Public Records of
St. Johns County, FL
Clerk # 2014016944,
O.R. 3860 PG 1211-1232
03/27/2014 at 08:57 AM,
REC. $89.00 SUR. $99.50

ORDINANCE NUMBER: 2014- 11

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

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated September 25, 2013 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2013-09 Arbor Mill PUD,** as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management 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 PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The PUD is consistent with the Future Land Use Designation of Residential-B.

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

5. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

6. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

7. The PUD would not adversely affect the orderly development of St. Johns County.

8. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2013-09 Arbor Mill PUD**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

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

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

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

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18th **DAY OF** February **2014.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
John H. Morris, Chair

RENDITION DATE 02-20-14

ATTEST: CHERYL STRICKLAND, CLERK

BY: Deanne Kurz
Deputy Clerk

EFFECTIVE DATE: February 27, 2014

ST. JOHNS COUNTY FLORIDA

Legal Description

MAP SHOWING SKETCH OF

A portion of Lot 5, of the Antonio Huertas Grant, Section 38, together with a portion of Section 18, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at a found concrete monument at the Southwest corner of said Section 18; thence North 03°10'41" West, along the West line of said Section 18, a distance of 1,489.20 feet for a POINT OF BEGINNING; thence continue North 03°10'41" West, along said West line of Section 18, a distance of 2,086.44 feet; thence North 89°30'37" East, 1,815.80 feet; thence North 82°54'24" East, 110.69 feet; thence North 73°05'57" East, 148.74 feet; thence South 73°03'17" East, 152.96 feet; thence North 40°47'46" East, 608.11 feet to a point situate in the Southwesterly right of way line of County Road No. 16A and/or Mill Creek Road (formerly State Road No. 16, a 66 foot right of way); thence South 49°12'14" East, along said Southwesterly right of way line, 940.71 feet to a point situate in the Easterly line of said Section 18, the same being the Westerly line of Antonio Huertas Grant, Section 38, said Township 6 South, Range 28 East; thence South 19°51'44" West, along the division line between said Section 18 and Section 38, a distance of 1,692.27 feet to the Southwesterly corner of the Northwest ¼ of the Southwest ¼ of Lot 5, said Section 38, the same being the Northeasterly corner of those certain lands recorded in Official Records Book 672, Page 1486 of said Public Records; thence South 18°01'21" West, along the division line between said Sections 38 and 18 and along the Westerly line of those certain lands recorded in Official Records Book 953, Page 1499 of the Public Records of said County, 271.67 feet; thence South 12°00'01" West, continuing along the Westerly line of said last mentioned lands, and departing from said division line between Sections 38 and 18, a distance of 541.70 feet to the Northeast corner of lands described in Official Records Book 3052, Page 1623 of the Public Records of said County; thence South 89°01'50" West along the Northerly line of said lands, 114.48 feet to the Northwest corner thereof and a point situate on the Easterly line of lands described in Official Records Book 900, Page 228 of the Public Records of said County; thence North 13°31'31" East along said easterly line, 113 feet, more or less, to the centerline of an existing creek; thence Northwesterly along said centerline and following the meanderings thereof, 582 feet, more or less, to a point; thence South 81°39'30" West, 304 feet, more or less, to the Northwest corner of those certain lands recorded in Official Records Book 900, Page 228; thence North 11°43'34" West, along the Easterly line of those certain lands recorded in Official Records Book 1853, Page 1916 of said Public Records, 311.77 feet; thence South 82°06'12" West, along the Southerly line of those certain lands recorded in Official Records Book 1019, Page 1341 and along the Northerly line of those lands recorded in Official Records Book 1853, Page 1916 and Official Records Book 629, Page 758 and Official Records Book 808, Page 1731 and Official Records Book 804, Page 1358 and along the Northerly line of Hunters Run as recorded in Map Book 18, Pages 75 and 76 all of said Public Records, and a Westerly prolongation of said plat of Hunters Run, a distance of 1,633.97 feet to the POINT OF BEGINNING.

Containing 144.800 acres, more or less.

SHEET 2 OF 2

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
PCP	Permanent Control Point	LB	Licensed Business
PRM	Permanent Reference Monument	RLS	Registered Land Surveyor
POB	Point of Beginning	JEA	Jacksonville Electric Authority
PC	Point of Curvature	EQUIP	Equipment
PT	Point of Tangency	A/C	Air Conditioner
PRC	Point of Reverse Curvature	CATV	Cable Television
PI	Point of Intersection	OHL	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
OR	Official Records Book or Volume	R=	Radius equals
DB	Deed Book	L=	Arc Length equals
PG	Page	Ch.=	Chord Bearing & Distance equals
BRL	Building Restriction Line	Δ =	Delta or Central Angle equals
ESMT	Easement	IP	Iron Pipe
(R)	Radial	CONC	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊢—x DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- ● DENOTE IRON PIPE FOUND (AS NOTED)
- X DENOTES CROSS CUT

Date: APRIL 17, 2013
Scale: 1"=500'
Job No. 2004-833-17
F.B. --
Page: --
Comp. File: 04-833-17.dwg
Drawn By: WJM

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
109 NATURE WALK PARKWAY, UNIT 104
ST. AUGUSTINE, FLORIDA 32092
Fax (904) 721-5758
Tele. (904) 721-1226

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MASTER DEVELOPMENT PLAN TEXT
ARBOR MILL PLANNED UNIT DEVELOPMENT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of Clay Investment Fund XIII, LLC (hereinafter, the "applicant" or the "developer").

A. Description.

The property within the proposed PUD is located on County Road 16A approximately one-third mile northwest of State Road 16 and is designated Residential B under the St. Johns County (the "County") Comprehensive Plan. The Residential B designation allows residential development at a density of up to 2 units per acre. The property is within the Northwest Sector Overlay and is subject to Goal A.2, Objective A.2.1, and the policies under Objective A.2.1 of the Comprehensive Plan which require a vision statement. The statement is included in Section W at the end of this text.

The PUD will be a single family residential neighborhood on 144.6[1] acres located on the southwest side of County Road 16A (a/k/a Mill Creek Road). The Arbor Mill planned neighborhood will be accessed by two entrances on County Road 16A. The vehicular circulation system will accommodate the development and complies with the requirements of the Land Development Code ("LDC"). The adjacent land use categories are Residential-B to the north, Agriculture Intensive to the east, Rural Silviculture to the south, and Public (County-owned conservation land) to the west. The Hunters Ridge Subdivision is adjacent to the southwest. Beyond the immediate surrounding property are other major residential uses in close proximity, including the Six Mile Creek PUD within the Saint Johns DRI to the south, Silverleaf DRI to the east and north, and the Bartram Downs PRD to the north. The Bridle Ridge Plaza PUD is located at the major intersection of County Road 16A and State Road 16 that will provide commercial uses and services to the neighborhood. The proposed construction of 252 single family homes at a maximum density of 1.97 units per acre and a maximum height of 35 feet on the property is consistent and compatible with the Comprehensive Plan and surrounding residential uses in the area.

The project will be well buffered by a 75-foot Scenic Edge adjacent to County Road 16A, a 35-foot Development Edge along its north, west and south property lines, and by conservation areas in the northwest and southeast corners of the site that are under recorded conservation easements. The PUD will be further buffered by 14 acres of conserved wetlands and an existing 110-foot FP&L easement.

The Arbor Mill project contains over 16.3 acres of conserved wetlands, 7.3 acres of upland buffer, 7.7 acres of Development Edge and 1.4 acres of Scenic Edge. The conserved

[1] All acreages are approximate.

wetlands are already protected by recorded conservation easements. The PUD will provide over three acres of common recreation and civic space for the neighborhood in three parks areas shown on the Master Development Plan Map ("MDP Map").

The PUD may contain a privately-owned recreational lake up to approximately 19 acres in size (the "Private Lake") that will be associated with a single one-acre residential lot as depicted on the MDP Map. The Private Lake will be solely for the use of the single lot and not for public or homeowner association use. The Private Lake and the westernmost stormwater pond will be separated by a 25-foot wide open space area. The Private Lake will be included in applicable construction plans submitted to the County and St. Johns River Water Management District ("SJRWMD") permits for the Private Lake, but it may or may not be constructed at the option of the owner. The Private Lake, or any portion thereof, if constructed, must be completed prior to the County's approval of as-builts for the residential portion of the PUD and before any vertical construction other than model homes may be commenced within the PUD. If the Private Lake or any portion of the area shown on the MDP as the Private Lake is not constructed, that area will remain open space and agricultural or silvicultural uses may continue.

The applicant will encourage its builders to participate in the Florida Energy Star Program. The applicant will consider incorporating Low Impact Development Design Principles in the design of the project, which may include: reducing grading and impervious areas, maintaining native vegetation, using all native vegetation in the landscape and around stormwater ponds, reducing irrigated and turf areas, and using vegetated bio-retention areas, enlarged tree islands, grassed swales and rock-lined trenches to maximize stormwater percolation.

B. **Total Number of Acres.**

The total land area within the PUD is 144.6 acres.

C. **Total Number of Wetland Acres.**

The total number of wetland acres within the PUD is 16.4 acres.

D. **Development Area and Land Use.**

The total development area is 128.2 acres. The approximate acreage by land use is shown in the following table.

Land Use	**Acres**
Residential	98.5 acres +/-
Parks	3.5 acres +/-
Private Lake	19 +/-
Conserved wetlands	16.4 acres +/-
Upland buffer	7.2 acres +/-
Wetland Impacts	0 acres +/-

Taking into account only conserved wetlands, upland buffers, recreation, the Private Lake area and Scenic and Development Edges, the project has at least 38% open space which exceeds the 25% open space requirement in Section 5.03.03A of the LDC.

E. **Total Residential Units and Density.**

The Arbor Mill neighborhood will contain up to 252 single family lots. All future changes to the MDP Map will comply with Section 5.03.05 of the LDC. The net density is 1.97 units per acre which is below the 2 units per acre allowed under the 2 units per acre allowed under the Residential B land use designation. No density bonuses are requested.

The expected population of the neighborhood is approximately 615 people based on the assumption of 2.44 people per home and 252 homes. According to the St. Johns County School District projections of .78 students per household, the neighborhood will have approximately 197 school-aged children.

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

No non-residential development is proposed for the project. The silvicultural and agricultural uses contemplated within the area reserved for the Private Lake prior to construction of the lake include timber and horse or cattle farming.

G. **Design Criteria.**

Setbacks: Front 20 feet; side 5 feet; rear 10 feet*

*Second front (15 corner lots designated on the MDP Map with an asterisk) - 10 feet side on secondary road; any driveway located in the secondary yard will be a minimum of 20 feet in length. All other second front yard setbacks on corner lots will be 16 feet.

Minimum lot area: 6,900 square feet

Average lot area: 8,631 square feet

Minimum lot width: 63 feet

Maximum height: 35 feet

Maximum coverage of lots by buildings: 25% calculated for the entire PUD. As shown on the MDP Map, the total area of all lots is 74.1 acres and 25% of that area is 18.5 acres so buildings on the lots will not cover more than 18.5 acres. The neighborhood site plan shall establish the maximum lot coverage for each individual lot and demonstrate that the overall coverage limitation of 18.5 acres is not exceeded.

All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure.

Clearing and grading.

Bonafide agricultural and silvicultural practices shall be allowed to continue within portions of the property but not within the conserved wetlands, upland buffers, Scenic Edges, or Development Edges. 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, the Private Lake, lots and other similar uses and structures in conjunction with the development of the project, subject to applicable permitting requirements. Dirt from such excavations, including the stormwater ponds and the Private Lake, may be retained on site or sold and transported from the site if the developer has determined that the dirt is not required for development of the project. The lots within the project may be developed and platted in a series of "units" (e.g. "Arbor Mill – 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 or from the Private Lake. Also, if needed, fill dirt may be brought on to 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, the Private Lake and road rights-of-way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD appropriate for the stage of development. The developer will comply with applicable LDC provisions. There are no Protected Trees within the property to be developed.

Landscaping requirements within individual lots shall be the responsibility of the builder and shall be completed prior to the issuance of any Certificate of Occupancy.

Trees to be planted along roadways within the rights-of-way or pond banks shall be irrigated with a temporary or a permanent irrigation system. If the temporary irrigation system is the use of an irrigation truck or water wagon the plant material shall be watered for 90 days consecutively and thereafter the trees shall be irrigated bi-weekly for a period of 6 months. At the end of that period the County Administrator will assess the trees to determine if the trees are established and the irrigation may cease. The Applicant shall be required to replace any plant material that fails establishment as determined by the County Administrator within thirty days of written notification. Replaced plant material shall follow the watering guidelines as set forth in this section until such time as a determination is made that the plant material is established. Prior to implementing the irrigation of plant material by truck or water wagon, an Irrigation Plan shall be provided to the County that includes the name and address of the landscaping company that will be providing the irrigation for the plant material and a schedule of the watering. Trees provided will comply with the requirements of 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 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.

The general location of allowable signs is shown on the Master Development Plan. All signs, whether depicted on the Master Development Plan map or on an incremental Master Development Plan will comply with the following allowances:

i. Project identification signs shall be permitted at or near the main entrances to the property from County Road 16A. Each entrance shall be allowed identification signs that may have two or more sign faces. The project identification signage shall have a maximum height of 15 feet with a maximum advertising display area of 32 square feet per sign. The project identification signs will be allowed in the general location shown on the MDP Map by a right-of-way permit issued by the County.

ii. Each cluster of lots within the Arbor Mill neighborhood 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 advertising display area per sign.

iii. The park parcels may have identification signs with an advertising display area height not greater than 8 feet and an advertising display area of no more than 15 square feet. The location of the signs may be shown on an applicable modified or incremental Master Development Plan.

iv. The development may also contain directional signs with a maximum size of three feet or a maximum height of three feet that direct visitors to the appropriate facilities within the community. Directional signs may be located within common areas or private road rights-of-way and shall be considered on-premise signs. Directional signs will be allowed within County right-of-way by a right-of-way permit issued by the County. 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 Land Development Code.

Fencing.

The developer may, but shall not be required to, erect rural-style wooden or vinyl colonial, stockade or three-rail fencing up to six feet in height along all or parts of the perimeter of the property, and a field fence, hog wire or chain link fence up to six feet in height and with up to three strands of barbed wire may be installed along the boundaries of the Private Lake area up to six feet in height. The fence may be considered part of the perimeter screening in accordance with the Land Development Code. Individual lot owners may construct fences in accordance with the allowances given in the Land Development Code for residential zoning districts. No fencing shall be allowed within the upland buffers.

H. **Infrastructure.**

LDC Requirements.

All infrastructure shall meet the LDC requirements in effect as of the date of PUD approval except for 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 ponds and the Private Lake may have fountains and may be designed as site amenities. The stormwater management system shall be owned and maintained by a property owners association or community development district.

Private Lake/Agricultural and Silvicultural Uses.

The Private Lake shall be maintained by either the owner of the Private Lake or a property owner's association and will meet the requirements of the SJRWMD and all applicable permits. The stormwater system has been designed to serve the residential development within the project. The storage capacity of the Private Lake is not necessary for the drainage needs of the project and may or may not be part of the permitted conveyance/discharge system. The Private Lake or any agricultural or silvicultural uses and the westernmost stormwater pond will be separated by a 25-foot wide open space area. The Private Lake, or any portion thereof, if constructed, must be completed prior to the County's approval of as-builts for the residential portion of the PUD and before any vertical construction other than model homes may commence within the PUD. If the Private Lake or any portion of the area shown on the MDP Map as the Private Lake is not

constructed, that area will remain open space and agricultural or silvicultural uses may continue.

Roads.

The Arbor Mill neighborhood will have access from County Road 16A from two entrances as shown on the MDP Map. The right-of-way for local roads within the community shall be a minimum of 50 feet wide as shown on the MDP Map and shall provide for adequate utility easements outside and on both sides of the right-of-way if required to accommodate all required utility infrastructure. The interior roadway system may be dedicated to St. Johns County upon approval of the Board of County Commissioners. The subdivision layout and road location shown on the MDP Map are conceptual and may be changed by the construction plans in accordance with Land Development Code Section 5.03.05. Two potential interconnections have been shown on the MDP Map to the north and east of the project with future development, if the County deems it feasible and appropriate at the time of development of the adjacent lands. The MDP Map shows the general location of the future interconnectivity points up to the project boundary. At the time of platting, the applicant will place the access in a tract, labeled as "Right of Way" and dedicate it to the County.

For public roads, pavement overlay lift will be allowed to be installed within each construction unit upon 90% completion of all houses constructed in that certain construction unit. For private roads, the pavement base and overlay lifts may be constructed together. Construction of any unit will be allowed to be completed without the installation of temporary cul-de-sacs or temporary utility connections provided the adjacent unit construction has begun and is proceeding to completion.

Right and left turn lanes will be constructed at the project entrances as shown on the MDP Map. A 10-foot right-of-way reservation along C.R. 16A has been provided and is shown on the MDP Map.

The Developer commits to the payment of its proportionate fair share obligation in addition to the voluntary pre-payment of certain impact fees to facilitate construction of roadway improvements as agreed upon in the Concurrency and Impact Fee Credit Agreement associated with this project (PFS AGREE 2013-04 Arbor Mill PUD) entered into by and between the applicant and the County. The Developer's obligation for the PFS payments and pre-payment of impact fees shall not be affected by any subsequent change imposed by any state or local agency to transportation concurrency mitigation, nor shall it be affected by any subsequent interpretation of current regulations relating to transportation concurrency mitigation without the express agreement of the County, in its sole discretion.

Sidewalks.

Sidewalks are shown on the MDP Map. The sidewalks provide interconnectivity between the homes and the community amenities. Bicycle racks will be provided within the three park areas. A five-foot sidewalk along County Road 16A shall be constructed as shown on the MDP Map.

Four-foot wide sidewalks will be provided by the builders pursuant to a lot-by-lot build program along one side of all interior roads.

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 may be installed within the Scenic Edge and within Development Edges. Sidewalks and paths may cross the upland buffer as necessary but shall not otherwise be located within the upland buffer. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design.

Parks, recreation, and civic space.

Active recreation and public gathering space will be provided that exceeds the requirement for the project, based on the requirement of 5 acres per 1,000 people under Section 5.03.03(E) of the LDC, of 3.08 acres. The project will have 3.5 acres of recreation (which may include up to .4 acres of accessory storage for outdoor storage of trailers, campers or other vehicles) and civic space located in the three park areas as depicted on the MDP Map. A minimum of 3.1 acres of active recreation area will be maintained. Active recreational amenities will include, at a minimum, a tot lot and bicycle parking area with bike racks and may include based upon marketing goals a picnic area, play and exercise equipment and for the private use of the residents. The main amenity center park adjacent to the Scenic Edge will contain a clubhouse with a swimming pool, restrooms and a paved parking area. The recreational/public gathering and open space areas may be developed with structures, active and passive recreation amenities, bicycle parking, boardwalks, gazebos or other park specific amenities. The 1.3-acre park area shown on the MDP Map shall serve as a centrally-located civic space and focal point for the neighborhood as required under Policy A.2.1.10.(c)(2) of the Comprehensive Plan. A multi-purpose field is planned for the 1.3-acre park to the west that will accommodate soccer, football, rugby, Frisbee, and volleyball and will be at least 100 feet wide x 300 feet in length. The multi-purpose field has been depicted on the MDP Map. A dog park is also planned for one of the three parks.

Supply and maintenance of active recreational equipment for the parks shall be the responsibility of the property owners association. The property owners' association will be required to be responsible for the maintenance of the Private Lake if constructed.

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

Utilities.

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 Map. Electric service will be provided by Florida Power and Light.

Irrigation.

The primary source of irrigation for common areas will be stormwater management facilities. Stormwater ponds (but not the Private Lake) with a surface area greater than .5 acres will be designed to use stormwater runoff for irrigation (except for individual lots). In the event there is insufficient stormwater runoff to irrigate these areas, surficial wells may be used for supplemental irrigation if necessary. Shallow irrigation wells may be used for individual lots.

All free flowing wells will be located and abandoned after final acceptance of as-builts for that phase of construction but prior to physical construction of any homes within the phase. Any free flowing wells located within the area reserved for the Private Lake may be maintained for agricultural or silvicultural use but will be abandoned after final acceptance of as-builts and prior to construction of the Private Lake.

Water and Sewer.

St. Johns County will provide water and sewer service to the project in accordance with the St. Johns County Utility Department Letter of Availability dated September 18, 2013 and attached to this MDP Text as Attachment 1.

Fire Protection.

Development shall comply with Part 6.03.00 of the Land Development Code.

Solid Waste.

Solid waste collection for residential uses shall be provided by St. Johns County through its contractors.

Lighting.

Low wattage street lighting shall be provided in a uniform manner throughout the neighborhood in compliance with Policy A.2.1.10(c)(15) of the Comprehensive Plan.

I. **Water and Sewer.**

All utilities will be installed underground on the site. Water and sewer service will be provided by St. Johns County. The water and sewer utility improvements necessary to serve the project are as set forth on the Water and Sewer Availability Letter submitted with the application. The estimated usage based on 252 single family lots is as follows:

Water	Total water demand (gallons/day)	88,200
Sewer	Total water demand (gallons/day)	88,200

a) All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

b) Utility connection points shall be installed as listed in the Water and Sewer Availability Letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

c) Water or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

d) No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by St. Johns County Utility Department.

J. **Soils.**

The soil survey for St. Johns County, Florida identifies the following 8 types of soil within the property:

9 - Pomona fine sand
36 - Riviera fine sand, frequently flooded
44 - Sparr fine sand, 0-5% slopes
46 - Holopaw fine sand
58 - EauGallie fine sand
63 - Placid fine sand

64 - Ellzey fine sand
69 - Bakersville muck

A copy of the soils map prepared by Peacock Consulting Group, LLC reflecting the soils within the project has been submitted with the application.

K. **Upland Forest and Wetlands.**

A copy of the FLUCFCS map prepared by Peacock Consulting Group, LLC has been submitted with the application and shows the existing site conditions. Based upon the FLUCFCS Map, the property contains the following:

Uplands:

214-Row Crops (FLUCFCS 214)

411 – Pine Flatwoods (FLUCFCS 411)

425 – Temperate Hardwoods (FLUCFCS 425)

832 – Electrical Power Transmission Line (FLUCFCS 832)

Wetlands:

Wetland Forested Mixed 9FLUCFCS 360)

The LDC requirement for conservation of 5% of upland natural vegetation on site (which may be provided within the Upland Buffers, Scenic Edge and Development Edges) has been met.

L. **Significant Natural Communities Habitat and Listed Species.**

As shown on the FLUCFCS map and explained in the environmental report submitted as part of the rezoning application, none of the six significant natural communities habitats occur within the PUD. No evidence of listed species or habitat currently exists on the site.

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

The site is within the low probability areas depicted on the St. Johns County final archeological predictive map, therefore a reconnaissance study is not required.

N. **Buffering and Landscaping.**

Tree Mitigation, Land Clearing and Landscaping will follow the LDC at the time of permitting.

Perimeter buffer.

In accordance with LDC Section 5.03.03.A.4, a 10-foot buffer shall be provided around the perimeter of the PUD. The buffer is within the Development Edge shown on the MDP Map.

The developer may construct a wall or decorative fencing or project signage within the perimeter buffer in compliance with the LDC and Comprehensive Plan.

Adjacent land use buffering and screening.

There are no incompatible uses on adjacent properties that would require buffering of the residential components of the planned development under Section 6.06.04 of the LDC.

Upland buffers.

The MDP Map depicts post-construction and post-permitted project development and shows the general location of the upland buffers provided in accordance with LDC requirements.

A 25-foot average-width upland buffer shall be provided adjacent to continuous wetlands consistent with the LDC. The upland buffer shall be measured landward of the SJRWMD jurisdiction line. The approved SJRWMD wetland line and resulting upland buffer is depicted on the MDP Map.

There shall be a 25-foot building setback from the average 25-foot upland buffer provided to 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.

Development Edge.

A Development Edge of 35 feet shall be located along the PUD boundary and is depicted in the master development plan map. The Development Edge may be left in a natural state or it may be landscaped. A 15-foot utility easement has been provided within the Development Edge along the easterly boundary of the project for future utilities, as shown on the MDP Map. The portion of the Development Edge within the Private Lake area and associated lot shall be owned by the owner of the Private Lake and associated lot.

Decorative walls and fences, architectural features, and stormwater ponds.

The stormwater ponds depicted on the MDP Map may be allowed within the Development Edges and may be designed as project amenities. Fences with a combination of canopy trees or other landscape plants that result in a natural appearance shall be allowed within the Development Edge as enhanced

landscaping. No Development Edge is required where a Scenic Edge is required and provided.

Scenic Edge.

A Scenic Edge adjacent to County Road 16A shall be provided with a 75-foot wide Scenic Edge. The Scenic Edge is graphically depicted on the MDP Map and will have specific widths shown on construction plans.

Scenic Edges may be left in a natural state or may be landscaped. Signs, decorative walls or fences and architectural features as well as multi-use paths, sidewalks or other non-vehicular pathways are allowed on the Scenic Edge. Fences with a combination of canopy trees and other landscape plants that result in a natural role appearance shall be allowed within the Scenic Edges enhanced landscaping. Irrigation may be installed within the Scenic Edge.

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

O. **Special Districts.**

Arbor Mill is not 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, and construction or sales offices, temporary signage, model homes, temporary access ways shall be allowed within the PUD and may be moved throughout the site as phasing changes in accordance with the Land Development Code. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of the development.

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, Private Lake, 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 Land Development Code.

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 as-built approval. 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 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 an accessible route, accessible parking and signage.

Q. **Accessory Uses.**

The accessory uses shall be in accordance with the Land Development Code 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, campers or other vehicles within the recreational areas and will be shown on incremental MDPs. Accessory storage or maintenance facility buildings may be allowed within each recreational storage area. Storage areas within recreation areas will not exceed .4 acres in size and will be shown on construction plans. The storage areas within the recreation areas will be buffered by either (i) evergreen plants, at the time of planting, that are six feet in height and provide an overall screening opacity of 75%; or (ii) a solid wooden fence up to eight feet in height (finished side out) with landscaping at the base. In addition, an 8-foot solid panel vinyl or wooden fence will be erected by the applicant on the rear lot line or PUD boundary line for twelve (12) lots in the southeasterly corner of the property to provide mitigation between the PUD and the adjacent bee farm. The fence will be erected upon the latter of (i) recording of the Plat or (ii) final acceptance by the County of the development of the applicable lots. A waiver has been included in Section T below to allow the 8-foot fences.

R. **Phasing Schedule.**

Residential

Phase No.	Type of Residential	DU's	Date Phase to Begin	Date Phase to End
1	SF	252	2013	2018

The applicant has requested a single five year phase for the residential development. Commencement of the phase is defined as horizontal construction plan approval and completion is defined County approval of as-builts of the horizontal infrastructure or subdivision improvements. The actual pace of development will be dictated by market conditions. The construction plans for the project may have sub-phases, units or sub-units.

S. **Project Impact and Benefits.**

Arbor Mill 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 Northwest Sector Overlay of the County Comprehensive Plan.

The project is justified because:

1. The subject property is located within the Residential B land use district and the proposed development is consistent with that designation and is less dense than is allowed under the Comprehensive Plan.

2. The project will not adversely affect the orderly development of St. Johns County as embodied in the LDC and St. Johns County Comprehensive Plan.

3. The proposed development is compatible with the surrounding zoning and existing residential uses.

4. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.

5. The proposed development conforms to the intent of the Sector Plan, and specifically Policy A.2.1, which promotes enhancing the appearance of the area through preservation of natural features and vistas. The PUD will encourage design that strives for efficient use of the land that results in more compact infrastructure, provides for lessened impacts on existing facilities and relieves the effect of wasteful distribution of new infrastructure. The residential use with substantial buffers, Scenic Edge and Development Edges will meet these standards.

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 recreational and community support amenities to serve this project are in place or will be constructed.

8. No wetland impacts are proposed or necessary to construct the project.

8. The PUD zoning allows the developer and the County greater control over development within the Project and a more desirable environment than could be accomplished through conventional residential zoning.

9. There is market demand for new homes in this area of the County.

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

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

1. LDC 5.03.02G2a. This waiver would allow the general location of improvements, if any, within parks to be shown on incremental master development plans. This waiver is needed because the applicant will not know what improvements, if any, will be requested by its builder customers before the PUD approval.

2. LDC 6.01.03E3. The waiver would allow a 10-foot setback on the secondary road for 15 of a total of 29 corner lots identified on the MDP Map with an asterisk and to allow this yard to be defined as a side yard instead of a front yard for regulatory purposes. No driveway will be located in the secondary yard unless it is a minimum of 20 feet in length. This waiver is needed to allow more efficient use of corner lots. Further, a requirement for two front yards would render the corner lots unbuildable at the minimum lot size specified herein. In addition, the four lots adjacent to the potential interconnections shown and labeled on the MDP Map as Potential Future Local Roads may have a side setback adjacent to the interconnections of five feet. This request is justified because the potential interconnections may or may not ever be constructed, and until and unless they are constructed, the tracts will operate as additional open space.

3. LDC 2.02.04.B.12. The waiver would allow a fence up to eight feet in height with landscaping at the base surrounding the accessory storage area for outdoor storage of boats, trailers, campers, or similar vehicles. The waiver is needed because many boats, campers, RV's, or other vehicles exceed six feet in height and an eight-foot fence would provide better screening. In addition, the waiver would allow a fence up to eight feet in height for a total of 12 lots in the southeasterly corner of the PUD. The waiver for this fence is justified because it will provide a buffer between the PUD and the adjacent bee farm.

U. **Binding All Successors 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 entire property is located within the Residential B Future Land Use Designation.

W. **Vision and Compatibility**

The applicant's vision for Arbor Mill and the community goals and objectives achieved by development of Arbor Mill are as follows:

1. To provide a complete neighborhood within a framework of connected Development Edges with an orderly transportation system.

2. To create a community that will sustain and provide a high quality of life for its residents.

3. To protect the natural environment and create a community compatible with existing development.

Arbor Mill achieves the goals and objectives described above by:

1. Creating a neighborhood that complies with Policy A.2.1.10 of the Comprehensive Plan, has Development Edges consistent with Policy A.1.3 of the Comprehensive Plan, and Scenic Edges consistent with Policy A.1.4 of the Comprehensive Plan.

2. The applicant has marketed Arbor Mill to experienced builders with a proven track record of providing homes meeting the needs and desires of their customers. Arbor Mill will include parks, civic space, sidewalks, and infrastructure meeting the requirements of the Comprehensive Plan and LDC.

3. Arbor Mill protects the natural environment by permanently conserving over 16 acres of wetlands and over 7 acres of upland buffers in large, contiguous tracks. The MDP Map includes a depiction of the offsite areas immediately adjacent to the planned development. As shown by the MDP Map, the large tracks of conserved wetlands and uplands within the planned community connect with large tracks of uplands and wetlands that are permanently preserved under recorded conservation easements. Existing residential development and any future development adjacent to the planned project will be buffered by a 35' Development Edge within the planned development.

The planned development is compatible with adjacent land uses for the following reasons:

1. The entire perimeter of the development has a minimum 35' Development Edge that will provide a buffer between the project and existing and future development and agricultural and silvicultural activities.

2. The only existing development adjacent to the project is Hunters Ridge and a few existing single-family residences to the south, which will be separated from the project by the 35' Development Edge provided. Any adjacent future development to the north, east or south will be buffered by the Development Edge within the project, plus the Development Edge that will be required within the future adjacent development, which will prevent any incompatibility.

3. There is adjacent single-family residential development within the Hunters Ridge Subdivision to the southwest. Beyond the immediate surrounding property are other major residential uses in close proximity, including the Six Mile Creek PUD within the Saint Johns DRI to the south, Silverleaf DRI to the east and north, and the Bartram Downs PRD to the north.

4. The 75' Scenic Edge provided along County Road 16A will provide extensive buffering and should eliminate any negative aspects of traffic along the road.

5. The areas along the northwestern and southeastern boundaries of the project are preserved wetlands.

6. The proposed use of the property is allowable under the Residential B land use designation and will not change or have an unreasonable impact on the existing and allowable land uses in the surrounding areas.

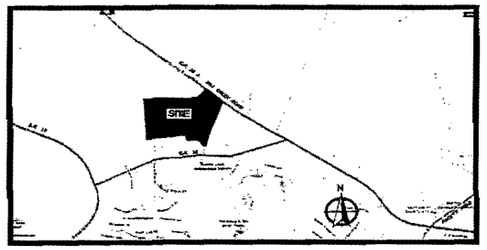
PROJECT SUMMARY

1. SINGLE FAMILY DESIGN CRITERIA	252 LOTS(MAX)
MINIMUM LOT AREA	6,900 S.F.
MINIMUM LOT WIDTH	63 feet
MINIMUM FRONT SETBACK	20 feet
MINIMUM REAR SETBACK	10' feet
MINIMUM SIDE SETBACK	5 feet
MAXIMUM HEIGHT	35'
TOTAL SITE AREA	144.6± ACRES
TOTAL UPLANDS	128.2± ACRES
TOTAL WETLAND IMPACTS	0.00 ACRES
TOTAL WETLANDS	16.4± ACRES
TOTAL PARK AREA REQUIRED	3.1± ACRES
TOTAL PARK AREA PROVIDED	3.5± ACRES

DEVELOPMENT AREA & LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL	95.3± ACRES
LOT AREA	55.3± ACRES
POND AREA	18.7± ACRES
ROW AREA	17.8± ACRES
PARK AREA	3.5± ACRES
25 % OF RESIDENTIAL AREA	23.8± ACRES
TOTAL LOT COVERAGE	23.8 ACRES (25%)
SCENIC & DEVELOPMENT EDGE	6.7± ACRES
CONSERVED WETLANDS	16.4 ACRES
UPLAND BUFFER	7.2 ACRES

CONTIGUOUS UPLAND BUFFER CALCULATIONS
TOTAL L.F. OF CONTIGUOUS WETLANDS = 2,947
UPLAND BUFFER REQUIRED = 2,947(25)=73,750 SQ. FT.
UPLAND BUFFER PROVIDED = 314,839 SQ. FT.



VICINITY MAP
N.T.S.

A portion of Lot 5, of the Antonio Huertas Grant, Section 38, together with a portion of Section 18, all lying within Township 8 South, Range 28 East, St. Johns County, Florida.

LEGAL DESCRIPTION

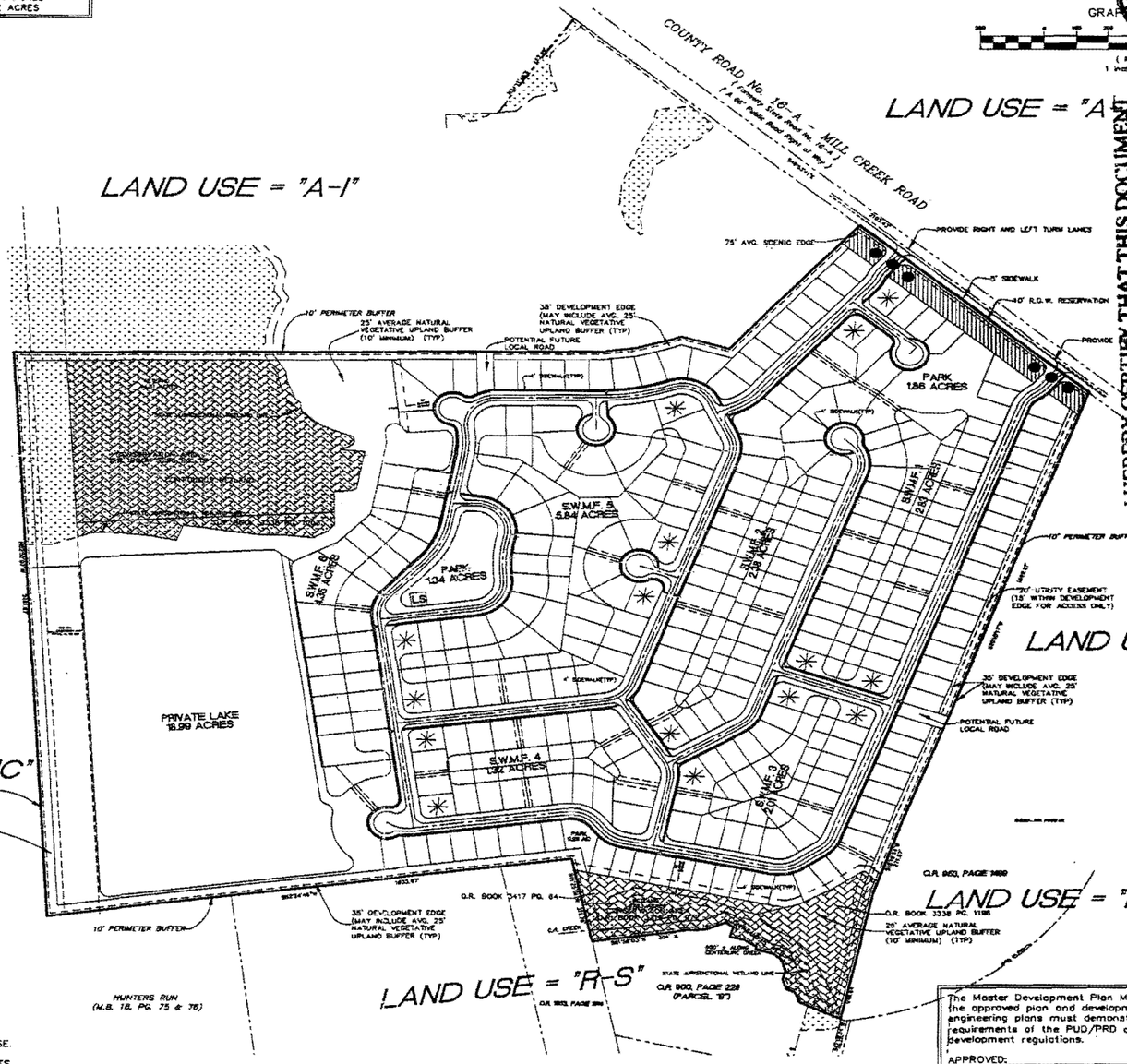
SECTION 13

LEGEND

- BOUNDARY
- GENERAL LOCATION OF PROJECT SIGNAGE
- 75' (30' MIN.) SCENIC EDGE
- CONTIGUOUS WETLAND BUFFER (10' MIN.25' AVERAGE)
- 10' SETBACK ON SECONDARY CORNER LOTS
- EXISTING CONSERVATION EASEMENT

NOTES

1. ENTRANCE ROAD AREA WILL HAVE A 60' WIDE ROW.
2. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN VEGETATIVE, AND UNDISTURBED. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER CLEARING, AND THE INDIVIDUAL LOT OWNER IS LOCATED WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
3. A 4' SIDEWALK WILL BE PROVIDED ON ONE SIDE OF EACH INTERNAL ROAD. DETAILS WILL BE SHOWN ON CONSTRUCTION PLANS.
4. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC). THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES(ADAAG) ESTABLISHED BY FLORIDA LAW AND THE FAIR HOUSING ACT IS APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER,DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. THE LOTS IN THE PUD MAY BE PLATTED IN MORE THAN ONE UNIT. THE LOTS SHALL BE NUMBERED SEQUENTIALLY WITHIN EACH UNIT STARTING WITH LOT NUMBER ONE.
6. ALL FREE FLOWING WELLS WILL BE LOCATED AND ABANDONED AFTER FINAL ACCEPTANCE OF AS-BUILTS FOR THAT PHASE BUT PRIOR TO PHYSICAL CONSTRUCTION OF ANY HOME WITHIN THAT PHASE. ANY FREE FLOWING WELLS LOCATED IN THE AREA OF THE PRIVATE LAKE MAY BE MAINTAINED FOR AGRICULTURAL OR SILVICULTURAL USE BUT WILL BE ABANDONED AFTER FINAL ACCEPTANCE OF AS-BUILTS AND PRIOR TO CONSTRUCTION OF THE PRIVATE LAKE.



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 25th DAY OF March 20 14
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners D.C.
BY: Deputy Clerk

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

APPROVED:
DATE:
ORDINANCE NO.:
FILE NUMBER:

ARBOR MILL

MASTER DEVELOPMENT PLAN

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION # 26685
263 River Hills Drive, Jacksonville, FL 32216 /ph (904) 737-0971
/fax (904) 398-5372 /email info@nfes.net /web www.NFES.net

DATE: 03/18/2014
JOB NUMBER: 11-031
SCALE: 1" = 200'
SHEET NUMBER
1

THE ST. AUGUSTINE RECORD

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

Ref.#: L214-14
P.O.#: HG 2-4

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 **SHAWNE' H**

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

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

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

In the matter of **PUD 2013-09 ARBOR MI - HEARING FEBRUA**

was published in said newspaper on **01/20/2014**

Affiant further says that the St. Augustine Record is a newspaper pu
at St. Augustine, in said St. Johns County, Florida, and that the said
heretofore has been continuously published in said St. Johns Count
each day and has been entered as second class mail matter at the pc
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 JAN 20 2014

by _____ who is personally known to me
or who has produced as identification

_____
(Signature of Notary Public)

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 19, 2015
(407) 398-0153 FloridaNotaryService.com
(Seal)

Continued from 02/04/14

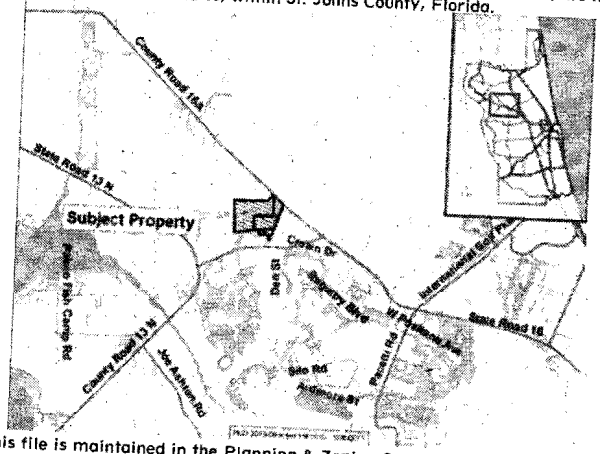
COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, February 4, 2014 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 consider a request to rezone 144.6 acres from Open Rural to Planned Unit Development for a 252 unit single family development.

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

The subject property is located on County Road 16A approximately 1/3 mile northeast of State Road 16, 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JOHN H. MORRIS, CHAIR
FILE NUMBER: PUD 2013-09 Arbor Mill PUD
L214-14 Jan 20, 2014

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 27, 2014

2014 FEB 27 PM 12:38

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

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 electronic copy of Ordinance No. 2014-11, which was filed in this office on February 27, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270 • Facsimile: (850) 488-9879
www.dos.state.fl.us