

This ordinance was re-recorded due to revisions to the Master Development Plan Text, in "Exhibit B."

ORDINANCE NUMBER: 2016 - 3

Public Records of St. Johns County, FL  
Clerk number: 2016008582  
BK: 4148 PG: 1788  
2/11/2016 3:06 PM  
Recording \$171.50

Public Records of St. Johns County, FL  
Clerk number: 2016014967  
BK: 4161 PG: 78  
3/11/2016 10:43 AM  
Recording \$171.50

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE MAKARIOS SOUTH PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2008-48, 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 August 27, 2015 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2015-13 Makarios South PUD**, for a Major Modification to the **Makarios South PUD**, Ordinance Number 2008-48, 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 Makarios South PUD, described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2008-48, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibits B and C.

**SECTION 2.** That the need and justification for modification of the Makarios South PUD, Ordinance Number 2008-48, 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 Makarios South PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Makarios South 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 Makarios South 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 Makarios South PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Makarios South 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 2008-48, 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 Makarios South 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 2nd DAY OF February, 2016.**

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

BY: [Signature]  
Chair

RENDITION DATE 2/4/2016

ATTEST: HUNTER S. CONRAD, CLERK

BY: [Signature]  
Deputy Clerk

EFFECTIVE DATE: February 10, 2016

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**Makarios South PUD**

A PARCEL OF LAND IN GOVERNMENT LOTS 5 AND 8, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 21.4534 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 00 DEGREES 43 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 650.71 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 88 DEGREES 20 MINUTES 50 SECONDS EAST 641.35 FEET; THENCE NORTH 08 DEGREES 40 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 38 SECONDS EAST 255.00 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1, A 200 FOOT WIDTH RIGHT OF WAY, 344.48 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 38 SECOND WEST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 505, PUBLIC RECORDS OF SAID COUNTY, 240.00 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 505, AND ON THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 504, OF SAID PUBLIC RECORDS, 300.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 38 SECONDS EAST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 504, A DISTANCE OF 240.00 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, ON SAID WEST RIGHT OF WAY LINE OF HIGHWAY, 150.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 38 SECONDS WEST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 506, OF SAID PUBLIC RECORDS, 240.00 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 506, A DISTANCE OF 100.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 38 SECONDS EAST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 506, A DISTANCE OF 240.00 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, ON SAID WEST LINE OF HIGHWAY, 250.41 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 50 SECONDS WEST 1040.76 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS WEST, ON THE WEST LINE OF SAID GOVERNMENT LOTS 8 AND 5, A DISTANCE OF 1037.26 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**MASTER DEVELOPMENT PLAN TEXT**  
**Makarios South PUD**  
**Major Modification**

**SECTION I - INTRODUCTION**

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached. This petition is filed on behalf of the applicant: Makarios Partners, LLC.

**A. Location:** The property to be rezoned consists of 20.54 acres, described by the Legal Description - Exhibit A. It is situated in the southeastern half of St. Johns County along U.S. Highway One, south of Watson Road and north of State Road 206, on the west side of the road. This site is shown on Location Map, Attachment 1. The property is located within the St. Johns County Comprehensive Plan Future Land Use Map (FLUM) Mixed Use District, which allows for all zoning district uses, including residential development of up to thirteen (13) units per acre and commercial general businesses as included in the application.

**B. Surrounding Uses:** The area is currently developed with a mixture of uses, including single-family residential homes on a variety of parcel sizes, a grocery anchor retail center and a number of small commercial businesses. The property to the west was rezoned for single family residential and a number of properties on the east side of U.S. Highway One have been rezoned for PUD's that provide for multifamily and commercial development. The existing surrounding zoning includes Residential Single Family Residential Two (RS-2), Open Rural (OR), Planned Special Development (PSD), Planned Unit Development (PUD), Commercial Intensive (CI) and Commercial General (CG).

**C. Ownership:** The subject property is owned by Keith Wernick, Makarios South St. Augustine LLC, as shown by the Proof of Ownership (deed) attached as Attachment 3. Said property owner has authorized Karen M. Taylor, Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Attachment 2. Adjacent property owners for notification purposes are included as Attachment 4.

**SECTION II - SITE DEVELOPMENT CRITERIA**

**A. Project Description:** The real property to be considered for rezoning consists of 20.54 acres, located on U.S. Highway One South in south central St. Johns County. The applicant is requesting a Major Modification to the Planned Unit Development (PUD) to provide for a 73 unit single family home community with up to 10,000 square feet of general commercial space located on one commercial site along U.S. Highway One and adjacent to the Food Lion Shopping Center.

The project will be accessed from U.S. Highway One from one (1) major access point at an existing median cut on the south portion of the site and the roadway will serve the residential units as well as the commercial property. Although there is frontage along the northern portion of the site, no access will be provided from this location and a fifty (50) foot setback with a twenty

(20) foot setback and "B" screening will be provided. This means that the entrance roadway will be located on the north side of the southern property frontage and the commercial site will occupy the remaining frontage along the U.S. Highway One, which is adjacent to the existing shopping center. Future interconnectivity is provided in this location. The site is heavily treed.

The area is currently developed with a mixture of land uses, including commercial and business development and single-family residential homes on a variety of parcel sizes. The property is located within the Mixed Use District of the St. Johns County Comprehensive Plan Future Land Use (FLUM) Map, which allows for all Use districts provided for within the Land Development Code. The development will be known as Makarios South Planned Unit Development (Makarios South PUD).

The Master Development Plan Map, Exhibit C, indicates the general layout of the site for construction of up to 73 single family homes with associated amenities adjacent to other single family development along Datil Pepper Road and a 1.06 acre commercial site for up to 10,000 square feet of retail and/or office space adjacent to the existing shopping center. It also eliminates commercial uses on the north side of the site adjacent to a group home and provides park space to buffer the existing commercial uses to the south of the northern parcel with a park and open space. The project is planned for construction in two (2) phases, with the residential units being in the first phase and the commercial development being in the second phase. The location of the property, as well as the design of the site, will provide privacy and buffering, both within the site and along the boundaries. The design incorporates two (2) distinctive park areas as well as other areas of common open space. It provides for a fifty (50) foot residential setback with an associated twenty (20) foot buffer along U.S. Highway One and a ten (10) foot natural/landscape vegetative perimeter buffer along the western boundary and on each side of the front (commercial and entrance road) property. All other boundaries will provide for a twenty (20) foot natural/landscape vegetative perimeter buffer along the northern, eastern (along the US 1 frontage) and southern boundaries for added privacy to developments on adjacent parcels, as depicted on the Master Development Plan Map, Exhibit C. In addition, additional open space has been provided adjacent to the developed portion of the shopping center site. These areas will also serve as open space, green space, and provide for significant tree preservation. The plan also provides for two (2) interconnectivity points. The Westwind PUD to the west provided for a future interconnectivity point at the terminus of their cul-de-sac on the western boundary and the applicant is proposing a pedestrian and bicycle access through one of the parks. The applicant is also providing a proposed driveway/vehicular access to the shopping center. Initially, this interconnectivity will be provided by a sidewalk from the main entrance road to the property boundary, should an agreement be arranged with the adjacent commercial owners.

**B. Development Size:** There are a total of 20.54 acres of property in this application consisting of 17.81 acres of uplands and 2.73 acres of isolated wetlands, of which 2.73 acres will be impacted and filled. Total PUD Uplands or the Development Area is 20.54 acres as noted on MDP Exhibit C, which consists of 17.81 acres of uplands plus 2.73 acres of impacted and filled wetlands.

**C. Wetlands:** The 20.54 acre site contains a total of 2.73 acres of isolated wetlands, which will be impacted and filled. All fill that occurs on this site, will be in accordance with all appropriate permits. The vegetation within the wetland areas is described in Environmental Information/FLUCFCS Code Map, Attachment 5.

**D. Development Area:** The project will use an overall total of 20.54 acres of developable property (17.81 acres of uplands + 2.73 acres of impacted and filled wetlands).

**E. Dwelling Units:** The project is planned for up to seventy-three (73) single family homes within this Planned Unit Development. The residential units will be located on 19.57 acres, which includes the entrance roadway, lot areas and associated infrastructure at a density of 3.73 units per acre. Based upon the Country average population of 2.44 persons per household, the development will have 178 new residents at build out. At a ratio of 0.25 children per household for schools, the project will generate 19 school age children.

**F. Non-Residential Development:** Plans consist of 1.06 acres of commercial development area within one parcel located along the U.S. Highway One frontage and adjacent to the existing shopping center, which will provide for up to 10,000 square feet of retail or office space. The development will allow those uses, allowable within the Commercial General Zoning Category by right and by Special Use, derived from the definitions within the St. Johns County Land Development Code. All uses listed herein shall comply with the special use conditions as provided for within LDC Section 2.03.00. Sales and service of alcoholic beverages will be an allowed use, subject to the provisions of LDC Part 2.03.02.

**G. Site Development Criteria:**

**1. Residential - Single Family**

**a. Lot Sizes and Building Area:** The total ground area to be occupied by buildings and structures shall not exceed forty-five percent (45%) for the overall project. Lots will meet a minimum size of 5,160 square feet, with a minimum forty-three (43) foot width and a one hundred and twenty (120) foot depth, although many of the lots will provide for additional depth. The maximum Impervious Surface Ratio (ISR) for each lot will be seventy (70) percent.

**b. Permitted Uses:** The development will be constructed in an orderly manner, and the allowable uses will include Residential Uses as defined within the Land Development Code, allowing for single-family residential dwellings and related recreational amenities and facilities. In addition, all typical residential accessory and ancillary uses will be allowed as provided for within the Land Development Code.

**c. Setbacks:** Setbacks shall be measured per the Land Development Code, and shall be as follows:

**1) Front yard:** Twenty (20) feet. Lots having a second frontage shall have a setback of sixteen (16) feet for the second frontage.

**2) Side yard:** Five (5) feet with no permitted projections, providing for a minimum clearance of ten (10) feet between the furthest projection of any structure.

**3) Rear yard:** Ten (10) feet.

**4) Residential Setback to U.S. Highway One:** Fifty (50) feet with a twenty (20) foot buffer meeting “B” screening standards.

As defined by the LDC: “the width of a Lot shall be measured at the most direct angle across the front of the required minimum Front Yard set back line. Provided, however, the width between the side Lots at their foremost points where they intersect with the Street Line shall not be less than eighty percent (80%) of the required Lot width except when a Lot fronts on a cul-de-sac or curve, the Lot width shall be a minimum of twenty-five (25) feet.”

**d. Building Height:** Buildings shall not exceed thirty-five (35) feet in height.

**e. Parking:** The required two (2) parking spaces per residential unit will be provided by a minimum two (2) car garage with a driveway apron large enough to accommodate two (2) vehicles. The parks have been located within the neighborhood to allow for pedestrian access.

**f. Signage:** The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

**1) Subdivision Signs:** In accordance with the Land Development Code the project will be allowed two (2) subdivision identification monument-type signs, located at the entrance road as shown on the Master Development Plan, Exhibit C. The signs may consist of either two (2) single sided signs on either side of the main entrance road or a one (1) double sided sign on one side of the road. The signs will be limited to a maximum ADA of thirty-two (32) square feet in total, a maximum height of fifteen (15) feet and may be lighted or illuminated. The applicant may construct a six (6) foot high fence, masonry wall, or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature and the sign may be incorporated into a wall, fence, or other structure that conforms to the maximum height requirements.

**2) Construction/Sales Sign:** One (1) on-site project sign will be allowed near the entrance to the property along U.S. Highway One, which must be removed within thirty (30) days after the construction is completed. The sign may be two (2) sided as well, but limited to thirty-two (32) square feet total of display area and will conform to the requirements of the Land Development Code.

**3) Real Estate/Construction Signs:** Real Estate and Construction signs, will be allowed in accordance with the LDC. Each sign may be up to six (6) square feet in size and will conform to the requirements of the Land Development Code.

**4) Special Use Signs:** Miscellaneous signs shall be allowed in accordance with Section 7.03.01 of the LDC.

**g. Fencing:** A maximum six (6) foot high opaque or chain link fence will be allowed in the rear and rear/side yards and along the interior boundaries of the perimeter buffers and/or along the interior boundaries of the upland buffer, with no fencing allowed within the buffer. Front yard fencing will be allowed only for decorative fencing such as picket or split rail and no higher than four (4) feet in height.

**h. Lighting:** The applicant will provide street lights in accordance with the requirements of the Land Development Code in Section 5.03.06.H.6. and shall also meet the requirements of Section 6.09.00 of the LDC.

## **2. Non-Residential - Commercial**

Specific plans for the development of the commercial parcel will be filed as an Incremental Master Development Plans prior to their development. The following standards will be used in determining the design.

**a. Building Area:** The total ground area to be occupied by buildings and structures (Floor Area Ratio) shall not exceed fifty percent (50%). The total impervious surface area shall not exceed seventy-five percent (75%).

**b. Permitted Uses:** The development will be constructed in an orderly manner, and will allow those uses, allowable within the Commercial General Zoning Category by right and by Special Use, derived from the definitions within the St. Johns County Land Development Code. All uses listed herein shall comply with the special use conditions as provided for within LDC Section 2.03.00. Sales and service of alcoholic beverages will be an allowed use, subject to the provisions of LDC Part 2.03.02.

**c. Setbacks:** Buildings, parking and /or storage areas shall be setback a minimum of twenty (20) feet from the adjacent road Right-of-Way and ten (10) feet from all property lines. A minimum ten (10) foot setback will be provided between buildings on site.

**d. Building Height:** Buildings shall not exceed thirty-five (35) feet in height.

**e. Parking:** Parking spaces will be provided in conformance with the St. Johns County zoning regulations applicable at the time of permitting. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked.

**f. Signage:** Commercial signage will be consistent with the Land Development Code, Section 7. Specific sign plans will be permitted as follows:

1) In accordance with the Land Development Code, the commercial site will provide for the one (1) parcel along the frontage of the site, as noted on the Master Development Plan Map, Exhibit C. No sign will exceed fifteen (15) feet in height and display area per sign will be limited to one hundred fifty (150) square feet. Placement will comply with setback and placement limits of the Land Development Code.



2) Building (storefront) signs shall be allowed one and one half (1 and 1/2) square feet per linear foot of building frontage not to exceed one hundred and fifty (150) square feet of advertising display area. In addition, the development may have directional signs that will not exceed three (3) square feet in size and two (2) directory signs.

3) The on-premise signage shall be consistent with Part 7.02.00 and shall be located along U.S. 1 South in the general locations that will be shown on the Incremental Master Development Plan Maps. These signs shall be placed in a sign tract if they are to serve more than one specific business. The signs may be single or double faced and may be illuminated and landscaped consistent with the Land Development Code.

4) Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with the LDC.

**g. Fencing:** Fencing may be installed along the perimeter of the site consistent with the screening requirements provided for within the LDC.

**h. Lighting:** The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the businesses and the safety of their customers. The lighting levels shall be in accordance with the requirements of Land Development Code Section 5.03.06 H.6. and Section 6.09.

#### **H. Infrastructure:**

**1. Stormwater:** Stormwater for both the residential and commercial portions of the site will be handled on site within one retention pond located in the center of the site with conveyance via the driveways and/or piping within appropriate easements with an associated positive outfall. All stormwater runoff will be collected and retained/detained on site. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District Access to the commercial and office portion will be provided internally from the main collector road as noted on the Master Development Plan. (SJRWMD). Development will utilize "low impact" development techniques to provide for protection of the adjacent natural resources. The stormwater pond will be used for irrigating the infrastructure landscaping where feasible.

**2. Vehicular Access / Interconnectivity:** Vehicular access will be provided via one main roadway located directly on U.S. Highway One South, which will be aligned with the existing median cut, as noted on the Master Development Plan Map, Exhibit C. The main entrance portion of the roadway will meet LDC standards, with a sixty (60) foot right-of-way, that will narrow to a fifty (50) foot right-of-way with five (5) foot easements on either side within the residential portion of the development. This roadway will provide access to both the commercial and residential portions of the site and will be constructed in accordance with curb and gutter standards as stipulated within the LDC.

Access to the commercial portion of the site will be provided internally from a driveway along the main road in the general location shown on the Master Development Plan Map, Exhibit C and internal driveways and sidewalks that meet the requirements of the Florida Accessibility Code for Building Construction, current edition. The roadway will be designed and constructed in accordance with all appropriate State and County permits and will be constructed in accordance with the Florida Department of Transportation permitting requirements (which may include turn lanes).

Interconnectivity will be provided through a future driveway or pedestrian connection to the adjacent properties on the south of the project boundaries, as in the location noted on the MDP Map, Exhibit C. It will also be provided on the east side of the development within the park area for bicycles and pedestrians in the location identified within an adjacent existing subdivision. However, future access is not provided to the parcels located between the commercial sites along U.S. Highway One, since those properties have already been developed and have not provided for such access. Interconnectivity is not planned to the north due to the sensitive nature of the adjacent development (Center for Living).

**3. Pedestrian Access / Sidewalks:** The development will provide for sidewalks within the development (both within the residential and commercial areas) in accordance with the requirements set forth in the Land Development Code and meet the requirements of the Florida Accessibility Code for Building Construction, current edition. The roadway sidewalks will be four (4) feet in width and be provided on one (1) side of the entrance drive (driveway) and will be constructed in accordance with LDC permit requirements, as shown on the Master Development Plan Map, Exhibit C. Common area sidewalks located along the entrance drive, and/or open space areas will be constructed during the driveway construction phase.

**4. Recreation:** A minimum of 1.00 acre of active recreation space (actually 1.24 acres) will be provided as shown on the MDP Map, Exhibit B to be located in the northwestern and northeastern portions of the site. The Main park will provide for a children's play area, benches and walkways, an open play area and a bike/pedestrian path for interconnectivity and the secondary park will contain walking paths. The facilities within these recreation areas will be constructed at the time of the other infrastructure improvements.

**5. Open Space:** A minimum of twenty-five (25%) percent of the 20.54 acre site, or 7.57 acres of open space and green space as defined by the LDC, will be provided. This includes the common areas and the perimeter. This open space will provide visual interest, separation from the adjacent exterior and interior development and will provide buffering to other adjacent land uses. The project will provide five (5%) percent of conservation of upland natural vegetation per LDC Section 5.03.03.A.3.

**6. Fire Protection:** The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03 of the Land Development Code, including installation of fire hydrants and meeting flow requirement.

**7. Solid Waste:** Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste will be collected at dumpster locations as indicated on the Master Development Plan Map, Exhibit C and on subsequent incremental MDP's for future

development. All dumpsters will be placed upon an accessible concrete pad and will be screened from view in accordance with Section 6.06.04.C.8 of the LDC.

**8. Utilities:** All electrical and telephone lines will be installed underground on the site. Florida Power and Light Company will provide electrical power.

**I. Potable Water/Sanitary Sewer/Reuse:** Central water and sewer service will be provided by the St. Johns County Utility Department connecting to lines along U. S Highway One as outlined within the Water and Sewer Availability Letter, which is attached as Attachment 6. A tract will be designated for the lift station with direct roadway access. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. With a total of seventy-three (73) homes @ 350 gpd, the project will generate the need for 25,550 gpd of potable water and @ at 300 gpd, the project will generate the need for 21,900 gpd of sanitary sewer. The commercial portion of the development, with 10,000 square feet of space, will generate the need for 1,000 gpd of water and sewer treatment. In accordance with Section 5.03.02.G.1.i of the Land Development Code, the total water and sewer usages for this development are estimated to be 26,550 gallons per day for water, 22,190 gallons per day for sewer.

Per request of the St. Johns County Utility Department and in accordance with Section 5.03.02.G.1.h of the Land Development Code, the applicant shall comply with the following:

- a. All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
- b. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department (SJCUD) to minimize impact to the existing infrastructure or to the existing level of service.
- c. Water and/or sewer lines that are to be dedicated to the SJCUD for ownership, that are not in the public right-of-way, shall require an easement/restoration agreement.
- d. No improvements, such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains, unless otherwise approved by the SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of seven and one-half (7.5) feet away from the centerline of utility pipelines.

The locations of the lift station and any other connections needed to provide for the sewer and water connections, shall be located on the Construction Plans and shall be provided and installed in accordance with the requirements of the St. Johns County Utility Department. As per the Availability Letter, to promote water conservation through more efficient landscape irrigation, the Developer will be required to install on-site reuse piping in anticipation of future availability. As an alternative, the Developer may provide a Landscape Conservation Plan, which shall be approved by SJCUD. Landscape Conservation Plans may include features such as smart irrigation technology utilizing water conservation devices that inhibit or interrupt the irrigation operations for each individual systems.

**J. Topography and Soils:** The property is located on the west side U.S. Highway One South, north of State Road 206. It has an average elevation of 26.0 msl. The property is located in an

area designated by the Federal Emergency Management Association (FEMA) as Zone X, an area outside of the 100-year floodplain.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies two (2) soil types on the site: 3, Myakka fine sand and 9 Pomona fine sand:

**3 Myakka fine sand:** This soil type is a sand soil type located along the eastern portion of the property. 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. Vegetation includes longleaf pine, slash pine, sawpalmetto, running oak, inkberry, and waxmyrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky bluestem, creeping bluestem, lopsided indiangrass, and low panicum. The community development potential is medium.

**9 Pomona, fine sand:** This soil type is a poorly drained nearly level soil in broad areas in the flatwoods. The water table is within a depth of 10 inches from 1 to 3 months and is at a depth of 10 to 40 inches for 6 months or more. Permeability is rapid in the surface and subsurface and moderate in the upper part of the subsoil. Vegetation associated with this soil type includes longleaf pine, slash pine, gallberry, and sawpalmetto, including grasses such as chalky bluestem, bushy bluestem, creeping bluestem, lopsided indiangrass, and pineland threeawn. The potential for community development is medium with the main limitation being the high water table

**K. Site Vegetation and Habitat:** Carter Environmental Services, Inc. conducted a new site vegetation and habitat assessment of the property and has issued a report regarding the environmental conditions, which is attached as Environmental Information/FLUCCS Code Map, Attachment 5. The plan provides for the conservation of five percent (5%) of Upland Natural Vegetation on-site (not including Significant Natural Communities Habitat) and is included in the open space and buffers as per the Land Development Code Section 5.03.03.A.3.

During the recent site visit by Carter Environmental Services (CES) to referenced property, CES evaluated the property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland, Coastal Strand, Maritime Hammock, Sandhill and Scrub. After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types. Those community types are listed below.

**Uplands:** The following upland community was observed and is a non-significant community as defined by St. Johns County, Florida. (411) Pine Flatwoods – This is a very common community throughout north Florida, and comprises all of the uplands on this site. Species include slash pine, saw palmetto, and gallberry, and bracken fern.

**Wetlands:** The following wetland communities were observed and are non-significant communities as defined by St. Johns County, Florida. (617) Mixed Wetland Hardwoods – This community type accounts for all wetlands on the site. These areas are comprised of multiple hardwood species including but not limited to red maple and sweetgum.

Based on our field review and analysis of the vegetative communities described above, no Significant Natural Communities are present on the property.

**L. Significant Natural Communities Habitat:** During the recent site visit by Carter Environmental Services (CES) to referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and 2013 aerial photographs of the property. The results of this survey are listed below.

**Protected animal species:**

**Bald Eagle (*Haliaeetus leucocephalus*):** Using the FWC Eagle Nest Locator Database (2015), CES located 5 bald eagle nests on record within a five mile radius of the property, but none were located within 1 mile of the site. While the bald eagle is not listed as threatened, endangered or a SSC, it is protected by the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA). Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). **Gopher Tortoise:** CES determined gopher tortoise habitat was unlikely to occur on the referenced property based on soils. The site visit confirmed that no gopher tortoises or their habitats exist on the site. At this time, no further action is required.

**Protected plant species:** In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

In conclusion, there are no threatened, endangered, or species of special concern inhabiting the referenced parcel. I trust that this information is helpful. No known Significant Natural Communities occur on this site.

**M. Historic Resources:** The project area falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map (Figure 8.4). An archaeological reconnaissance was conducted in accordance with LDC Section 3.01.05.B.1. No artifacts or historic structural remains were found indicating that there is a very low potential for the site containing cultural resources. The completed study was sent directly to the St. Johns County Planning Division, Historic Resources, and to the State of Florida, Division of Historical Resources for review. The State Historic Preservation Office (SHPO) has provided a letter (see Exhibit I), stating there will be no effect on any cultural resources for this location and no action was required by the SHPO.

**N. Buffers:** The buffers provided are as shown on the Master Development Plan and further defined below:

1. A ten (10) foot natural/landscape buffer, along the north and south perimeter of the commercial site and along the western project boundary and along the north side of the entrance road right-of-way.
2. A twenty (20) foot natural/landscape buffer along all other boundaries and between the residential uses and the commercial uses will be provided, which will either maintain the existing tree cover, but can and be augmented with native/natural vegetation and/or planted to meet a "B" screening standard. No fencing will be allowed to cross or be located inside these buffers except for one (1) section along the northern property. The fence in this special case will be a 6 foot high opaque fence placed along the entire north boundary (including along the inside of the encroachment area), will be placed on the outside boundary of the buffer.

Land clearing plans will be submitted for the drives and drainage facilities with Construction Plans. The development will conform to all land and lot clearing and tree inch requirements outlined within the Land Development Code, effective at the time of permitting.

**O. Special Districts:** The project is not located in any Special District.

**P. Temporary Uses:** Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans and the locations will be shown on the Construction Plans and will comply with the requirements of Section 6.05.02.H of the LDC and all the requirements of Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage. The initial construction/sales trailers will be located at or near the entrance to the development and may then be relocated within the project as the construction stages proceed. Temporary sales/lease trailers will be placed on site and removed in compliance with Section 5.03.02.G.1.R.1 of the LDC.

Model homes may be constructed within the development, provided the number does not exceed ten percent (10%) of the number of units in the development. The model homes may be constructed during construction of the infrastructure and may include sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway. The applicant understands that no Certificate of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County

**Q. Accessory Uses:** Accessory uses and structures will be allowed as 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 structure. Commercial Accessory uses shall include those allowable per the provisions of LDC Section 2.02.04.C and shall include the sales and service of alcoholic beverages subject to the provisions of LDC Section 2.03.02, automatic teller machines (ATM's) and outside display and sales in association with a primary allowable use. Residential Accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary. Driveways may be allowed within the front and side yard setbacks. Accessory uses, such as Home offices, pets,

etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code. No accessory uses will be allowable within any of the proposed buffers. It should be noted that no air conditioning or electrical equipment, masonry walls or masonry fences will be constructed or located in a drainage or underground utility easement.

**R. Phasing:** The **Makarios South PUD** shall be developed in two (2) phases, which will consist of the seventy-three (73) single family lots, the roads with associated sidewalks, recreation areas and stormwater system in the first phase and the commercial site in the second phase, as described below. Phases may be developed ahead of the schedules listed here, simultaneously or within sub-phases, provided concurrency has been met and all County and State construction permits have been obtained. Phasing may overlap only if the horizontal construction for the prior phase is 50% complete as per LDC Section 5.03.02.r.1. Commencement shall be defined for the first phase as approval of the Major Modification and for the second phase as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure for the phase and approval of as-builts. Each phase will obtain a FDEP construction permit and FDEP certification of completion will be applied as permitted for construction.

**1. Phase I** of the project shall commence within five (5) years of approval of the Major Modification and shall be completed within five (5) years of commencement. The construction shall include all necessary infrastructure for the seventy-three (73) single family lots including all roads with associated sidewalks, parks, stormwater facilities (which will serve both the residential and the commercial, and all other necessary to support the phase. It will also include construction of the Lift Station. It should be noted that although all site improvements will be constructed at one (1) time, including the recreation facilities.

**2. Phase II:** Development of the second phase shall be commenced within ten (10) years of approval of the PUD and shall be completed within five (5) years of commencement. The construction shall include all necessary infrastructure, including all drives, parking lots and drainage facilities, for the commercial site.

**S. Project Impact:** The property is located within the Mixed Use District designation the St. Johns County 2015 Comprehensive Plan, as indicated on the Future Land Use Map (FLUM), which allows for the types of uses included within the application. The overall area and neighborhood is ideally suited to this type of mixed use development, including additional residential and commercial developments and it is in close proximity to a number of residential communities, other community facilities, schools and the southern portion of the County with associated recreational facilities, and beaches. It has excellent access to major roadways and transportation corridors including direct connection to U.S. Highway One South and points north to St. Augustine and south to State Road 206, east to the beaches and an Interstate 95 interchange. These roadways will connect the development to and provide the area with employment opportunities, and other retail activities, while maintaining access to nearby schools, cultural facilities and both near and distant active and passive recreational opportunities.

The site is located such that the location, size and design of the project will provide privacy and buffering from other developments in the area as well as incorporating a significant amount of distributed open space and green space within its boundaries. An increased buffer of twenty (20') feet has been provided to the residential uses to the west and north. In addition, the local "Sunshine Bus" transportation system will be available for the users. The project will be served

by central utilities. Access will be provided for pedestrians and joggers. In addition, the plan provides for general commercial uses, which will provide services immediately adjacent to the residential developments that are near by. And, it will provide a transitional residential use between the single family homes along Datil Pepper Road and the commercial that is already located along U.S. Highway One. These commercial sites will have pedestrian access from the development. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

**T. Waivers / Variances / Deviations:** The applicant requests no waivers, variances or deviations from the Land Development Code or other land development regulation within this 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 to Comply:** The applicant (including his successors and assigns) hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant (including his 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 specifically outlined as follows: "To the extent that they do not conflict with the unique 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."

All drives, drainage facilities and common areas, located within the **Makarios South PUD** for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant and/or his successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the Property Owners Association documents, the Applicant and/or his successors and/or assigns, will transfer ownership and maintenance responsibilities to the Makarios South PUD Property Owners Association, a non-profit corporation established under the laws of the State of Florida. Roads within the established right-of-ways, as depicted on the MDP Map, Exhibit C, may be requested for dedication the St. Johns County, whereby acceptance would be at the sole discretion of the Board of County Commissioners. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

**V. Future Land Use Designation:** The property is located wholly within the Mixed Use District category of the Future Land Use Map (FLUM) of the 2015 St. Johns County Comprehensive Plan.



### SECTION III – SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Makarios South PUD** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

**A. Consistency with the Comprehensive Plan:** The property, described in detail by the attached Exhibit A - Legal Descriptions, is over twenty (20) acres in size and is located within a Mixed Use District as noted on the 2025 Future Land Use Map. The project area is comprised of a total of 20.63 acres consisting of 17.88 acres of uplands, including 2.73 acres of wetlands to be impacted and filled for a total of 20.63 acres of developable property.

Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl (specifically A.1.2.2), Objective A.1.3 Surrounding Land Use and Objective A.1.9, Mixed Use Development which provides for "a mixture of land uses within designated Mixed Use Districts to encourage large concentrated areas of commercial, office, light industrial, residential, recreation and cultural facilities at a scale which is capable of serving large segments of the County and region." This development will compliment the surrounding area of commercial (shopping center abutting the project on the south), office, residential and government uses. It will be compatible, per Policy A.1.3.12 with the adjacent existing and future surrounding residential development by providing a twenty (20') natural/landscape buffer along the west and north boundaries which abut residential (Center for Living) and will provide a transition from commercial activities along U.S. 1 South to the residential single family uses on Datil Pepper Road in accordance with the associated designations on the Future Land Use Map of the St. Johns County Comprehensive Plan, as described within Objective A.1.11 Provision of Efficient, Compact Development, which "encourages an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development" and specifically Policy A.1.11.1 (h) that allows for "residential land uses" including "single-family and multi-family dwelling units at the appropriate residential densities as designated on the Future Land Use Map" and as provided for in the County Land Development Regulations. This property, as located within the Mixed Use District allowing up to thirteen (13) dwelling units per acre. This rezoning also upholds Objective A.1.2 Control of Urban Sprawl, which provides that the "County shall control urban sprawl, characterized by leapfrog development, strip development and low-density residential use over a large area."

**B. Location:** The project is located within a Mixed Use District on the FLUM and as such, 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 of a typical commercial development under the criteria established within Section VI of the Land Development Code.

**D. Compatibility:** The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3, Surrounding Land Use, Policy A.1.3.12, 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 Objective A.1.3, Policy A.1.3.12, as stated, 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 residential to the west and north and commercial to the south (new shopping center). Additional buffering, a total of twenty (20') feet in width is provided along the western and northern (adjacent to the Center for Living) to ensure a larger natural separation of uses to maintain use compatibility. These adjacent uses are deemed compatible with the proposed use of the property and the uses on the adjacent properties and is 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 within the PUD are allowable within the Mixed Use District designation. The proposed rezoning 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.

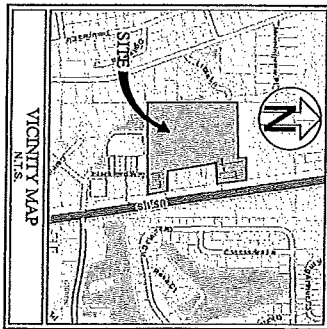
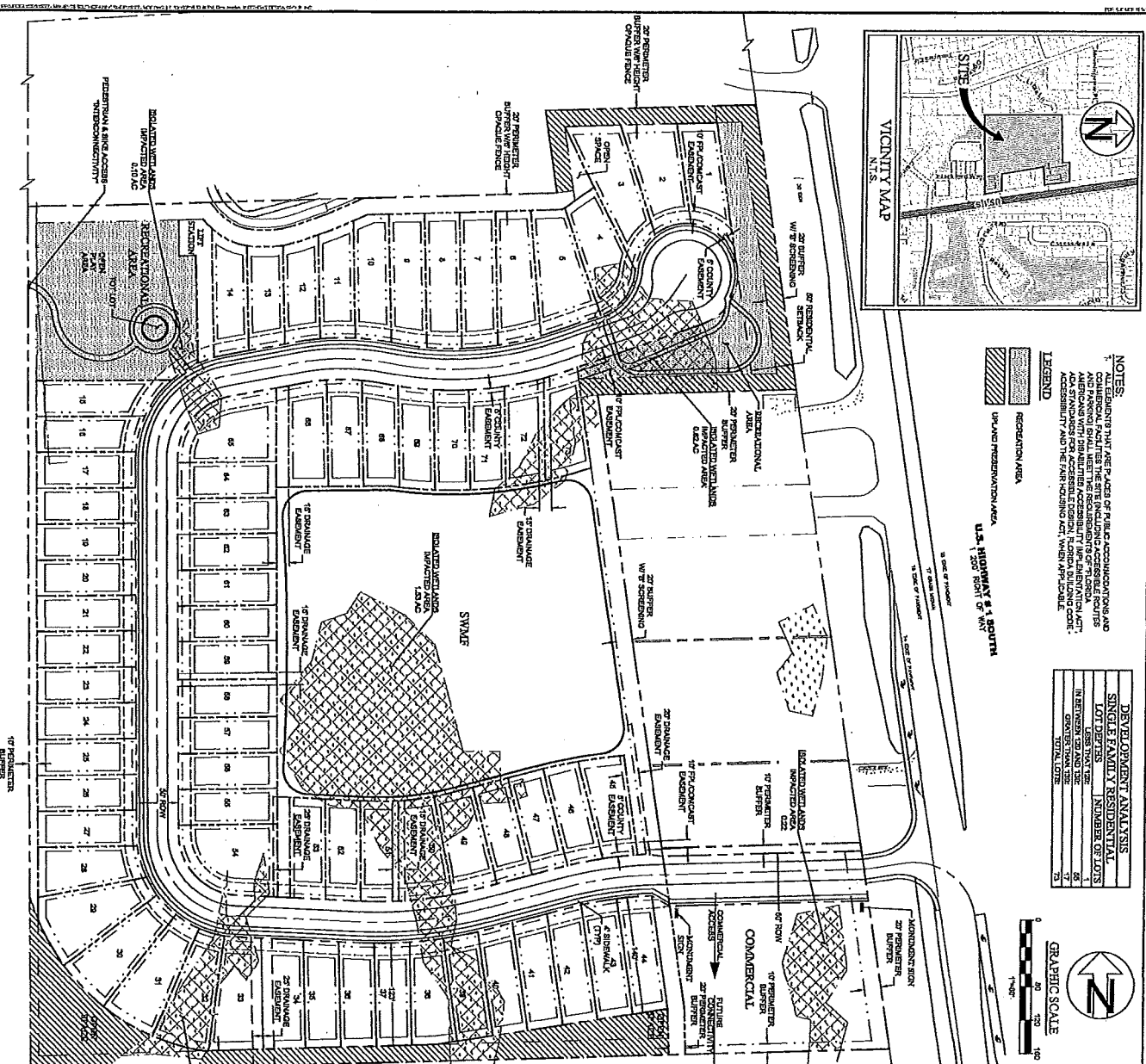
The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development 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:** The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5".

**F. Relation to PUD Regulations:** The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02.F of the Land Development Code.

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

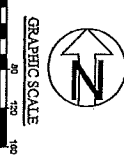
The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development 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. This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.



**NOTES:**  
 ALL Easements SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS. ALL Easements SHALL BE FULLY DESCRIBED AND SHOWN ON THIS PLAN. ALL Easements SHALL BE FULLY DESCRIBED AND SHOWN ON THIS PLAN. ALL Easements SHALL BE FULLY DESCRIBED AND SHOWN ON THIS PLAN. ALL Easements SHALL BE FULLY DESCRIBED AND SHOWN ON THIS PLAN.

**DEVELOPMENT ANALYSIS**

LOT DEPTH	NUMBER OF LOTS
GREATER THAN 120'	4
GREATER THAN 130'	5
GREATER THAN 140'	7
GREATER THAN 150'	12
GREATER THAN 160'	19
GREATER THAN 170'	25
GREATER THAN 180'	31
GREATER THAN 190'	37
GREATER THAN 200'	43
GREATER THAN 210'	49
GREATER THAN 220'	55
GREATER THAN 230'	61
GREATER THAN 240'	67
GREATER THAN 250'	73



**DESCRIPTION (AS PROVIDED BY CLIENT)**

A PARCEL OF LAND IN GOVERNMENT LOTS 5 AND 6, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 60 DEGREES 45 MINUTES 28 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 150.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 45 MINUTES 28 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 150.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 45 MINUTES 28 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 150.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 45 MINUTES 28 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 150.28 FEET TO THE POINT OF BEGINNING.

**TABLE A: SITE DATA TABLE**

WEIR ANALYSIS	0.0000	20.28 AC
TOTAL WEIR ANALYSIS	18.7630	237.20 AC
TOTAL WEIR ANALYSIS (NET)	17.5630	227.20 AC
NET WEIR ANALYSIS	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC

**TABLE B: SITE DATA TABLE**

WEIR ANALYSIS	0.0000	20.28 AC
TOTAL WEIR ANALYSIS	18.7630	237.20 AC
TOTAL WEIR ANALYSIS (NET)	17.5630	227.20 AC
NET WEIR ANALYSIS	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC

**TABLE C: SITE DATA TABLE**

WEIR ANALYSIS	0.0000	20.28 AC
TOTAL WEIR ANALYSIS	18.7630	237.20 AC
TOTAL WEIR ANALYSIS (NET)	17.5630	227.20 AC
NET WEIR ANALYSIS	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC

**TABLE D: SITE DATA TABLE**

WEIR ANALYSIS	0.0000	20.28 AC
TOTAL WEIR ANALYSIS	18.7630	237.20 AC
TOTAL WEIR ANALYSIS (NET)	17.5630	227.20 AC
NET WEIR ANALYSIS	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC
WEIR ANALYSIS (NET)	17.5630	227.20 AC

**DEVELOPMENT INFORMATION**

MAP NUMBER: 1819112001  
 PROJECT NUMBER: 1819112001  
 DATE: 10/20/2011  
 DRAWN BY: J. HARRIS  
 CHECKED BY: M. WATSON  
 SCALE: 1" = 100'

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

Ref.#: L158-16  
P.O.#: MAKARIOUS SP

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

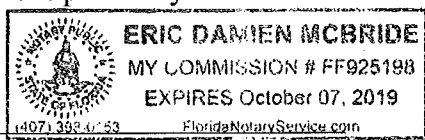
Before the undersigned authority personally appeared **NICOLE CORRIVEAU**  
who on oath says that he/she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement being a **NOTICE OF HEARING**  
In the matter of **MAJMOD 2015-013 - MAKARIOUS SOUTH PUD**  
was published in said newspaper on **01/18/2016**

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 09 2016

by *Mich Corvian* who is personally known to me  
or who has produced as identification

*[Signature]*



(Signature of Notary Public)

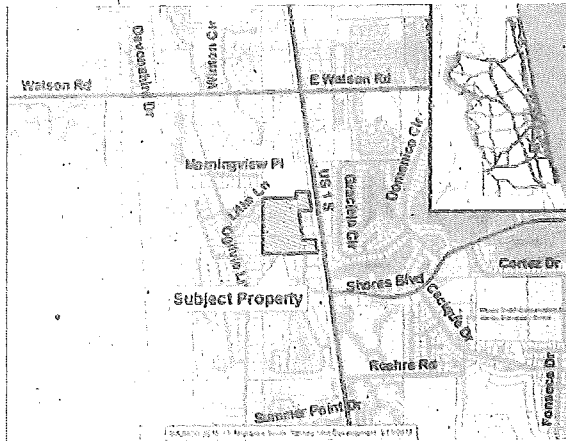
(Seal)

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on **Tuesday, 2/2/2016 at 9:00 a.m.**, will hold a public hearing in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request for a Major Modification to allow for 73 single family homes with related amenities and a single 10,000 SQ FT commercial facility..

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE MAKARIOS SOUTH PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2008-48, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is on US 1, south of Watson Rd. and north of State Rd. 206. See attached map (Exhibit A). 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 hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board



Interested parties may appear at the meeting and be heard with respect to the proposed 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  
JEB S. SMITH, CHAIR  
FILE NUMBER: MAJMOD-2015000013, Makarios South  
Planned Unit Development  
L158-16 Jan 18, 2016

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:



## FLORIDA DEPARTMENT OF STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 10, 2016

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2016-3, which was filed in this office on February 10, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED February 10, 2016  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

March 11, 2016

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your corrected electronic copy of St. Johns Ordinance No. 2016-3, which was filed in this office on March 11, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED March 11, 2016  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK