the LDC. A portion of the active recreation will be provided in one or more community amenity areas conveniently located near westerly Project entrance in the general location shown on the MDP or as may be shown on incremental MDPs. It may include a community building with restrooms, a swimming pool, an all purpose field, tennis court, and tot lot with children's play equipment. The community amenity center will be a private facility for use by the residents and their guests only or a community development district-owned facility with access rights provided in accordance with the applicable state law. Additional active recreation will be provided in the neighborhood parks that will be located throughout the community adjacent to or near residential lots and connected by the sidewalk network which will be shown on incremental MDPs. The neighborhood parks may contain workout stations such as a pull-up bar or sit-up bench so that residents can perform an exercise circuit while running or walking through the community, and will also contain open lawn areas for the community's children to use for informal practice and sporting games. The neighborhood parks will be located such that every home within the PUD will be no more than a five minute walk (1/4 mile distance) of at least one active recreation area. At the option of the Developer, additional community amenity centers may be constructed within the neighborhood parks.

All the facilities and elements for each park, open space, recreational area and/or amenity center shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the ADA Standards for Accessible Design.

Maintenance of active recreational equipment for the parks shall be the responsibility of an applicable property owners association or community development district.

Open Space.

The Project will provide a minimum of 58.21 acres of open space within the preserved wetlands and Upland Buffers, which represents at least 29% of the area of the PUD and exceeds the requirements for Open Space under the LDC.

Utilities.

The location of the existing lift station is shown on the MDP. All uses and infrastructure that may be required for project utilities are allowable by right within the PUD. Accessory utility infrastructure such as transformers, lift stations, switch boxes, above ground check valve installations, underground irrigation valve boxes, and other similar structures as well as access driveways to these structures may be shown on construction plans and are not required to be shown on the MDP. Electric service will be provided by Florida Power and Light Company.

Water and Sewer.

The City of St. Augustine will provide water and sewer service to the Project in connection with an existing Developer Agreement. The water and sewer facilities will be dedicated to the City of St. Augustine.

Fire Protection.

Development shall comply with Part 6.03.00 of the LDC.

Solid Waste.

Solid waste collection will be provided by St. Johns County through its contractors.

Reuse.

If available, reuse water will be used for irrigation. If reuse is not available at the time of construction, ponds with a surface area greater than .5 acres will be designed to use stormwater runoff for irrigation for all areas that will be serviced by an irrigation system (except for individual lots). In the event that there is insufficient reuse or stormwater runoff to irrigate these areas, surficial wells may be used for supplemental irrigation if necessary.

i. **Water and Sewer.**

The projected amount of water usage will be approximately 170,000 gallons per day and the projected amount of sewer usage will be approximately 170,000 gallons per day.

j. **Topography and Soils.**

Site elevations range from 20 to 37 feet above sea level. The property falls within Zones A (100 year flood zone) and X of the Federal Emergency Management Agency (FEMA) Flood Zones. The majority is Zone X with Zone A covering portions of the wetlands. The map excerpt from the Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service is appended to the original PUD application as Exhibit I along with a specific discussion of each type of soil. The map shows eight associations, namely: (7) Immokalee fine sand, (11) Smyrna fine sand, (3) Myakka fine sand (4) Myakka fine sand depressional (5) St. Johns fine sand depressional and (30) Wesconnect fine sand, Orsino fine sand (16) and Pottsburg fine sand (40). The majority of the site is covered by the Immokalee and Myakka soils classification.

k. **Upland Forest and Wetlands.**

There are five communities according to the Florida Land Use, Cover and Forms Classification System (FLUCCS) code. These types are Pine Plantation 441 and 411 Pine flat woods covering the majority of the site, Wetland Forested Mixed 630 occupying some of the jurisdictional wetland area, and Non-forested Wetlands 640 and Cypress Wetlands 621 extend through to center of the property.

The upland areas on the property are remnant dunes and the wetlands are the swales, which lie between the old dune lines. Wetlands cover approximately 43 acres of the site (including .55 acres within the ROW Parcel). Wetland impacts are estimated to be 1.55 acres, excluding any future impacts within the ROW Parcel. The remainder of the wetlands not impacted will be preserved in accordance with the jurisdictional wetland line once it is approved by SJRWMD. The wetland impacts will be shown on the MDP or on incremental MDPs. Environmental Services, Inc. ("ESI") has flagged and surveyed the wetlands which have been field reviewed by the St. Johns River Water Management District ("SJRWMD"). The SJRWMD and the Army Corp of Engineers ("ACOE") confirmed the wetland line via permits that were previously issued for the project that have since expired. ESI has recently confirmed that there has been no change in the jurisdictional wetland since the permits were issued. The Developer intends to go back through the permitting process with the SJRWMD and the ACOE and the final total wetland acreage on the property will be established once the wetland line is formally approved as part of the permitting process.

The LDC requirement for conservation of 5% of upland natural vegetation on site (which may be provided within the Upland Buffers and Perimeter Buffers) will be met.

l. **Significant Natural Communities Habitat.**

Environmental Services, Inc. (ESI) has investigated the potential for significant natural habitat. Observations were made based upon the on-site habitat types and knowledge of the ranges and habitats of endangered and threatened species occurring in St. Johns County.

Active Gopher Tortoise burrows were observed in an area located at the northeast corner of the property. A take permit was issued by the FFWCC and the permit remains active and valid. Other species listed by the U.S. Fish and Wildlife Service (USFWS) or Florida Fish and Wildlife Conservation Commission (FFWCC) was investigated and no evidence was found, either as permanent resident or nesting on this property. The take permit and a letter from ESI confirming the completion of the site survey have been provided to the County.

m. **Known or Observed Historic Resources.**

An archeological site survey was conducted for the Project by ESI. No historical sites were identified and there are no sites reflected on the County's Archeological Site Inventory. A copy of the report was submitted to the County and State and the State's concurrence letter has also been submitted to the County.

n. **Buffering and Landscaping.**

Landscaping and land clearing plans will be submitted with the construction plans and will conform to all land clearing and tree replacement requirements established by the LDC effective at the time of permitting, except as approved under this PUD.

Woodlawn Road Buffer.

Lots abutting the Woodlawn Road right-of-way will have a 50' building setback measured from the rear lot line in accordance with Section 5.03.03 B.1.a. of the LDC. In addition, a 10-foot (10') landscape easement within the lots (measured from the rear lot line) will be created for the installation and maintenance of screening provided in accordance with Section 6.06.04 B.4 of the LDC.

Perimeter buffer.

In accordance with the LDC Section 5.03.03.A.4, a 10-foot buffer shall be provided around the perimeter of the PUD as shown on the MDP. The Developer may construct a wall or decorative fencing or project signage within the perimeter buffer in compliance with the LDC and the Comprehensive Plan.

Adjacent land use buffering and screening.

All interior land uses shall be considered compatible and no interior buffering or screening shall be required. There are no incompatible uses on adjacent properties that would require buffering under Section 6.06.04 of the LDC.

Upland Buffers.

An Upland Buffer with an average width of twenty-five (25') feet and a minimum width of ten (10') feet shall be provided adjacent to contiguous wetlands consistent with the LDC. The Upland Buffer shall be measured landward of the

SJRWMD jurisdiction line. The proposed SJRWMD wetland line and resulting Upland Buffer is generally depicted on the MDP and will be more particularly depicted on approved construction plans for the Project.

There shall be a 25-foot building setback from the Upland Buffer provided for contiguous wetlands. In accordance with Section 4.01.06B2 of the LDC, accessory uses allowable under Section 2.02.04 of the LDC shall be permitted within the building setback. Stormwater ponds, recreational trails, pools, pool enclosures and buildings without permanent foundations, fences, and other similar uses are allowed within the setback.

In an area where the Upland Buffer is or will be comprised of fill material, the area shall be reestablished as a natural Upland Buffer by replanting in accordance with the LDC. Such replanting may be completed by the Developer or, where part of a lot, by the homebuilder or homeowner. Stormwater pond banks may be located directly adjacent to the jurisdictional wetlands and will be considered to comprise all or a portion of the Upland Buffer provided the pond banks are replanted. Exotic or non-native plants may not be planted within the Upland Buffers.

The responsible party(ies) in the event that there is an unauthorized impact to the Upland Buffers shown on the MDP will be first, the party(ies) causing the unauthorized impact; second, the owner of the affected lot, and third, the applicable property owners association or community development district.

o. **PUD's and Special Districts.**

The PUD is not located within a special district as defined in Article 3 of the LDC.

p. **Temporary Uses.**

Temporary uses, including but not limited to, construction trailers, sales trailers, construction or sales offices, temporary signage, model homes and temporary access ways shall be allowed within the PUD and may be moved throughout the site as phasing changes in accordance with the LDC. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of the development. Temporary construction accesses from Woodlawn Road are allowable and will be shown on construction plans.

Soil may be temporarily stockpiled within the development area of the PUD except in the Upland Buffer and conserved wetland areas. Soil removed from the stormwater ponds or any wetland creation areas within the PUD may be used onsite or transported and sold or used offsite. Grading and excavation will be limited to those areas delineated in the construction plans and will be performed in accordance with the LDC.

Model homes may be allowed on 10% of the lots within the development area being approved for construction. Sales offices may be allowed within model homes after approval of

as-builts. Model homes shall provide parking to accommodate model home and sales office if applicable. Parking may be provided in the driveway of the model home, with angled or 90-degree on-street parking, or within a temporary parking area that may be located on a tract or platted lot. The parking area shall be stabilized with a material such as mulch, coquina, crushed stone, gravel, concrete, stone pavers, or asphalt.

Sales Trailer as well as Sales Offices in Model homes 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 accessory uses shall be in accordance with the LDC allowances for residential zoning districts. Recreational amenities may have accessory uses typical of such uses. Accessory storage areas to serve the needs of the residents within the PUD may be developed for the outdoor storage of trailers, boats, campers or other vehicles. Accessory storage or maintenance facility buildings may be allowed within each neighborhood storage area. Storage areas will be shown on construction plans. Setback requirements for Accessory Uses will comply with the requirements of the LDC.

r. **Phasing Schedule.**

The Project will be commenced and completed in one 15-year phase. The actual pace of development will be dictated by market conditions. The construction plans for the project may have additional phases, sub-phases, units or sub-units. Commencement of the phase will be defined as approval of the modified horizontal construction plans for the Project. Completion shall be defined as County approval of the as-builts for the horizontal improvements. Any portion of the Project may be developed at any time within the development phase by recording separate plats based upon marketing and engineering plans.

During the 15-year phase, the schedule of construction of the residential units (including the Moderage Affordable Housing units) and active recreation shall be as follows:

<u>Type of Residential</u>	<u>DU's</u>	<u>Active Recreation</u>	<u>Minimum Acreage</u>
SF Moderate Affordable	143 15	Community Amenity Center/Neighborhood Parks	3
SF Moderate Affordable	143 15	Neighborhood parks	3
SF Moderate Affordable	142 15	Neighborhood parks	2

The Project has concurrency based upon existing approved construction plans. The concurrency will be preserved until modified construction plans can be approved that will be required to accommodate the revised MDP under this PUD modification. The existing, previously approved concurrency for the Project will transfer to the modified construction plans once approved provided that the approved plans do not expire. The construction plans for the revised MDP may be phased or modified as necessary but the existing concurrency shall not be affected.

s. **Project Impact and Benefits.**

Woodlawn PUD is a master planned community that includes amenities and an interconnected system of community and neighborhood roads and pedestrian paths or sidewalks. The design meets the requirements of the LDC and the County Comprehensive Plan. The Project will provide on-site stormwater drainage facilities and will preserve an estimated 40.9 (subject to approval of the wetland delineation line by the applicable agencies and final permitting and construction plan approval) acres of the on-site jurisdictional wetland acreage. The overall design incorporates generous green space and open space and varied passive on-site recreational opportunities for its residents. The PUD zoning allows the Developer and the County greater control over development within the Project. There is adequate public service capacity to serve this Project, including water, sewer and roads. Schools, employment centers and shopping are within reasonable and convenient distances from the PUD. The mixture of housing types, lot layouts and affordable housing units will provide varied housing opportunities and will afford its residents with a quality of life and interrelated sense of place within an environmentally sensitive community.

The project is further justified because:

1. The subject property is located within the Residential B and Residential C land use districts and the proposed development is consistent with those designations and is less dense than what is allowable for the project.
2. The Master Development Plan Text and Map for this PUD meet all requirements of Section 5.03.02.G of the LDC.
3. The project will not adversely affect the orderly development of St. Johns County as embodied in the LDC and St. Johns County Comprehensive Plan.
4. The proposed development is compatible with the surrounding zoning and existing residential uses and will complement the other development and natural resources within the area.
5. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.

6. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or the development of adjacent properties and will accomplish the objective standards and criteria set forth in the LDC.
7. The infrastructure and recreational and community support amenities to serve this project are in place or will be constructed.

t. **Waivers, Variances or Deviations.**

The applicant requests approval of waivers from the following LDC provisions:

1. LDC 5.03.02.G.1.r. The waiver would allow for a single, 15-year phase. The waiver is necessary in order to preserve the previously approved concurrency for the project based upon the original construction plans for the PUD that will be transferred to the modified construction plans that will be required to accommodate the revised MDP under this PUD modification.

2. LDC 5.03.02G2a. The waiver allows the general location of improvements within the community amenity center and recreation areas to be shown on incremental MDPs. This waiver is justified because the exact locations of these areas depend on marketing and phasing of the PUD and are not known at this time.

3. LDC 6.01.03E3. The waiver allows a 10-foot setback on the secondary road for corner lots and to allow this yard to be defined as a side yard instead of a front yard for regulatory purposes. When a garage access is located on the side of the home, the setback shall be 20 feet to the face of the garage. This waiver is justified because locating the home closer to the forefront of the streetscape on the second side creates a better overall aesthetic and will be consistent with the setback dimension along the street façade as the front of adjacent homes will also be set back ten feet. In addition, the 10' setback on the second front yard on corner lots narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

4. LDC 6.04.07.H.1. A waiver is requested to the requirement to construct a sidewalk on the development side of collector roadways. This waiver is justified because the Developer will donate the 4.43-acre ROW Parcel for improvement of Woodlawn Road and waives any impact fee credits for the donation. In addition, it makes little sense to construct a sidewalk in conjunction with the development of the Project that would be destroyed and relocated if and when the County widens Woodlawn Road.

5. LDC 7.03.01E1. The waiver allows the directional or wayfarer signs described in Section g.v. above. This waiver is necessary to direct visitors and guests of the residents to model homes, sales centers, neighborhoods and amenities that may be separated due to the unusual configuration of the upland and wetland ridges and swales on the property.

6. LDC 5.03.03.C. The waiver allows the front yard setback to be (i) 20 feet to the face of the garage and 10 feet to the front of the home for a front-load garage design, and (ii) 10 feet to the face of home and side of garage for a courtyard entry garage design. This waiver is justified due to the design and lot layout for the project. Pulling the home architecture closer to the forefront of the streetscape creates a better overall aesthetic. It also results in an approximately 70-foot wide perceived right-of-way corridor road as compared to an approximately 90-foot wide corridor with 25-foot front setbacks, which impacts the behavior of drivers to reduce speed and increase safety to pedestrians and children playing in the area.

7. LDC 5.07.03.C. The waiver allows the Developer to provide assurances of affordability for a period of five (5) years instead of ten (10). This waiver is justified because the homes would not be marketable in this downturned market and economic climate with a 10-year restriction on rentals and sales.

8. LDC 6.05.00. 90-degree, angled or parallel on-street parking shall be allowed for the sales and model homes. This waiver is justified due to the temporary nature of such parking.

u. **Binding All Successor and Assigns.**

The applicant, for itself and its successors and assigns, hereby stipulate and agree to proceed with the proposed development in accordance with the approved PUD.

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

The property is located within the Residential B and Residential C Future Land Use Designations as shown on the MDP. There are a total of 140.9 acres within the Residential B designation and 59.6 acres within the Residential C designation. There are 108.7 acres of uplands and 32.2 acres of wetlands within the Residential B designation, and 50.9 acres of uplands and 8.7 acres of wetlands within the Residential C designation.



LAND COPY

VICINITY MAP

COMPARISON UP/LAND DEVELOPMENT	157.5 AC.
DEVELOPMENT	157.5 AC.
NET DEVELOPMENT	157.5 AC.
NET DEVELOPMENT	157.5 AC.
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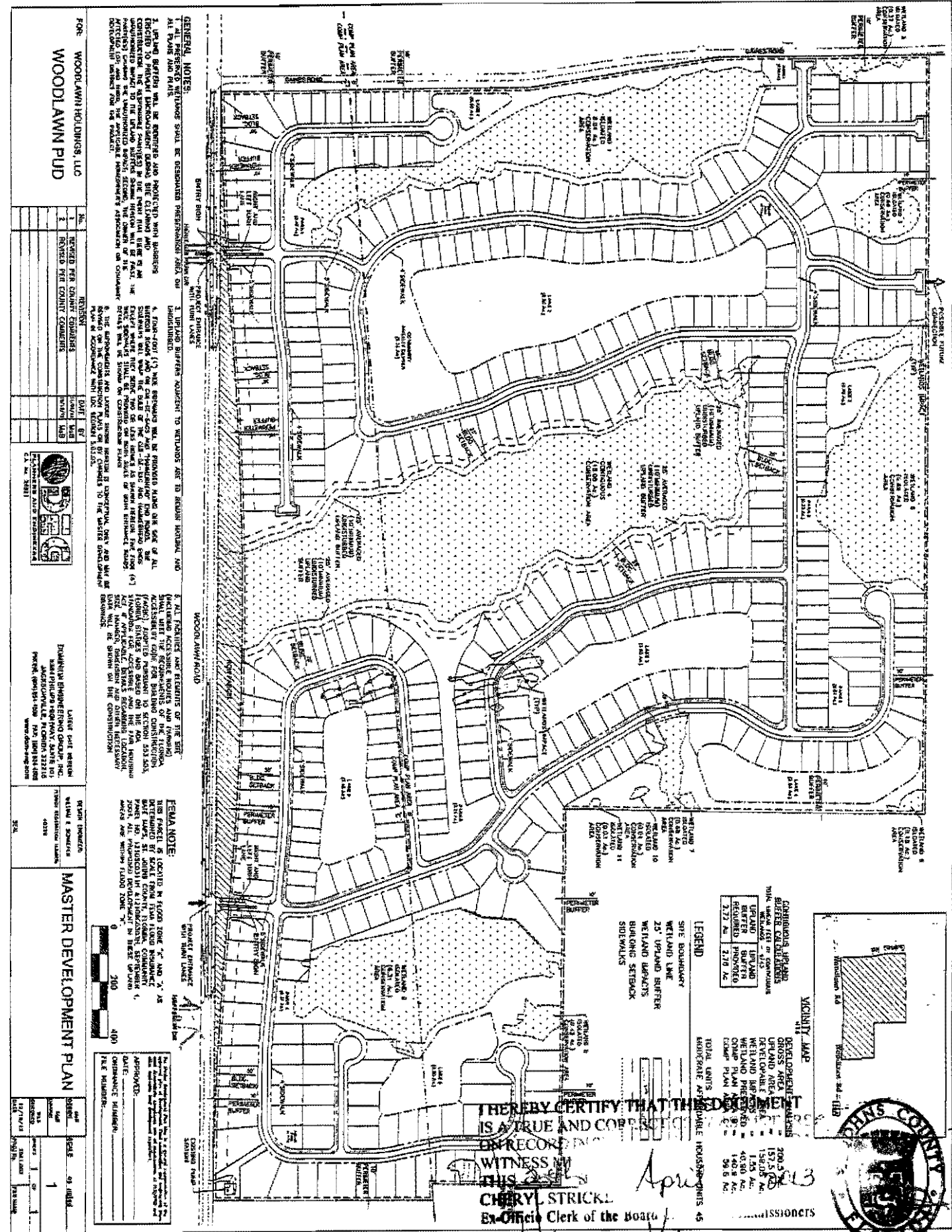
- LEGEND
- SITE BOUNDARY
- WETLAND LINE
- 25' UPLAND BUFFER
- WETLAND BUFFER
- BUILDING SETBACK
- SIDEWALKS

TOTAL UNITS APPROXIMATE 24

2002
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.
157.5 AC.

WE THEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE RECORD COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF SUPERVISORS.

WITNESS MY HAND AND SEAL THIS 28th day of April 2013
CHERYL STRICKLE
Ex-Officio Clerk of the Board



GENERAL NOTES:

1. ALL PREVIOUS RECORDS SHALL BE RESEARCHED AND PRESERVED AS REQUIRED BY THE APPLICABLE CODES AND ORDINANCES.

2. ALL UTILITIES SHALL BE RESEARCHED AND PRESERVED AS REQUIRED BY THE APPLICABLE CODES AND ORDINANCES.

3. THE APPROVED AND LATEST ASSESSMENT IS CONSIDERED TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN.

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19. THE APPROVED AND LATEST ASSESSMENT IS CONSIDERED TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN.

20. THE APPROVED AND LATEST ASSESSMENT IS CONSIDERED TRUE AND CORRECT FOR THE PURPOSES OF THIS PLAN.

FOR: WOODLAWN HOLDINGS, LLC		
WOODLAWN PUD		
NO.	REVISION	DATE
1	REVISION PER COUNTY COMMENTS	07/27/13
2	REVISION PER COUNTY COMMENTS	07/27/13
3	REVISION PER COUNTY COMMENTS	07/27/13
4	REVISION PER COUNTY COMMENTS	07/27/13
5	REVISION PER COUNTY COMMENTS	07/27/13
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18	REVISION PER COUNTY COMMENTS	07/27/13
19	REVISION PER COUNTY COMMENTS	07/27/13
20	REVISION PER COUNTY COMMENTS	07/27/13

DATE: 07/27/13	
SCALE: AS SHOWN	
SHEET: 1 OF 1	
TOTAL SHEETS: 1	
DATE: 07/27/13	
SCALE: AS SHOWN	
SHEET: 1 OF 1	
TOTAL SHEETS: 1	

MASTER DEVELOPMENT PLAN

DATE: 07/27/13

SCALE: AS SHOWN

SHEET: 1 OF 1

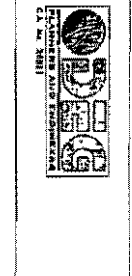
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DATE: 07/27/13

SCALE: AS SHOWN

SHEET: 1 OF 1

TOTAL SHEETS: 1



DATE: 07/27/13

SCALE: AS SHOWN

SHEET: 1 OF 1

TOTAL SHEETS: 1

DATE: 07/27/13

SCALE: AS SHOWN

SHEET: 1 OF 1

TOTAL SHEETS: 1

THE ST. AUGUSTINE RECORD

GUNSTER YOAKLEY AND STEWART
225 WATER ST STE 1750
JACKSONVILLE FL 32202

Ref.#: L372-13
P.O.#: WHITTINGTON

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

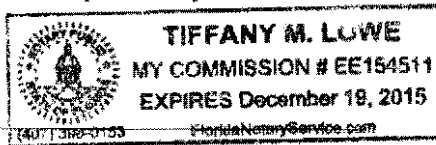
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **STEVEN SMITH** who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **MAJMOD 2012-08 - WOODLAWN/NORTHRIDGE LAN** was published in said newspaper on **02/06/2013**

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 _____ day of FEB 06 2013
by Steven Smith who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



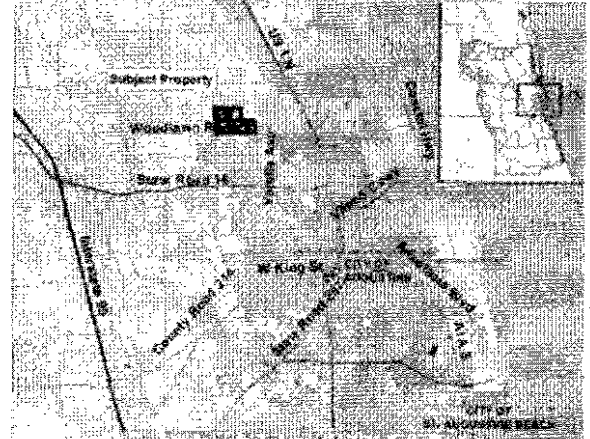
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Thursday, February 21, 2013 at 1:30 p.m.** by the St. Johns County Planning and Zoning Agency and **Tuesday, March 19, 2013 at 9:00 a.m.** by the Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider a request for 428 single-family units and 45 moderate affordable units for a total of 473; which is a reduction of 159 units from the previously approved PUD (aka Northridge Lakes PUD).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE WOODLAWN PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS THE NORTHRIDGE LAKES PUD), ORDINANCE NUMBER 2002-60, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located on the North side of Woodlawn Road, west of Lewis Speedway, within St. Johns County, Florida.



This file is maintained in the Planning & Zoning Section of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he or she 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 & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.
PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA JOHN H. MORRIS, CHAIR
BRAD NELSON, CHAIR
FILE NUMBER: MAJMOD 2012-08 Woodlawn (aka Northridge Lakes PUD)
L372-13 Feb 6, 2013



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 27, 2013

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 25, 2013 and certified copies of Ordinance Nos. 2013-6 through 2013-8, which were filed in this office on March 26, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr

2013 APR -2 AM 8:02
Liz Cloud