

ORDINANCE NUMBER 2015 -

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Public Records of St. Johns County, FL
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AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WESTMINSTER WOODS PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 1998-30, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, 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 February 26, 2014 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File MAJMOD 2014-02 Westminster Woods**, for a Major Modification to the Westminster Woods Planned Unit Development (PUD), Ordinance Number 1998-30, as amended and 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 Westminster Woods PUD, described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 1998-30, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and C.

SECTION 2. That the need and justification for modification of the Westminster Woods PUD, Ordinance Number 1998-30, as amended, 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 Westminster Woods PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Westminster Woods 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 Westminster Woods 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 Westminster Woods PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Westminster Woods 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 1998-30, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

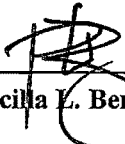
SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and 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. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Westminster Woods PUD shall take effect immediately upon receipt of this 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.

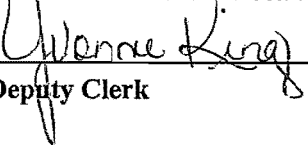
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF March 2015.

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

BY: 
Priscilla L. Bennett, Chair

RENDITION DATE March 5, 2015

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: March 5, 2015

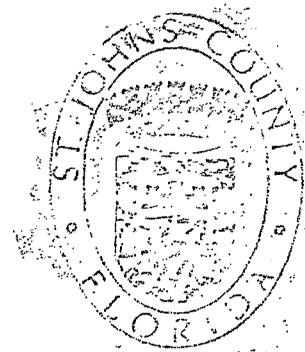


Exhibit A
LEGAL DESCRIPTION
Westminster Woods
4th Major Modification

LEGAL DESCRIPTION OF WESLEY WOODS ON JULINGTON CREEK, SAINT JOHNS COUNTY, FLORIDA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 29, A PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA TOGETHER WITH LOTS 11, 12, 13 AND A PORTION OF LOT 14 AND A CLOSED PORTION OF JULINGTON BOULEVARD, OF JULINGTON PLACE, SAID JULINGTON PLACE ACCORDING TO PLAT RECORDED IN MAP BOOK 5, PAGE 28, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING WHERE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JULINGTON BOULEVARD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN SOUTH 01°-18'-30" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 962.26 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 89°-20'-20" WEST ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 520.32 FEET TO AN ANGLE POINT; RUN THENCE NORTH 88°-47'-39" WEST ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.45 FEET TO A POINT ON A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13 (RIGHT-OF-WAY VARIES ACCORDING TO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 78070-2517); RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1482.69 FEET, A CHORD DISTANCE OF 940.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 19°-04'-26" WEST; RUN THENCE NORTH 37°-33'-39" WEST ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 13, A DISTANCE OF 411 FEET, MORE OR LESS, TO A POINT ON THE APPARENT MEAN HIGH WATER LINE OF JULINGTON CREEK; RUN THENCE IN A NORTHEASTERLY AND EASTERLY DIRECTION ALONG LAST MENTIONED MEAN HIGH WATER LINE (EXCLUDING THE EXCAVATED INLET), A DISTANCE OF 1613 FEET, MORE OR LESS, TO A POINT WHERE LAST MENTIONED MEAN HIGH WATER LINE INTERSECTS THE EASTERLY LINE OF THE AFOREMENTIONED LOT 11, JULINGTON PLACE; RUN THENCE SOUTH 01°-18'-07" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 509 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID JULINGTON BOULEVARD; THENCE CONTINUE SOUTH 01°-18'-07" EAST ALONG THE SOUTHERLY PROLONGATION OF LAST MENTIONED EASTERLY LINE, A DISTANCE OF 65.12 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF JULINGTON BOULEVARD; RUN THENCE 65°-49'-29" EAST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.01 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 41.3 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

TOGETHER WITH:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 29, A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA TOGETHER WITH A PORTION OF LOT 15 OF JULINGTON PLACE, SAID JULINGTON PLACE BEING ACCORDING TO

PLAT RECORDED IN MAP BOOK 5, PAGE 28, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 13 OF JULINGTON PLACE, SAID POINT BEING WHERE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JULINGTON BOULEVARD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN SOUTH 01°-18'-30" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 962.26 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 01°-18'-30" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD FOR THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTH 1/2 OF LOT 16, JULINGTON PLACE, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH;

LOT 10, JULINGTON PLACE, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH;

A PORTION OF JULINGTON BOULEVARD, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, JULINGTON PLACE, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JULINGTON BOULEVARD WITH THE WEST RIGHT-OF-WAY OF ORANGE STREET (AVENUE); THENCE ALONG THE SOUTH RIGHT-OF-WAY OF JULINGTON BOULEVARD, SOUTH 66°30'03" WEST, 211.43 FEET TO THE POINT OF BEGINNING OF THE PORTION OF JULINGTON BOULEVARD TO BE VACATED DESCRIBED HEREIN,

FROM THE POINT OF BEGINNING, CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF JULINGTON BOULEVARD, SOUTH 66°30'03" WEST, 125.47 FEET, TO A POINT OF INTERSECTION WITH THE PROLONGATION OF THE EAST LINE OF LOT 11 OF SAID JULINGTON PLACE PLAT; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID LINE, NORTH 00°23'00" EAST, 65.62 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFORESAID JULINGTON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 66°30'03" EAST, 98.90 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF JULINGTON PLACE PLAT; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, SOUTH 23°29'57" EAST, 60.00 FEET TO THE POINT OF BEGINNING OF THE PORTION OF JULINGTON BOULEVARD TO BE VACATED HEREIN DESCRIBED.

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

PORTION OF JULINGTON BOULEVARD TO BE VACATED CONTAINING 0.15 ACRES MORE OR LESS.

EXHIBIT B
Master Development Plan Text
4th Major Modification

SECTION I – INTRODUCTION AND APPLICATION

Enclosed please find an application for a 4th Major Modification to the Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Zoning Ordinance. The application form is attached as Exhibit A. The documents contained herein referred to as “Exhibits” may be found in the application’s file to be maintained by the St. Johns County Growth Management Department. This petition is filed on behalf of the applicant:

Chris Wickberg, Vice President
Westminster Services, Inc.
80 West Lucern Circle, Orlando, Florida 32801

A. Location: The property included for the 4th Major Modification consists of 53.828 acres as described in the legal description, attached as Exhibit A (the “Property”) located in the Northwest section of St. Johns County.

B. Surrounding Uses: The Property is bounded on the north by Julington Creek (a tributary of the St. Johns River), on the west by State Road 13 (William Bartram Scenic and Historic Highway), on the east by residential land uses (with Bishop Estates/Orange Avenue running north to south between the current Westminster Woods on Julington Creek and Wesley Village) and on the south by a mixture of commercial land uses and residential land uses (Bishop Estates Road runs through the southerly portion of the site). Surrounding land uses include the Julington Creek Development of Regional Impact (DRI), planned primarily for low density residential, except for some commercial land uses at the intersection of State Road 13 and Racetrack Road, a medical clinic immediately adjacent to the west and other scattered commercial land uses across State Road 13. The northern boundary of the property, along the shores of Julington Creek, is the division between St. Johns County and Duval County.

C. Ownership: The Property is owned by Wesley Manor, Inc. (as operated by Westminster Services, Inc.) as shown by the Proof of Ownership (deeds), which are attached as Exhibit G. Karen M. Taylor has been authorized to act on behalf of the applicant and file the application for seeking the modification indicated. Authorization is attached as Exhibit F. Adjacent property owners, for notification purposes, are included as Exhibit H.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The current 53.828 acre Westminster Woods site is zoned Planned Unit Development (PUD). Historically, the site had multiple zoning designations, which allowed for a variety of uses. The main parcel, totaling 41.30 acres, has been developed for many years. It is developed with one hundred and sixty-two (162) Senior Residential apartments (the facility originally had 266 units, however, due to changes in resident life-style, the facility has been remodeled and the number of units reduced). It includes all of the support facilities and eighty (80) assisted living apartments, a fifty-seven (57) bed skilled nursing care facility, what used to be the former Executive Director’s home (along the banks of Julington Creek), and the sewage treatment plant and the maintenance facility. These existing facilities are over fifty (50) years old, and will be replaced with new facilities that will be phased in over time. In addition to the

main parcel, there are 9.01 acres located south of Bishop Estates Road, which is now Phase II. The southeast portion of the parcel was originally developed as a mobile home park with 21 mobile homes and one single family home. The southwest portion of the parcel was zoned for commercial but is vacant, and the remainder of the parcel was divided into six (6) lots: four (4), which contained single family homes and two (2) which are vacant, but were previously used for mobile homes. This entire parcel is now used for forty-seven (47) Villas. Two (2) parcels; one (1) on Orange Avenue and one (1) lot along Julington Creek were added to the overall plan, with the Lot 10 parcel being added to Phase II and the North ½ of Lot 16 being added to Phase III. An additional property was added to Phase III, consisting of a total of 6,534 square feet (0.15 acres) resulting from the vacation of a portion of Julington Boulevard.

The approved Development Plan consists of four (4) phases as follows: Phase I, which is approved for 81 Senior Residential apartments in three (3) buildings, and along with twenty (20) Senior Residential villas in ten (10) duplex units; Phase II which provides for forty-seven (47) villas contained in a combination of duplex and triplex structures; Phase III which is approved for twenty-eight (28) Senior Residential apartment units within a single building; and Phase IV (which is the original campus), that is currently approved for a Health Care Center (Skilled Care) consisting of one hundred and twenty (120) skilled nursing beds, eighty (80) Assisted Living Units, two hundred and forty-six (246) Senior Residential apartments, support facilities and a Wellness/Fitness Center. This modification seeks to change Phase IV to two hundred and fourteen (214) Senior Residential apartments and thirty-five (35) Villas, as well as a two hundred and eighty (280) space parking garage, a central energy plant, and a Lifelong Learning Center.

Overall, the Development Plan with this modification provides for a one hundred and twenty (120) bed Health Care Center (Skilled Nursing), eighty (80) Assisted Living Units, three hundred and twenty-three (323) Senior Residential Apartments, and one hundred and two (102) Senior Residential Villas as demonstrated in the Table below:

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL	PREVIOUS MAJMOD	CHANGE
Skilled Nursing				120 beds	120 beds	120 beds	None
Assisted Living				80 units	80 units	80 units	None
Senior Residential Apartments	81 units		28 units	214 units	323 units	355 units	Reduce by 32
Senior Residential Villas	20 units	47 units		35 units	102 units	70 units	Increase by 32
TOTAL	101 units	47 units	28 units	329 units 120 beds	505 units 120 beds	505 units 120 beds	

The Revised Master Development Plan Map for the Property is included as Exhibit C. The proposed construction and renovation of the existing Westminster Woods facilities will include: construction of new retirement apartments to allow for larger individual units; the addition of duplex and triplex living units, a new assisted living facility (Assisted Living Center) which will replace the existing assisted living units, an updated/expanded Skilled Nursing Facility (Healthcare Center), a new Health Club/Wellness Center (Senior Fitness Center), a new Lifelong Learning Center, updating and restructuring of all of the associated services and related amenities (such as food, chapel, library, roadways, parking, landscaping and personal services, etc.), and improvements to two (2) "private" boat docks, maintenance of the existing Main Boat Dock and the addition of two (2) observation docks. Development has commenced and will continue as all permits are received, with the remainder of the project anticipated to take up to ten (10) more years to commence from this modification and ten (10) years beyond that to complete.

Access to the property is shown on the Development Plan (Exhibit C) and will be accomplished via five (5) driveway/entrances. The one (1) main driveway/entrance will be moved to the east of the existing entrance on Bishop Estates Road, so that two (2) entrances/exits will be located opposite each other along Bishop Estates Road. After construction of the easterly entrance, the original westerly entry will be retained as a service/construction road only during construction of the balance of Phase IV, and will be abandoned after completion of the project. One (1) other entrance/exit currently exists at the entrance to Phase I on the north side of the road at the eastern end of Bishop Estates Road. The two (2) other driveway/entrances are located at the entrance to Phase I opposite the existing Wesley Village PSD entrance on Orange Avenue and at the entrance to Phase II on the north-south portion of Bishop Estates Road (Orange Avenue). It should be noted that the entry at the east end of the northern section of Bishop Estates Road (what is formerly known as Julington Boulevard), will be maintained and used up to construction of the retention in Phase III, and has been abandoned, with a t-turnaround provided. The project will be served with central water and sewer service supplied by Jacksonville Electric Authority Utilities (JEA) and the applicant will install fire hydrants to meet County requirements. All uses and structures within the PUD shall be substantially related to the overall character of the development.

This 4th Major Modification encompasses a re-design of Phase IV with a more pleasing, efficient and safer entry. The redesign includes updates to the existing Skilled Nursing Facility, relocation of the Assisted Living facility, relocation and replacement of the Support Facilities, and a reallocation of the two hundred and forty-six (246) Senior Residential apartments to allow for two hundred and fourteen (214) Senior Residential apartments and thirty-five (35) villas on the Phase IV portion of the site. Overall, the number and type of units will not change, however the site plan has been reconfigured to provide a more pleasing and functional site plan in keeping with current site planning practices. Larger buildings have been moved back from Julington Creek and single height buildings have been located adjacent to Bishop Estates Road to lower the apparent mass of the project from the road. The site has been redesigned to provide a more user friendly system of roadways and more of the parking is designated off the main roadways and/or under the buildings.

B. Development Size: There is a total of 53.828 acres of property, with 52.33 acres to be developed.

C. Wetlands: The site contains approximately 1.5 acres of jurisdictional wetlands.

D. Development Area: The project will use a total of 52.33 acres of developable property.

E. Dwelling Units: The Development Plan consists of four (4) phases as follows: Phase I, which is approved for eighty-one (81) Senior Residential apartments in three (3) buildings, and along with twenty (20) Senior Residential villas in ten (10) duplex units; Phase II which provides for forty-seven (47) Senior Residential villas contained in a combination of duplex and triplex structures; Phase III which is approved for twenty-eight (28) Senior Residential apartment units within a single building; and Phase IV, which is the original campus, which is to provide for a Health Care Center (Skilled Care) consisting of one hundred and twenty (120) skilled nursing beds, eighty (80) Assisted Living Units, two hundred and fourteen (214) Senior Residential apartments and thirty-five (35) Senior Residential villas.

For density calculations, it should be noted that this is a retirement community, which includes a total of 505 residential units (80 Assisted Living units, 323 Senior Residential Apartments and 102 Senior Residential Villas, but not the Skilled Nursing beds). So there are 505 units on 52.33 upland acres, for a density of approximately 9.65 units per acre.

For population calculation purposes, it should be noted that this is a retirement community with a smaller population than would be expected within a typical residential development. For design population, it would be reasonable to assume that 50% of the Senior Residential Apartments and Senior Residential Villas would have two residents and 50% of the units would have one resident, the Assisted Living units would have one resident per unit, and the Skilled Nursing beds would not be included. Therefore, the 505 units would account for 758 residents (252.5 @ 1 person/unit = 252.5 persons, plus 252.5 @ 2 persons/unit = 505 persons).

F. Non-Residential Development: The non-residential square footage has been added to the MDP Text, Exhibit B. The total is 220,200 square feet and includes the Multi-purpose: Community Commons Building – Dining Hall, Main Kitchen, Storage, Delivery, Library, and Auditorium (52,000 square feet), the Central Energy Plant (3,000 square feet), the Lifelong Learning Center – Various Meeting Rooms, Conference Space, and Library (17,400 square feet), the Parking Garage (96,000 square feet) and the existing Health Care Center (Skilled Nursing)(51,800 square feet) as demonstrated in the following table:

Bldg #	Building Functions	# Stories	Building Height	First Floor Area	Total S.F.	Remarks
1	Multi-purpose: Community Commons Building – Dining Hall, Main Kitchen, Storage, Delivery, Library, Auditorium, Residential parking with Senior Residential Apartments Above	2 Com.	35'	26,000	52,000	New Facility
		4 Res.	60'	24,300	97,200	
2	Assisted Living Units with Common Gathering Spaces	3	40'	23,000	69,000	New Facility
3	Senior Residential Apartments, Under-Building Parking	4	60'	15,500	62,000	New Facility
4	Senior Residential Apartments, Under-Building Parking	4	60'	16,900	67,600	New Facility
5	Central Energy Plant (Max Height 20'-0")	1	20'	3,000	3,000	New Facility to Handle Hot and Cold Water Generation
6	Lifelong Learning Center – Various Meeting Rooms, Conference Space, and Library	2	40'	8,700	17,400	New Facility Served by Parking Garage to the South for Outside Visitors
7	Senior Residential Apartments, Under-Building Parking	3	40'	16,900	50,700	New Facility
8	Senior Residential Villas with Clubhouse, Putting Green, and Pool	1	25'	Approx. 1,200 – 1,500 S.F. Each	33,600 – 42,000 Total	New Facility, Two Car Garages with Alley Access
9	Parking Garage – 280 Places	3.5	41'	24,000	96,000	New, Top Floor Open Roof
10	Health Care Center (Skilled Nursing)	2	35'	25,900	51,800	Existing Facility

G. Site Development Criteria:

1. Site/Building Coverage: The overall site impervious surface ratio will not exceed sixty percent (60%), including buildings, parking and driving surfaces. Building coverage will not exceed thirty-five percent (35%).

2. Permitted Uses: The development will be constructed in an orderly manner, with specific locations provided at the Incremental Master Development Plan stage, and will allow the following uses:

a. Healthcare Center: A skilled nursing care facility accommodating up to one hundred and twenty (120) full-time skilled nursing beds and all associated medical care facilities for the invalid and the elderly.

b. Assisted Living Units: Up to eighty (80) assisted living units, to provide living opportunities for those who need regular assistance with some of their activities of daily living.

c. Senior Residential Villas (duplexes and triplexes): Up to one hundred and two (102) separate living units: twenty (20) units in ten (10) buildings in Phase I, forty-seven (47) units in Phase II, attached as duplex and/or triplex residential units, which include individual kitchen facilities, thirty-five (35) units on the main campus (in Phase IV), for a total of one hundred and two (102) units, which will replace some of the Senior Residential apartments. Recreational facilities, along with a clubhouse and pool, are included within the Phase II and Phase IV Villas area.

d. Senior Residential Apartments (Retirement Apartments): Up to three hundred and twenty-three (323) Senior Residential units, up to four (4) stories in height. Some buildings will have parking on the bottom floor. These units include individual kitchen facilities for Senior Residential, however, they will allow for some in-home assistance with activities of daily living as needed. This number provides for two hundred and fourteen (214) units in the main campus area (Phase IV), eighty-one (81) units, (Phase I), and twenty-eight (28) units provided for in Phase III. It should be noted that the twenty-eight (28) Senior Residential Apartment building on the northeastern "point" (Phase III) shall only be allowed at two (2) and three (3) stories as approved within this PUD.

e. Support Facilities: Allowable support facilities include, but are not limited to, customary support facilities such as offices, marketing facilities, maintenance facilities, kitchens, dietary, dining areas, chapels, clinics, libraries, game rooms, laundry rooms, meeting rooms, auditoriums, and other similar uses. In addition, secondary commercial type facilities will be allowed which support the retirement community, including, but not limited to a post office, bank (atm), specialty shops, convenience retail shops, hair salon, child day care center, and other similar uses. The facilities will primarily serve the residents of the retirement community, however, they may also be made available to the surrounding community on a limited basis. Support facilities will include a parking garage and a new energy plant.

f. Wellness/Fitness Center: An active recreational facility that may include any and all indoor and outdoor recreational opportunities including, but not limited to, weight training facilities, dance and exercise rooms, swimming, court games, and other similar uses. The Wellness/Fitness Center may be made available to the non-resident public on a limited basis.

g. Lifelong Learning Center: A multi-purpose facility designed to improve and continue learning, and to provide research opportunities and programs dedicated to extending and strengthening mental and fulfilling opportunities. Common components include, but are not limited to, meeting rooms, lecture halls, computer centers, and library related themes. Facilities within the Lifelong Learning Center will also be made available to non-residents as well and is part of Phase IV.

The uses are summarized in the Table below:

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
Skilled Nursing				120 beds	120 beds
Assisted Living				80 units	80 units
Senior Residential Apartments	81 units		28 units	214 units	323 units
Senior Residential Villas	20 units	47 units		35 units	102 units
TOTAL	101 units	47 units	28 units	329 units 120 beds	505 units 120 beds

3. Setbacks: Buildings will be set back a minimum of twenty (20) feet from any roadway and ten (10) feet from each other as measured from the nearest walls;

4. Building Height: Building heights will be varied, and will not exceed three (3) living stories or thirty-five (35) feet for the Healthcare Center; forty (40) feet for the Lifelong Learning Facility and the Assisted Living (including Kitchen and Dining) buildings. The Senior Residential Apartments, along Turtle Lake may be up to sixty (60) feet in height, with four (4) living stories over covered parking, and up to sixty (60) feet in height, with up to four (4) living stories over covered parking, along Julington Creek (up to the dam). All areas will be fully sprinklered with fire protection in compliance with LDC article 6.03 and the State Fire Prevention Code. Hydrant installation and all building construction will conform to current permit standards and requirements, including requirements for sprinkling. Individual buildings will have separate fire pumps, if necessary. These buildings have been redesigned, with smaller "individual" buildings with a smaller footprint that are separated by more greenspace, rather than the continuous serpentine buildings on the prior plan. The buildings have been moved further away from the two (2) water bodies, Turtle Lake and Julington Creek, to allow for more green space and recreational areas along all of the waterfront. The increase in height, besides providing for more green space and open space, is also needed in order to provide more architectural interest, such as pitched roofs, dormers, or other features which will enhance the overall appearance. In addition, covered parking will be provided under the buildings as a convenience to senior citizens. The Senior Residential Apartment building within Phase III will provide for two (2) living stories on the eastern portion of the building, the portion of the building adjacent to the Development Edge, and up to forty (40) feet, three (3) stories, in height, for the western portion of the building. Senior Residential Villas shall be single story and limited to a height of twenty-five (25) feet. The Central Energy Plant will have a maximum height of twenty (20) feet and the parking garage will have a maximum height of forty-one (41) feet. Height shall be measured in accordance with the LDC.

5. Parking: Parking will be provided in conformance with the current St. Johns County Land Development Code based upon the site/building uses. However, parking for the Senior Residential Apartments and Assisted Living Units will be provided at a ratio of one (1) parking space per unit and for the Senior Residential Villas (duplexes) at two (2) parking spaces per unit (which will be satisfied by the garage and driveway apron). In summary, the Skilled Nursing parking will be based on the square footage per the LDC. Parking will be provided for the 80 Assisted Living units and 323 Senior Residential Apartments at a ratio of one space per unit for a total of 403 spaces. Parking for the 102 Senior Residential Villas will be provided at 2 spaces per unit for a total of 204 spaces.

Parking lot and parking space layout will conform to the current County Land Development Code standards and regulations applicable at the time of Construction Plan approval. Accessible parking shall comply with the current Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the current ADA Standards for Accessible Design.

It should be noted that the one (1) parking space per unit for the Senior Residential Apartments is an approved waiver to the LDC, Section 6.05.02.E., which requires two (2) parking spaces per residential unit for single or multifamily. Additionally, the PUD did not specify a parking ratio for the elderly apartments. Westminster Services manages a number of elderly and lifecare facilities and has found that one (1) parking space per apartment is more than sufficient as many residents do not have vehicles and many of the apartments are occupied by one (1) person. A copy of a Ratio of Parking Spaces to Living Units comparison formulated from other developments they manage was attached to a previous Modification request. This previous modification was approved to allow for one (1) space per unit for the Senior Residential apartments, while maintaining two (2) spaces per unit for the Senior Residential Villas (duplexes).

6. Signage: Size and construction of all signs within the property will conform to the St. Johns County Land Development Code requirements and specific locations will be shown on the Construction Plans. The following signs will be allowed:

a. Six (6) development identification signs will be allowed, one (1) at each of the five (5) entrance/exit driveways indicated on the MDP Map, Exhibit D and one (1) at the corner of Bishop Estates Road and State Road 13 at the entrance to Phase IV (which currently exists). All signs will conform to the St. Johns County Sign Ordinance, specifically the requirements applicable to the William Bartram Scenic and Historic Highway. The signs may be allowed to be placed within the buffer/landscape areas along the respective roadways, may be incorporated into walls or fences, will be no closer than five (5) feet from any property line, may be lighted (providing lights are not directed towards traffic) and will not obstruct visibility. Locations for the signs are shown on the MDP Map, Exhibit C, which indicates Sign #1 (the existing sign) at the intersection of Bishop Estates Road and State Road 13, which is incorporated into a wall/fence, Sign #2 at the entrance to Phase II on the south side Bishop Estates Road, Sign # 3 at the easterly entrance to Phase I on the north side of Bishop Estates Road, Sign #4 at the southerly entrance to Phase II from Orange Avenue, Sign #5 at the entrance to Phase I on Orange Avenue and Sign #6 at the entrance of Phase IV on the north side of Bishops Estates Road. All signs will match the current theme

exhibited by the existing Sign #1 and will be one-sided, brick monument signs, however, signs #1 through #5 will be no larger than thirty-two (32) square feet and no higher than ten (10) feet in height and may be incorporated into a wall and/or wall/fence combination constructed of similar materials. Any signage located along the William Bartram Scenic and Historic Highway, including the main entrance sign, will comply with the County Land Development Code requirements found in Section 7.07.01.

b. All other signs within the development will meet all County Land Development Code requirements for both pole and building signs.

c. No billboard signs will be allowed on the property.

d. Various wayfinding and directional signs will be allowed within the boundaries of the site to direct traffic and indicate the locations of various activities. Any such sign will be a maximum of five (5) feet in height and six (6) square feet in size.

H. Infrastructure:

1. **Stormwater:** Stormwater will be detained on site within the retention areas as generally shown on the Development Plan. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code, with revisions, and/or with approval of the St. Johns County Development Services Department. The proposed design pond sizes as shown on the Development Plan, Exhibit C, will accommodate the project drainage and allow development of up to 60% impervious surface.

Drainage facilities serving Bartram Walk, located on this site, are provided for within an agreement between the two (2) developments (Bartram Walk and Westminster Woods). The relocation and modification of these improvements occurred during the construction of Phase II to accommodate the existing off-site drainage. Specific drainage facilities already exist for Phase III, as shown on the Revised Master Development Plan Map, Exhibit C. Any modifications to the existing drainage facilities and any new drainage facilities that are required, will conform to County and State regulations.

2. **Access:** Five (5) main entrance/exit driveways will be allowed for the PUD, three (3) on Bishop Estates Road: the one (1) at the current location on the west end of the road will be moved to the east, so that two (2) of the entrances will align with each other on the north and south side of the road (between the second entrance to Phase IV and the primary entrance to Phase II). At that point a raised table may be constructed as a passive traffic control device, if approved by the County. There is one (1) existing driveway at the south entrance to Phase I. Two (2) other entrance/exit driveways are existing: one (1) along Bishop Estates Road (within Phase I), and one (1) along Orange Avenue (within Phase II). The applicant may seek a raised table at the Phase I eastern Bishop Estates Road entrance as a passive traffic control device, if approved by the County. The one (1) driveway located at the western terminus of Julington Boulevard was closed and that portion of Julington Boulevard vacated (with a "T" turnaround easement) as part of the construction of Phase III. All driveways will be specifically located on Construction Plans and will be designed and permitted in accordance with County standards. Access

gates may be provided at any or all entrances, provided they are also designed and constructed in accordance with County standards. The Applicant is requesting to leave the main entrance open as a Construction entrance/exit until construction is completed within the Main Campus (Phase IV area).

3. Pedestrian Access / Sidewalks: Sidewalks, a minimum of 4' in width, will be provided as needed within the development, along the main driveway accesses and connecting the buildings to the parking areas and common areas. Pathways will be constructed, as needed, within the open space and wetlands areas (where permissible) and along the river and ponds. Specific designs will be provided for within the Construction Plans. A pedestrian/golf cart crossing has been provided at the main southerly entrance along Bishop Estates Road. 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.

4. Fencing: The applicant reserves the right to install or replace existing fencing, with a maximum six (6) foot high fence around all or part of the development, for security purposes and to buffer other uses if desired. In addition, the fencing may provide for gated access to the community at strategic locations (with or without guard facilities) along roadways and at any of the entrance/exit driveways.

5. Utilities: Electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Jacksonville Electric Authority (JEA). Security lighting will be provided as needed.

6. Solid Waste: Solid waste is and will continue to be handled by the licensed franchisee in the area in accordance with all disposal standards. Trash and solid waste will be collected at central dumpster locations near the loading/unloading areas. All dumpsters will be placed upon an accessible concrete pad and will be screened from view by a combination wall, fence and/or vegetation.

7. Potable Water: Potable water is and will continue to be provided by the franchised utility (Jacksonville Electric Authority Utilities). All extensions or connections will be in accordance with the County Land Development Code and construction will be in accordance with current permit standards and requirements.

8. Sanitary Sewer: The development is and will continue to be served internally by a private central sewer collection system. Treatment will be provided by Jacksonville Electric Authority Utilities via a connections at Bishop Estates Road. All on site extensions or connections or off site services will be in accordance with County Land Development Code and construction will conform to current permit standards and requirements.

9. Fire Protection: Fire Protection shall be in compliance with the LDC article 6.03 and the State Fire Prevention Code. All buildings, with the exception of single family and duplex structures, will be fully sprinklered. Hydrant installation and all building construction will conform to current permit standards and requirements, including requirements for sprinkling.

10. Open Space / Landscaping: Landscape areas will be provided, that meet all County standards applicable at the time of application for Construction Plan/Landscape Plan approval. The plans will provide for terminal islands, buffers, and other typical landscaping features. Every effort will be made to maintain the significant trees on the site and all landscaping within the development will meet or exceed County standards, and will be submitted at the Construction Plan stage. Plans will include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC).

11: Recreation/ Open Space: Open space areas, as well as some of the designated wetland areas (if permissible) will provide both active and passive recreation and will be accessible to residents through pedestrian and bicycle paths throughout the development. These areas may include such amenities as benches, swings, gazebos, shuffleboard courts, and picnic facilities. Additional active recreation facilities will be included within the support services areas, within the Wellness and Fitness Center and will also include an existing boat dock with mooring facilities, with improvements planned to the two (2) existing docks (rebuilt) along Julington Creek (in accordance with all appropriate and necessary permits) including two (2) new observation decks on Julington Creek as part of Phase IV. The total active recreation areas provide for a minimum of 3.79 acres to meet the LDC requirement (there is actually 5.48 acres) and is shown on the MDP Map, Exhibit C. The open space, excluding Turtle Lake and the sidewalks, accounts for 26.43 acres or over forty-eight (48 %) of the site.

For recreation calculation purposes, it should be noted that this is a retirement community with a smaller population than would be expected within a typical residential development. For design population, it would be reasonable to assume that 50% of the Senior Residential Apartments and Senior Residential Villas would have one resident and 50% of the units would have two residents, the Assisted Living would have one resident per unit, and the Skilled Nursing beds would not be included. Therefore, the 505 units would account for 758 residents (252.5 @ 1 person/unit = 252.5 persons, plus 252.5 @ 2 persons/unit = 505 persons), which would require 3.79 acres of park.

I. Potable Water / Sanitary Sewer: Potable Water / Sanitary Sewer: Central water and sanitary sewer service will be provided by Jacksonville Electric Authority Utilities. When completed, the project will utilize a total of 85,700 GPD of potable water and sanitary sewer. The flow estimates are based on 200 GPD per day for all units and 115 GPD per bed. The usage for both water and sewer according to phases is as follows: Phase I: 100 units @ 200 GPD = 20,000 GPD; Phase II: 47 units @ 200 GPD = 9,400 GPD; Phase III: 28 units @ 200 GPD = 5,600 GPD and; Phase IV: 173 units @ 200 GPD plus 140 units @ 115 GPD = 50,700 GPD. There is no change in capacity required as a result of this Modification.

J. Topography and Soils: The Property is located on the east side of State Road 13 along the south side of Julington Creek. The site slopes gently towards the creek and on-site lake, with elevations ranging from 16.5 feet to 4.5 feet at the waters edge.

Soils on the site were evaluated using the Soil Survey for St. Johns County prepared by the United States Department of Agriculture Soil Conservation Service. The site has a variety of soil types as follows:

a. 6 Tavares fine sand, 0 to 5% slopes: This soil type covers an area along the eastern side of the developed Wesley Manor Retirement Village site, where the Senior Residential facilities are located. This soil type is a moderately well drained, nearly level to gently sloping soil with a seasonal high water table of 40 to 80 inches for 6 to 8 months of the year receding to over 80 inches below the surface for the remainder of the year, with very rapid permeability and a very high community development potential.

b. 8 Zolfo fine sand: This soil type covers an area of the property along the western side of the developed Wesley Manor Retirement Village site, where the parking areas for the Senior Residential facilities are located and covers the residential and commercial property south of Bishop Estates Road and adjacent to State Road 13. This soil type is a somewhat poorly drained, nearly level soil on broad landscapes with a seasonal high water table of 24 to 40 inches for 2 to 9 months of the year, with rapid permeability and a high community development potential. Portions of the new properties, the northern portion of Lot 10 and all of Lot the north ½ of Lot 16, contains this soil type.

c. 15 Pomello fine sand, 0 to 5% slopes: This soil type is located along the eastern portion of the developed property along the creek, where many of the community facilities are located and along the eastern side of the lake on the westerly undeveloped portion of that portion of the site. This soil type is a moderately well drained, nearly level to gently sloping soil on long, broad to narrow, slightly higher ridges and knolls. This soil has a seasonal high water table at a depth of 24 to 40 inches for 1 to 4 months during the wet seasons, with rapid permeability and a medium community development potential.

d. 3 Myakka fine sand: This soil type is located at the northwestern tip of the developed Wesley Manor Retirement Village property along the creek where the remainder of the community facilities are located. This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid and the community development potential is medium. The southern portion of the new property, Lot 10 contains this soil type.

e. 30 Wesconnet fine sand, frequently flooded: This soil type is located around the Executive Director's home along the creek. It is a very poorly drained, nearly level soil in natural drainage ways. The seasonal high water table is at a depth of less than 10 inches for 10 to 12 months of the year and the property is subject to flooding. The community development potential is very low.

f. 12 Ona fine sand: This soil type is located along most of the undeveloped property east of the "lake", as well as the entire mobile home park. This is a nearly level, poorly drained sandy soil with a seasonal high water table a depth of 10 to 40 inches for 4 to 6 months which rises to a depth of less than 10 inches for 1 to 4 months during rainy seasons and recedes to a depth of more than 40 inches during very dry seasons. The community development potential is medium.

K. Site Vegetation and Habitat: Wetland areas on the Property are comprised of two (2) fresh water lakes; one on the main Westminster Woods site and the other in the center of Phase II along with forested wetland areas and a fringe area along the banks of Julington Creek. Water elevations within the two (2) lakes are controlled by a dam located in the northern portion of the project area. The wetlands are bordered by residential development. There are no wetland impacts in the redesign of the Phase IV portion of the site and any previous wetland impacts have been properly permitted and secured with recorded conservation easements. There are no wetland impacts in the redesign of the Phase IV portion of the site. Vegetation within and fringing the wetland along Julington Creek includes bald cypress, Coastal Plain willow, popash, sweetgum, red maple, wax myrtle, primrose willow, elderberry, alligatorweed, duckweed, wild taro, button bush, torpedo grass and submerged aquatics. It should be noted that the more northern of these two (2) lakes historically served as the polishing pond for the effluent from the on-site sewer treatment plant. This plant has been phased out of service and the site is now served by JEA. Vegetation within and on the fringe of this lake includes various ornamental shrubs, Coastal Plain willow, wax myrtle, cattail, primrose willow, elderberry, duckweed, ginger lily, cinnamon fern, netted chain fern, Virginias chain fern, dollar weed and submerged aquatics. Vegetation along the southern lake is comprised of herbaceous plant communities, which include St. Augustine grass, sedge, pennywort, smartweed, dayflower, wood sorrel and maidencane along with re-established cypress trees.

There are three (3) areas of mixed forested wetlands on the site: two (2) that contain vegetation which includes sweet gum, red maple, swamp bay, wax myrtle, loblolly bay, Coastal Plain willow, cinnamon fern, netted chain fern and Virginia chain fern. The lower elevations of these wetlands are inundated for short periods following storm events. The third area along Julington Creek includes bald cypress, slash pine, loblolly pine, sweet gum, red maple, water oak, wax myrtle, buttonbush, royal fern, cinnamon fern, netted chain fern, lily and wild taro. The lower elevations of this wetland are inundated on a regular basis.

The southern of the two (2) lakes, in Phase II was altered by creating a stormwater retention pond and providing an area for wetland creation / preservation, along the eastern edge of the stormwater facility. This area was previously the swimming pool area occurring near the mobile home park area. All restoration and construction was completed in accordance with permitted requirements. Access Environmental Associates, Inc. (AEA) conducted an environmental site assessment of properties added to Phase II with a copy of their assessment provided within the 3rd Major Modification, Exhibit I, Environmental Data. Site vegetation found on the new properties include two (2) types for Lot 10 – 110 Residential Low Density over most of the site and 630 Wetland Forest Mixed in the central portion, and one (1) type for the north ½ of Lot 16 – 110 Residential Low Density. The habitat communities identified were classified based upon the Florida Land Use, Cover, and Forms Classification System (FLUCFCS). It should be noted that the FLUCFCS map also includes the remainder of the Phase II site, which was already included in the overall PUD and not a part of this request.

A revised jurisdictional line was established by LG2 for Phase III, The Point, and two (2) isolated wetland areas within the boundaries of the phase were discovered, based upon updated environmental rules. The approved plan allowed for filling a portion of these areas and mitigation for conversion of the remaining areas to uplands to provide for the development of Phase III. Any wetlands if disturbed during construction would be re-established.

Jurisdictional lines were established for Phase IV at an earlier date and the buffers and setbacks agree to within a previous modification. There are no wetland impacts or changes to these buffers in the redesign of the Phase IV portion of the site requested by this modification.

L. Significant Natural Communities Habitat: Access Environmental Associates, Inc. (AEA) surveyed the site and found that the on-site cover type listed above is not considered "Significant Natural Communities Habitat."

M. Historic Resources: The St. Johns County Archeological Site Probability Model Map (Figure 8.4) identified the site as being located in an area of "high" probability for archaeological sites. A Phase II Archeological Site Evaluation was performed in accordance with LDC Section 3.01.05.B.1. The completed study indicated only one (1) area of artifact concentration, measuring 20 (north-south) by 30 (east-west) meters and located in the northeastern portion of the site, is considered eligible for inclusion in the National Register of Historic Places under criterion D. It was recommended that the proposed improvements to the Westminster Woods Retirement Village avoid impact to this portion of the site. As indicated on the MDP Map, Exhibit C, the site plan does not include any impacts to this portion of the site and the area has been identified as a "Preservation Area" on the map. A copy of the Study and Findings were provided to the St. Johns County Planning Division and to the State Division of Historic Resources, State Historic Preservation Officer, Department of Compliance and Review Section. It is the intent of the applicant to preserve the "Area of Archeological Significance" and the recovered artifacts have provided to the County.

N. Buffers, Development Edges and Scenic Edges: Buffers will be as shown on the Development Plan (Exhibit D) and will include a ten (10) foot landscaped buffer along all roadway boundaries of the development, which must be at least eight (8) feet in height and reach eighty percent (80%) opacity within two (2) years of installation. The buffer may include fencing and landscaping, while providing for the installation of driveways and identification signs. The applicant was previously approved for a waiver to the Residential Scenic Buffer (LDC Section 6.06.02.G.b.) in the 3rd Major Modification, to allow for the encroachment of the existing building, which was and will remain the (Healthcare Center (building #10), and the drives and the parking areas, currently located within the scenic edge boundaries along State Road 13 in Phase IV. The project will provide for a seventy-five (75) foot Scenic Edge along the State Road 13 boundary, which will also allow for the existing drives and parking areas to remain. The County recognizes the existing encroachments as long as they are maintained. The existing encroachments will not change or be expanded with this modification, although the Scenic Edge has been added. In the future, any major changes within the encroachment area will trigger adherence to current buffer standards.

The 3rd Major Modification request provided for and approved a waiver to Section 6.06.02.G.2.b. of the LDC, which requires a Residential Scenic Buffer along State Road 13. As mentioned above, the property has been developed for over thirty (30) years with existing development along the entire length of State Road 13, where parking and drives have been integrated with the significant tree cover. The applicant intends to keep as much of this area in this condition as they can when the older facilities are replaced with new ones. These facilities (drives, trees, parking areas and building encroachments have been allowed to remain within the thirty (30) foot Residential Scenic Buffer and will remain within the seventy-five (75) foot Scenic Edge as, at this time, it would not be practical or reasonable to impose a thirty (30) foot buffer for areas already impacted and which serve a legitimate purpose. However, in areas where there are no plans to utilize the existing parking and drives, then the Residential Scenic Buffer code section will be

complied with. It should be noted that there is a Note on the MDP Map, Exhibit C that provides "This MDP Map indicates the general location of improvements. Specific details will be provided within the Construction Plan documents." This waiver will remain in effect, unless they abandon the building and drives that encroach.

In addition, in conformance with the requirements of the St. Johns County Comprehensive Plan, an averaged fifty (50) foot (minimum 25 foot) vegetated upland "existing" buffer will be retained along Julington Creek and an averaged twenty-five (25) foot (minimum 10 foot) vegetated upland buffer will be provided along and adjacent to the non-isolated wetland areas classified by the St. Johns River Water Management District. These upland buffers will include the existing vegetation (sod, non-native decorative plants and shrubs) and facilities (sidewalks, swings, gazebos, etc.), which may be relocated and/or replaced (but not expanded) within the buffer area. Existing and new stormwater outfall pipe may be located in the buffer and shall be constructed to provide minimal disturbance of the buffer. This fifty (50) foot averaged upland buffer will be provided along the north boundary of the new Lot 10 parcel and a thirty-five (35) foot Development Edge will be provided along the exterior boundaries of the new properties as indicated on the MDP Map, Exhibit C. A more precise flagging of the jurisdictional line was performed for Phase III. Through this process, additional wetlands were located including two (2) small isolated wetland areas, which are centered on the Phase III peninsula. While filling any wetlands was not originally anticipated, because of this isolated wetlands position in the center of Phase III, the applicant is proposing to fill these isolated wetland areas and a portion is included within the new upland buffer area. Because much of Phase III, including those areas designated as upland buffer and the wetland "remains" have already been disturbed, portions of the upland buffer will be "replanted" with native vegetation acceptable to the County, when construction of the building occurs. The extent of these wetlands and associated averaged upland buffer are shown on the Revised Master Development Plan Map, Exhibit C. All other boundaries will provide for the ten (10) foot minimum perimeter buffer as stipulated within the Land Development Code. Existing fences, landscaping, drives and walkways will be allowed to remain within this perimeter buffer and may be maintained in their existing locations. However, redesign of these portions of the site, that will require such features to be moved, will meet the landscape and buffering requirements of Section 6 of the Land Development Code.

In summary, the project provides for the following:

Phase I

- An averaged twenty-five (25) (minimum 10 foot) buffer along the wetlands adjacent to Turtle Lake
- A ten (10) foot perimeter buffer

Phase II

- A thirty-five (35) Development Edge along the southeastern boundary (added property)
- A ten (10) foot perimeter buffer

Phase III

- An averaged fifty (50) foot upland buffer
- A thirty-five (35) Development Edge along the eastern boundary (added property)
- A ten (10) foot perimeter buffer

Phase IV

- An averaged 75 foot Scenic Edge, including a 30 foot Residential Scenic Buffer (with encroachments) along State Road 13
- An averaged fifty (50) foot upland buffer along Julington Creek
- An averaged twenty-five (25) (minimum 10 foot) buffer along the wetlands adjacent to Julington Creek
- A ten (10) foot perimeter buffer

O. Special Districts: The property is not located within any Special District but is located within the Northwest Sector as identified and regulated by the Comprehensive Plan.

P. Temporary Uses: Temporary construction/leasing trailers may be utilized and placed on the site in the general locations shown on each of the Construction Plans. These temporary trailers will be removed no later than thirty (30) days after the issuance of a certificate of occupancy for the last building constructed and approval of the As-built plans. In addition, once the easterly new main entrance to Phase IV has been constructed, the original westerly entry will be retained as a service/construction access during construction, and will be abandoned after completion of the project.

Q. Accessory Uses: Standard accessory uses and structures will be allowed within the building areas of the site, including, but not limited to decks, patios, air conditioning units, walkways and sidewalks. Accessory uses and structures will be allowed per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structures. Accessory uses will be allowed as per the requirements for residential districts stipulated within the Land Development Code. Accessory uses shall not inhibit the function of drainage or other easements.

R. Phasing: Westminster Woods Planned Unit Development is to be permitted and constructed in four (4) phases. The applicant reserves the right to construct the development phases in a different order or simultaneously, provided concurrency is met and construction plans and all other appropriate permits needed have been obtained. "Commencement" shall be defined as approval of Construction Plans by the St. Johns County Development Services Department and "completion" shall be defined as such time as the infrastructure necessary to serve all buildings and uses within that phase has been constructed and approved by the County. The phases may overlap during construction; however, a phase shall be fifty percent complete, before the next phase may proceed.

1. **Phase I** consists of eighty-one (81) Senior Residential Apartments, twenty (20) Senior Residential Villas, and all support facilities necessary to accommodate Phase I, including the appropriate drainage facilities. The applicant reserves the right to construct any or all of the drainage facilities necessary for the development in accordance with receipt of all applicable permits. This Phase included permitting and construction of two (2) of the entrance/exit driveways. Development has commenced and the infrastructure is completed. Buildings that are to be located where the existing facilities building is located have yet to be completed.

2. **Phase II** consists of forty-seven (47) Senior Residential Villas located in duplex and triplex configurations, and includes support facilities necessary to accommodate Phase II.

Development was to commence within three (3) years of approval of the 3rd Major Modification to the PUD and this phase has been completed.

3. Phase III consists of twenty-eight (28) Senior Residential Apartments and will include those support facilities necessary to accommodate the phase. Development will commence within six (6) years of approval of this 4th Major Modification to the PUD and will be completed within five (5) years of commencement of the phase.

4. Phase IV will complete the construction of the project and will include all remaining uses. It includes the following: the Healthcare Center, Assisted Living Units, the remaining two hundred and fourteen (214) Senior Residential Apartments (including demolition and/or remodeling of the existing buildings), thirty-five (35) Senior Residential (villas), eighty (80) Assisted Living Units, one hundred and twenty (120) Skilled Care Beds, new Kitchen and Dining Facilities, the Lifelong Learning Center, the Wellness/Fitness Center, the Parking Garage and Central Energy Plant and any Support Facilities necessary to complete the development. This work also includes the relocation of the main entrance further to the east, to align with the Bishop Estate Road entrance/exit already established across the street. Development of new internal drives and infrastructure will be accomplished in a phased and timely manner in order to provide minimal disturbance to the residents. Development will commence within ten (10) years of approval of this 4th Major Modification to the PUD and will be completed (in sub-phases) within ten (10) years of commencement of the phase. It should be noted that the construction within this phase will be accomplished in sub-phases, which allow for orderly demolition and replacement of the existing buildings and parking. The Demolition and Replacement Plan for Phase IV in sub-phases, will be detailed on the Construction Plans. As each sub-phase commences, they will be noted for clarity and tracking purposes, but may be accomplished in part or in different sequences as provided in the construction documents. A waiver to Section 5.03.02.G.1.r, of the Land Development Code is requested in Section T. Waivers, Variances, Deviations.

S. Project Impact: The Westminster Woods PUD is designed as a life care retirement facility located along Julington Creek, which includes Senior Residential Villas (duplexes and triplexes), Senior Residential Apartments, Assisted Living and Skilled Nursing units and all associated support facilities. It includes recreation areas, geared to the retirement age population, as well as interspersed recreational and green areas, which promote resident interactions. The development has been in existence for a number of years, and this PUD provides for a revitalization to the campus. The site contains existing retirement community development, but was designed and is being re-designed to provide for the preservation of significant natural vegetative features, including a myriad of stately oaks, magnolias and the preservation of wetland areas adjacent to the river. In addition to having extensive frontage on Julington Creek, there is a central "lake" which has been converted from a sewer treatment "polishing pond" to a beautiful amenity with green areas and pedestrian pathways surrounding it. Both of these provide incredible scenic vistas, but also allows for privacy and seclusion from the surrounding neighborhoods. The Property is located within the "Residential D" land use area within the St. Johns County Comprehensive Plan, which allows the types of uses included within this application. The Property has excellent access to major roadways and transportation corridors and the PUD will provide needed services to the community, the County, the region and the state. The applicant has a proven history of providing quality development, which is sensitive to the environment and the surrounding community and will maintain its established development standards in this PUD.

T. Waivers / Variances / Deviations: The application has requested and been approved for a number of waivers including those for formatting, building height, the thirty (30) foot buffer along State Road 13, and with regard to parking requirements. All were granted in accordance with the Code requirements of the time. These waivers, as well as new waivers are as follows:

1. All past Modifications included a waiver to Section 5.03.09 with regards to reformatting the MDP Text, Exhibit B, to current standards, so that the existing text of each version of the PUD would be allowed to be incorporated into each new PUD Ordinance. This waiver is no longer being requested and the document has been reformatted to meet the current LDC standards.

2. Although Ordinance 98-30 did not specifically contain a waiver to the Land Development Code, it did establish that "Buildings will not exceed three (3) living stories and may be up to fifty (50) feet in height to accommodate pitched roofs." Subsequently, Ordinance 2007-29 later changed the height requirements to allow for the fifty (50) foot height with four (4) living stories along Turtle Lake and a forty (40) foot height with four (4) living stories along Julington Creek. It also established a thirty-five (35) foot with three (3) stories requirement on the western portion of the building in Phase III. This modification requests an additional waiver to the height, changing from to fifty (50) feet with four (4) living stories for the retirement apartment buildings along the west side of Turtle Lake and those along Julington Creek (up to the dam) within Phase IV to sixty (60) feet. It will not change the specific waiver for the building within Phase III.

The new waiver is requested to allow for sixty (60) feet in height, with four (4) living stories to allow for covered parking within the buildings. These buildings have been redesigned, to provide for smaller "individual" buildings with smaller footprints that are separated by more open/green space, rather than the continuous serpentine buildings on the prior plan. The buildings have been moved further away from the two (2) water bodies, Turtle Lake and Julington Creek, to allow for the increased green space and provide for more extensive recreational areas along all of the waterfront. The increase in height, besides providing for more green space and open space, is also needed in order to provide more architectural interest, such as pitched roofs, dormers, or other features which will enhance the overall appearance. Sales research has indicated that covered parking is necessary to attract residents and serves as more than just a convenience. It is really a requirement. Therefore, the parking under the living stories of the buildings is needed and creates the need for the additional height that was not contemplated in the previous modification. It should be noted that all areas will be fully sprinkled with fire protection in compliance with LDC article 6.03 and the State Fire Prevention Code and hydrant installation and all building construction will conform to current permit standards and requirements, including the requirements for sprinkling. Individual buildings will have separate fire pumps, if necessary.

3. Another waiver was contained in Ordinance 2003-10 which specifically approved a waiver to the LDC, Section 6.05.02.E. to reduce required parking to one (1) space per unit for the retirement (Senior Residential) units, as a result of this being a retirement community. It was based on research data from similar communities that found that folks within the retirement (Senior Residential) apartments, assisted living and skilled nursing, did not have the same number of cars as a typical residential unit. This waiver remains in effect, although the applicant may exceed the requirement in some instances, as a result of market changes.

4. A third waiver was approved by Ordinance 2010-39, which approved a waiver to Section 6.06.02.G.2.b. of the LDC, which waives the requirement for a thirty (30) foot buffer along State Road 13 (Residential Scenic Buffer) and allowed for the encroachment of the existing buildings and driveways within the buffer. It stipulated that if the encroachments were removed, then a new structure or drive could not be built within the buffer. A small portion of the Health Care Center, Building #10 still encroaches and it is being renovated, not replaced. The driveways will also remain, so this waiver remains in effect.

5. This request includes a new waiver to Section 5.03.02.G.1.r. of the Land Development Code to revise the Schedule of Development for Phase IV. This involves changing the phasing to provide for an extension of ten (10) years, from five (5), to the commencement and completion dates for Phase IV. As a result of the changing market and the need to provide for both the demolition and replacement of existing facilities and infrastructure, while maintaining units and the facilities for the residents, redevelopment of the Main Campus, which is the last Phase, will need to proceed in a number of sub-phases. So, although the permitting for this phase will be at one (1) time, the extent of these modifications, will warrant a need for a much longer time frame for build-out than is typical. A review of the sub-phasing will be outlined and will also be included within the Construction Plans.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this 4th Major Modification to the PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership / Agreement: The applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant, its successors and/or assigns, also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as follows:

To the extent that they do not conflict with the specific and detailed provisions of this approved 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; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

Westminster Woods Planned Unit Development will be owned and operated by the applicant, its successors or assigns. The applicant will be responsible for all improvements made to the site and will maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County. The applicant reserves the right to transfer the

ownership of the PUD or portion thereof to multiple entities, provided maintenance agreement(s) between any property owners have been established, which would provide for all maintenance and other requirements as stipulated herein. Legal documents and agreements for all areas proposed for common ownership by property owners and/or a master property owners association, will meet the requirements of the St. Johns County Land Development Code.

V. Future Land Use Designation: The project is wholly located within the Residential D Future Land Use Designation.

SECTION III NEIGHBORHOOD PROFILE / NORTHWEST SECTOR PLAN COMPLIANCE

The Westminster Woods PUD is designed as a life care retirement facility located along Julington Creek, which includes Villas (duplexes and triplexes), Garden Apartments, Assisted Living and Skilled Nursing units and all associated support facilities. It includes recreation areas, geared to the retirement age population, as well as interspersed green areas, which promote resident interactions. The development has been in existence for a number of years, and this Major Modification represents a revitalization to the campus. The site contains existing retirement community development, but was designed and is being re-designed to provide for the preservation of significant natural vegetative features, including a myriad of stately oaks, magnolias and the preservation of wetland areas adjacent to the river. In addition to having extensive frontage on Julington Creek, there is a central "lake" which has been converted from a sewer treatment "polishing pond" to a beautiful amenity with green areas and pedestrian pathways surrounding it. Both of these provide incredible scenic vistas, but also allows for privacy and seclusion from the surrounding neighborhoods.

The design, character and architectural style of the development has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character which is compatible with surrounding residential areas, and offers a variety of living opportunities for retirees, which compliments the commercial and business opportunities envisioned for the area as well as the existing and planned public facilities. As delineated within the Sector Plan, the development will enhance the appearance of the area "neighborhood" through the provision of substantial open space and maintenance of the existing character of the existing environment. The development, in and of itself, provides for a variety of civic activities, which provide for resident interaction. And the plan recognizes and follows the Community Goals to provide an efficient use of the land that results in a more compact network of utilities and streets.

The project is located within the area designated by the Northwest Sector Plan and as such, meets many of the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay which provides for the basis for the plan of development. The Westminster Woods PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge for all new properties developed after adoption of the requirement (Phase II and III), Policy A.2.4 regarding the provision of a Scenic Edge (along State Road 13), which will be averaged, except for the provision of the existing driveway which meanders along the western boundary. The project meets Policy A.2.1.9 regarding the general pattern of development and Policy A.2.1.10 regarding neighborhood design, in relation to the property; all of which were added after enactment of the PUD.

The Westminster Woods PUD reflects the vision in it is located on the east side of State Road 13 and fulfills some of the neighborhood and County's need for retirement housing. The accesses to the project have been designed to ensure a safe transition into and out of the neighborhood. With its development oriented within and away from the highway, it is buffered from any negative aspects of the ever-increasing traffic along that roadway. The project is and will continue to provide significant open space and recreational opportunities in protected areas away from traffic and centralized to the site, that promotes residents interaction.

Westminster Woods PUD is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision with its sidewalks, trails, civic greens and open spaces. The design enhances the ability of residents to move within the site in relative safety, whether on foot or bicycle. With regard to the proposed project's sustainability as provided in Policy A.2.1.13, Westminster Woods PUD has been in existence since the 1960's and has proven it's ability to provide quality retirement living opportunities. The redevelopment of the site will only serve to enhance this aspect and continue the viability and sustainability of the project. The general plan of development is intended to retain as much of the existing site character as possible, while meeting the goals of the Northwest Sector Plan. The project is ideally located within the overall "Neighborhood" area so that residents will be able to find most of their consumer needs either within the development itself, or just a short distance away.

Neighborhood Sustainability: The Westminster Woods PUD is designed as a lifecare retirement community with transitional facilities from independent residences to assisted living and skilled nursing facilities. It should be noted, that specific requirements of the Northwest Sector Plan relates only to the properties, which were added in past modifications. In accordance with Policy A.2.1.13 - Northwest Sector Overlay General Development and Neighborhood Sustainability Indicators, approximately 2.67 acres of development edge and averaged scenic edge will be provided within the development. However, the design incorporates both a pedestrian and bicycle access system. The total 53.828 acre site will remain a retirement community and no land is to be donated or conveyed to any government agency. A total of 26.43 acres of land will be reserved for parks, greens and open space, with an extensive system of sidewalks. The site has natural occurring wetlands, which will be preserved and the development move the existing main driveway entrance further to the west that will align with the entrance to the property on the south side, creating a much improved access in a safer location. The only commercial activities in the development serve the residents and the development includes the maintenance of assisted living and skilled nursing facilities. It should be noted that the site is adjacent to many other "public" commercial facilities in the area, including the adjacent commercial center which is accessible by a pedestrian walkway.

SECTION IV SUMMARY AND CONCLUSIONS

The Property is located within a "Residential D" land use area under the St. Johns County Comprehensive Plan. This land use category allows the types of uses included within this application. The Property has excellent access to major roadways and transportation corridors and it has been demonstrated within the land use amendment, that the PUD will provide needed services to the community, the County, the region and the state. The applicant has a proven history of providing quality development, which is sensitive to the environment and the surrounding community and will maintain its established development standards in this PUD. The

development of this 4th Major Modification to the Planned Unit Development, developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, provide that: the project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the 2025 St. Johns County Comprehensive Plan as the proposal is in conformance with the Plan and its goals and objectives, is consistent with the uses allowable within the land use area and the goals and objectives of the plan regarding housing and care of the elderly. The project will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application, will accomplish the objectives, standards and criteria set forth in Article 5 of the St. Johns County Land Development Code and the application provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset.

A. Consistency with Comprehensive Plan: The PUD is consistent with the Comprehensive Plan as the project is located within the Residential D Land Use category as noted above. It is consistent with Goal A.1 "To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment." It is also consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development and sets a standard for development requests within a residential area within the County, that are low intensity uses located adjacent to residential areas. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.3, Surrounding Land Use, (it is compatible, per Policy A.1.3.12 with the adjacent existing residential development in the area) and the project includes uses allowable within the County Comprehensive Plan and land development regulations, which are compatible with residential. It is consistent with Policy A.1.3.12 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11.2 and limits the scale and scope of these uses, and conforms to Objective A.1.11, Provision of Efficient, Compact Development. In addition, development will meet Policy A.1.9.7 by being served by central utilities. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

B. Location: The project is located within a Residential D area on the FLUM, which allows the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development established under the criteria established within Section V of the Land Development Code.

D. Compatibility with the Area: The uses within the PUD are compatible with the area and the overall community. The development and uses will meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to

permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties."

Adjacent land uses surrounding this property are mixed with primarily residential to the north, east and west and commercial along State Road 13 to the south, which would be deemed compatible with the proposed use of the property. This property has been developed for a number of years and is a part of the surrounding community. It also acts as a transition from the commercial uses along Racetrack Road and State Road 13. The uses on the adjacent properties and this property are in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities are allowable within the Residential "D" category. The proposed modification will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

The project, when developed in accordance with the conditions offered within the application, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

E. Adequacy of Public Facilities and Consistency with Concurrency requirements: The subject property is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities for any development activities that would mitigate any off-site drainage impacts. The development will proceed only upon receipt of a Certificate of Concurrency, indicative that there are adequate public facilities to accommodate the development.

F. Relation Of PUD Regulations and Zoning: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan Required: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

The applicant believes that the 4th Major Modification to the Planned Unit Development will benefit the future residents of Westminster Woods and the residents of St. Johns County. As a comprehensively planned development, the project will provide for redevelopment of the existing

site, thus providing for a more efficient and effective use of valuable property. It is and will continue to be compatible with the surrounding development and will enhance the area with an overall low intensity use. In addition, the project will generate increased revenues without the infrastructure and service demands that are commonly associated with typical residential or mixed type development and will provide additional employment opportunities for surrounding residential communities.

SECTION V JUSTIFICATION FOR THE MAJOR MODIFICATION

The need and justification for modification of the PUD is in accordance with Article V of the Land Development Code and the St. Johns County Comprehensive Plan. This Major Modification is being requested in accordance with the same criteria and procedures established for changes to PUD's per Section 5.03.05C and Section 5.03.09 of the Land Development Code. The Modified PUD, will accomplish the objectives and meet the standards and criteria of Article V, Section 5.03.06 of the Land Development Code, where applicable, as follows:

A. Generally/Relation to Comprehensive Plan: The modification to the PUD is in conformance with the Residential "D" designation on the Future Land Use Map, as well as the goals and objectives of the St. Johns County Comprehensive Plan. It is compatible with the area in that the change represents a relocation of uses that provides for the lower density residential (villas / duplexes and triplexes) to the southern portion of the site, as well as along the southern portion of the Main campus, adjacent to single family residential uses in the area. It maintains the more institutional uses, the Healthcare Center (skilled nursing facility) and Assisted Living Units, from the southern portion of the site to the main central portion of the site and revises the building layout, so as to keep from creating a "wall" along the Julington Creek and internal Turtle Lake. The duplex units will allow for a better transition from the surrounding residential development with the more intense uses, nursing home and assisted living, along with the majority of the Senior Residential Apartments clustered on the main portion of the site. The change allows the Assisted Living facilities to remain at 80 units, an increase in the Senior Residential villas, consisting of "duplex and triplex homes" and provides for a Senior Residential Apartments (from 355 to 323). It should be noted that some of this change is more a result of the redefinition of unit types in the overall senior care market. The desire of seniors is to live in more traditional Senior Residential communities, where some assisted living services can be offered, like a home (duplex) or apartment, versus a strictly managed care environment. The plan also provides for a shift in some of the retirement apartments from the central main portion of the project to a more desirable waterfront location, but provides for ample buffers and setbacks to maintain a separation from the single-family riverfront homes along Julington Creek and Durbin Creek.

B. Physical Characteristics of the Site: Relation to Surrounding Property: The changes to the site as detailed above basically internal in nature and reconfigure the facilities that provide for the more intense facilities such as the support facilities, Healthcare Center and Assisted Living Center on the central "main" portion of the site in a more "commercial type" and activity area and the more typical residential uses, such as the Villas (duplexes and triplexes) on the south.

C. Density / Intensity: The overall density of the site decreased with the added acreage within previous phases and does not exceed the Comprehensive Plan for Residential "D" which provides

for standard residential development at up to thirteen (13) units per acre. The resultant density is 9.65 units per acre.

D. Relation to Public Utilities, Facilities and Services: The change will have little effect on the public utilities, facilities or services already required by the PUD. The facility converted to central sewer and water prior to the last modification

E. Relation to Major Transportation Facilities: The PUD will change one (1) of the connections to the local roadway network along Bishop Estates Road. By moving the main entrance to Phase IV (the main part of the campus) to the east, it will now align with the entrance to Phase II and provide a more efficient and safer access for both phases. Interconnectivity is provided from the project to the local neighborhood in a number of locations, which have not changed from the original plan. The PUD will change one (1) driveway and one (1) connection to the local roadway network, with the removal of the drive / connection on Julington Boulevard.

F. Compatibility: The overall plans for a lifecare facility for elderly residents remains the same.

G. Transitions: Not relevant to this application.

H. Internal / External Relationship:

1. Access: The main entrance/exit on Bishop Estates Road, will be moved to the east to establish a much safer distance for the intersection with State Road 13 and to align with the entrance/exit on the south side of the road, that serves Phase III. Generally, no pedestrian access will be changed, except for those that are necessary to correspond to the changes in the entrance/exit locations.

2. Streets, Drives, Parking and Service Areas: Changes will be involved in the streets, drives, and parking or service areas within the PUD, as the main service facilities will be grouped on the main portion of the site (Healthcare center, Assisted Living units and Senior Residential Apartments) and the supporting residential activities, which are similar to the adjacent residential neighborhoods, will be spaced along the outer limits of the PUD. The 4th Major Modification MDP Map, Exhibit D, defines a more circular plan, which allows for better traffic flow throughout the Main Campus and provides better access to individual, multifamily and community buildings by residents and for emergency services.

3. Pedestrian Systems: The changes to the Master Development Plan will not provide for any significant changes to the pedestrian systems, which will remain as follows. Due to parking underneath the Senior Residential Apartments, less pedestrian activities are expected. It should be noted, however, that the plan for development will still adhere to the standards and requirements for the provisions of pedestrian systems found within the original PUD and the current Land Development Code (LDC).

- a. The modification will change the internal walkways to conform to the new internal design parameters, but will still provide for internal and external pedestrian access.
- b. Structures will be relocated as explained, providing for the more intense "commercial" activities to the main portion of the site

- c. Pedestrian systems will change to reflect the drive locations and exterior as well as interior facilities.
- d. Access for pedestrians and cyclists will change in accordance with the entrance/exit changes, and the uses will be relocated and the sidewalks will be adjusted to accommodate these changes.

4. Orientation: The orientation of the development will not change.

5. Outdoor Lighting: Outdoor lighting will not change.

6. Underground Utilities: Utilities will still be installed underground and there will be no change.

7. Off-Street Parking and Loading Requirements. The modification will not change the parking requirements. The applicant will provide one (1) parking space per unit for the retirement apartments and two (2) parking spaces per unit for the duplexes, as provided for within the PUD.

8. Protection of Visibility at Intersections: The modification will change one (1) intersection, the most westerly entrance/exit to Phase IV on Bishop Estates Road, so as to align with a cross entrance/exit into (Phase II). The change will provide for a safer access point and better visibility at the new intersection.

As such, the approval of this modification of the PUD is in accordance with Article V, Section 5.03.06 of the Land Development Code and the St. Johns County Comprehensive Plan whereby:

The PUD, as modified does not adversely affect the orderly development of St. Johns County as embodied in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners and is consistent with the development trends of the surrounding area and with the goals and policies of the Comprehensive Plan.

The PUD, as modified, will not adversely affect the health, safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;

The PUD, as modified, will accomplish the Objectives and will meet the standards and criteria of Article V, Section 5.03.06 of the Land Development Code;

The PUD, as modified, is consistent with the development trends of the surrounding area and with the goals and policies of the Comprehensive Plan.

This project still, as previously mentioned, represents an updating and expansion of an existing facility, in response to the need for a variety of types of elderly care. There is no change to the overall number of units previously approved. Therefore, it is felt that the types of uses included in the application will be compatible with the emerging development patterns of the area, and are consistent with the St. Johns County Comprehensive Plan, County requirements and guidelines, and the overall development trend for the area. For all of the above reasons, the applicant respectfully requests approval of this application.

THE ST. AUGUSTINE RECORD

KAREN M TAYLOR
ATTN LAND PLANNER
77 SARAGOSSA ST
SAINT AUGUSTINE FL 32084

Ref.#: L413-15
P.O.#: HG 3-3

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

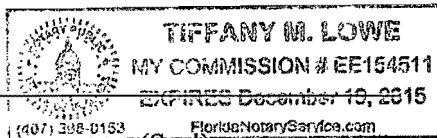
Before the undersigned authority personally appeared **NICOLE CORREIA** who on oath says that he/she is an Employee of the St. Augustine Record a daily newspaper published at St. Augustine in St. Johns County, Florida that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **MAJMOD 2014-02 WESTM - HEARING MARCH 3** was published in said newspaper on **02/16/2015**

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 16 2015

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

Tiffany M. Lowe
(Signature of Notary Public)

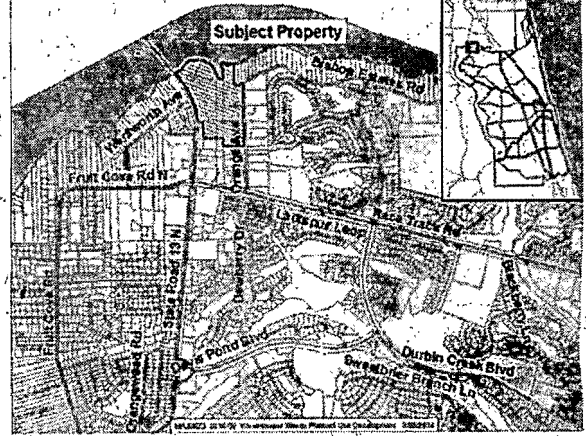


NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 3/3/2015 at 9:00 a.m. by BCC in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a request to modify the Westminster Woods PUD in order to replace 35 Garden Apartments with 35 duplexes and triplexes, redevelop the Nursing Facility, retirement apartments, and the ALF and support services, adjust a planned access, and increase the maximum building height of the Garden Apartments to 60', along with other minor changes to the PUD.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WESTMINSTER WOODS PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 1998-30, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is SR 13 and Bishop Estates Road at Julington Creek.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearings. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. 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 SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PRISCILLA L. BENNETT, CHAIR

FILE NUMBER: MAJMOD-2014000002
PROJECT NAME: Westminster Woods Planned Unit Development
L413-15 Feb 16, 2015



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 5, 2015

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 St. Johns Ordinance No. 2015-15, which was filed in this office on March 5, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED
2015 MAR -5 PM 4:03
DR. ERNEST L. REDDICK
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL