

ORDINANCE NUMBER: 2018- ||

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

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated November 13, 2017 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2016-24 Murabella Plaza**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-A.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2016-24 Murabella Plaza**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

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

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

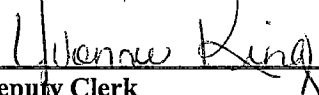
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 20 **DAY OF** March **2018.**

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

BY: 
Henry Dean, Chair

RENDITION DATE MAR 22 2018

ATTEST: HUNTER S. CONRAD, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: MAR 23 2018

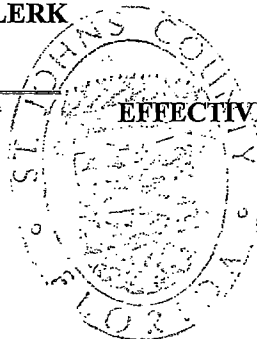


EXHIBIT A
Legal Description
Murabella Plaza PUD

A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF LOT 11 OF THE SUBDIVISION OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

STARTING AT A POST, BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID LOT 11 OF SAID SECTION 38; RUN THENCE NORTH 19 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A, A DISTANCE OF 663 FEET TO A FENCE CORNER; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST ALONG A FENCE, A DISTANCE OF 571.8 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 325 FEET TO AN IRON PIPE; RUN THENCE SOUTH 19 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 536.1 FEET TO AN IRON PIPE; RUN THENCE SOUTH 72 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 325 FEET TO AN IRON PIPE; RUN THENCE NORTH 19 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 536.1 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
Murabella Plaza PUD

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: Robert M. Allen II.

A. Location: The property to be rezoned consists of 4.0 acres, described by the Legal Description - Exhibit A. It is situated in Northwest St. Johns County west of the intersection of State Road 16 and Pacetti Road, along State Road 16, adjacent to the Walgreens site. The site is shown on the Location Map, Exhibit D. The property is within the Residential A Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. It is currently zoned Open Rural (OR). The subject site is located within the Northwest Sector Overlay District.

B. Surrounding Uses: The area currently has a mixture of large developing residential planned communities to the east and widely scattered residential of various densities located to the east and west along State Road 16, to the south along Pacetti Road, and to the north along International Golf Parkway. The overall area is changing from a rural, agricultural community with scattered low density single-family residences and a number of small commercial businesses to a more suburbanized residential area with commercial activities located at local crossroads and intersections. The immediately adjacent parcels to the east have a Community Commercial (CC) Future Land Use Map (FLUM) designation, with the remainder of the adjacent properties having Residential A, B or C-FLUM designations. Surrounding zoning is primarily Open Rural (OR) to the west, south and southwest, with Planned Unit Development (PUD) beyond on the south side and commercial on the east side. ~~which~~ Adjacent uses consists of commercial and single family residential to the east west, a church and a commercial business (Walgreens) immediately to the east, and vacant property to the south with single family within the King and the Bear to the south beyond the OR vacant property. Properties to the ~~west and to the~~ north are zoned Open Rural (OR) with the one across State Road 16 currently vacant with the elementary school further to the north.

C. Ownership: The subject property is owned by Robert M. Allen II, as shown by the Proof of Ownership (deed) attached as Exhibit F. Said property owner has authorized Karen M. Taylor Land Planner to act on his behalf and file the application for seeking the rezoning change indicated. Authorization is attached as Exhibit E. Adjacent property owners for notification purposes are included as Exhibit G.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of 4.0 acres with 325 feet of frontage along State Road 16 just west of the IGP, Pacetti Road and State Road 16 intersection and immediately adjacent to the Walgreens. The site is shown on the Location Map, Exhibit D. The property is currently zoned Open Rural (OR) and the applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for a cohesive development of the

site for Neighborhood Commercial Uses, including Neighborhood Business and Commercial, Cultural/Institutional and Office and Professional. The 4.0 acres of land contains under one quarter acre of wetlands and has been used for a single family residence for a number of years. The development will be known as **Murabella Plaza Planned Unit Development (Murabella Plaza PUD)**.

The Master Development Plan Map (MDP Map), Exhibit C indicates the general layout of the site for construction of a 2 proposed buildings: one with ~~13,500~~-~~16,510~~ square feet and the other approximately ~~13,800~~ 20,800 square feet, for a combined total of ~~27,300~~ 37,310 square feet of commercial space. Construction will take place within the two buildings ~~with related outdoor space (patio)~~, as well as Community Space along the western side. All building frontages will have consistent "front" architectural design and details with pedestrian access and parking mostly between the buildings and along the side of the site, rather than along the road frontage. The area has experienced a recent demand for more commercial space and the Murabella Shopping Center is approaching build-out. Although the property is not a part of the adjacent commercial development, the applicant hopes to interconnect through a stubbed out drive that already exists and possibly the adjacent church as well. Access is planned directly to State Road 16. If possible, interconnectivity will be provided via the internal driveway shared with the commercial parcel, as shown on the MDP Map, Exhibit C. Retention is planned for the rear portion of the site, although and it will be available for "community" use for tenants within the shopping center.

The site is located within the Northwest Sector Overlay, and has frontage on a major collector road, so a Scenic Edge is required, as well as Development Edges along the other boundaries. The Scenic Edge will be a minimum of 30 feet in depth and provide the enhanced standards required to reduce its width from the 75 foot width to the 30 foot width. Properties to the east are zoned for commercial, so a 20 foot Development Edge will be provided, but all other boundaries are adjacent to residential uses, so a 35 foot Development Edge is required, and will be provided. It should be noted that approximately 1.63 acres over 40% of the 4.0 acre site will be used for Scenic and Development edges to provide buffering and transitional zones to address compatibility with current and future adjacent land uses, which is in excess of the 25% required. The project will be permitted and constructed in one phase for the horizontal improvements, but the buildings may be constructed at different times. The location of the property, as well as the design of the site, will provide community space areas both within the site and along the boundaries. The design incorporates areas of common open space, grassed areas and outdoor community meeting space and the applicant will provide a landscape conservation plan to the St. Johns County Utility Department during the Construction Plan review. The project provides for a ~~10~~ 20 foot landscape vegetative perimeter buffer along the all boundaries and a 20 foot perimeter buffer with meeting a type "B" screening standards for the southern and western boundary, which and they are included within the Development Edges, and provides to provide for added privacy to the development on adjacent parcels, as depicted on the MDP Map, Exhibit C. These areas will also serve as open space and visual green space enhancement. There is an are 2 existing single family homes on the site that will be removed when construction is commenced for the development.

B. Development Size: There are a total of 4.0 acres of property.

C. Wetlands: The site contains ~~0.21~~ 0.19 acres of wetlands.

D. Development Area: A total of 3.79 acres will be considered Development Area.

E. Residential Use: There will be no residential land uses in this PUD, beyond allowable

accessory residential.

F. Non-Residential Development: Non-residential development will consist of up to ~~27,300~~ 37,310 square feet of Neighborhood Business and Commercial, Cultural/Institutional, and Office and Professional uses as allowed within the Neighborhood Commercial zoning classification.

G. Site Development Criteria:

1. Building Area: ~~The total ground area to be occupied by buildings and structures shall not exceed 50%.~~ Total building areas will be approximately a total of ~~27,300~~ 37,310 square feet within 2 buildings in accordance with the allowance established by the Residential A FLUM designation. The total Impervious Surface Ratio (ISR) area shall not exceed 70% and Floor Area Ratio (FAR) of 50% as demonstrated on the MDP Map, Exhibit C.

2. Permitted Uses: The development will be constructed in an orderly manner, allow the following uses, which will be consistent with those allowable Uses within the Residential ~~B A~~ Future Land Use Designation. Permitted uses shall allow for all of the allowable Use categories permitted by the Commercial Neighborhood (CN) Zoning Category, as may be amended from time to time, as well as those Uses allowable by Special Use (meeting all Special Use requirements within the LDC, including the types of alcohol permitted within 1,000 feet of a school or church, which are limited to the retail sale of beer and/or wine in accordance with Florida State Statutes 564.02(1)(a) and 563.02(1)(a), or on-premise sales and consumption of any alcohol within either a bonafide restaurant serving 150 or more patrons at tables occupying more than 2,500 square feet, or a hotel or motel containing at least 100 guest rooms) and those allowed as Temporary Uses per Section 2.02.05, as derived from the definitions within the St. Johns County Land Development Code. Such Use Categories can be summarized as, but is not limited to:

a. Permitted Uses in accordance with LDC Section 2.02.01.D – Neighborhood Business and Commercial: Commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns Count Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; medical and Professional Offices, and government branch offices, schools for the performing or fine arts and for martial arts: and other substantially similar facilities and uses.

c. Permitted Uses in accordance with LDC Section 2.02.01.C – Cultural/Institutional: Libraries, galleries, and museums; schools with conventional academic curriculum; child nurseries; Community Centers; churches and synagogues; parks and recreation facilities with or without lighted fields and courts.

d. Permitted Uses in accordance with LDC Section 2.02.01.A – Residential: Residential as may be allowed as an Accessory Use within the County land development regulations.

3. Setbacks: Setbacks shall be measured in accordance with the requirements within Section 6.01.03 of the Land Development Code. A 20 foot building setback will be provided from all property boundaries and a minimum 15 foot setback shall be provided between buildings and will be measured to the wall. Additionally, the requirements of LDC, Section 5.03.B.2 will be met.

4. Building Height: Buildings shall not exceed 35 feet in height.

5. Parking: Parking is generally indicated on the MDP Map, Exhibit C. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. 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. Parking areas are shown in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05. Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, and meet all requirements of Section 7.00.00 of the LDC where applicable, as follows:

a. The project will allow for signs in accordance with Section 7.02.00.A. of the LDC, which will include ground signs along the road frontage in the general locations shown on the MDP Map, Exhibit C. These signs will be in accordance with Section 7.02.01.A. which allows for 2 signs at 150 square feet each and 1 sign at 100 square feet each. At least one of these signs may be the major identification sign and one of these signs may provide for a directory listing of the businesses and services within the project. Signs may be located within the Development Edge and dimensions shall be consistent with those allowable within the Land Development Code. Signs may be up to 20 feet in height in accordance with Section 7.02.01.C and may be single or double faced and may be illuminated and landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm

or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building storefront signs shall be allowed at 1.5 square foot per linear foot of frontage for each unit with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.03.01 of the LDC and Special Event signs shall be allowed in accordance with Section 7.05.01 of the LDC.

d. Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.03.01 of the Land Development Code, will be allowed near the entrance to the property. The signs may be 2 sided with each face limited to 32 square feet.

e. Various directional, locational, and traffic control signs shall be allowed on site to direct traffic and for identification of activities to be held within the community space or amenity areas in accordance with Section ~~7.07.01.E~~ 7.03.01E of the LDC. Such signs will be a maximum of 3 square feet in size and a maximum of 3 feet in height.

H. Infrastructure:

1. Storm water: Storm water will be collected on site and retained/detained within the retention area constructed within the PUD. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the piping sized to accommodate the retention/detention requirements for the entire site. Where possible, native vegetation (trees, shrubs and grasses) will be planted along portions of the pond banks associated with the upland buffer and wetlands.

2. Vehicular Access / Interconnectivity: One entrance/exit driveway shall be allowed for access from State Road 16 along the northern boundary. The driveways and connections will be designed and permitted in accordance with current Florida Department of Transportation (FDOT) and St. Johns County standards and requirements and the applicant will provide any required permits and improvements. Interconnectivity, if feasible, is to be provided within the site via ingress/egress driveways to the adjacent commercial site (along SR 16) and the adjacent church site (Pacetti Road) to the east, as indicated on the MDP Map, Exhibit C. Should either or both of these accesses be used, it will be only upon receipt of the appropriate permits and improvements approved by any affected permitting agencies, including St. Johns County.

3. Sidewalks/Pedestrian Access: A 5 foot wide external sidewalk connection will be installed to connect to existing sidewalks along State Road 16. A minimum 5 foot wide internal sidewalk will be provided within the development along the building fronts, connecting to the accessible routes, parking areas and the external sidewalks and will connect to the community space. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and

the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Fencing: The applicant may install fencing, up to 6 feet in height, meeting the requirements of LDC Section 2.02.04.C around the perimeter of the project, if desired. This fence may be of such materials as treated chain link, vinyl, masonry, wooden and/or PVC or a combination of fencing and landscaping may be located along the entire perimeter, but not within the Development Edges.

5. Utilities: All electrical and telephone lines will be installed per LDC Section 5.03.03.H.6. Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code, including Section 5.03.06.h.6 and 6.09.00.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected at dumpster locations indicated on the MDP Map, Exhibit C, and will be screened in accordance with 6.06.04.B.8.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements.

9. Open Space: A minimum of 25% (or 1.0 acres) of open space and green space will be provided in the areas indicated on the MDP Map, Exhibit C (the actual number is around 40% or 1.63 acres). This open space calculation includes the community space, the Scenic and Development Edges, the perimeter buffers, and general green space, as required by the LDC. The open space and buffering are used to maintain the desired scenic qualities and provide visual privacy and separation from the adjacent uses.

I. Potable Water/Sanitary Sewer: Both potable water service and sanitary sewer service will be provided via St. Johns County Utilities. It is anticipated that the project will utilize ~~2,730~~ 3,731 gpd of both potable water and sanitary sewer. 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. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement / restoration agreement. No improvements such as pavement, sidewalks, and /or concrete walks are to be placed on top of the water and/or sewer pressurized mains unless otherwise approved by SJCUD and Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

1. That 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.

2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

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

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

J. Topography and Soils: The property is located on the south side of State Road 16. It is located wholly within Flood Zone X of the Federal Emergency Management Agency (FEMA) Flood Zone Map.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies 1 major soil type and 2 minor soil types on the site. The majority of the site has 44 Sparr fine sand and there is a small tip of Riviera 36 and Eau Gallie 58 in the southeast corner:

1. 44 Sparr fine sand, 0 to 5 percent slopes: This is a somewhat poorly drained, nearly level to gently sloping soil adjacent to drainage ways and on low knolls in the flatwoods. This soil type covers the area just above the tree line and will incorporate much of the Development Area. The seasonal high water table is at a depth of 20 to 40 inches for one (1) to four (4) months during most years. Permeability is rapid in the surface and subsurface layers and very slow in the subsoil. The natural vegetation includes turkey oak, water oak, laurel oak, southern magnolia, sawpalmetto, pineland threawn, and bluestems. Potential for community development is high. Some water control is required for the construction of dwellings without basements. Potential for use for septic tank drainfields is also high.

2. 61 Riviera fine sand, depressional. This is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. This soil is ponded for more than 6 months of the year. Slopes are less than 1 percent and are smooth to concave. The soil is subject to ponding for long periods and the water table is above the surface for more than 6 months in most years. Permeability is rapid or very rapid in the surface and subsurface layers, slow or very slow in the subsoil and moderate to moderately rapid in the substratum. Available water capacity is low or very low. The native vegetation includes mostly juncus, flags, maidencane, and sawgrass and scattered cypress, cabbage palm, willow, bay and wax myrtle. Potential for community development is very low. Water stands above the surface of the soil for long periods of time during the wet season. Outlets, which permit removal of the standing water and lowering the high water table, are usually not available.

58 Eau Gallie fine sand, a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainage ways. The seasonal high water table is within 10 inches of the surface for a period of 1 to 4 months and at a depth of 40 inches for more than 6 months. Available water capacity is very low. Permeability is rapid or very rapid in the surface and subsurface layers, slow to moderate in the upper and lower parts of the

subsoil. The natural vegetation includes a few slash pines, cabbage palms, southern bayberry, pineland, threeawn, and greenbriar. Potential for community development is medium.

K. Site Vegetation and Habitat: Carter Environmental Services conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida. The site has been used for large lot residential for a number of years and the majority of the site has been cleared with a large number of trees near the central portion of the site, as seen on Exhibit H, Environmental Information. Habitats and land use/cover were classified according to the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCFCS, 1999) and consists of 2 classifications, which are: FLUCFCS Code 120 – Residential Medium Density and 630 –Wetland Forested Mixed.

L. Significant Natural Communities Habitat and Listed Species: During the site visit, Carter Environmental Services, Inc., 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 2011 aerial photography of the property. The results of this survey are listed below.

1. Protected animal species

a. **Bald Eagle (*Haliaeetus leucocephalus*)** Using the FWC Eagle Nest Locator Database (2014), CES located 3 bald eagle nests on record within a five mile radius of the property, but none were located within 1 mile of the site. SJ-041 is the closest recorded nest to the project, and is located 1.62 miles to the northeast of the nearest proposed limits of construction. The site was also inspected for unidentified nests, and none were observed.

b. **Gopher Tortoise** During the in-office assessment, CES determined there was a low likelihood of gopher tortoises occurring on the site. A site inspection confirmed there were no gopher tortoise burrows on-site.

2. 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, no endangered, threatened or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low.

M. Historic Resources: Archaeological review is complete. However, in the event that unexpected archaeological resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Cultural Resources office will be

contacted immediately.

N. Buffers, Development Edges and Scenic Edges: In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as shown on the MDP Map, Exhibit C as follows:

1. Scenic Edge: A 30 foot Scenic Edge will be provided and maintained along State Road 16. The site plan provides for a 30 foot Scenic Edge along the property's frontage on State Road 16. The request for this reduction is in accordance with the Northwest Sector Overlay Policy A.2.1.4.(a). The 30 foot Scenic Edge will include additional performance standards that will meet those regulations contained in Policy A.2.1.4(a) of the Comprehensive Plan and Section 6.06.02.G of the LDC and an enhanced landscape plan will be submitted as required. The applicant may include noise abatement measures located within the Scenic Edge, which will be detailed within the Construction Plan documents.

2. Development Edge: A 35 foot Development Edge shall be provided along the western and southern property boundaries, adjacent to the single family residential development. The remaining boundary to the east will have a 20 foot averaged Development Edge, as this boundary is adjacent to existing commercial activities. The Development Edge may include fencing along the exterior boundary.

3. Perimeter Buffer: A 10 foot landscaped perimeter buffer will be provided, which will be included within the Scenic Edge and Development Edge, around the project perimeter. Additionally, the perimeter buffer will be increased to up to 20 feet along the southern and western property boundaries. The intent is to maintain any existing natural vegetation, but plans are to augment the buffer with native/natural vegetation and meet the desired screening and performance standards.

4. Jurisdictional Wetland Buffer and Building Setback: The development provide for the required 25 foot (averaged) upland natural buffer along the jurisdictional wetland at the southeast corner of the site, along with a 25 foot upland buffer building setback, as demonstrated on the MDP Map, Exhibit C.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree ~~credit~~ inch /replacement requirements outlined within the Land Development Code, effective at the time of permitting. All buffers and edges will be left natural, where possible, meeting the required 5% conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation in any area that is disturbed, if desired. Since much of the "edge" areas have been cleared or contain typical "residential" planting, landscaping will be provided that meets the "B" screening requirements for the development edges and the enhanced landscape standards for the 30 foot scenic edge The and that portion of the Development Edge that has the stormwater pond or the community area. In those cases, the remaining Development Edge will be enhanced or fully planted, to achieve the required 20 foot B screening requirement.

It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of storm water management systems, proposing native plant material for planting areas, using pervious concrete in parking 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).

O. Special Districts: The project is not located in any Special District as defined by Article III of the LDC. However it is located within the Northwest Sector Overlay as defined by Objective A.2.1 of the Comprehensive Plan. Please refer to the Northwest Sector Neighborhood Sustainability Indicators, ~~Exhibit K~~, and in Section III of the MDP Text, Exhibit ~~C~~ B for additional language regarding Northwest Sector compliance.

P. Temporary Uses: There may be a temporary construction trailer located on the property, for each phase, until construction is complete. On-Site Construction signage may be provided in accordance with Part 7.03.01(b) of the Land Development Code, including temporary signage relative to the future project that may not exceed 32 square feet. ~~In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding 6 square feet.~~ Temporary construction trailer shall be removed within 30 days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard office, commercial and planned districts accessory uses will be allowed per the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure and shall include those allowable per the provisions of LDC Part 2.02.04.C. ~~including alcohol sales in accordance with all County and State licensing requirements.~~

R. Phasing: The **Murabella Plaza PUD** shall be permitted and developed in sub-phases, with each subphase able to act independently, which will be demonstrated on the Construction Plans. The PUD will commence upon approval of this PUD and shall be completed within 10 years of Commencement ~~(see waiver in Section II. T.2)~~. Commencement shall be defined as approval of the PUD and Completion shall be defined as the installation of all infrastructure and approval of "as-builts" surveys for the phase. The project will obtain permits in accordance with the St. Johns County LDC, as well as an FDEP construction permit and FDEP certification of completion.

S. Project Impact: The property is located within the Residential ~~B~~ A Future Land Use area of the 2025 St. Johns County Comprehensive Plan, within the Northwest Sector Overlay. The PUD zoning is requested in order to provide for a variety of commercial and retail uses as provided for within the Land Development Code. Such uses will include those allowable within the Neighborhood Business and Commercial Use categories (which allow for a myriad of business and services uses), as well as those allowable by Office and Professional Use category and the Cultural and Institutional category (which allow for offices and cultural venues), as included within the application. This PUD ~~and associated land use change~~ provides for a commercial development site and will promote use for community oriented services and commercial activities and businesses. As stipulated within this PUD, the site is located within an established retail area that is located just west of the intersection of an Arterial and a Major Collector Roadway; adjacent to property already being used for commercial development. As such, it will be compatible with the overall emerging commercial development character needed to serve the area. Therefore, this PUD application would create a cohesive compact commercial development plan. The parcel location is appropriate and well suited to this type of development, as it is in close proximity to neighborhoods and planned developments, whether containing or set to contain, a large number of residential homes, with few alternative commercial sites or retail opportunities, other than large scale shopping centers.

The project will not create "strip development" and while the LDC does not define the term, strip development is generally applied to long linear structures located prominently on property fronting on road arterials that provide direct access for automobiles. The development proposed will be laid out in such a way as to protect the view-shed by the off-set placement of the building positions along the road as displayed on the MDP Map, Exhibit C. The front building will have "3" fronts: one along State Road 16 and 2 toward the internal parking. The rear building will have frontage within the development and be seen from State Road 16 as well. This design, has situated the more intense commercial building adjacent to the already developed commercial and puts the rear of the "back" building and retention area adjacent to the residential development to help reduce any noises associated with the site activities. The project will provide adequate transition areas between the adjacent uses and the proposed commercial uses, by providing and meeting the Development Edge requirements, and also containing a 10 20 foot wide vegetative perimeter buffer (as required by LDC Section ~~5.03.05.A.4~~ 5.03.03.A.4). ~~A 20 foot (averaged) perimeter buffer and that meets the type "B" screening standards and will be provided on the west and south~~ all property boundaries to meet LDC 6.06.04. Approximately 1.63 acres or approximately 40% of the site, will be used for open space, including the Scenic Edge and the Development Edges, which will provide buffering and transitional zones to address compatibility with current adjacent land uses. The location of the site, offers excellent access to major roadways and transportation corridors, including State Road 16.

Additionally, the site is located within the Northwest Sector Overlay District and as such will conform to the guidelines and requirements. The development plan will provide for an open grassed community space adjacent to the rear building for local community activities, ~~as well as an open air patio for outdoor seating and/or events.~~ Therefore, the design of the project combined with the provisions for buffering and transitional space from other development in the area (as required in the Scenic and Development Edges) will provide open space and green space, including landscaping. The site design will provide for the commercial structures and infrastructure to be situated within the interior, away from outside roads or development but easily accessible to those roads. The project will be served by central utilities with service provided by St. Johns County Utility Department. 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 to the requirements of the LDC, but maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the requirements set forth for Planned Unit Developments within the LDC.

U. Ownership / Agreement to Comply: The **Murabella Plaza PUD** will be constructed, owned and operated by the applicant. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall 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 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 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." 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.

V. Future Land Use Designation: The property is located within a Residential A Future Land Use designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III – NEIGHBORHOOD PROFILE NORTHWEST SECTOR PLAN COMPLIANCE

The Murabella Plaza PUD is designed as a facility for commercial and business uses to be developed within the Murabella Shopping area, just west of the intersection of State Road 16 with IGP and County Road 13A (Pacetti Road), directly on State Road 16. These uses will include construction of approximately up to ~~27,300~~ 37,310 square feet of Neighborhood Business and Commercial Uses with open space and developments edges and buffers in one phase. The design 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 and complimentary with surrounding residential areas. The significant amount of planned residential development in the area dictates a strong need for the uses that will be offered, as demonstrated by the latest "build-out" of the shopping center sites. The proposed development conforms to the intent of the Sector Plan, which promotes enhancing the appearance of the area through the preservation of natural features, the provision of substantial open space, and the maintenance of the character of the existing environment and vistas. It encourages design, which strives for efficient use of the land that results in more compact infrastructure, provides for lessened impacts on existing facilities and relieves the burdening effect of wasteful distribution of new infrastructure. This use with substantial buffers (via the Development Edges) will meet these standards and objectives.

The project will not create "strip development" and while the LDC does not define the term, strip development is generally applied to long linear structures located on property fronting on road arterials that provide direct access for automobiles. The building and parking has been laid out in such a way that will provide a setting for a centralized business and community use. The site design provides for a front building with finished "fronts" along on 3 of the 4 sides. The project will provide adequate transition areas between the site and the adjacent residential use by providing an increased the required Development Edge and maintaining the jurisdictional wetland area (with associated upland buffer) to provide additional buffering. Approximately 1.63 acres or approximately 40% of the site will be used for open space including the Scenic Edge and the Development Edges, as well as Community Space, to provide buffering and transitional zones to address compatibility with current adjacent land uses.

The project is located within the Northwest Sector Plan and as such, this PUD meets 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 **Murabella Plaza PUD** is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge, Policy A.2.1.7 Community Participation, Policy A.2.1.4 regarding the provision of a Scenic Edge. The **Murabella Plaza PUD** reflects the vision in that it is designed to ensure a safe transition into and out of the area.

The **Murabella Plaza PUD** is consistent with the goals, objectives and policies of the Northwest Sector Overlay and meets the intent of the Overlay's Vision Principals through its design and enhancement to area's sustainability by providing commercial Community Support Uses. The applicant feels that this development of the site will serve to enhance and continue the viability and livability of the area by providing for commercial and community oriented needs to residents living a short to medium distance away. The general plan of development's goal is intended to provide outdoor commercial and community space, organized in such a way to offer opportunities for patrons to interact with one another in a setting that encourages the continuation of the traditional rural/agricultural way of life, and thus meeting the goals of the Northwest Sector Plan. This has been accomplished by providing community space that can accommodate a variety of outdoor activities such as a farmers or vegetable market where locals can meet and interact. As noted, the site plan will exceed the requirements for maintaining 25% open space and will set aside approximately 1.63 or 40% of the site for open space, including the Scenic Edge and Development Edge in order to keep a generous amount of the current view-shed in place as well as provide separation between the on-site activities and adjacent properties.

SECTION IV – SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Murabella Plaza 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 Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is proposed to be located within a Residential **B A** designation on the FLUM which allows the type of development envisioned within the PUD and further described within the text under Goal A.1 as follows:

"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 consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. It sets a standard for general business and commercial development requests within a commercial area within the County, that are 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, as the project includes uses allowable within the County Comprehensive Plan and land development regulations consisting of retail and office uses, which are compatible with the surrounding properties. It is consistent with Policy ~~A.1.3.12~~ **A.1.3.11**. 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 and limits the scale and scope of these uses. The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.1(d), Neighborhood Commercial that provides for commercial and business uses intended to serve the surrounding community with Neighborhood Commercial uses, which are allowable within the Residential ~~B~~ A Future Land Use designation, if approved pursuant to the PUD regulations of the Land Development Code. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan. The project also conforms to the requirements contained within the Northwest Sector Plan as delineated within Section III, Northwest Sector Plan Compliance, of this application.

B. Location: The project ~~will, after the appropriate land use change, be~~ is located wholly within the Residential ~~B~~ A Future Land Use designation on the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Therefore, the project will conform 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 under the criteria established within Section 5 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, 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,~~ A.1.3.11 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"

The overall area is changing from a primarily rural agricultural community with scattered low density single family residences and few commercial businesses to a more suburbanized residential area with commercial activities located at local crossroads and intersections, like the adjacent shopping center. The area currently has a mixture of large developing residential planned communities (St. Johns DRI and Silverleaf DRI) to the east and north and widely scattered residential located along State Road 16 and IGP to the north, west and south.

This property is located ~~within~~ adjacent to an established shopping area at a major localized intersection and it is an ideal location to serve the area. The immediately surrounding land uses are Community Commercial to the east, and Residential A, ~~B~~ B and C designations to the north, and further to the east west and south. The land uses further out into the surrounding area are; Agriculture to the west and Residential A to the south and southeast, commercial to the east, and DRI designations further to the south. Area development includes pasture and timberland, as well as are single-family residences on small, medium and large sized parcels. Surrounding zonings include Open Rural (OR) to the southeast, west and south; ~~west and~~ with PUD further to the north south and west Commercial General (CG) to the eastern portion adjacent to State Road 16. The project will be substantially "buffered" from the residential community to the east south and single family home to the west by the provision of ~~both~~ the commercial use zoning buffers and

perimeter buffers which will occur within the Development Edges, and by the natural features surrounding the property (which include a significant wetland system along the entire western boundary and undeveloped OR zoned property between the development and the residential PUD. Additionally, the site design maintains the wetlands along the south boundary and at the southeast corner (with a 25 foot upland buffer), which will serve as a significant buffer to the church to the southeast and the residential PUD to the south. The site has also been designed so that the internal parking and activity areas are oriented to State Road 16, and blocked from the rear portion of the site by the second building, which then contains the storm water retention, which covers the rear (south) 25% of the site.

The proposed use of the property is compatible with the area 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; 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 Residential ~~B~~ A Future Land Use 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. St. Johns County Utility Department will provide both potable water and sanitary sewer service to the site. The adequate stormwater and drainage facilities needed to mitigate any off-site drainage impacts will be provided. Construction of 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- H.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.

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.

SITE DATA TABLE				
TOTAL SITE				
EXISTING WETLAND AREA:	8278 SF =	0.19 AC.	4.76%	
EXISTING UPLANDS AREA:	165,865 SF =	3.81 AC.	95.26%	
TOTAL SITE: 174,141 SF = 4.00 AC. 100.00%				
SITE DEVELOPMENT DATA				
IMPACTED WETLANDS:	0 SF =	0.00 AC.	0.00%	
RESULTANT UPLANDS AREA:	165,865 SF =	3.81 AC.	95.26%	
PRESERVED WETLANDS:	8,278 SF =	0.19 AC.	4.76%	
BUILDING A:	16,510 SF =	0.38 AC.	9.49%	
BUILDING B (GROUND FLOOR):	10,400 SF =	0.24 AC.	5.97%	
BUILDING B (SECOND STORY):	10,400 SF =	0.24 AC.	5.97%	
TOTAL BUILDING AREA:	37,310 SF =	0.86 AC.	21.43%	
PAVEMENT/SIDEWALK AREA:	61,687 SF =	1.42 AC.	35.42%	
TOTAL IMPERVIOUS AREA:	98,997 SF =	2.27 AC.	56.86%	
TOTAL PERVIOUS AREA:	75,144 SF =	1.73 AC.	43.14%	
STORMWATER POND:	19,851 SF =	0.46 AC.	11.40%	
DEVELOPMENT EDGE:	49,408 SF =	1.13 AC.	28.37%	
SCENIC EDGE:	9,491 SF =	0.22 AC.	5.45%	
PERIMETER BUFFER:	32,844 SF =	0.75 AC.	18.86%	
OPEN SPACE:	65,293 SF =	1.27 AC.	31.76%	

DEVELOPMENT INFORMATION

PARCEL NUMBER: 028770-0000
 911 ADDRESS: 5505 STATE ROAD 16
 FLOOD ZONES: X
 FEMA PANEL NUMBER: 12106C0278H,
 SEPT. 2, 2004

PARKING CALCULATIONS

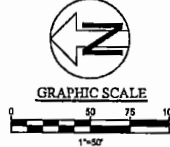
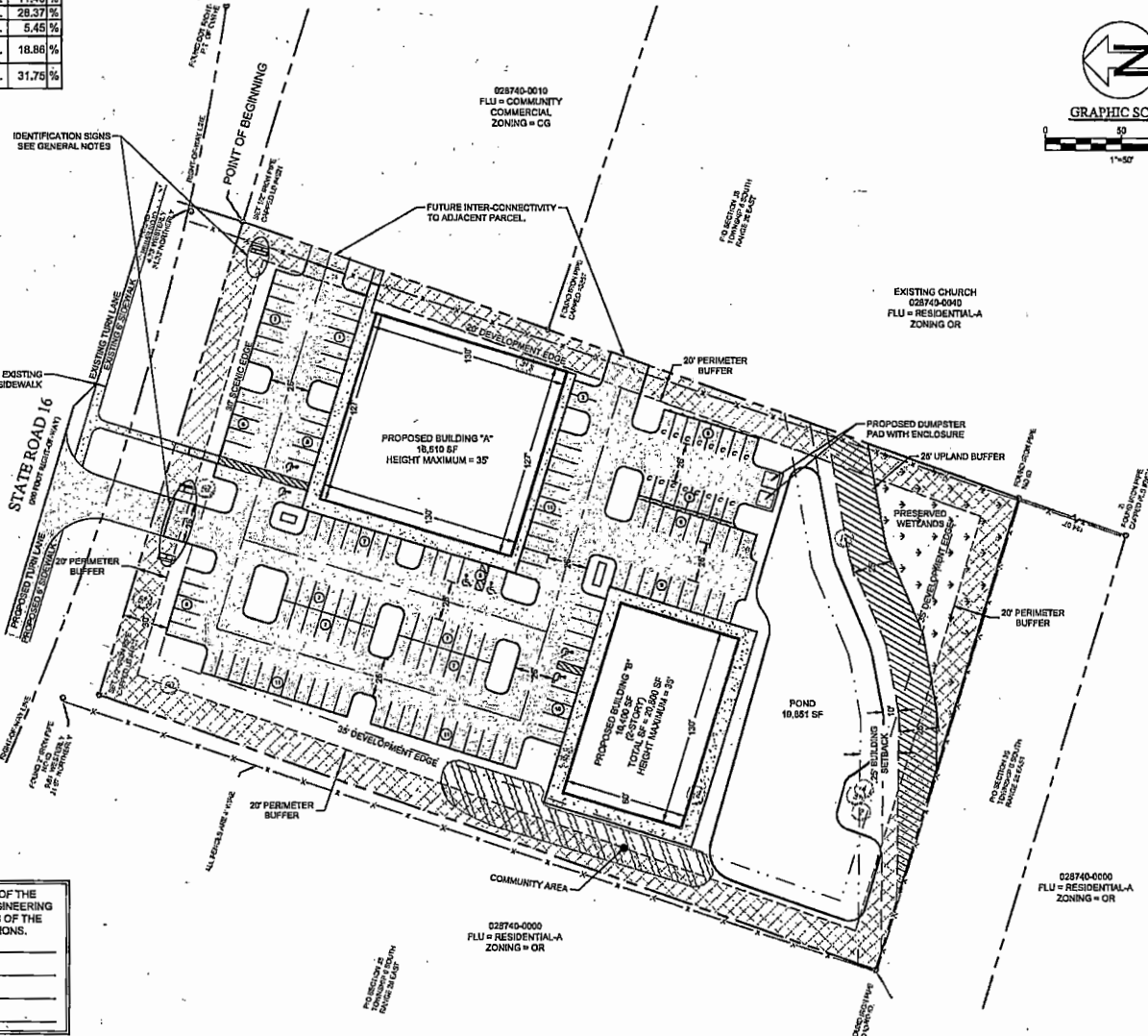
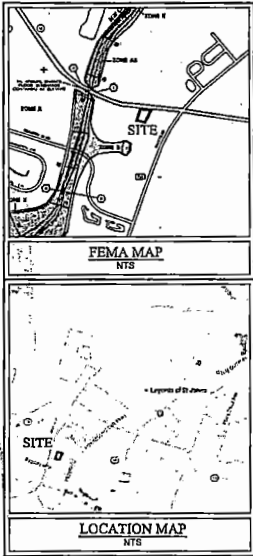
AREA	REQUIRED	PROVIDED
	1 SPACE PER 250 SF	
BUILDING A	16,510 SF	
STANDARD SPACES	= 66	59
COMPACT SPACES	= 0	0
HANDICAP SPACES	= 2	3
BUILDING B	20,800 SF	
STANDARD SPACES	= 83	75
COMPACT SPACES	= 0	0
HANDICAP SPACES	= 3	3
TOTAL SPACES (A & B)	= 149	150
TOTAL HANDICAP SPACES (A & B)	= 5	6

GENERAL NOTES

- LIGHTING REQUIREMENTS PER SJC LDC § 59.00 FOR COMMERCIAL PROPERTIES ADJACENT TO RESIDENTIAL PROPERTIES WILL BE MET.
- LDC, SECTION 7.02(1) ALLOWS TWO SIGNS AT 150 SQUARE FEET ADA AND ONE SIGN AT 100 SQUARE FEET ADA WHEN A PROPERTY HAS BETWEEN 200-500 FEET OF STREET FRONTAGE. SIGNS ALONG STATE ROADS MAY BE UP TO THIRTY (30) FEET IN HEIGHT. BUILDING SIGNS ARE LIMITED TO 1.5 SQUARE FEET PER LINEAR FOOTAGE OF BUILDING FRONTAGE, MAXIMUM 150 SQUARE FEET PER SIGN; NOT TO EXCEED 200 SQUARE FEET OF SIGN AREA PER BUSINESS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
- THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.

LEGAL DESCRIPTION

A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF LOT 11 OF THE SUBDIVISION OF SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: STARTING AT A POST, BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID LOT 11 OF SAID SECTION 38; RUN THENCE NORTH 10 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD S-13-A, A DISTANCE OF 63.00 FEET TO A FENCE CORNER; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST ALONG A FENCE, A DISTANCE OF 67.80 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; RUN THENCE NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 223.00 FEET TO AN IRON PIPE; RUN THENCE SOUTH 19 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 539.10 FEET TO AN IRON PIPE; RUN THENCE SOUTH 72 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 328.00 FEET TO AN IRON PIPE; RUN THENCE NORTH 19 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 208.10 FEET TO THE POINT OF BEGINNING. SAID LANDS THUS DESCRIBED CONTAIN 4.00 ACRES MORE OR LESS.



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March 20 18 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

Quenne King
 D.C.

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PLD/DP, R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____

MATTHEWS DESIGN GROUP, INC.
 P.O. BOX 3192, 7 WALLOD STREET
 ST. AUGUSTINE, FLORIDA 32084
 PHONE: 904.834.3334
 FAX: 904.834.4547
 INFO@MATTHEWSDESIGN.NET

MURABELLA PLAZA
 ST. JOHNS COUNTY, FLORIDA
 PREPARED BY: ROBERT ALLEN

1 OF 1

THE ST. AUGUSTINE RECORD

**KAREN TAYLOR
77 SARAGOSSA ST
ST. AUGUSTINE, FL 32084**

REF. #: 17559189D
P. O. #

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE** who, on oath, says that he/she is an Employee of the St. Augustine daily newspaper published at St. Augustine in St. Johns County, FL that the attached copy of advertisement being a **NOTICE OF HEARING** the matter of **PUD-201600024** was published in said newspaper on **1/10/18**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, each day, and entered as second class mail matter at the post office in the St. Augustine, in said St. Johns County, for a period of one year prior to 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 a discount, rebate, commission or refund for the purpose of securing advertisement for publication in the said newspaper.

Sworn to and subscribed before me this ___ day of JAN 10 2018

By: Jamie Williams who is personally known to me, or has produced identification.



(Signature of Notary Public)



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 2/7/2018 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 3/20/2018 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request to rezone approximately 4 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for 37,310 square feet of commercial development.

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



The subject property is located at 5505 State Road 16, St. Augustine, FL 32092. 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
Henry Dean, CHAIR

File Number: PUD-201600024, Murabella Plaza

17559189D January 10, 2018

[SEAL]



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 23, 2018

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

Attention: Ms. Yvonne King

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. 2018-11 which was filed in this office on March 23, 2018.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **MAR 23 2018**
ST. JOHNS COUNTY
CLERK OF COURT

BY: Yvonne King
DEPUTY CLERK