

ORDINANCE NUMBER: 2021 - 57

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; 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 rezoning shall proceed in accordance with the application, dated October 29, 2020 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2020-11 Stonecrest PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Planned Unit Development (PUD)** is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
  - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
  - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Planned Unit Development (PUD)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Planned Unit Development (PUD)** is consistent with the land uses allowed in the land use designation of Mixed Use as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application **File Number PUD 2020-11** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

**is hereby changed to Planned Unit Development (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 that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee 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. 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 4.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 5.** 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.

**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** 7<sup>th</sup> **DAY OF** September **2021.**

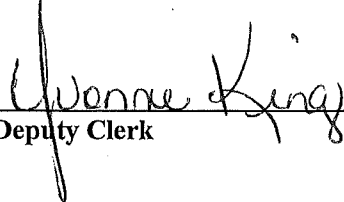
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

**BY:**

  
**JEREMIAH R. BLOCKER, CHAIR**

**ATTEST: BRANDON J. PATTY, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER**

**BY:**

  
**Deputy Clerk**

**RENDITION DATE:**

**SEP 09 2021**

**EFFECTIVE DATE:**

**OCT 08 2021**

**STONECREST – LEGAL DESCRIPTION**

DESCRIPTION AS FURNISHED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ½ OF THE NORTHEAST ¼ OF SECTION 4; THENCE SOUTH 87 DEGREES 13 MINUTES 41 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,315.11 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 56 SECONDS WEST, ON THE WEST LINE OF SAID NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,347.80 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 04 SECONDS EAST, 349.46 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 56 SECONDS WEST 613.50 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 26 SECONDS EAST, ON THE SOUTH LINE OF RACE TRACK ROAD, A 66 FOOT WIDTH RIGHT OF WAY LYING 33 FEET ON EACH SIDE OF THE CENTERLINE OF SAID ROAD, 387.59 FEET; THENCE SOUTH 1 DEGREE 29 MINUTES 26 SECONDS EAST 425.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS EAST 220.00 FEET; THENCE SOUTH 1 DEGREES 29 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF THE EXCEPTION DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527, PUBLIC RECORDS OF SAID COUNTY, 224.29 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS EAST, ON THE SOUTH LINE OF SAID EXCEPTION, 396.00 FEET; THENCE SOUTH 1 DEGREE 29 MINUTES 26 SECONDS EAST, ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,274.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PART IN RACE TRACK ROAD.

**MASTER DEVELOPMENT PLAN TEXT**

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of the property owner, John Lee Estate.

- A. Project Description:** The Stonecrest PUD proposed by this Development Plan is a residential development that is located south of Duval County, immediately south of Race Track Road, and half way between US Highway 1 and I-95.

The project is largely surrounded by the Durbin Creek National Urban Service Area, which has Future Land Use designation of Commercial Intensive and contemplates Multi-family, office uses, and high intensity commercial uses. The Durbin Creek National (PUD 2016-17) contemplates Office uses in nearest proximity to Stonecrest. The smaller lot sizes proposed by Stonecrest will provide the opportunity for the next step in housing in a planned development that will complement the proposed uses of the Durbin Creek National Urban Service Area.

This development will fill demand for housing in this portion of the County where the urban infrastructure is already in place and where existing and approved residential development is largely sold out.

Primary access to the property will be directly from Race Track Road. Because of its proximity to existing development, infrastructure, and its infill location, the project is not urban sprawl. Rather, it is an area targeted and planned for extensive development.

- B. Development Size:** There is a total of approximately 46.53 acres of property within the PUD that are located within the Residential C Comprehensive Plan Designation as depicted on the Master Development Plan ("MDP") Map.
- C. Wetlands:** There is a total of approximately 15.83 wetland acres within the PUD.
- D. Development Area:** There are approximately 34.81 developable acres (including 4.11 acres of filled wetlands) within the property. Approximately 11.72 acres of wetland will be preserved. The Project is solely residential and features up to 147 residential units as depicted and described on the MDP Map.
- E. Dwelling Units and Density:** Residential development shall be limited to 147 residential units as shown on the MDP Map. This unit number is consistent with the Comprehensive Plan based upon a maximum base density within the Residential C category of six (6) units per acre on 34.81 acres of uplands ( $6 \times 34.81 = 229.3$  units) not utilizing any wetland density bonus or optional density bonus. The density of the project is 4.53 units per acre based upon 147 residential units on a total of 34.81 developable acres. The projected population within the project is 422 persons based upon 2.44 persons per household, the St. Johns County concurrency standard. The estimated number of school age children

within the project is 102 based upon the County standard of 0.59 school age children per household in the Nease Trail High School Concurrency Service Area. Any builder selling homes in the Project will provide disclosure documents announcing the potential for children to be rezoned to different schools within the sales literature.

It should be noted that this residential density is consistent with the density allowed under the Residential C designation indicated on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

**F. Non-Residential Development: None.**

**G. Site Development Criteria:**

1. Residential Development. The residential areas may be developed with detached single-family homes with fee-simple form of ownership. Lot development criteria shall feature a minimum lot width of 43 feet and lot depth of 100 feet (as calculated pursuant to Section 6.01.03A of the Land Development Code) with a minimum lot area of 4,000 square feet. Maximum Impervious Surface Ratio per lot shall not exceed 70%. Maximum lot coverage by buildings shall not exceed 65% on any individual lot. The maximum building height for all structures shall be 35 feet except as permitted by LDC Section 6.07.02. Any modification to lot layout shall be subject to Section 5.03.05 of the LDC.
2. Setbacks. The following setback requirements shall apply to all residential structures. The setbacks shall be measured in accordance with the definition of "Yard" contained in Article XII of the Land Development Code and set forth below and in accordance with the following subsections of Section 6.01.03 of the Land Development Code as set forth in Section G.2.f below:
  - a. *Side Yard.* The minimum side yard setback shall be 5 feet with no permitted projections, providing for a minimum clearance of 10 feet between any structures. Driveways must be setback a minimum of 5 feet from side property lines.
  - b. *Front Yard.* The minimum front yard setback shall be 20 feet to the face of the garage and 15 feet to the face of the home. Driveways may be located within the front yard setbacks.
  - c. *Rear Yard.* Minimum rear yard setbacks shall be 10 feet.
  - d. *Corner Lot.* Corner Lots have 2 Front Yards. The setbacks for corner lots shall be a minimum of 20 feet for one Front Yard and a minimum of 10 feet for the other Front Yard. The reduction of the second front yard to 10 feet shall only be allowed provided site distance and visibility is not impacted.

- e. *Race Track Road.* The minimum setback from the Race Track Road right-of-way shall be fifty (50) feet.
- f. *Accessory Structures.* Accessory Structures shall be allowed as per Section 2.02.04 of the Land Development Code. Detached Accessory Structures (other than guest houses and pools) that are separated from the main Structure by not less than 10 feet may be located in a required Side or Rear Yard but not less than 3 feet from any Lot line. There shall be no eave, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Pools shall meet the setback requirements of the main use structure and not encroach into drainage and underground utility easements. Street lighting shall be allowed and be constructed in accordance with the Land Development Code.
- g. *Yard Measurements.*

**Definition of Yard**

A required open space other than a court unoccupied and unobstructed by a Structure or portion of a Structure from thirty (30) inches above the general ground level of the graded Lot upward; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any Yard subject to height limitations and requirements limiting obstruction of visibility.

**Lot Width Area and Yard Requirements**

**A. Lots, Measurement of Width**

The width of a Lot shall be measured at the most direct angle across the front of the required minimum Front Yard setback 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.

**B. Lot Frontage**

- 1. On Interior Lots, the Front of a Lot shall be construed as the portion nearest the Street.
- 2. On Corner Lots, the frontage of a Lot shall be construed as the shortest boundary to a Street. If the Lot has equal frontage on two (2) or more Streets,

frontage shall be determined by the County Administrator in accordance with the prevailing Building pattern, or the prevailing lot pattern, if a Building pattern has not been established.

3. On Through Lots, all portions adjacent to Streets shall be considered as a Front Yard for regulatory purposes.

**C. One Dwelling Unit Per Lot**

Only one (1) Single Family Dwelling Unit shall be permitted per platted Lot.

**D. Lot Yards; Methods of Measurement; Special**

**Requirements**

The following rules shall apply with regard to determinations of Yards on Lots:

**1. Yards Adjacent to Streets**

Required Yards adjacent to Streets shall be a minimum depth as prescribed in district regulations with the depth measured as perpendicular to the Street Line and the rear line of the required Yard parallel to the Street Lot line.

**2. Front Yards on Interior Lots**

Front Yards on Interior Lots shall be constructed as extending between side Lot lines across the frontage of the Lot.

**3. Front Yards on Corner Lots**

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by fifty percent (50%).

**4. Front Yards on Corner Through Lots**

Front Yards on Corner Through Lots shall be construed as extending across the Lot from the interior side Lot line to a point at which the Front

Yards meet. Corner through Lots are considered to have two (2) or more Front Yards, and one Side yard. At least one of the Front Yards must meet minimum setback requirements. The required Front Yard of one or more of the other of the frontages may be reduced by up to fifty percent (50%).

**5. Interior Side Yards**

Interior Side Yards shall be construed as running from the rear line of the required Front Yard to the front line of the Rear Yard, if required or, if no Rear Yard is required, to the opposite Lot line. The width of a required Side Yard shall be measured perpendicular to the side Lot line and the inner line of the required Yard shall be parallel to such outer line, at the minimum distance therefrom prescribed in district regulations.

**6. Interior Side Yards on Through Lots With More Than One (1) Front Yard**

Interior Side Yards on Through Lots With More Than One (1) Front Yard shall be construed as running to the rear lines of the Front Yards involved.

**7. Side Yards Less Than Ten (10) Feet**

LDC Section 6.03.01 has requirements when structures are closer than 10 feet as measured from furthest projection to furthest projection. Either all structures must be protected with a fire system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 1000 gpm for 2 hours. Such flow shall be in addition to the required fire flow.

**8. Interior Side Yards on Corner Lots**

On Corner Lots, the Side Yard is the Yard along any Interior Lot line which intersects with a Street Lot line. When a Corner Lot has four (4) sides, the two (2) sides not adjacent to the Streets are both Side Yards and the Lot has no Rear Yard. If the Corner Lot has more than four (4) sides, the Yards along Interior Lot lines which do not intersect with a Street Lot line shall be considered Rear Yards and must meet the district



regulations for such Yards. In all cases the restrictions on maximum Lot coverage and maximum impervious area must be met.

**9. Rear Yards**

Rear Yards shall be construed as extending across the full width of the Lot at its rear. Required depth of Rear Yards shall be determined in the same manner as required width of interior Side Yards.

**10. No Rear Yard Required on Corner Lots or Lots Providing Two (2) Front Yards**

On Through Lots Providing Two (2) Front Yards, and on Corner Lots, there will be no required Rear Yard, and Yards other than those adjacent to Streets shall be construed as Side Yards.

**11. Administrative Waivers for Errors in Yard Measurements**

If an error is discovered in the location of a Building or Structure relative to the minimum Yard requirements, the Property Owner, or their authorized representative, may file a request for an Administrative Waiver. The review of the request and the final decision shall be made by the County Administrator, and shall be made in conformance with the following criteria:

- a. Approval of the waiver shall not allow the Structure to exceed the required Yard setback more than ten percent (10%).
- b. The corresponding opposite Yard must be larger than required by the same distance as the waiver request (to insure that the waiver is not just an attempt to place a larger Building on the Lot) or the waiver request concerns an intrusion of only a small corner of the Building (such as a house too close to the front of a cul-de-sac Lot such that it violates the Side Yard requirements at the front corner but nowhere else.)

- c. Any waiver request which does not meet paragraphs a. and b. above shall be denied an Administrative Waiver and must comply with the Yard requirements or seek a minor modification pursuant to Section 5.03.05.B.

**E. [INTENTIONALLY OMITTED]**

**F. Permitted Projections Into Required Yards**

1. Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than three (3) feet into required Front and Rear Yards provided a minimum of five (5) feet setback is maintained or is otherwise in compliance with Section G.2.A., hereinabove.
2. Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required Side Yard(s) or Rear Yard(s) but shall be not located within three (3) feet of any lot line, and may not project into the required Front Yards. No permanent improvements including eaves, mechanical equipment, pools and fencing with a foundation are permitted to encroach into any drainage easements.
3. Covered Patios and Covered Pools. For zoning districts requiring a Rear Yard setback twenty (20) feet or less, Covered Patios, Covered Pools, and similar Structures, as defined in the LDC, may intrude within five (5) feet of the rear property line (LDC Section 6.01.03.H.3) and shall not intrude into the required Side or Front Yards except as listed below. In no case shall the permitted intrusion of the Covered Patio, Pool Enclosures, or similar Structure reduce the Yard provided to less than five (5) feet, except where a drainage or underground utility easement exists. In such case, the reduction in setback shall not intrude into the easement but can match the said easement's boundary.
4. For Through Lots, a Covered Patio may intrude ten (10) feet into the required Front Yard which functions as a Rear Yard and has no access to a Street. In no case

shall the permitted intrusion of the Covered Patio reduce the Yard provided to less than ten (10) feet.

**G. Minimum Lot Dimension**

The minimum dimension of the buildable Lot (43' x 100') shall not be less than the required minimum Lot width at the Front Yard. In the case of Lots not meeting the minimum dimension at the minimum required Front Yard defined in Section G. of this PUD Text, the Front Yard shall be extended to the point at which the minimum dimension is met.

3. Parking. Parking for two vehicles shall be provided outside of the right-of-way within the parking area or a garage for each residential unit.
4. Fencing. Rear and side yards may be fenced with a maximum 6-foot high wood, vinyl, or similar type fence and front yards may be fenced with a maximum 4-foot high wood, vinyl, or similar type fence. No portion of any upland buffer, development edge or perimeter buffer as depicted on the MDP map shall be encroached upon by fencing. This restriction will not prohibit the Developer from installing perimeter fencing around the project's boundary up to a maximum of 8-feet in height. The Developer may also install fencing around the recreation and/or related facilities. A minimum 6-foot high wood, vinyl, or similar type fence will be installed in the areas of the 20' Enhanced "B" Perimeter Buffer along the west and south boundaries abutting the Intensive Commercial land use, as depicted on the MDP Map. A minimum 6-foot high wood, vinyl, or similar type fence will be installed along the east boundary abutting the Intensive Commercial land use, as depicted on the MDP Map.
5. Signage and Lighting.
  - a. *Project Identification Signage.* Project identification signs will be located at or near the entrance to the PUD and shall be limited to a total of two (2) such signs. All permanent signs may be monument or ground signs and may be incorporated into a wall, fence, or other structure, and shall be no more than 15 feet in height with a maximum ADA of 32 square feet and shall not obstruct visibility for vehicular traffic in accordance with LDC Section 7.02.03. Two (2) additional project signs with a maximum ADA of 24 square feet may be installed within the project to identify/distinguish between Phases.
  - b. *Project Signage Lighting.* The project identification signage may be lighted or externally illuminated and shall be landscaped.
  - c. *Internal Signage.* Various locational, directional, model home, and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such

signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of the LDC. Maximum illumination will be limited to .20 foot candles at the zoning lot line.

d. *Signage - Miscellaneous.* All signage ADA within the PUD shall not include the base structure or any decorative edging. Any of the signs within the PUD may be located either outside of the right-of-way on either side of the right-of-way or within median islands that are not a part of the right-of-way but no such signs shall be located within the public right-of-way of Race Track Road. Signage may not be located within the Development Edge. All of the signs within the PUD shall comply with Article VII of the Land Development Code except as stated herein. All signs proposed within the County's right-of-way shall be subject to permit by the County.

e. *Street Lighting.* Street lighting shall comply with the minimum requirements of the St. Johns County Land Development Code.

6. Existing Wells and Septic. All existing wells and septic systems on the site will be properly abandoned consistent with the Florida Administrative Code and Environmental Health procedures prior to construction plan approval for any vertical construction. The only exception is for wells that may be used post-development if they are properly permitted. All wells and septic systems shall be located and abandoned prior to horizontal construction plan approval (clearing and grading).

**H. Infrastructure:**

1. Stormwater. Stormwater will be handled on site with a series of ponds or lakes throughout the site and conveyed via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code and other requirements in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District. The drainage easements for the stormwater lakes and ponds depicted on the MDP Map will be dedicated to an approved property owners association on future plats for maintenance, drainage and access purposes. The stormwater ponds and lakes may have fountains. Native vegetation, including grasses, trees, and understory plantings, will be installed on portions of the pond banks to promote natural features.

2. Vehicular Access/Interconnectivity. All roads, streets, and parking areas shall conform to the design standards specified in the St. Johns County Land Development Code.

a. *Internal Roads.* Access to the property will be by one (1) entrance which directly accesses Race Track Road and will likely be limited

to right-in / right-out turn lanes for access, as determined by the County at construction plan approval. All site access improvements or related connection improvements shall be constructed at Developer's expense. The internal roadways may be publicly owned and maintained, at the County's sole discretion. The MDP Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval and shall be designed in accordance with the LDC.

- b. Vehicular Interconnectivity.* Provided for to the north. Due to the surrounding wetlands and proposed office uses in Durbin Creek National (PUD 2016-17), vehicular interconnectivity is not practical to the south at this time, especially since connectivity to a more intense uses could result in trip generation requiring internal roadways of the project to be built to minor collector standards even though access is unlikely. The site also enjoys excellent direct access to Race Track Road. Interconnectivity seeks to promote vehicles directly accessing adjoining uses without accessing existing roadways. While interconnectivity between Stonecrest and Durbin Creek National may further that goal, it would also serve as a potential cut-through for the traveling public at large and cause a significantly increased traffic burden on Stonecrest without doing anything to reduce traffic on existing roads. Durbin Creek National contemplates significant road improvements to the area and interconnectivity to Stonecrest is not necessary and not a part of the Durbin Creek National roadway plans.
  - c. Pedestrian Interconnectivity.* Potential pedestrian interconnectivity is provided for to the south. Pedestrian and bicycle movement in the general area is excellent with nearby Bartram Springs having complete sidewalk systems in place so that future residents will be able to walk to nearby commercial uses such as convenience goods, daycare, dining, etc. The project will have a sidewalk system that connects to Race Track Road sidewalk, which is anticipated to be extended by future development in the area.
  - d. Access.* Roadway access improvements to Race Track Road will be at the Developer's expense to be determined at construction plan approval.
3. Sidewalks. A 4-foot wide sidewalk shall be provided on one side of each internal road as depicted on the MDP Map. A 5-foot wide sidewalk shall be provided along the boundary of the project fronting the Race Track Road right-of-way.

All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to

Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.

4. Parks/Recreation.

Active based recreational parks containing a minimum of 1.80 acres of active based recreation will be provided (the “Recreation Amenity Area”), including a Tot Lot and an Amenity Center with Pool and Mail Kiosk which may include fountains, benches, shade structures such as a gazebo or pavilion, and related facilities, consistent with LDC Section 5.03.03.E.1. Additional passive and active recreation may be provided through pedestrian connections between residential parcels and other residential and recreation areas and through any open space or preservation areas, subject to compliance with applicable permitting requirements and construction plan approval.

The Developer shall be responsible for the construction of the park improvements described in this Subsection, and an approved property owners association or community development district shall be responsible for the maintenance of the improvements.

To the extent the Florida Accessibility Code for Building Construction applies to the project, such Code Requirements shall be met.

The active recreation will be built pro rata, in compliance with LDC Section 5.03.03.E.

5. Potable Water/Sanitary Sewer. Central water and sewer service shall be provided by the JEA. The exact location of any required lift station will be determined upon construction plan approval but the MDP Map depicts the approximate location of the planned lift station site.

6. Fire/EMS Protection. This development shall be in compliance with the Land Development Code.

7. Solid Waste. Solid waste collection shall be provided by the County-contracted waste collection company. Based upon an estimated generation of 5.71 pounds times 2.44 persons per dwelling unit, solid waste generation for 147 residential units results in an estimated 2,410 pounds per day.

8. Utilities. All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light.

9. Open Space. Total open space acres is 16.81 acres based upon the following:

WETLANDS CONSERVED	=11.72	Ac
PERIMETER BUFFER	=1.24	Ac
GENERAL OPEN SPACE (OS)	=1.06	Ac
UPLAND BUFFER: REQUIRED (25'x 1,507LF) / PROVIDED	=0.86/0.99	Ac
ACTIVE RECREATION: REQUIRED / PROVIDED	=1.76/1.80	Ac
TOTAL OPEN SPACE	=16.81	Ac
PERCENTAGE OF OPEN SPACE	=36	%

10. Low Impact Development. It is the developer’s intent 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 stormwater 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 in the developer’s discretion at the time of construction plan approval.

Irrigation shall be by reuse water if available. If reuse is unavailable, stormwater or the lowest quality water available shall be used until reuse becomes available. Any stormwater ponds with a surface area greater than one-half (0.5) acre shall be designed to utilize stormwater runoff for irrigation. (Policy D.3.2.6, E.2.1.6.g Comprehensive Plan, Section 6.06.02.E.3, Land Development Code)

11. Excavation Activities. Excavation activities shall be shown on construction plans and shall be allowed within approved Development Areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, wetland creation and/or wetland enhancement, lots and other similar uses and structures in conjunction with the development of the project, subject to all applicable permitting requirements. Additionally, fill dirt may be brought onto the project as needed to develop the project. This PUD shall allow early land clearing subject to permitting requirements of St. Johns County and the St. Johns River Water Management District appropriate for the stage of development. Prior to any such early clearing activity, the Developer shall provide to the County a tree inventory of protected trees as defined in Chapter XII of the LDC within the limits of the clearing for the road rights-of-way and the master drainage system. The Developer shall mitigate for any protected trees to be removed by such early clearing activity as required under Chapter IV of the LDC. No excavation activities will be permissible in areas utilized for density bonuses.

12. Upland Vegetation. A minimum of 5% of upland natural vegetation will be conserved on-site within the upland buffers adjacent to contiguous and isolated wetlands, the natural/landscape buffers along the project boundaries, and the Development Edge.

- I. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the JEA, connecting to lines along Race Track Road. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. Based upon an estimated use of 350 gallons per day per residence, water and sewer use for 147 residential

units results in an estimated 60,550 gallons per day for potable water and an estimated 60,550 gallons per day for sanitary sewer. The source for irrigation onsite shall be reclaimed water if onsite stormwater retention is not sufficient for irrigation. If reclaimed water is unavailable, stormwater management facilities larger than one acre shall be used as a source of irrigation, when not impracticable, until such time as reuse becomes available consistent with Comprehensive Plan Policy D.5.3.1, E.2.1.6.g.

J. **Soils:** A copy of the Soils Map reflecting the soils within the PUD is attached to the Application.

1. Tocol Fine Sand
2. Zolfo Fine Sand
3. St. Johns Fine Sand, depressional

K. **Site Vegetation:** The Level III classification of the Florida Land Use Cover and Classification System Map (FLUCCS) is attached to the Application.

1. Improved Pasture (FLUCFCS 211)
2. Pine Flatwoods (FLUCFCS 411)
3. Trail Roads (FLUCFCS 814)
4. Inland Ponds and Sloughs (FLUCFCS 616)
5. Hydric Pine Flatwoods (FLUCFCS 625)
6. Livestock Watering Pond and Ditches (FLUCFCS 742 and 511)

L. **Significant Natural Communities Habitat:**

The subject property also does not contain any significant natural communities habitat as listed in LDC Section 4.01.07.

**Listed Species:**

A wildlife biologist and botanist with Peacock Consulting Group reviewed the property in November and December 2015 and updated in 2020. The property was surveyed for the presence of species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) in the publication Florida's Endangered and Threatened Species. No species of wildlife or plants were observed that are listed as endangered, threatened or species of special concern by FFWCC or the U.S. Fish and Wildlife Service (FWS). Almost all of the soils on all of the property are too poorly drained to provide suitable habitat for the gopher tortoise (*Gopherus polyphemus*). The southwest corner of the property contains a relatively small area of Zolfo fine sand, which can sometimes provide habitat for gopher tortoises. However, the entire area of Zolfo fine sand was inspected, and no gopher tortoise burrows were found. Commensal species that are typically associated with gopher tortoises were,



therefore, also not encountered, such as the gopher frog (*Lithobates capito*), Florida pine snake (*Pituophis melanoleucus mugitus*) and Florida mouse (*Podomys floridanus*). Due to the lack of gopher tortoise habitat on-site and in the immediate vicinity, it is unlikely that the eastern indigo snake (*Drymarchon corais couperi*) occurs on-site. No evidence of the eastern indigo snake was observed on the property. There are no known nests of the American bald eagle (*Haliaeetus leucocephalus*) on the subject property or in the immediate vicinity of the subject property. The project site does not contain suitable habitat for the red-cockaded woodpecker (*Picoides borealis*) or the Florida scrub jay (*Aphelocoma coerulescens*). The deeper pockets of forested wetland generally have a dense canopy which does not favor frequent use by listed wading birds. These birds typically forage in more open areas such as marshes and the edges of open water bodies. Use of the property by listed wading birds would be infrequent.

While no listed species were identified on the site, the Florida Fish and Wildlife Conservation Commission (FWC) reviewed St. Johns County 21-02, Expedited State Review (ESR), Comprehensive Plan Amendment (COMPAMD 2020-08), in accordance with Section 163.3184(3), Florida Statutes. FWC responded with advisory information and recommendations for reducing potential conflicts with Florida black bears (*Ursus americanus floridanus*) which have been known to be located within a 5-miles radius of the property. During the construction phase, construction sites should be kept clean, with refuse that might attract bears kept separate from construction debris and stored securely in bear-resistant containers or removed daily from the construction site before dark. Refuse that might attract bears includes all food and drink-related materials, as well as any items with strong scents like cleaning agents.

- M. **Historic Resources:** Cultural resource survey investigations resulted in the location of historical site, 8SJ06444, the remnants of a cattle stockyard shed.

8SJ06444 – The Stonecrest Stockyard Site

The site is the remnants of a frame shed with corrugated tin roof that was destroyed when it was replaced by a new structure. The building is completely destroyed and displaced, and is recorded here to document rural, agricultural outbuildings that are quickly disappearing from the Florida landscape. When it was standing, it was likely used in similar fashion as its replacement, as a stockyard shed to process cattle for treatment, branding, and transportation. A cement cistern, also destroyed, is located nearby. A large cast iron bathtub and the remnants of a 19th century sugar mill boiler kettle were observed nearby, but these are not associated with the site and likely were used as cattle watering troughs. The original foundation of the building was destroyed by its replacement and negative test pits excavated around the debris pile confirmed that it was displaced. Because the structure is completely destroyed, it is not eligible for listing on the National Register of Historic Places.

Because the site is completely destroyed, HSI recommends that the site is not eligible for listing in the National Register of Historic Places. However, in the event that archaeological or historical resources are encountered during ground disturbing activities, all work shall halt and the historic resources management section contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

N. **Buffers:** The development will conform to all land clearing and tree replacement requirements outlined within the Land Development Code effective at the time of permitting.

**Incompatibility Buffer:** Buffering will include enhanced tree planting as depicted on the MDP Map. A 20' incompatibility buffer will be provided where lots abut intensive commercial uses on the western and southern boundaries and include a 6' solid vinyl fence. The buffering will also include enhanced landscaping and specifically a row of live oak trees not less than 10' high and 2" caliper at the time of planting, spaced 43' apart with two (2) evergreen trees not less than 10' high and 2" caliper at the time of planting spaced evenly between the live oaks 15'±.

**Perimeter Buffer:** The project shall have a ten (10) foot natural/landscape buffer along the project boundaries, which buffer may be located within the Development Edge. Perimeter fencing may be provided along portions of the project boundary to provide screening in those areas where there is limited existing natural vegetation as part of a reduction in perimeter buffering pursuant to the Land Development Code.

**Natural Vegetative Upland Buffers:** A natural vegetative upland buffer with average width of twenty-five (25) feet or greater shall be provided around preserved, contiguous wetlands as shown on the MDP Map. This buffer shall be established to provide a greater overall acreage of buffer than a uniform minimum twenty-five (25) foot buffer. The minimum width of the buffer shall be ten (10) feet. Upland buffers and building setbacks shall be included on all construction plans submitted for review. The application of this natural vegetative upland buffer requirement shall be consistent with the LDC. The lot layout may be changed in accordance with LDC Section 5.03.05. Any building with a permanent foundation shall be set back twenty-five (25) feet from the average width natural vegetative upland buffer adjacent to contiguous wetlands.

**Upland Buffer:** The twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to Contiguous Wetlands when the required Upland Buffer is not included within the platted lots. In this instance, residential lots are subject only to the applicable zoning district minimum setbacks.

**Screening from Right of Way:** The project will include a fifty (50) foot setback for residential lots from the right-of-way of Race Track Road, per LDC 5.03.03.B.6., and will meet the screening requirements per LDC 6.06.04.B.6.

**Landscaping and Irrigation:** The development shall be subject to LDC Section 6.06.00 regarding landscaping and irrigation.

**Specimen Trees:** The three specimen trees depicted on the MDP Map shall be protected pursuant to LDC Section 4.01.05.

O. **Special Districts:** This PUD is not located in a Special District as defined by Article III of the St. Johns County Land Development Code.

P. **Temporary Uses:** All temporary uses allowed within the PUD will comply with the requirements of the Land Development Code. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage or temporary access, which uses shall meet all requirements of the Florida Accessibility Code for Building Construction (FACBC), including but not limited to an accessible route, accessible parking and signage. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. Approximate locations of temporary construction trailers will be shown on engineering and construction plans. Model homes may be used as temporary sales centers and construction offices after as-built approval. Parking for the model homes and sales offices will be located within the driveway or on adjacent stabilized areas until roadway improvements have been approved by the County. Model homes may have one sign each, located on the lot. As allowed by the Land Development Code, model homes may be constructed prior to platting. Model homes must be located on a residential lot shown on the approved MDP. Model homes shall not equal more than 10% of the total number of lots allowed under an approved development permit. No certificates of occupancy shall be released until a final plat has been recorded and As-Built's have been approved by the County.

Q. **Accessory Uses:** All accessory uses and structures as provided in the Land Development Code are allowed within the project, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. The setbacks for accessory uses for residential development are addressed in subparagraph G. above. Accessory uses, such as home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. **Timing and Phasing:** The development will be developed in one 10-year phase, which shall commence within 10-years of the effective date of this PUD.

"Commencement" for purposes of this Section R is defined as approval of construction plans by the County. The project will be completed within five years of commencement. "Completion" of development shall be defined as County approval of the as-built's for all improvements.

The recreation improvements shall be shown on the construction plans at the time of final construction plan approval.

The Developer will dedicate the Recreation Amenity Area to an approved property owners association and will clear, grade, and construct the improvements within the Recreation Amenity Area described in Section H.4 above.

The recreation improvements shall be shown on the construction plans at the time of final construction plan approval.

S. **Project Impact:** The project will provide on-site stormwater drainage facilities. The overall design incorporates green space, open space and varied active on-site recreational opportunities. JEA has capacity and will provide all of the water and sewer facilities for the project. The project will therefore have minimal impact on the facilities and

infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in northern St. Johns County. The project will meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning, allows the developer and the County greater control over development within this project. The developer has a present need and demand for residential units.

**T. Waivers:**

**Corner Lots.** Waiver to Land Development Code Sections 6.01.03.E.3 and 6.01.03.E.4 to allow second front yard setback to be reduced by 50% on designated corner lots and through lots. The subject lots are corner lots and would otherwise be subject to having two front yards. The requested setback reduction will allow the designated lots to be treated like the others in the neighborhood, thus allowing for houses of similar widths. Without the waiver, some of the houses would have to be narrower in width. The subject lots are entirely within the project and the setback reduction will not be visible outside of the project boundary and, therefore, not impact surrounding properties.

**Permitted Projections into Side Yard.** Waiver to Land Development Code Section 6.01.03.H.1., to allow architectural features, such as eaves, bay windows and projecting fireplaces, to project not more than three (3) feet into required Side Yards even though the Side Yards in Stonecrest can be five (5) feet. Without the waiver, architectural features will be not able to extend beyond each house into the Side Yard. This would mean that the five (5) foot setback would have to be increased and the project is designed to be higher density with smaller lot sizes to accommodate a market need. Regardless, structures will be separated by ten (10) feet.

**Mechanical Equipment.** Waiver to Land Development Code Section 6.01.03.H.2., to allow mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, to project into the required Side Yard and be located within five (5) feet of lot lines. Without the waiver, there could be no such mechanical equipment in Side Yards as the project is designed with five (5) foot side yards. This would force the mechanical equipment into rear yards, which causes the loss of use and enjoyment of rear yards.

**U. Ownership/Agreement:** All successors in title to the Property shall be bound to and agree to comply with the commitments and conditions of the approved PUD.

**V. Future Land Use Designation:** The project lies within the Residential “C” Future Land Use designation. The total upland and wetland acreage for the project is addressed in subparagraphs B. and C. above and within the Development Summary contained in the MDP Map.

The Stonecrest PUD is infill development located on the last Residential “C” parcel in the area surrounded by existing approved Residential “C” development that is either fully constructed or under construction.

**Consistency with Comprehensive Plan:** The project is located within the Residential C category of the 2025 St. Johns County Comprehensive Plan, with a net residential density for the project of within the allowable density for this land use designation and consistent with the overall area.

Development of the project is consistent with the St. Johns County Comprehensive Plan as it is located within a "Residential C" on the FLUM, which allows the type of development envisioned within the PUD.

The project is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development. It is consistent with Objective A.1.3 Surrounding Land Use and it is compatible with the adjacent existing residential development to the west and north per Policy A.1.3.11 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policy A.1.3.11. It is also consistent with Objectives A.1.9 (A.1.9.2, A.1.9.5, A.1.9.6, A.1.9.7, and A.1.9.8.) area wide as, in addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.5 by providing a Master Development Plan, and Policy A.1.9.5 by being served by central utilities. The project additionally satisfies Objective A.1.13 Community and Neighborhood Creation and Preservation. The development portion of the project is located within the Residential "C" Area category of the St. Johns County Comprehensive Plan making the proposed rezoning consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element, Section 1 (a)(I) Residential Uses - Variable and Optional Density Systems for the "B" Zone and (iii) Residential Permitted Uses and is not incompatible with present or future land uses.

**Location:** The project is located within Residential C designations on the 2025 FLUM, which allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

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

**Compatibility:** The proposed use is 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, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are

compatible with conforming land uses located on adjacent properties." Adjacent land uses surrounding this property include a combination of commercial and single family property to the north and the Durbin Creek National Urban Service Area to the east, south and west. 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 C 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.

**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 the Land Development Code.

**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.

**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.

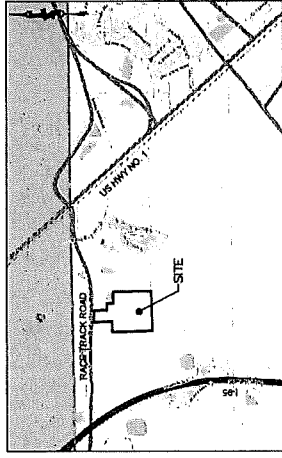
EXHIBIT "C"

SIZE DATA

TOTAL SITE AREA	-44.53	Ac
WETLANDS AREA	-12.25	Ac
DEVELOPABLE WETLANDS	-54.81	Ac
PERCENTAGE OF UPLANDS	-75	%
WETLANDS CONSERVED	-11.92	Ac
PERMANENT WETLANDS	-1.24	Ac
GENERAL OPEN SPACE (OS)	-11.06	Ac
UPLAND BUFFERS REQUIRED (25' x 1,507'IF) / PROVIDED	-0.89/0.89	Ac
ACTIVE RECREATION REQUIRED / PROVIDED	-1.76/1.00	Ac
TOTAL OPEN SPACE	-16.81	Ac
PERCENTAGE OF OPEN SPACE	-38	%
DEVELOPMENT CRITERIA		
MINIMUM LOT AREA	-4,000	SF
MINIMUM LOT WIDTH	-25'	FT
MINIMUM LOT DEPTH	-100'	FT
MINIMUM FRONT YARD SETBACK	-10'	FT
MINIMUM SIDE AND REAR SETBACK	-10'	FT
MINIMUM LOT COVERAGE BY BLDGS OVERALL PROPERTY	-23	%
MINIMUM LOT COVERAGE BY DRIVE PER LOT	-85	%
MINIMUM SIDEWALK WIDTH	-6'	FT
MAXIMUM IMPERVIOUS SURFACE RATIO	-70	%
RESIDENTIAL SETBACKS		
FRONT SETBACK	-20	FT
REAR SETBACK	-10	FT
SIDE SETBACK	-10	FT



**FLOOD MAP**  
NTS  
(PANEL NO. 125147-0180H)



**VICINITY MAP**  
NTS

- NOTES.**
1. THE LOCATION AND CONFIGURATION OF THE ROADS, LOTS, BONDS, SINKS, AND OTHER IMPROVEMENTS SHOWN ON THIS MAP ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO MODIFICATION ON CONSTRUCTION PLANS OR STAFF APPROVED INCREMENTAL MDP MAPS.
  2. ALL PRESERVED WETLANDS SHALL BE DESIGNATED PRESERVATION AREA ON ALL PLANS AND PLATS.
  3. TEMPORARY CONSTRUCTION AND SALES/LEASING TRAILERS MAY BE LOCATED ANYWHERE WITHIN THE PUD BOUNDARY AND THE LOCATION MAY BE MOVED AT ANY TIME. TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL CERTIFICATE OF OCCUPANCY.
  4. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STANDED WITH SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
  5. THE RESPONSIBLE PARTY(IES) IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS SHOWN HEREIN WILL BE FIRST, THE PARTY(IES) CAUSING THE UNAUTHORIZED IMPACT, SECOND THE OWNER OF THE AFFECTED LOT, AND THIRD, THE APPLICABLE HOMEOWNERS ASSOCIATION FOR THE PROJECT.
  6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
  7. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THIS PUD AND APPLICABLE SECTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE SECTION 6.04-07H.
  8. ALL FACILITIES AND ELEMENTS OF THE SITE THAT ARE PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY GUIDELINES (FAGS). THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADA) SHALL ALSO BE APPLIED TO ALL PUBLIC FACILITIES AND ELEMENTS OF THE SITE. ALL PUBLIC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION PLANS.
  9. THIS PROJECT USES AN AVERAGE UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE. THE AVERAGE UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE AREA PROVIDED WILL BE LARGER THAN WHAT A STATIC 25' UNDISTURBED UPLAND BUFFER AREA WOULD YIELD.
  10. SCREENING OF MECHANICAL EQUIPMENT (LOCATED ON THE GROUND AND/OR ROOFS) WILL BE PROVIDED WITH LOC SECTION 46.08 (SUD) MECH) EQUIPMENT SCREENING. SCREENING SHALL BE PROVIDED WITH LOC SECTION 46.08 (SUD) MECH) EQUIPMENT SCREENING. SCREENING SHALL BE PROVIDED THROUGH THE USE OF PARAPET WALL OR FALSE FACADE THAT IS AN INTEGRAL PART OF THE STRUCTURE.
  11. IN COMMERCIAL AREAS SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LOC SECTION 46.08 (SUD) WHICH REQUIRES SCREENING FROM RIGHT-OF-WAY AND ADJACENT PROPERTY BY AN ENCLOSURE CONSTRUCTED OF MATERIALS THAT ARE COMPATIBLE WITH THE FRONT OF THE BUILDING HALL OF THE MAIN BUILDING.
  12. STOCKPILE LOCATIONS AND UTILITY EASMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS.
  13. ALL INTERNAL LOCAL ROAD RIGHT-OF-WAY WIDTHS ARE MIN 50' WITH 7.5' UTILITY EASEMENTS ON EACH SIDE.
  14. TEMPORARY INGRESS, EGRESS, OR EJECTION STORAGE IN ACCORDANCE WITH SECTION 7.02(A)(4) OF THE LOC WILL BE PROVIDED AT THE INTERCONNECTION POINTS DEPICTED ON THE MDP MAP THAT WILL INDICATE THAT THE INTERCONNECTION POINT IS FOR A PLANNED FUTURE ROADWAY CONNECTION OF A PLANNED FUTURE DEVELOPMENT. THE INTERCONNECTION POINTS AND MAY BE REMOVED WHEN THE APPLICABLE INTERCONNECTION HAS BEEN MADE. SURROUNDING RESIDENTS TO FUTURE POTENTIAL INTERCONNECTION POINTS, AND MAY BE REMOVED WHEN THE APPLICABLE INTERCONNECTION HAS BEEN MADE.
  15. 1. 25' BUFFER UPLAND BUFFERS WILL BE PROVIDED. THESE LOTS WITH INTERIOR COMMERCIAL ZONING OR THE WESTERN AND SOUTHERN BOUNDARIES TO INCLUDE A.F. SOLD WAY, EDDY AND A ROW OF LAKE WALK TREES (NOT LESS THAN 10' HIGH AND 2" CALIPER AT THE TIME OF PLANTING) SPACED EVENLY BETWEEN THE LIVE OAKS (LO)S, WHERE SAID BUFFER IS AT THE SIDE YARD OF A LOT ENCLOSED TREES WILL REPLACE THE OAK TREES.

DESCRIPTION AS FURNISHED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND IN THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, THENCE SOUTH 87 DEGREES 15 MINUTES 48 SECONDS WEST, ON THE SOUTH LINE OF SAID WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, THENCE SOUTH 87 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 158.00 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 340.48 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 28 SECONDS EAST, A DISTANCE OF 158.00 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 26 SECONDS EAST, ON THE SOUTH LINE OF RACE TRACK ROAD, A 66 FOOT WIDE RIGHT OF WAY LING 33 FEET ON EACH SIDE OF THE CENTERLINE OF SAID ROAD, 28 MINUTES 26 SECONDS EAST, TO THE WEST LINE OF THE EXCEPTION DESCRIBED IN ITEM 28 OF PUBLIC RECORDS BOOK 58, PAGE 527, PUBLIC RECORDS OF SAID COUNTY, 22-23 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS EAST, ON THE WEST LINE OF SAID EXCEPTION, 386.00 FEET; THENCE SOUTH 1 DEGREE 28 MINUTES 26 SECONDS EAST, ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST 1/4 OF SECTION 4, A DISTANCE OF 1,274.91 FEET TO THE POINT OF BEGINNING.  
EXCEPTING ANY PART IN RACE TRACK ROAD.

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans shall be submitted to and approved by the Planning Department of the City of St. Johns County, Florida, and shall conform with all applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NO.: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

**STONECREST**  
PDC  
13305 STATE ROAD 10  
ST. JOHNS COUNTY, FLORIDA  
MASTER DEVELOPMENT PLAN

**Dunn & Associates, Inc.**  
1001 E. Highway 10  
St. Johns County, Florida 32256  
Phone: (904) 365-8916 Fax: (904) 365-8917

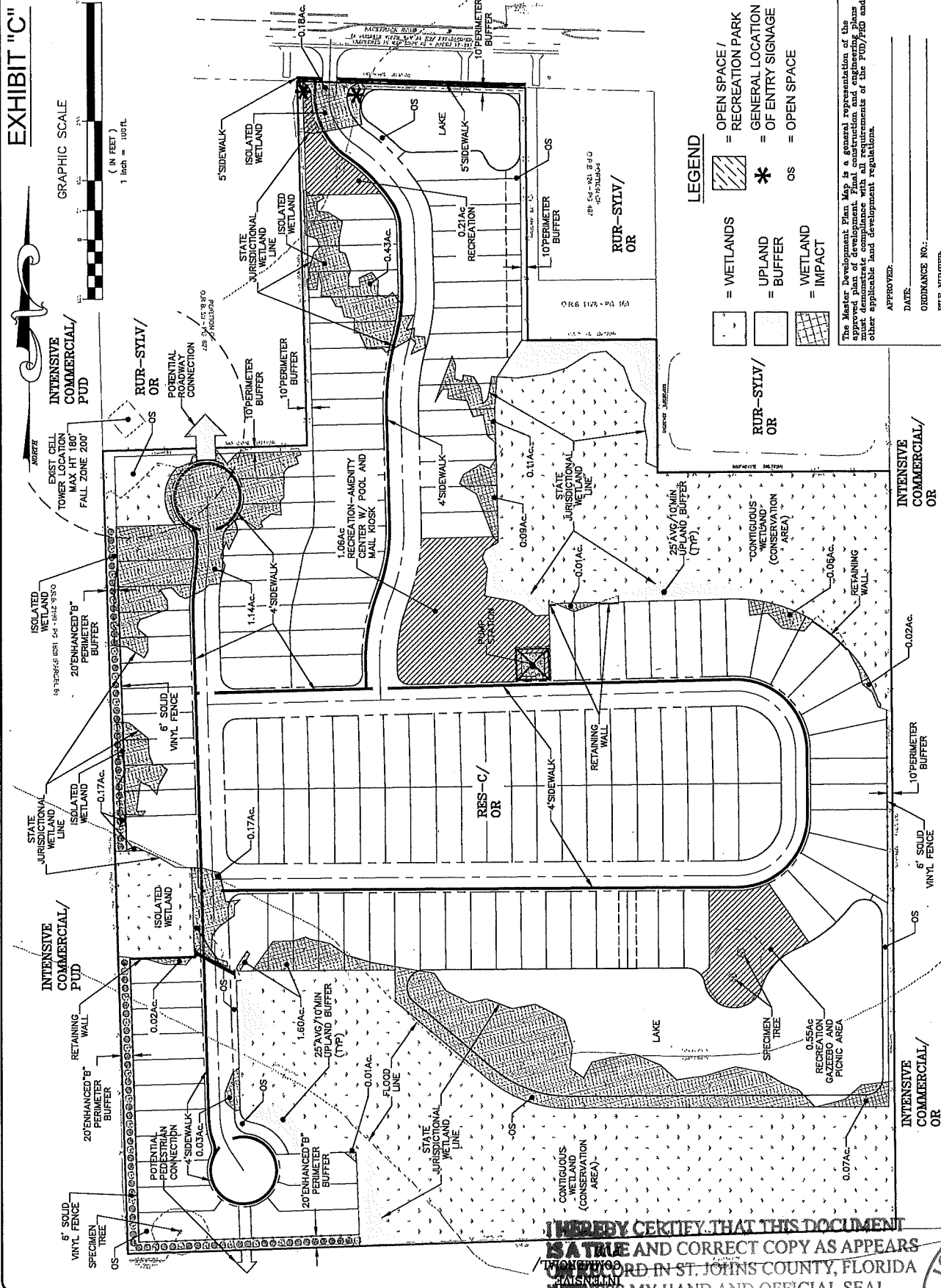
DESIGNED BY: DAI  
DRAWN BY: SM/SS/NS/AR  
CHECKED BY: VJD  
SCALE: 1" = 200'  
DATE: 8/1/21  
PROJ. NO.: 1510-433

REVISIONS

NO.	DATE	DESCRIPTION
1	10/05/20	REVISED PER CITY ORDINANCE

**EXHIBIT "C"**

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.



**LEGEND**

- [Hatched Box] = WETLANDS
- [Dotted Box] = UPLAND BUFFER
- [Cross-hatched Box] = WETLAND IMPACT
- [Empty Box] = OPEN SPACE / RECREATION PARK
- [Star Symbol] = GENERAL LOCATION OF ENTRY SIGNAGE
- [OS Symbol] = OPEN SPACE

The Master Development Plan May be a general representation of the approved plan of development. Final construction and engineering plans shall be prepared in accordance with the requirements of the FUD/ED and other applicable land development regulations.

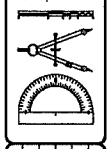
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NO.: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

Sheet No. 2 of 2  
**MDP-2**  
DWG. NO.

**STONECREST**  
FOR  
ED ZONE JACKSONVILLE, FL  
ST. JOHNS COUNTY, FLORIDA  
MASTER DEVELOPMENT PLAN

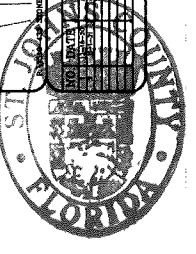
**Dunn & Associates, Inc.**  
ENGINEERS/ARCHITECTS  
2842 Bopape Road, Suite 200  
Jacksonville, Florida 32255  
Phone: (904)553-8811 Fax: (904)553-8817

DESIGNED BY: DAI  
DRAWN BY: ME/SM/SS/NS  
CHECKED BY: VID  
SCALE: 1" = 100'  
DATE: 6/7/21  
PROJ. NO.: 1510-439



**I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA**  
THIS 21 DAY OF December 2021  
**ST. JOHNS COUNTY CLERK OF COURT**  
Ex-Officio Clerk of the Board of County Commissioners

BY: Juanne King D.C.





THE ST. AUGUSTINE RECORD  
Affidavit of Publication

ST. JOHNS LAW GROUP  
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621  
AD# 0003365458-01

PO#

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 MELISSA RHINEHART who on oath says 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 SA Legal Classified in the matter of PUD-2020-11 was published in said newspaper on 07/09/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

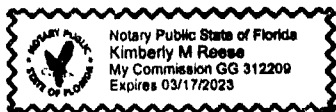
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of JULY 09 2021

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

Kimberly M Reese  
(Signature of Notary Public)



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/5/2021 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 9/7/2021 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 46.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 147 single-family residential units.

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

The subject property is 6164 Race Track Rd. 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.

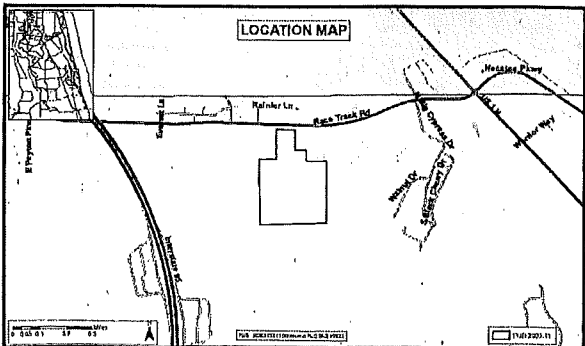
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written 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 (18009558770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
GREG MATOVINA, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JEREMIAH R. BLOCKER, CHAIR

FILE NUMBER: PUD-2020-11  
PROJECT NAME: Stonestrest PUD





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

September 10, 2021

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-57, which was filed in this office on September 10, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

FILED SEP 10 2021  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK