

ORDINANCE NUMBER: 2022 - 10

Public Records of St. Johns County, FL
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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 7/13/2021 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2021-11 Rolling Hills**, 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 Residential-C as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number PUD 2021-11 Rolling Hills** 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 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 7. 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 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

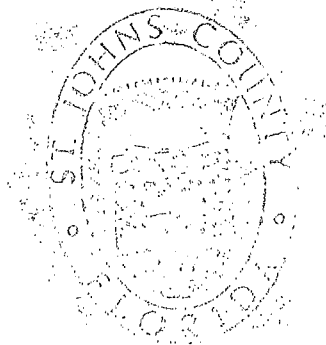
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 1st **DAY OF** February **2022.**

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

BY: Henry Dean
Henry Dean, Chair

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

BY: Yvonne King
Deputy Clerk



RENDITION DATE: FEB 03 2022

EFFECTIVE DATE: FEB 07 2022

Exhibit A

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 48; THENCE SOUTH $89^{\circ}42'38''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 48, A DISTANCE OF 434.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}42'38''$ WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 916.90 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3033, PAGE 1017 OF SAID PUBLIC RECORDS; THENCE NORTH $27^{\circ}07'58''$ EAST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 967.37 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS DRIVE (AN 80-FOOT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 82, PAGE 125 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), LAST SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVE A RADIUS OF 1313.57 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 486.38 FEET; THENCE SOUTH $00^{\circ}44'03''$ EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3451, PAGE 57, OFFICIAL RECORDS BOOK 3532, PAGE 580, OFFICIAL RECORDS BOOK 3247, PAGE 1153, OFFICIAL RECORDS BOOK 5094, PAGE 1523, OFFICIAL RECORDS BOOK 2341, PAGE 1907, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE SAID LANDS CONTAINING 12.70 ACRES, MORE OR LESS.

EXHIBIT B

**Rolling Hills
Master Development Plan Text**

St. Johns County, Florida

Team Roster

Applicant: Justin Dudley – Pulte Home Company

Civil Engineering: Matthews Design Group

Environmental: Carter Environmental Services

A. Project Description: Rollings Hills, the “Project”, establishes the Planned Unit Development (PUD) of a 47-lot single-family residential subdivision. The project is compactly designed into an approximately 12.70-acre parcel. The parcel is located on the south side of Rolling Hills Drive, approximately 1,000-feet from the intersection of Dobbs Road and Rolling Hills Drive and approximately 1,400-feet east of the entrance to the existing Chelsea Woods Subdivision. The parcel is currently vacant with approximately 1.21 total acres of wetlands, the wetlands are mostly concentrated in the southwest and northeast corner of the parcel. The wetlands will remain preserved. Wetlands will be complemented by a stormwater retention pond in the southwest as well.

The Master Development Plan Map (MDP Map) - Exhibit C, indicates the general layout of the proposed development including 47 single-family lots organized along two corridors that end in cul-de-sacs to optimize the site and minimize wetland impacts. The subdivision will have one access point from Rolling Hills Drive, directly adjacent to the existing SJC pond to the west. The site features a recreational trail within the open space/recreation area. The trail winds through the open space in the center of the parcel, then wraps around the stormwater retention to provide a panoramic view of the wetlands and retention areas. Stormwater retention and treatment is provided on-site adjacent to the wetlands situated along the southwestern portion of the site.

B. Development Size: There are a total of 12.70-acres of property.

C. Wetlands: The site contains a total of approximately 1.21 acres of wetlands within the site. A total of 1.13 wetland acres will be preserved and complemented by stormwater retention ponds.

D. Development Area: The Project has a total of 11.57 acres of developable area. There are 0.08 acres of isolated wetlands that will be impacted on the project site.

E. Residential Use: The Project includes 47 single-family lots on 11.57 of developable acres yielding a density of 4.06 dwelling units per acre for the PUD. This is below the theoretical maximum density of the Residential-C future land use designation which allows up to 6 units per acre. The population is projected to be 115 people based on an estimated 2.44 persons per household. Applying the 2020-2021 SJCS D Student Enrollment and Dwelling Unit Data published by the St. Johns County School District, the student generation rate for this project is projected to be 12.22 students (47 households * 0.26 student generation rate).

F. Non-Residential Development: There are no non-residential uses within the PUD.

G. Site Development Criteria:

1. **Minimum Lot Area:** The total lot coverage area to be occupied by single-family dwellings buildings and structures shall not exceed sixty-five percent (65%). The total PUD site coverage shall not exceed 35%. The total impervious surface area (ISR) shall not exceed seventy percent (70%).

2. **Setbacks:** Setbacks for single-family lots shall be measured in accordance with the

requirements within the Land Development Code (LDC) as follows:

- a. **Front:** Single-family dwellings will maintain a minimum setback of 20-feet; provided, the face of the garage shall be a minimum of 25-feet from the edge of any sidewalk; 15-foot setback to non-garage portion of the structure. The single-family dwelling shall also maintain a minimum 16-foot setback from the secondary front property line.
- b. **Rear:** Minimum 10-foot rear setback from the rear property line.
- c. **Side:** Minimum 5-foot side setback from the side property line to outer wall of single-family dwelling.

3. Building Height: Building height, as defined in the LDC, shall not exceed 35-feet within the PUD.

4. Parking: All parking shall be located on the off-street. Each single-family dwelling shall be provided a minimum of two spaces, as provided in Sec. 6.05.02 of the LDC.

5. Signage: The PUD has one designated sign easement for permanent and temporary signage within the PUD, located adjacent to Lot 47 at the subdivision entrance. All signage located within the PUD will conform to the current St. Johns County (LDC), Article VII as follows:

- a. One (1) residential entrance sign, consistent with LDC Section 7.06.01 shall be installed within a sign easement located adjacent to Lot 47, near the entrance to the project. The sign may have Advertising Display Area (ADA) up to 32 square feet and will have a maximum height of 15 feet. The signs may be single or double faced and may be illuminated (internally or externally lit) and landscaped consistent with the restrictions within the LDC. The setbacks for project identification signs shall be five (5) feet from the front property line, and 10 feet to the side and rear property lines in compliance with LDC Section 7.02.07.
- b. Temporary signs for residential uses allowed in Sec. 7.02.2 and 7.02.03 of the LDC shall apply to all lots with the Project.

H. Infrastructure:

1. **Stormwater:** Stormwater will be concentrated on the southwestern portion of the site as generally depicted on the Master Development Plan Map, Exhibit C. The drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of submittal, with the retention/detention area in combination with the piping sized to accommodate the retention/detention requirements for the entire site.

- 2. Vehicular Access and Interconnectivity:** The project is accessed by Rolling Hills Drive, a paved, two-lane right-of-way. According to the LDC, Rollings Hills Drive is a minor collector. The subdivision will be served by a single driveway connecting to Rolling Hills Drive at the northern property line. The anticipated traffic volume rate is 9.44 trips per dwelling unit, the 47-lot subdivision will generate approximately 444 trips per day. According to the LDC, a right turn lane will be required for the project because the proposed development will generate at least 250 trips per day. A left turn lane requires a daily trip generation of 500 trips per day, so a left turn lane is not required for the project. The driveway and right turn lane will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required improvements. Interconnectivity is not feasible or desirable as there are conserved wetlands to the southwest, a lake to the west, developed single family residential lots to the south, and a commercial warehouse development to the east.
- 3. Pedestrian Access:** The project will provide four (4) foot sidewalks internally throughout the development to ensure uninterrupted pedestrian connectivity. The sidewalks will be provided on at least one side of the internal roads. A 5-foot sidewalk will be placed along the south side of Rolling Hills Drive right-of-way for the whole length of the parcel. There is an existing sidewalk on the north and south side of Rolling Hills Drive; however, the southern portion ends before the existing pond west of the project site and does not start again. The northern sidewalk ends at Dobbs Road, but connects to SR 207 which is developed with sidewalks on either side of the road.
- 4. Construction Access:** Construction access to the Project will be restricted to a development access off from Rolling Hills Drive unless otherwise directed by the County Engineer.
- 5. Recreation:** A 1- acre portion of the project will be constructed as a designated open space and recreational area for use by the residents. The required recreation area within this area will be a walking trail that leads to the retention pond in the southwest corner of the project. The proposed recreation area will meet the minimum Level of Service requirement of 0.57 acres ($[(47 \text{ lots} * 2.44 \text{ residents}) / [1000 \text{ residents} / 5 \text{ acres}]$), with a 1-acre minimum for parcels more than 10 acres in size as required by the LDC.
- 6. Open Space:** A minimum of 3.18 acres of open space and green space will be preserved for this plan, constituting twenty-five (25%) percent of the site, as indicated on the Master Development Plan Map, Exhibit C. This open space is provided by the landscaped areas, open spaces, wetlands area, and perimeter buffers as required by the LDC and will provide buffering to adjacent uses while providing visual privacy and separation between properties. The project site shall conserve a minimum of five percent (5%) of upland native vegetation, as required by the LDC.

7. **Utilities:** All electrical, telephone and cable lines will be installed underground per LDC Section 5.03.06.H.7. Florida Power and Light Company and/or its successors or assigns will provide electrical power. Water and sewer utilities will provide utilities that will tie into St. Johns County Utility Department (SJCUD) infrastructure.
8. **Lighting:** The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent properties, while providing safety for the community. The lighting plan will comply with the requirements of the Land Development Code Section 5.03.06.H.6.
9. **Solid Waste:** Solid waste will be collected and handled for each single-family lot by the licensed franchisee in the area. An owner-installed and maintained lift station is required to access the sewer main. The lift station shall comply be designed per the County Standards Manual and located as indicated on the Master Development Plan Map, Exhibit C.
10. **Fire Protection:** This project will meet the LDC requirements, and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

I. Potable Water/Sanitary Sewer: Central potable water and sanitary sewer service will be provided by the SJCUD via existing lines located along Rolling Hills Drive. The site is anticipated to utilize 16,450 gpd of potable water and 13,160 gpd of sanitary sewer service based on 350 gpd per single family unit for water usage and 280 gpd per single family unit for sewage usage.

- 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 connections points shall be installed as listed in the Availability Letter or as directed otherwise by the St. Johns County Utility Department (SJCUD) to minimize impact to the existing infrastructure or the existing level of service.
- Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department (SJCUD) 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 shall not be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping for buffers shall be placed a minimum of 7.5 feet away from the centerline of the pipelines.

J. Topography and Soils: The property is located within Flood Zone X of the Federal Emergency Management Agency (FEMA) Flood Zone Map per panel number 12109C0377J.

The Soil Map for St. Johns County prepared by Carter Environmental Services, Inc., identifies three (3) soil types on the site: 7 Immokalee fine sand, 15 Pomello fine sand, 16 Orsino fine sand.

1. **7 Immokalee fine sand:** This is a poorly-drained, nearly level soil on broad flats and low knolls in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for about two months of the year. It is at a depth of 10 to 40 inches for more than eight months of the year, and it recedes to a depth of more than 40 inches during extended dry periods. Typically, the surface layer is very dark gray fine sand about eight inches thick. The subsurface layer which is about 32 inches thick is light gray and white sand.
2. **15 Pomello fine sand:** Pomello fine sand, 0 to 5 percent slopes, is a moderately well drained, nearly level to gently sloping soil on long, broad to narrow, slightly higher ridges and knolls in the flatwoods. This soil has a seasonal high water table at a depth of 24-40 inches for one to four months during normal wet seasons. During the drier seasons, the water table recedes to a depth of 40 to 60 inches. Typically, the surface layer is gray fine sand about four inches thick. The subsurface layer, to a depth of 40 inches, is gray, white, and light gray fine sand.
3. **16 Orsino fine sand:** Orsino fine sand, 0 to 5 percent slopes, is a moderately well drained, nearly level to gently sloping soil on low ridges and knolls and on slopes adjacent to soils on higher positions. The seasonal high water table is at a depth of 40 to 60 inches for more than six months during most years, but it recedes to a depth of more than 60 inches during periods of low rainfall. Typically, the surface layer is gray fine sand about four inches thick. The subsurface layer, to a depth of 18 inches, is white fine sand.

K. Site Vegetation and Habitat: Carter Environmental Services (CES), conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida. Habitats and land use/cover were classified for the site according to the Florida Land Use Cover Form Classification System (FLUCFCS) and consist of:

1. **Sand Pine (FLUCFCS 413)** The upland portion of the project site has a dense canopy of sand pine (*pinus clausa*). The dense canopy restricts the understory and groundcover vegetation of scattered saw palmetto (*serenoa repens*), bitter gallberry (*Ilex glabra*), and blackberry (*Rubus spp.*). Portions of this community have been recently under brushed, leaving only new growth understory and groundcover vegetation presently.
2. **Live Oak (FLUCFCS 427):** This community has a canopy of live oak (*Quercus virginiana*), with lesser amounts of southern magnolia (*Magnolia grandiflora*), and southern red cedar (*Juniperus silicicola*). The scattered understory and groundcover consist of saw palmetto, highbush blueberry (*Vaccinium corybosum*), and prickly pear cactus (*Optunia spp.*).
3. **Pine Plantation (FLUCFCS 441):** This community has a canopy of planted slash pine (*Pinus elliottii*) with an understory of saw palmetto and bitter gallberry.

4. **Mixed Wetland Hardwoods (FLUCFCS 617):** This community has a canopy of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and blackgum (*Nyssa sylvatica* var. *biflora*). The understory and groundcover are vegetated with dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), fetterbush (*Lyonia lucida*), and netted chain fern (*Woodwardia virginica*).

L. Significant Natural Communities Habitat and Listed Species: Based on field review and analysis of observed vegetative communities, no Significant Natural Communities are present on the property. Of threatened, endangered, or species of special concern as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC), gopher tortoise habitat was the one protected species identified on site. Gopher tortoise burrows were located within the central portion of the project site. Prior to land clearing, a 100% Pedestrian Gopher Tortoise Survey shall be conducted and a relocation permit from FWC shall be received to relocate gopher tortoises to an FWC-authorized recipient site.

M. Historic Resources: A Phase I Cultural Resource Assessment Survey has been conducted for the subject property. No significant cultural resources were found on the subject property, no historic or archaeological sites eligible for listing in the National Register of Historic Places will be impacted by the development on the Rolling Hills Subdivision parcel.

N. Buffers: In accordance with the current St. Johns County Land Development Code, a 10-footwide landscaped perimeter buffer will be provided along north, and south buffer which will be around the project perimeter as shown on the Master Development Plan Map, Exhibit C. The Perimeter Buffer shall be natural or enhanced with landscaping and may include project signage. An "A" screening will be incorporated within the western boundary adjacent to the pond as depicted on the MDP map to buffer the County pond. The plan incorporates a 30-foot wide buffer meeting a "B" screening standard along the eastern area adjacent to an "IW" zoned development that has been improved with commercial warehouses. The "B" screening will be accomplished by fencing or opaque 6-foot tall landscaping and augmentation of the buffer with native/natural vegetation as needed to meet the desired screening and performance standards. No portion of any proposed fence shall be permitted in the 25-foot undistributed upland buffer. This landscaped buffer is in lieu of the "C" screening requirement which typically requires a masonry wall. A waiver is included within this PUD, accordingly. Setbacks and buffers to contiguous wetlands will follow the minimum requirements of the LDC including a minimum of 25 feet of Upland Buffer in accordance with Section 4.01.06.B.

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/replacement requirements outlined within the Land Development Code, effective at the time of permitting. All proposed stormwater banks within the area of the upland buffers shall be replanted with natural vegetation that is native to the original ecological community in accordance with Section 4.01.06.C.3 of the LDC. No turf, exotic, or non-native grass shall be utilized for replanting in upland buffer. A replanting

plan shall be required if the proposed stormwater banks encroach the buffers. All buffers will be left natural but may be augmented and landscaped with native vegetation if desired.

O. Special Districts: The project is not located within any Special Districts as defined by Article III of the LDC.

P. Temporary Uses: Temporary uses set forth in LDC Section 2.02.05.B are allowed including temporary construction trailers and unpaved parking lots serving such uses per the requirements of LDC Section 2.02.05.B.5. Temporary construction trailers shall be removed within thirty (30) days of the approval of the as-built plans for the development. On-Site Construction signage and temporary sales and/or lease, contractor signs, etc. are allowed in accordance with LDC Section 7.02.02, as mentioned earlier.

Temporary housing may be placed within the community center in the event of a natural disaster, accidental fire, or other emergency or disastrous force. Temporary emergency housing shall not exceed 180 days per year.

Q. Accessory Uses: A pump station will be provided on-site meeting the requirements of LDC Section 6.06.04.B.8. Exterior air conditioning units, heating/cooling units, and similar mechanical equipment may be installed adjacent to the single-family dwellings with a 3-foot side setback. A waiver from the required 5-foot side setback is included within this PUD, accordingly. The development may include fencing up to six (6) foot in height meeting the requirements of LDC. Fencing may be of such materials (treated chain link, masonry, wooden, iron, PVC) and may be placed on the property line or for areas with land use buffers, within the set width of the buffer. Other accessory structures, as permitted in LDC Section 2.02.04.B are permitted within the project.

R. Phasing: The PUD shall be developed in a single phase for all 47 lots.

Commencement shall occur within three (3) years of approval of this PUD and shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion will occur within five (5) years of commencement and shall be defined as the installation of all infrastructure and approval of as-builts.

S. Project Impact: The property is located within the Residential-C area of the 2025 St. Johns County Comprehensive Plan which allows for single family development at a density of up to 6 dwelling units per acre. This PUD provides a compact, single-family solution while also effectively preserving all wetlands on-site and providing recreational open space that meets the requirements of the LDC. The Rolling Hills directly addresses Goal A.1.2. of the St. Johns County Comprehensive Plan: "Shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area." This PUD is located between existing suburban development and commercial development, and has central utilities immediately available, based on the location. The project develops efficiently, while providing adequate wetlands protection and more recreational open space for the residents.

Rolling Hills seeks to be developed compactly and efficiently which is in line with

Comprehensive Plan Policy A.1.11 which encourages “an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.” The PUD is the best rezoning option as it allows for creative employment of regulation to optimize density better than straight zoning options while providing a customized plan for the development. The proposed PUD will be of benefit to the future residents of the Project and to St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a much needed housing option for the County’s diverse population.

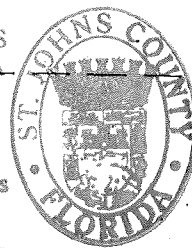
T. Waivers / Variances / Deviations: There are waivers requested for this PUD

1. **Side Setbacks and Separation between Structures (5.03.03.B.1.b and 6.03.01):** The waiver is to allow certain architectural features to project into required side yards provided applicable fire codes are met. To ensure adequate public safety, the Owners will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. The separation between homes is defined by the required 5-foot side yard setback from the outer wall of each building to the side property line, as defined in the LDC.
2. **Setbacks to Mechanical Equipment (2.02.04.B.5 and 5.03.03.B.1.d):** The waiver is to allow a 3-foot setback in lieu of a 5-foot setback for mechanical equipment such as air conditioning units, pool equipment and similar equipment. There will be a variety of housing types within the development and having a 3-foot setback for mechanical equipment only will allow more efficient and logical placement for this specific accessory use. All other accessory uses will comply with the 5-foot setback.
3. **Use Buffer on East Side (6.04.04):** The waiver is to allow for a “B” screening rather than a “C” screening on the northwestern boundary of the site. Due to a warehouse use on the east side of the property, a “30C” buffer is required between uses which requires a masonry wall. In an effort to have a softer, green buffer, a waiver is requested to augment the buffer with the “B” screening which can be a combination of fencing and/or shrubbery and shade trees still keeping the 30’ of width required. The purpose of the “C” screening is to block the incompatible view of warehouse uses. However, the nearest structure associated with the warehouse use is over 200-feet away from the eastern property line. Additionally, within the 200-foot space, the land is densely wooded, so the requirements of the “C” screenings are excessive with regards to the intended purpose. The requested “B” screening will provide a more natural, and sufficient screening for the Project residents.

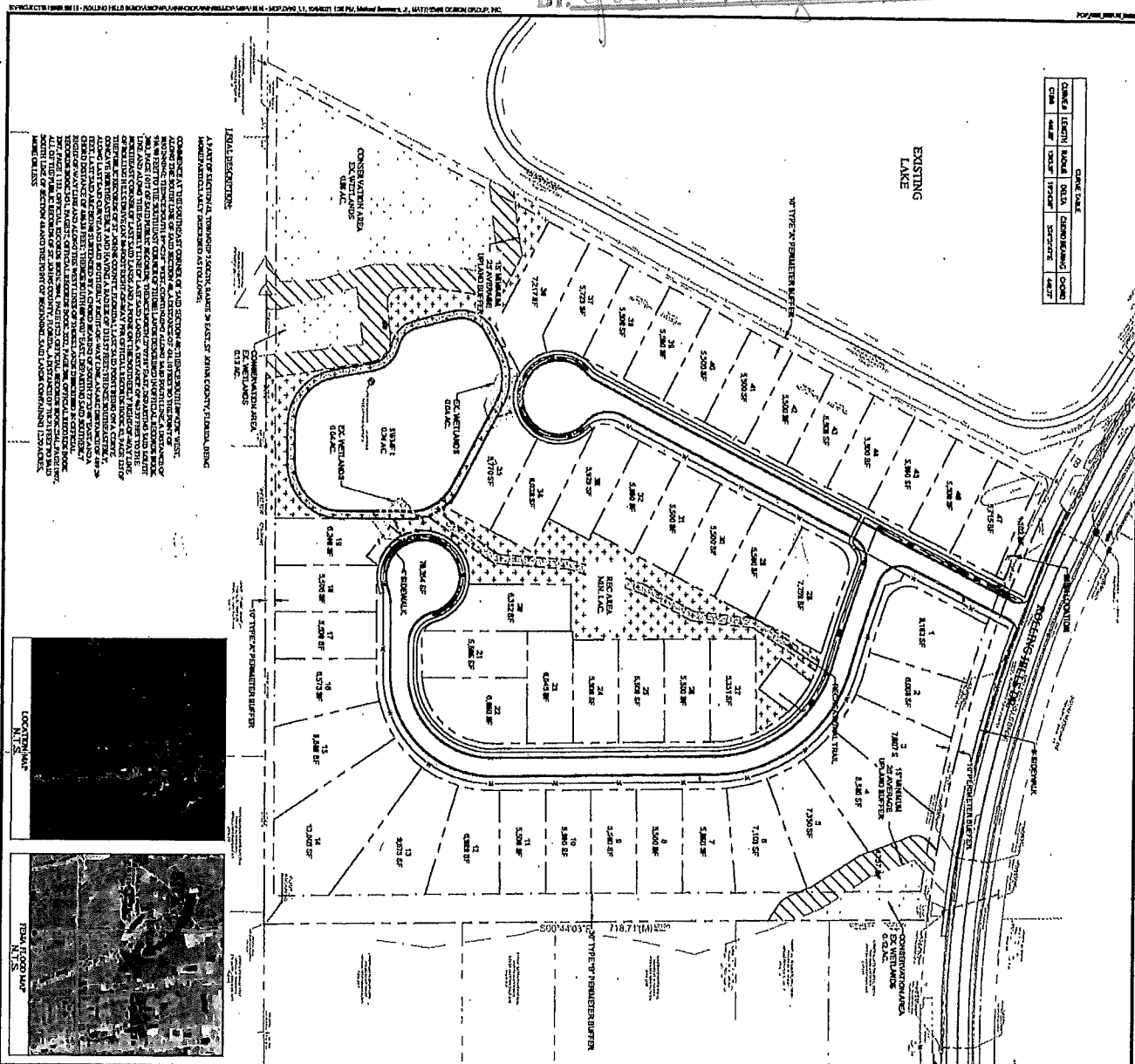
U. Ownership / Agreement to Comply: The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. All successors and assigns in title shall be bound to the commitments and conditions of the PUD.

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

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 16th DAY OF February 2022. ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

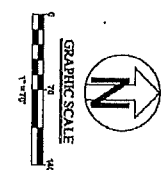
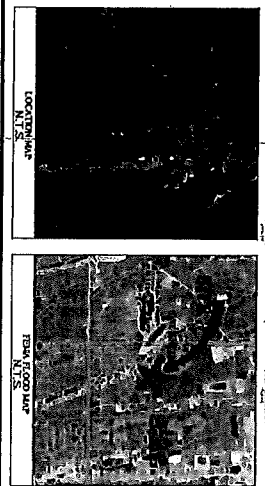


BY: Yvonne King DC



GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.
6. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.



SITE DATA TABLE

TOTAL SITE AREA	1,234,567	SQ. FT.
TOTAL DEVELOPABLE AREA	1,123,456	SQ. FT.
TOTAL WETLANDS	111,111	SQ. FT.
TOTAL OPEN SPACE	111,111	SQ. FT.
TOTAL PAVED AREA	111,111	SQ. FT.
TOTAL GREEN SPACE	111,111	SQ. FT.
TOTAL HARDSCAPE	111,111	SQ. FT.
TOTAL SOFTSCAPE	111,111	SQ. FT.
TOTAL UTILITIES	111,111	SQ. FT.
TOTAL ROADS	111,111	SQ. FT.
TOTAL PARKING	111,111	SQ. FT.
TOTAL STORAGE	111,111	SQ. FT.
TOTAL OFFICE	111,111	SQ. FT.
TOTAL RESIDENTIAL	111,111	SQ. FT.
TOTAL COMMERCIAL	111,111	SQ. FT.
TOTAL INDUSTRIAL	111,111	SQ. FT.
TOTAL AGRICULTURAL	111,111	SQ. FT.
TOTAL RECREATION	111,111	SQ. FT.
TOTAL EDUCATION	111,111	SQ. FT.
TOTAL HEALTHCARE	111,111	SQ. FT.
TOTAL CULTURAL	111,111	SQ. FT.
TOTAL RELIGIOUS	111,111	SQ. FT.
TOTAL GOVERNMENT	111,111	SQ. FT.
TOTAL OTHER	111,111	SQ. FT.

LOT STANDARD DATA TABLE

LOT NO.	AREA (SQ. FT.)	PERCENTAGE
1	1,234	0.10%
2	1,234	0.10%
3	1,234	0.10%
4	1,234	0.10%
5	1,234	0.10%
6	1,234	0.10%
7	1,234	0.10%
8	1,234	0.10%
9	1,234	0.10%
10	1,234	0.10%
11	1,234	0.10%
12	1,234	0.10%
13	1,234	0.10%
14	1,234	0.10%
15	1,234	0.10%
16	1,234	0.10%
17	1,234	0.10%
18	1,234	0.10%
19	1,234	0.10%
20	1,234	0.10%
21	1,234	0.10%
22	1,234	0.10%
23	1,234	0.10%
24	1,234	0.10%
25	1,234	0.10%
26	1,234	0.10%
27	1,234	0.10%
28	1,234	0.10%
29	1,234	0.10%
30	1,234	0.10%
31	1,234	0.10%
32	1,234	0.10%
33	1,234	0.10%
34	1,234	0.10%
35	1,234	0.10%
36	1,234	0.10%
37	1,234	0.10%
38	1,234	0.10%
39	1,234	0.10%
40	1,234	0.10%
41	1,234	0.10%
42	1,234	0.10%
43	1,234	0.10%
44	1,234	0.10%
45	1,234	0.10%
46	1,234	0.10%
47	1,234	0.10%
48	1,234	0.10%
49	1,234	0.10%
50	1,234	0.10%

HATCH LEGEND

PROPERTY BOUNDARY	(Symbol)
WETLAND	(Symbol)
WETLAND BUFFER	(Symbol)
RESERVATION TRAIL	(Symbol)
ACTIVE RESERVATION AREA	(Symbol)
IMPACTED WETLANDS	(Symbol)

GENERAL NOTES:

1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.
6. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT ROADS AT ALL TIMES.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MATTHEWS DESIGN GROUP
7 WALDO ST

SAINT AUGUSTINE, FL 32084

ACCT: 18641
AD# 0003388176-01
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-2021-11** was published in said newspaper in the issue dated **11/17/2021**.

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.

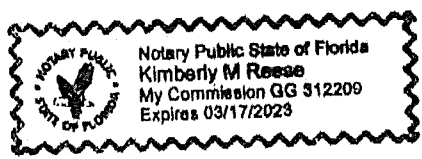
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **NOV 17 2021**

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

Kimberly M Reese
(Signature of Notary Public)

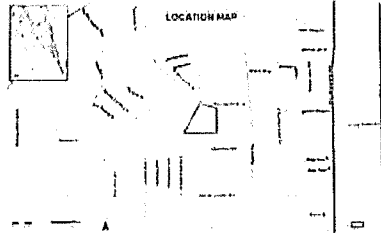


NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 12/16/2021 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 2/1/2022 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 12.7 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a 47-lot single-family residential subdivision.

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 West of Dobbs Road, South of Rolling Hills Dr. 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 BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR

FILE NUMBER: PUD-2021-11
PROJECT NAME: Rolling Hills PUD
ED-0003388176-01

November 17, 2021'



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 7, 2022

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. 2022-10, which was filed in this office on February 7, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED FEB 07 2022
St. Johns County
Clerk of Court
By: *Yvonne King*
Deputy Clerk