

ORDINANCE NO. 2023 - 42

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ELEVATION POINTE AT ANDERSON PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1996-66, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the development of lands within this Major Modification shall proceed in accordance with the application dated January 27, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-04 Elevation Pointe**, for a Major Modification to the Elevation Pointe at Anderson Park Planned Unit Development (PUD), Ordinance 1996-66, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** That development of lands, described in the attached Exhibit "A," within the Elevation Pointe at Anderson Park PUD, shall be zoned and proceed in accordance with Ordinance Number 1996-66, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

**SECTION 2.** That the need and justification for modification of the Elevation Pointe at Anderson Park PUD, Ordinance Number 1996-66, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Elevation Pointe at Anderson Park PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Elevation Pointe at Anderson Park PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Elevation Pointe at Anderson Park PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Elevation Pointe at Anderson Park PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Elevation Pointe Anderson Park PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance 1996-66, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

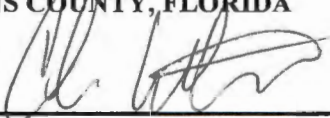
**SECTION 5.** That the terms of this modification to the Elevation Pointe Anderson Park PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**SECTION 7.** It is the intent of the St. Johns County Board of County Commissioners that scrivener 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.

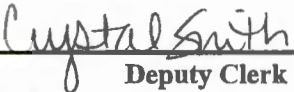
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF September 2023.**

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

BY:   
Christian Whitehurst, Chair

Rendition Date 9-21-23

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

BY:   
Deputy Clerk

EFFECTIVE DATE: SEP 21 2023



EXHIBIT A: LEGAL DESCRIPTION FOR PARCEL A

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 73°58'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 304.81 FEET; THENCE NORTH 16°01'02" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A TO A 1/2" IRON PIPE IDENTIFIED AS "RLS 3295", SAID 1/2" IRON PIPE IDENTIFIED AS "RLS 3295" BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208 AND THE SOUTHWESTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 16°01'02" EAST, CONTINUING ALONG THE SAID SOUTHWESTERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 17.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,587.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'19", A DISTANCE OF 273.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°54'48" EAST, 273.56 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING AT THE SOUTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE NORTH 01°08'35" WEST, ALONG THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 970.03 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE SOUTH 88°51'25" WEST, ALONG THE NORTHERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 573.25 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°08'35" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 2,206.91 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#261 D.D. MOODY", SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF SAID SECTION 6 AND THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257 OF SAID PUBLIC RECORDS; THENCE NORTH 89°05'38" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6 AND THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257, A DISTANCE OF 786.41 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID CONCRETE MONUMENT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED) AND BEING THE SOUTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257; THENCE SOUTH 56°01'39" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 6 AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,073.87 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID MONUMENT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,839.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE

THROUGH A DELTA ANGLE OF 19°46'11", AN ARC LENGTH OF 634.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°08'33" EAST, 631.70 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824"; THENCE SOUTH 36°15'28" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,508.11 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING AT ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4311, PAGE 1736, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°36'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 224.15 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING ON THE WESTERLY LINE OF SAID LANDS AND ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A DELTA ANGLE OF 25°09'39", AN ARC LENGTH OF 53.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°02'43" EAST, 52.71 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824"; THENCE SOUTH 09°29'10" EAST, A DISTANCE OF 34.62 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 78°38'46", AN ARC LENGTH OF 44.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°55'53" EAST, 41.19 FEET; THENCE NORTH 53°44'32" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 218.13 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°15'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB#6824", SAID MAG NAIL AND DISK BEING ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°44'32" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 293.14 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WEST LINE OF SAID LANDS; THENCE SOUTH 37°45'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824" SAID MAG NAIL BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°48'58", AN ARC LENGTH OF 7.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°42'16" EAST, 7.61 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 20°36'48" EAST, A DISTANCE OF 307.80 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 34°23'13", AND ARC LENGTH OF 15.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°48'34" EAST, 14.78 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 55°00'20" EAST, A DISTANCE OF 15.35 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.46 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 16°17'44" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE NORTH 73°58'58" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690", SAID MONUMENT BEING THE NORTHWESTERLY CORNER OF

SAID LANDS; THENCE SOUTH 16°01'02" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690"; THENCE CONTINUE SOUTH 16°01'02" WEST, A DISTANCE OF 17.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID MONUMENT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208; THENCE NORTH 73°58'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,509.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,246,872 SQUARE FEET OR 189.32 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

EXHIBIT A CONT: LEGAL DESCRIPTION FOR PARCEL B

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $73^{\circ}58'58''$  EAST, ALONG SAID CENTERLINE, A DISTANCE OF 304.81 FEET; THENCE NORTH  $16^{\circ}01'02''$  EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208 AND THE SOUTHWESTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

THENCE NORTH  $73^{\circ}58'58''$  EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2509.70 FEET; THENCE NORTH  $16^{\circ}01'02''$  EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300, OF SAID PUBLIC RECORDS; THENCE NORTH  $16^{\circ}01'02''$  EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH  $73^{\circ}58'58''$  EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN PARCEL 2, OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH  $16^{\circ}17'44''$  EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH  $73^{\circ}59'37''$  EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 55.73 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS 840.00 FEET, SAID POINT BEING THE POINT OF OF BEGINNING;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $16^{\circ}25'46''$ , AN ARC LENGTH OF 240.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $45^{\circ}30'00''$  EAST, 240.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING ON THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE NORTH  $53^{\circ}42'53''$  EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.81 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824" SAID IRON PIPE BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $36^{\circ}15'28''$  EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH  $53^{\circ}43'02''$  WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS, A DISTANCE OF 136.78 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID PIPE

BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 14°03'39", AN ARC LENGTH OF 186.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°41'04" WEST, 186.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 86.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,043 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

**EXHIBIT “B”**

**Application for Major Modification of  
Elevation Pointe  
within the Anderson Park PUD**

**Major Modification Introduction**

The Anderson Park Planned Unit Development (PUD) was originally approved under St. Johns County Ordinance 1996-66, which approved development on 197 acres for a mixed-use project that included 68 acres of industrial warehousing, 3 acres of office, up to 31.7 acres of retail/service, and up to 10 acres of multi-family development. After the original approval of the PUD, multiple modifications of the PUD were approved under Ordinances 2004-25, 2006-89, 2008-16, 2016-57, 2018-50, 2020-61 and Resolution 2022-17 that revised the PUD development plan. Portions of the Anderson Park PUD have already been developed or approved, including a Waffle House, a RaceTrac Service Station and two hotel/motels. The Anderson Park PUD expired as to the remaining originally approved development under the PUD.

Accordingly, the PUD Master Development Plan Text for the Anderson Park PUD last approved under Ordinance 2018-50 shall apply only to the previously developed portion of the PUD as more particularly described therein. The remaining portion of the PUD is the subject of this Application and revised Master Development Plan, which shall be applicable only to the property that is more particularly described on Exhibit “A” to the Ordinance (the “Property”).

In accordance with Section 5.03.02 (G) (1) of the Land Development Code, the following Master Development Plan Text (Exhibit “B” to the Ordinance) and Master Development Plan Map (Exhibit “C” to the Ordinance) shall apply exclusively to the Property and sets forth the plan of development for the project now known as Elevation Pointe within the Anderson Park PUD (hereinafter, “Elevation Pointe” or the “Project”).

This Application requests a Major Modification to Elevation Pointe. Elevation Pointe was approved under an application for Major Modification (MAJMOD 2020-06), which was



approved by St. Johns County Board of County Commissioners on December 1, 2020 under Ordinance No. 2020-61, as modified by Resolution 2022-17 (together, the “Elevation Ordinance”). This Major Modification application now seeks to modify the commercial parcels provisions and requirements approved under the Elevation Ordinance to accommodate the plan of development for the commercial parcels.

## MASTER DEVELOPMENT PLAN TEXT

### Elevation Pointe

#### *Section 5.03.02 (G) (1)*

- a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.*

This Master Development Plan Text (“MDP Text”) is proposed on behalf of the Applicant, Elevation Pointe, LLC (the “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the mixed-use project to be known as “Elevation Pointe” within the Anderson Park PUD.

To achieve the performance standards needed to guide development of this master planned Project with varying uses and to better meet current market demands, a Major Modification of PUD for approximately 190 acres<sup>1</sup> of land included within the Project limits (as more particularly described on Exhibit “A” to the Ordinance) is necessary. The Major Modification will further outline the design components of Elevation Pointe, which include parks and recreation facilities, and open space at a level equal to or greater than the adopted Level of Service of the St. Johns County 2025 Comprehensive Plan (“Comprehensive Plan”) and Land Development Code (“LDC”) for a Planned Unit Development (“PUD”) zoning district.

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<sup>1</sup> All acreages herein are approximate.

The Project is located within the original boundaries of the Anderson Park PUD on the west side of Interstate 95, just south of State Road (SR) 16, north of County Road (CR) 208, and west of Toms Road. The Project is proposed to consist of up to 320 multi-family units and 430 townhome units, up to 240 hotel rooms and up to 170,000 square feet of non-residential uses (including service, office, medical, retail and personal property warehouse) with associated recreational amenities, open space, and other common areas. The multi-family parcels are located in the northwest corner of the Property, the townhome parcels are located along CR 208, and the non-residential parcels are located along SR 16 in the general locations depicted on the conceptual MDP Map.

The Property is currently zoned PUD and is located entirely within the Mixed-Use (Md) Future Land Use Map (FLUM) designation of the Comprehensive Plan. It is the type of development allowed and envisioned along the SR 16 corridor as depicted on the FLUM. The Property is nearly surrounded by existing residential development (including the Whisper Ridge, and Grey Hawk and Tomoka Forest communities) and existing retail and service uses (including the St. Augustine Premium Outlet mall, Atlantic Self Storage, IHOP, Taco Bell, Denny's, Ruby Tuesdays, Kentucky Fried Chicken, Hampton Inn, Best Western, Days Inn, Howard Johnson, Econo Lodge, Super 8 Hotel and the immediately adjacent Waffle House and RaceTrac Service Station, as well as the two approved hotel/motels within the Anderson Park PUD).

Given the Project's location, its adopted Future Land Use designation of Md under the Comprehensive Plan and proposed PUD zoning, and the existing adjacent residential and non-residential developments and infrastructure, the Project is compatible with the area, is infill development and therefore does not promote urban sprawl.

Elevation Pointe is planned to connect to SR 16 and CR 208. The Applicant is currently constructing the realignment of CR 208 through the Project (the "CR 208 Realignment") that will alleviate congestion that presently exists at the intersection of CR 208 and SR 16 just northwest of the I-95 Interchange. The CR 208 Realignment is being constructed as a two-lane Major Collector roadway that will provide a new and much-improved connection between CR 208 and SR 16, further west of its present inefficient and congested intersection near the I-95 / Interchange.

It is the Applicant's intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing

native plant material for planting areas, reducing cleared and filled areas and leaving as much existing vegetated areas undisturbed as possible, and potentially using bio-retention areas and swales to reduce stormwater sheet flows. The specific Low Impact Development Principles implemented will be determined at the Applicant's discretion at the time of construction plan approval.

***b. The total number of acres included within the project requested in the application.***

Approximately 190.0 acres.

***c. The total number of Wetland acres included within the project as requested in the application.***

Approximately 85.4 acres of wetlands are located within the Project and 10 acres of surface water ponds. Of these wetland acres, approximately 15 acres are proposed to be impacted with the remainder to be preserved (70.2 acres). The wetland impacts have been permitted under St. Johns River Water Management District Permit #96565-4, a copy of which has been included with the Application materials.

***d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 190.0 acres. The total developable area is 119.6 acres (104.6 upland acres plus 15.0 acres of permitted impacted wetlands). Approximately 70.2 acres of wetlands are proposed to be preserved on the site. Of the 119.6 acres of developable area, approximately 90.1 acres are within the residential development area and approximately 29.5 acres are within the commercial development area, as depicted on the MDP Map.

***e. The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

The Applicant proposes to develop a residential community consisting of up to 750 multi-family or townhome dwelling units within the residential area (90.1 acres). Both the townhome and multi-family units may be "for-rent" or "for sale" apartments or

condominiums and may be owned by fee simple, condominium or interval form of ownership. The townhome units may consist of either traditional or Active Adult (Age Restricted) dwelling units. Prior to residential construction plan approval for the Active Adult (Age Restricted) units, the County must receive documentation from the St. Johns County School District of its approval of the appropriate recorded covenant and restriction for the Active Adult (Age Restricted) development. The maximum number of dwelling units allowed within the residential area of the Project based on the adopted Future Land Use designation is 1,171.3 dwelling units, calculated as follows:

MIXED-USE (Md) Future Land Use designated property (Residential Area):

90.1 acres total developable acres x 13 units per acre = 1,171.3 dwelling units

Accordingly, the 750 dwelling units proposed is less than the maximum allowable dwelling units of 1,171.3 on the residential acreage under the County’s adopted Comprehensive Plan. The density of the residential area is 8.3 units per acre (750 / 90.1), which is less than the 13 units per acre allowable under the Comprehensive Plan.

The total projected population of the proposed Project is up to 1830 residents (750 \* 2.44<sup>1</sup>= 1830) with approximately 97.5 school age children (320 (multi-family) \* 0.13<sup>2</sup> = 41.6 plus 430 (townhouses) \* 0.13<sup>2</sup> = 55.9 = 97.5).

Student Level	Percentage of Total Students	Projected Students
Elementary	45%	43.9
Middle	24%	23.4
High	31%	30.2

<sup>1</sup> Average household size for St. Johns County, Source: www.census.gov, DP-1. Profile of General Demographic Characteristics: 2000

<sup>2</sup> Average students per household for project within St. Augustine High School Concurrency Service Area, Source: St. Johns County School District Website – *Student Generation Rates*

The school calculations provided above assume that all residential units are developed as traditional multi-family or townhome units. Development of any of the residential units as Active Adult (Age Restricted) units will reduce the student generation estimates provided.

***f. The total square footage and intensity of non-residential development.***

The non-residential component of this Project may consist of up to 240 hotel rooms and 170,000 square feet of non-residential uses. Permitted uses within the non-residential area of Elevation Pointe shall include those uses allowable under LDC Part 2.02.00 within the Neighborhood Business and Commercial, General Business and Commercial, Highway Commercial, Office and Professional Services, and High Intensity Commercial Zoning Districts, and include the following uses:

- Retail shops, offices, and personal services similar to the following:
  - Commercial Recreation
  - Indoor Recreation
  - Archery facilities
  - Golf Driving Ranges
  - Entertainment
  - Hospitality
  - Hotels/Motels
  - Bed and Breakfast establishments
  - Financial institutions with or without drive-through facilities
  - Free-standing ATM's
  - Pharmacies (including 24-hour) with or without drive-through facilities
  - Funeral Homes and Mortuaries
  - Crematoriums
  - Gas Stations and Convenience Stores with or without gas pumps (including 24-hour)
  - Gas stations with or without auto service or repair
  - Car Wash facilities
  - Automobile oil change facilities
  - Tire Service Centers
  - Automobile Service and repair facilities
  - Truck stops
  - New or used vehicle sales and rental
  - Boat, buses, farm and garden equipment sales and service
  - Grocery Stores, Specialty Food Stores, and Supermarkets including outdoor seating with on-site consumption of alcohol
  - Restaurants (including fast food) with or without drive-through and double drive-through facilities, including outdoor seating with on-site consumption of alcohol
  - Food Trucks
  - Take-out Restaurants including outdoor seating and/or drive-through facilities
  - Alcohol Sales as an Accessory Use (within restaurants, pharmacies, convenience stores and supermarkets),

- Package Alcohol Sales (liquor and wine stores), including alcohol sales as a primary use
- Bars, Pubs and Nightclubs, including alcohol sales as a primary use
- Bowling Alleys
- Billiards and Pool Parlors
- Adult Arcade Amusement Centers
- Electronic Game Promotions
- Indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder
- Spas, Gyms, Massage and Health Clubs
- Commercial, Vocational, Business or Trade Schools
- Churches
- General service businesses such as, but not limited to, blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
- Newspaper printing operations and distribution centers
- Veterinary Offices without outside boarding facilities and enclosed within a soundproof building with no more than 10 outside runs which shall not exceed a total area of 640 square feet
- Kennels
- Pest control services
- Beauty shops and barbers
- Photography studios
- Video, print and copy shop
- Employment Services
- Bail Bond Agencies
- Adult Care Centers, Child Care Centers, or Nursing Homes
- Psychics in accordance with Ord. 98-18
- Psychiatric Care and treatment facilities with or without housing
- Alcohol rehabilitation centers with or without housing
- Schools for the performing or fine arts and for martial arts
- Indoor farm and garden supply centers
- Personal Property mini-warehouses (shall comply with LDC Part 2.03.00)
- Recreational vehicle/boat storage (shall comply with LDC Part 2.03.00)
- General retail stores
- Big-box retailers
- Movie Theaters
- Drive-through car wash facilities as an ancillary use to a gas station
- Pet stores
- Outdoor plant sales
- Agricultural Stands
- Plant Nurseries
- Outdoor Storage
- Dry storage for boats

- Outdoor passive recreational uses
- General public service and emergency service uses
- General Offices, Professional Offices, and Government Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Medical laboratories
- Community Hospitals or other health care facilities which provide overnight lodging
- Urgent Care Facilities
- Diagnostic centers which provide radiology, and medical screening and testing services
- Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.
- Government branch offices
- Communication Antennas and Antenna Towers
- Additionally, signage shall be a permissible use in compliance with County code, unless otherwise noted in this document.
- Parking (on-site or off-site)
- Other substantially similar uses

All non-residential uses requiring a Special Use Permit shall be allowable by right without the need of a permit issued by the Planning and Zoning Agency but shall meet the Special Use criteria set forth in the LDC. All Uses within the Project that are listed in LDC Part 6.08.00 (Supplemental Design Standards for Specified Uses) are subject to such standards contained within the LDC. A waiver is requested to LDC Section 2.03.02 regarding Alcoholic Beverages. Justification for the waiver is provided in Section t of this MDP Text.

- g. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The proposed development will adhere to the following site development standards:

1. *Residential Setbacks:*

- A. All residential lots shall have a minimum setback of fifty (50) feet from the right-of-way of Arterials and Major Collectors in accordance with LDC Section 5.03.03B.1. Residential subdivisions with lots adjacent to Arterials and Major Collectors shall provide screening in accordance with LDC Section 6.06.04B.6. The 50-foot (50') setback from Major Collectors and Arterials will incorporate the Scenic Edge and will, at the option of the Applicant, be landscaped with a Screening Standard "B" or a landscaped earthen berm with an average height in excess of four feet with plantings that will, when combined with the berm, achieve a minimum height of eight feet and 75% opacity within two years of planting in accordance with LDC Section 6.06.04.B.6. The general location of the 50-foot (50') setback is shown on the MDP Map. No screening, wall or berm shall be required within the 50-foot (50') setback where adjacent to wetlands.
  
- B. Multi-family development – Multi-family structures shall have a minimum front setback of twenty (20) feet. The minimum side setback shall be ten (10) feet and the rear setback shall be ten (10) feet. A minimum ten (10) foot separation will be provided between multi-family buildings unless the separation exception is met per LDC Section 6.03.01, in which case all structures that have a separation of less than 10 feet must be protected with a fire system in accordance with LDC Section 6.03.01. Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways and retention areas are permitted within the minimum yard and building setbacks. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served.
  
- C. Townhome development – Each townhome lot shall have a minimum front building setback of fifteen (15) feet and a minimum front garage setback of twenty (20) feet. For corner lots having frontage on two roads, a minimum 20' setback to the garage shall be provided at the front yard of the road or street used for access and the yard of the second frontage shall be reduced by fifty percent (50%) to ten (10) feet. The street frontage used for corner lots shall be considered a front yard and shall have the required minimum front yard setback. The other frontage of the lot shall be considered a side yard. The minimum side setback shall be



zero (0) feet from interior side lot lines between the attached townhome units and shall be five (5) feet from the side lot lines between buildings. The minimum rear setback shall be ten (10) feet. A minimum ten (10) foot separation will be provided between townhome buildings unless the exception is met per LDC Section 6.03.01, in which case all structures that have a separation of less than 10 feet must be protected with a fire system in accordance with LDC Section 6.03.01. Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways, parking areas and retention areas are permitted within the minimum yard and building setbacks. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served.

2. *Commercial Setbacks:* All commercial buildings, parking and storage areas shall be set back twenty (20) feet from the SR 16 and CR 208 rights-of-way. In addition, all commercial buildings, parking and storage areas will have a twenty (20) foot setback from residential uses per LDC Section 5.03.03(B)(2). All commercial buildings, parking and storage areas shall have minimum setbacks measured from all other external commercial property lines as follows:

- A. Front setback – 15 feet
- B. Side setback – 5 feet
- C. Rear setback – 10 feet

Side setbacks will be reduced to zero (0) for buildings within adjoining properties having common wall(s) along the property line(s). The Applicant may sell or lease subparcels/outparcels within the commercial portion of the Project. The required commercial setbacks outlined above shall only be applicable to the parent commercial area within Elevation Pointe and will not be applicable to the internal boundaries between the subparcels/outparcels. Setbacks shall be measured from the furthest architectural feature thirty (30) inches above grade (eaves, bay windows, walls, etc.). Sidewalks, driveways and retention areas are permitted within the minimum yard and building setbacks. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01, in which case all

structures that have a separation of less than 10 feet must be protected with a fire system in accordance with LDC Section 6.03.01.

3. *Minimum Lot size and Building Area:*

A. Residential:

- i. Multi-family – None.
- ii. Townhome - The minimum townhome lot size shall be eighteen (18) feet in width (as calculated pursuant to LDC Section 6.01.03A) and one hundred (100) feet in depth. The minimum lot area shall be 1,800 square feet.

B. Commercial: None.

4. *Maximum coverage of Lots by Buildings:*

A. Residential:

- i. Multi-family – All multi-family development will have a maximum Floor Area Ratio (FAR) of 70% and a maximum Impervious Surface Ratio (ISR) of 75%.
- ii. Townhome - The maximum lot coverage by building per individual lot shall not exceed seventy percent (70%). The maximum Impervious Surface Ratio by individual lot shall not exceed seventy-five percent (75%).

B. Commercial: All development within the commercial portions of this Project will have a maximum Floor Area Ratio (FAR) of 70% and a maximum Impervious Surface Ratio (ISR) of 75%.

5. *Parking:*

A. Residential: Each multi-family or townhome unit shall provide the number of parking spaces required under LDC Section 6.05.02, Parking and Loading Standards, in effect as of the date of the approval of this PUD Major Modification. Sufficient parking to serve any model home(s) will be located outside of the right-of-way within the driveway of the model home(s) and/or on adjacent lots/stabilized areas. Visitor parking spaces may be located within the rights-of-way.

B. Commercial: Vehicular and bicycle parking will be provided within the commercial and recreation areas where required that will meet the requirements of the LDC at the time of application submittal for commercial construction

plans. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. For shared parking, efficiency reductions shall be allowed, subject to County approval. These parking reductions shall be determined using the best practice methodologies and data available from nationally recognized planning organizations to include, but not be limited to, Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE).

C. Landscaping: In areas of unbroken rows of parking that exceed 100 feet, landscaping may be provided immediately adjacent to the rows of parking in lieu of island requirements in accordance with LDC Section 6.06.03.

6. *Building Height:* The maximum building height for townhome structures shall be thirty-five (35) feet. The maximum building height for multi-family structures shall be fifty-five (55) feet. The maximum building height for commercial structures shall be fifty (50) feet, except that the maximum building height for hotels shall be sixty (60) feet. Commercial buildings over thirty-five (35) feet in height will be protected with an automatic fire sprinkler system.
7. *Accessory Structures:* Accessory Structures shall be allowed within the Project and will comply with the applicable requirements of the LDC. Detached Accessory Structures (other than guest houses) may be located in a required side or rear yard but not less than five (5) feet from any lot line, except that this requirement shall be reduced to zero (0) feet from the interior side lot lines between the townhome units. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main structure may be located in any required side or rear yard but no less than five (5) feet from any lot line, except that this requirement shall be reduced to zero (0) feet from the interior side lot lines between the attached townhome units. There shall be no air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Street lighting shall be allowed and be constructed in accordance with the LDC.
8. *Sale of Parcels:* Portions of the Project (both residential and non-residential) may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP Map or on Incremental MDP Maps may be sold individually and/or combined with other parcels for development. Such individual parcels may share parking with other facilities, with shared parking agreements,

and will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the Project is developed or sold as an individual parcel or site, such individual parcel may be developed under a staff-approved Incremental MDP.

9. *Lighting*: Outdoor lighting will comply with LDC Sections 5.03.06.H.6 and 6.09.00.
  10. *Project Signage*: Signage for the Project shall be permitted as specified within the Unified Sign Plan (“USP”) attached to the Ordinance as Exhibit “D”. A waiver to LDC Section 7.02.04C is requested to allow for certain allowances in the USP. Justification for the waiver request has been provided in Section t of this MDP Text. Modifications to the sign locations depicted within the USP will be allowed by submittal of a PUD Small Adjustment application. Relief for a specific sign and for a specific tenant to other standards of the USP, such as height, Advertising Display Area (ADA), or number of signs that is not applicable to the Project as a whole may be processed as a non-zoning variance application in accordance with the LDC.
  11. *Construction/Temporary and Special Use Signs*: Construction/Temporary and Special Use signage shall be allowed within the Project in accordance with LDC Part 7.02.00.
- h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.*

The infrastructure needed to serve the Project will consist of roads, drainage facilities, water and sewer, fire protection, recreation, and solid waste collection as follows:

1. *Vehicular Access*:

Access to Elevation Pointe will be from CR 208 and SR 16. Site access improvements, such as turn lanes, will be provided on SR 16 and CR 208 in

accordance with the requirements of the LDC. The driveway connections from SR 16 to the Project are limited to the four connections originally approved under Ordinance 2020-61. Three of the connections to the south of the CR 208 Realignment are designated with arrows in the general locations shown on the MDP Map. The fourth connection to the north of the CR 208 Realignment for the proposed Publix complex is currently in permitting with the FDOT and is as depicted on the MDP Map.

As requested by the County, the Applicant shall construct (or cause to be constructed) a realignment of CR 208 through the Project in the general location conceptually depicted on the MDP Map as a new north-south two-lane Major Collector roadway (the CR 208 Realignment). The realigned CR 208 will connect to SR 16 as the fourth leg of the SR 16/westernmost St. Augustine Premium Outlets driveway intersection with signalization, if warranted. The CR 208 Realignment will be constructed prior to issuance of any certificates of occupancy (CO) for townhome units. In addition, the Applicant will dedicate the northeasterly portion of the Toms Road right-of-way lying within the Project boundaries to the County for a public road.

Nothing contained herein shall prohibit the Applicant from seeking approval by the County of impact fee credit for the dedication of right-of-way and construction of the CR 208 Realignment and the portion of the existing roadway known as "Toms Road" that is located within the Project that is privately-owned. Through an impact fee agreement adopted by the Board of County Commissioners, road impact fee credit shall be allowed for the realignment of CR 208 that will be constructed (or caused to be constructed) by the Applicant and the dedication of the privately-owned right-of-way of the portion of Toms Road located within the Project that will be conveyed to St. Johns County in accordance with the applicable St. Johns County Impact Fee Ordinance. Site access improvements along SR 16 and the CR 208 Realignment, such as turn lanes (if required), are not included in eligibility for impact fee credit.

2. *Internal Access:*

The Applicant's intent is to provide internal access to all development within the Property with roads owned by a homeowners / property owners association or a community development district (other than the realigned CR 208 through the Project, which will be dedicated to St. Johns County).

Any of the internal roadways may be owned by an applicable homeowners/property owners association or a community development district. The MDP Map depicts a preliminary vehicular circulation system that shows the proposed points of connection with private or public rights-of-way. The exact location of the internal roads and interconnection points shall be depicted on the construction plans submitted for approval by the County. Changes to show the exact location of the roads internal to the Project or relocations of the access connection points to the CR 208 Realignment and SR 16 (other than the location of the CR 208 Realignment connection point to SR 16 that will align with the existing SR 16/Outlet Mall western driveway intersection) shall not require modification of the PUD other than by staff-approved Incremental MDPs or Small Adjustments pursuant to LDC Section 5.03.05.A provided that the relocated road(s) or access connection point(s) remains in compliance with the County's and FDOT's Access Management Standards (LDC Section 6.04.05). A waiver to LDC Section 5.03.05.C.6 has been added to Section t. of this MDP Text.

Private roads may be gated. For private roads, the second lift of asphalt on the entry (spine road) may be applied at any time during construction, and the full thickness of the road pavement may be applied in a single lift. Within private roads, sidewalks and other areas, pavers, stamped or otherwise patterned concrete or asphalt or other types of paving and decorative units may be used for areas such as residential driveways and parking areas, roundabouts, pedestrian cross walks, sidewalks, and entry features. Any pavers or stamped concrete installed shall comply with the Americans with Disabilities Act ("ADA") requirements and the LDC. All internal roadways serving the townhomes shall be curb and gutter construction and shall be constructed in accordance with the requirements of the LDC in effect at the time of permitting. All internal roadways within the Project shall be constructed as two-lane curb and gutter local residential streets within minimum rights-of-way of sixty (60') feet or within minimum rights-of-way of fifty (50') feet with (minimum five (5') feet electrical easements). The Project's internal roadways shall connect via driveway entrances to the proposed realignment of CR 208 and to SR 16. The Applicant intends to continue the existing service road connecting the non-residential parcels between Toms Road and the CR 208 Realignment for internal vehicular and pedestrian connectivity.

### *3. Pedestrian Access:*

Sidewalks shall meet the criteria of the LDC and will be provided along one side of each of the local roadways within the development. Sidewalks will also be provided within the recreation area and will connect to the sidewalks within the internal road rights-of-way, as depicted on the MDP Map. All sidewalks shall be a minimum of four (4') feet wide. Five (5') foot wide sidewalks shall be provided on SR 16 and CR 208 where adjacent to Property boundaries, except that a five (5) foot sidewalk shall be provided on both sides of the CR 208 Realignment through the Project. The sidewalks may be located within the Scenic and Development Edges. The external sidewalk along SR 16 is conditional upon FDOT approval. Pedestrian connections between residential parcels and recreation areas and through any open space are subject to the requirements of the LDC and the ADA and meeting applicable permitting requirements and construction plan approval.

The topography and vegetation on the lots may make sidewalk orientation other than strictly parallel to the interior road more desirable and building sidewalks in conjunction with the road will create the requirement to remove and replace the sidewalk once the desired orientation of the sidewalk is determined. Therefore, common area sidewalks will be constructed during the roadway construction phase; however, individual lot sidewalks will be constructed on each lot upon completion of construction of the unit. Language will be added to the Declaration of Covenants, Conditions and Restrictions stating a sidewalk in front of a unit shall be complete prior to the issuance of a Certificate of Occupancy (CO) for such unit to assure completion in a timely manner. A sidewalk easement will be provided for any sidewalks that meander outside of the right-of-way. Bicycle parking shall be provided within the commercial and recreation areas where required.

All pedestrian accessible routes and connections to commercial and public spaces shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design.

#### 4. *Interconnectivity:*

Pedestrian interconnectivity is planned from the existing SR 16 and CR 208 sidewalks to developed areas within the Project. There will be vehicular interconnectivity between the commercial and residential portions of the property

via the proposed realignment of CR 208. Interconnectivity between the commercial outparcels will be provided in the general locations shown on the MDP Map. Due to the extensive wetlands surrounding the multi-family development in the northwest area of the project, internal interconnectivity is not feasible to the non-residential development. SR 16 and the adjacent 5' sidewalk will provide interconnectivity between the multi-family development to the commercial areas to the east. The CR 208 Realignment and its associated 5' sidewalks will provide interconnectivity with the townhome development.

5. *Recreation:*

The Project will meet and exceed the required minimum active based recreation areas required by the LDC. Pursuant to LDC Section 5.03.03.E.1 and assuming the development of the maximum number of residential units within the Project, the maximum design population of 1,830 residents yields a required active recreation area of 9.15 acres (5 acres per 1,000 residents required per LDC). The Project will provide a minimum of 9.4 acres of active recreation, which exceeds the minimum requirement of the LDC.

An amenity center is planned within the multi-family recreation area as generally depicted on the MDP Map that may include a community pool, restrooms, clubhouse, bike racks, tot lot, dog park, resident dog and car wash, shade structures, a beach volleyball court, picnic or play area, an elevated boardwalk with viewing platform, a nature trail and other active recreation facilities. An amenity center is also planned within the townhome development as generally depicted on the MDP Map that may include a pool, gazebo, restroom/maintenance building, recreation/play fields, bike racks, tot lot, dog park, walking trails, community areas, benches, and other active recreation facilities. A minimum 60%, or 3.15 acres, of the recreation provided for the townhome development will consist of ballfield or multi-use field area unless the Applicant demonstrates on construction plans submitted that the other recreation uses provided are more appropriate as allowed under LDC Section 5.03.03.E. The general location of the major amenities to be provided within the recreation areas are as depicted on the MDP Map. The final details of the recreation areas will be shown on the applicable construction plans or staff approved Incremental MDPs.

All elements of the recreation areas shall meet the current Florida Accessibility Code for Building Construction. Maintenance of the recreational facilities shall be



the responsibility of an applicable homeowners association / property owners association or community development district. The recreation areas will be provided on a per capita basis in accordance with the requirements of the LDC.

- 6. *Open Space:* Upon completion, the Project will provide a minimum of 92.9 acres, or 48.9% of the Project area as Open Space, which is nearly twice the minimum required under the LDC of twenty-five (25) percent (47.5 acres). The following provides an estimate of the Project’s open space areas:

Upland Buffers	5.7 acres
Preserved Wetlands	70.2 acres
Scenic Edge	5.1 acres
Development Edge	3.3 acres
Recreation (pervious)	<u>8.6 acres</u>
<b>Total Open Space:</b>	<b>92.9 acres</b>

As summarized above, areas of the property that will be included in the Open Space calculation include, but are not be limited to, all areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns, plazas, common areas, and all other areas required to be provided as natural ground and landscaping pursuant to the LDC. This shall include common area landscaped islands. Alternatively, in areas of unbroken rows of parking that exceed 100 feet, landscaping may be provided immediately adjacent to the rows of parking in lieu of island requirements in accordance with LDC Section 6.06.03.

- 7. *Drainage:* Stormwater will be treated on site within the Project’s retention and detention areas that will include the existing borrow pit on site. Portions of the borrow pit may be filled with the remainder areas used for stormwater treatment. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and with the applicable rules of the St. Johns River Water Management District (the “SJRWMD”). All necessary permits will be acquired, and construction plans approved prior to the commencement of any construction. The stormwater management systems will be maintained by either a homeowners/property owners association or a community development district. The stormwater ponds may have fountains and may be designed as site amenities. Stormwater ponds greater than one half (1/2) acre can be utilized for irrigation and/or water reuse purposes per SJRWMD rules and regulations.

8. *Utilities:* Central water and sewer service shall be provided by the St. Johns County Utility Department. The general location of the pump stations is as depicted on the MDP Map; the specific location of the pump stations will be determined upon construction plan approval. All electrical and telephone lines will be installed underground on the site. Electric service will be provided by Florida Power and Light (FPL).
9. *Solid Waste:* Solid Waste will be handled by the licensed franchisee in the area, with individual curbside pick-up. Based on an estimated generation of 5.7 pounds per resident, the Project's maximum solid waste generation is estimated at 10,431 pounds per day.
10. *Fire Protection:* Fire protection will be provided in accordance with the LDC and the most current edition at the time of construction plan approval of the Florida Fire Prevention Code as adopted by the State of Florida.
11. *Clearing and grading, agricultural and silvicultural:*

Bona fide agricultural and silvicultural practices shall be allowed to continue outside of the wetland and upland preservation/buffer portions of the Property prior to construction plan approval or platting, as applicable, and in no event shall such agricultural and silvicultural uses occur within ten feet (10') of the Property's boundary. No harvesting or clearing shall take place in the areas designated as conservation or undisturbed Upland Buffers on the MDP Map. Upon development plan approval for a specified phase, agricultural and silvicultural uses shall be discontinued for that phase. Any timber harvesting done prior to construction plan approval will leave at least eighty (80) D.B.H. inches per acre. 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, lots and other similar uses and structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the Applicant has determined that the dirt is not required for development of the Project. The townhome lots and multi-family buildings within the Project may be developed and platted in a series of "units" (e.g. "Elevation Pointe – Unit One"). Fill dirt needed for development of townhome lots within a given "unit", multi-family areas, or

commercial areas may be obtained from future stormwater ponds located elsewhere within the Project as long as the access and pond excavation is shown on the construction drawings. Also, if needed, fill dirt may be brought on to the Project from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD. Prior to any early clearing activity, the Applicant shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The Applicant shall mitigate for any Protected Trees to be removed by such early clearing activities as required under the LDC.

Landscaping requirements of the LDC within individual lots shall be the responsibility of the individual homeowner or builder and shall be completed prior to issuance of a Certificate of Occupancy (CO). Such landscaping installation will comply with the LDC and requirements of Section n below. Following the issuance of a Certificate of Occupancy for any lot, the lot owner of record shall be solely responsible for the lot landscaping.

*i. The amount of water and sewer use based upon the project population and the public utility providers, if applicable.*

- A) 750 residential dwelling units; 225,000 gallons per day of potable water
- B) 750 residential dwelling units; 180,000 gallons per day of sanitary sewer
- C) 170,000 s.f. of non-residential uses; 22,279 gallons per day of potable water
- D) 170,000 s.f. of non-residential uses; 22,279 gallons per day of sanitary sewer

1. All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

- 4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

*j. The type of underlying soils and its suitability for development of the proposed project*

The predominant soils on this site, as determined by the SCS Soil Survey of St. Johns County, are Myakka fine sand, Myakka fine sand, depressional, Smyrna fine sand, St. Johns fine sand, Wesconnett fine sand, frequently flooded and Pottsburg fine sand. The Pottsburg fine sand, Smyrna fine sand, and St. Johns fine sand found throughout the site are suitable for the proposed development.

*k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal*

A FLUCCS Map is included in the Environmental Report submitted with the Application and includes the following breakdown of vegetative communities:

Pine Plantation (441)	90.29 acres
Hydric Pine Flatwoods (625)	37.60 acres
Wetland Mixed Forest (630)	32.84 acres
Wetland scrub (631)	13.90 acres
Surface Water (530)	10.06 acres
Disturbed Land (740)	<u>5.31 acres</u>
<b>Total</b>	<b>190.0 acres</b>

*l. The type and extent of any significant natural communities habitat as defined by this code*

The Applicant’s environmental consultant, Atlantic Ecological Services, LLC, has conducted the required Significant Natural Communities Habitat and Listed Species Study. The study is included in the Environmental Report included with the Application.

As stated in the submitted Environmental Assessment, St. Johns County considers the following areas as Significant Natural Communities Habitat pursuant to Section 4.01.07G of the LDC: beach dune, costal grasslands/coastal strand, xeric hammock, maritime hammock, sandhill and scrub. As outlined in the Environmental Assessment, none of these habitat types occur on the Property.

- m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply.*

The type and extent of any historic resources as defined by the LDC was addressed and previously reviewed under the original Anderson Park PUD. The archeological review has been completed and no significant cultural resources were found on the Property. In the event that unexpected archaeological / historical resources are encountered during ground disturbing activities, all work will halt and the St. Johns County Environmental Division, Historic Resource Management office will be contacted immediately.

- n. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.*

Continued agricultural and silvicultural practices will be allowed in the non-preserved wetland areas in the Project based upon establishing Best Management Practices (BMP's) for agricultural and silvicultural activities on or upon the Property, provided that in no event shall such agricultural and silvicultural uses occur within ten feet (10') of the boundaries of the Property. No harvesting or clearing shall take place in the areas designated as conservation or undisturbed Upland Buffers on the MDP Map. Upon development plan approval for a specified phase, agricultural and silvicultural uses shall be discontinued for that phase. The Property Owner's and Applicant's rights to continue agricultural and silvicultural uses and management, as described herein, shall continue up to such time as construction within a phase of development commences. Upon commencement of that phase, agricultural and silvicultural uses and management (excepting ingress and egress in furtherance of agricultural and silvicultural uses and management on portions of the Property not subject to construction commencement) shall no longer be allowed within the limits of approved construction. If agricultural and silvicultural activities continue, the property will

maintain the tree inches per acre as required by the LDC in effect at the time of approval.

*Development Edge.* A Development Edge having an average of 35' in width shall be provided along the Project boundary as required by Policies A.2.1.3 and A.2.1.10 of the Northwest Sector Plan as shown on the MDP Map. Development Edges may be left in a natural state or landscaped. Development Edges may include hiking and biking trails, community garden areas and passive parks, signs, decorative walls and fences, and architectural features (such as clock, bell tower, shelters, etc.). Scenic Edges will be provided as shown on the MDP Map in compliance with LDC Section 6.06.02G. Utilities and drainage outfalls may be located within Development Edges within appropriate easements. Stormwater ponds and pond slopes (if unfenced and therefore designed as an amenity) may be located within the Scenic or Development Edges provided adequate landscape screening is constructed. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Development Edge as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Development Edge. No Development Edge is required wherever a Scenic Edge is provided.

*Scenic Edge.* Scenic Edges will be provided adjacent to SR 16 as depicted on the MDP Map. The Scenic Edge shall be an average width of 75 feet with a minimum width of 30 feet. However, in accordance with Comprehensive Plan Policy A.2.1.4(a) and LDC Sec. 6.06.02.G.2, commercial components of the Project may encroach 10' within the required 30' wide Scenic Edge through the application of performance standards that will provide sufficient landscaping to preserve or enhance the rural character along the roadway.

Scenic Edges may be left in a natural state or may be landscaped. Stormwater ponds and pond slopes (if unfenced and therefore designed as an amenity), dispersion ponds, utility or access easements and drainage outfalls may be located within the Scenic Edges. Signs, decorative walls or fences and architectural features (such as clock, bell tower, shelters, etc.) as well as multi-use paths, sidewalks and other non-vehicular pathways are allowed in the Scenic Edge. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Scenic Edge as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Scenic Edge.

Breaks in the Scenic Edge are allowed in otherwise continuous edges to allow for access and associated entrance features and to provide views. Commercial properties located adjacent to the Scenic Edge shall be allowed to maintain visibility to commercial structures, signage and entrance features.

All sidewalks and multi-use paths may meander throughout the right-of-way and may cross into adjacent parcels provided an acceptable easement is provided. Sidewalks and multi-use paths may be installed in the Scenic Edges and within Development Edges. All landscaping within the Scenic Edge and Development Edge shall comply with Comprehensive Plan Policy A.2.1.3 and A.2.1.4. All landscaping, tree removal and tree protection shall comply with the LDC in effect at the time of construction plan submittal.

*Perimeter Buffer.* Within the Scenic and Development Edges, a twenty-foot (20') perimeter buffer will be provided along the western Project boundaries where adjacent to residential portions of the development, as depicted on the MDP Map and a ten-foot (10') perimeter buffer will be provided along the remaining Project boundaries. Where feasible, existing vegetation and trees will be preserved within the perimeter buffers.

*Upland Buffer.* An averaged twenty-five foot (25') natural undisturbed Upland Buffer with a minimum width of ten feet (10') will be provided that is outside of any platted lots. The Upland Buffer is to be measured landward from the jurisdictional wetland line. No activity or placement of any structures, fences, or accessory uses will occur in this buffer as it is to remain a natural undisturbed vegetative buffer. Crossings of Upland Buffers are permitted for roadways, temporary construction accesses, utility crossings, trail and pathways and drainage outfalls. The minimum amount of Upland Buffer vegetation may be trimmed where necessary to maintain the areas of Upland Buffer crossings. Upland buffers shall be consistent with the requirements of LDC Section 4.01.06. No twenty-five foot (25') building setback from the Upland Buffers shall be required for residential lots when the required Upland Buffer is not included within the platted lots as allowed under LDC Section 4.01.06.B3.

Trees required to be planted to meet LDC landscape requirements may be planted anywhere within the limits of work shown on construction plans, including within Upland Buffers. Once established, these plants shall be considered part of the naturally vegetated Upland Buffer. Trees preserved may be counted toward the requirements for meeting the minimum Tree Inches per acre per the LDC for any area within a set of construction plans. Trees required per LDC requirements may be planted within road

rights-of-way and along stormwater pond banks. Street trees may be used for Tree Inches for the Project as a whole, or for the Property immediately adjacent to the location of the planting, including platted residential lots. Tables shall be provided on construction plan sets to demonstrate that all landscape and mitigation requirements are being met.

As required by LDC Section 5.03.03A.3, a minimum of 5.2 acres (5%) of upland natural vegetation is required to be conserved as part of the Project (5% x 104.6 acres upland area = 5.2 acres). However, the Project will exceed the minimum requirement of the LDC by conserving 5.7 acres within the Upland Buffers.

- o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.*

Not applicable.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.*

Temporary signage shall be allowed within the Project and shall comply with LDC Part 7.02.00 and is provided for in Section g of this MDP Text. Temporary construction and temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans. Temporary construction trailer(s) will be allowed to remain until completion of the construction of all homes/ buildings and must be removed no later than thirty (30) days from approval of the certificate of occupancy for the last home/ building.

Model homes may be constructed within each of the development areas, provided that the number of model homes does not exceed ten (10%) percent of the total number of homes in the development area by phase. The model homes may be constructed during construction of the infrastructure and may be used for sales, administration, and construction offices, after receipt of a certificate of occupancy. Parking for the model homes and sales offices will be located within the driveway or adjacent lot.

Model homes may be constructed before platting as authorized by the LDC in effect at the time of the PUD Major Modification approval and used for sales purposes after



plating and as-built approval. Construction trailers and sales offices for sales of lots within the Project shall be allowed on-site and moved throughout the site as necessary. Parking shall be provided for the model homes and/or trailer(s) in a temporarily defined, but unpaved lot with a driveway apron which meets LDC requirements. Pursuant to LDC Section 2.02.04B.10, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers. Sales trailers as well as sales offices and model homes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including, but not limited to, an accessible route, accessible parking, and signage.

- q. The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set-backs, swimming pools, fencing, and similar uses.*

Standard residential accessory uses will be allowed within the building areas of the site, including, but not limited to decks, patios, walkways, and sidewalks. Accessory uses and structures will be allowed as per the St. Johns County LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. Accessory uses will be specifically as follows:

1. Standard residential accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses.
2. Residential accessory uses attached to the residence and pools will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary.
3. Exterior air conditioning units, water softeners, pool equipment and related heating/cooling units may be located along the side or rear of the structures served, and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of five feet (5') from any property line. No air conditioning/heating/air handling units shall be located in any public or private drainage or underground utility easements.

4. Accessory uses, such as home offices, will be allowed in accordance with the requirements for residential districts stipulated within the LDC.
5. The Applicant may erect fences along the perimeter of the property up to 6' tall. Fences on lots are allowed in accordance with the St. Johns County LDC. Fencing will not be allowed in the Upland Buffer.
6. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, building eaves, exterior air conditioning units or electrical equipment, buildings, footings, masonry fences, masonry walls, patios, and swimming pools.

*r. Phasing Schedule*

The phasing schedule, which shall include the amount of residential and non-residential Development to be completed within the Project, shall be as follows:

The Applicant is proposing development of Elevation Pointe in one ten-year phase. The actual pace of development will be dictated by market conditions. The construction plans for the Project may have sub-phases, units or sub-units. Construction within the Project has commenced and will be completed within ten (10) years of commencement. Commencement shall be deemed as approval of construction plans and completion shall be deemed as approval from the County of applicable as-built surveys. Recreation will be provided in accordance with Section h.5 above. The construction of the CR 208 Realignment will be completed in accordance with Section h.1 above.

*s. The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.*

Justification for approval of this PUD Major Modification, when developed in accordance with the conditions stipulated within this PUD Major Modification Application and imposed by the adopting ordinance, includes the following:

1. Elevation Pointe will be a large, mixed-use master planned mixed community with infrastructure, community support, neighborhoods and commercial development that will be attractive to a range of homebuyers and businesses. The Project will

fill an existing need for townhomes and multi-family housing and neighborhood-scale commercial in this area of central St. Johns County.

2. The Applicant is constructing a realignment of County Road 208 through the Project that will alleviate congestion that presently exists at its existing intersection with State Road 16 at the I-95 Interchange.
3. The Applicant will dedicate the northeasterly portion of the Toms Road right-of-way lying within the Project boundaries to St. Johns County for a public road.
4. Elevation Pointe will fill the need in this central portion of the County for commercial retail, goods, and services necessary for its residents, as well as provide improved access to State Road 16 that also serves other regional shopping and employment destinations within the nearby St. Augustine Premium Outlet malls.
5. Elevation Pointe will be revenue positive to the County, will result in an improved and efficient use of the County infrastructure systems and will complement existing development at the State Road 16 Interchange with I-95.
6. The plan of development proposed will permanently preserve over 70 acres of wetlands and will provide over 92 acres (49%) of open space.
7. The Project is designed in such a way as to preserve, buffer, enhance, and protect wetlands, conservation areas, and habitat. With the provision of adequate setbacks, fencing, walls, landscaping, and preservation areas, the development will also provide adequate buffering to the environmentally significant lands.
8. The design, character and architectural style of the proposed development will permit a creative approach to the development of the land that will result in a unified, cohesive, and compatible plan of development.
9. The conditions stipulated in this MDP Text and imposed by this ordinance provide for strict regulation and maintenance of this Project. When developed in accordance with these conditions, the Project will maintain the standards of the area, complement the neighboring developments, and will be compatible with the County's desired future development of the area.

10. The PUD Major Modification will result in new job creation and positive economic and fiscal benefits to the County while also adding to the County's tax base and promoting the County's economic development goals.
  11. The development proposed includes townhomes, multi-family apartments or condominiums and neighborhood-scale commercial uses, which will help satisfy the long-term housing demand expected in St. Johns County and should not cause any public nuisance. A Homeowners/Property Owners Association will be formed to manage the development and will own, manage and maintain common areas (including lakes, landscaped areas etc.).
  12. Elevation Pointe will not affect the orderly development of St. Johns County, as embodied by the LDC. The Project is consistent with the density requirements established in the St. Johns County Comprehensive Plan.
  13. The Project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC.
  14. Given the Project's location, its adopted FLUM designation of Md under the Comprehensive Plan and proposed PUD zoning, and the existing surrounding and adjacent residential and non-residential developments and infrastructure, Elevation Pointe is compatible with the area, is infill development and therefore does not promote urban sprawl.
- t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.*

The following waivers are requested from the LDC:

***1. LDC Section 2.03.02 – Alcoholic Beverages.***

A waiver from LDC Section 2.03.02 is requested to allow the sale of Alcoholic Beverages within 1,000 feet of a nearby church. Relief from the LDC is requested considering this is a highly traveled major transportation node near the SR 16/I-95 Interchange within the Md land use designation, which is the most intense land use in St. Johns County. The non-residential parcels of the Project where the alcohol

sales would be located is nearly surrounded by intense commercial uses. This location and land use category lend themselves to more intense uses which typically include Alcoholic Beverage sales. The sale of Alcohol Beverages is a typical request for commercial uses in the Northeast Florida area. Not allowing for Alcoholic Beverage sales within Elevation Pointe will have a detrimental effect on the economic viability of the commercial uses in this Project. In addition, there is only one church within 1,000 feet of the planned commercial/retail development parcels, and it is separated from the parcels by SR 16, which is a Major Arterial roadway that will provide a reasonable buffer from the use.

**2. LDC Section 5.03.05C.6 – Changes to Vehicular Accesses.**

The waiver would allow changes to the exact locations of the roads internal to the Project or relocations of the access connection points to CR 208 and SR 16 to not require modification of the PUD other than by staff-approved Incremental MDPs or Small Adjustments pursuant to LDC Section 5.03.05.A provided that the relocated road(s) or access connection point(s) remains in compliance with the County's and FDOT's Access Management Standards (LDC Section 6.04.05). This waiver will not apply to the location of the CR 208 realignment connection point to SR 16 as this connection point is to align with the existing SR 16/Outlet Mall western driveway intersection. As the Project and CR 208 Realignment have not been designed yet, the exact locations of internal roads and access connection points cannot be determined with certainty at this time. Therefore, this flexibility in relocating the internal roads and access connection points depicted on the MDP Map in the future is needed to ensure that the access locations are appropriately located for the Project. Further, this flexibility better positions the Project to respond and adapt to future design constraints or changes in market conditions.

**3. LDC Section 6.01.03E.3 -- Corner Lots.**

The waiver would allow a ten (10') -foot setback on the secondary road for townhome corner lots and to allow this yard to be defined as a side yard instead of a front yard for regulatory purposes. No driveway will be located in the secondary yard unless it is a minimum of twenty (20') feet in length. This waiver is needed to allow more efficient use of corner lots. Further, a requirement for two (2) front yards would render the corner lots unbuildable at the minimum lot size specified herein.

**4. LDC Section 7.02.04C -- Number of On-Premise Signs for Non-Residential Projects**

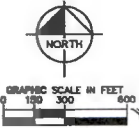
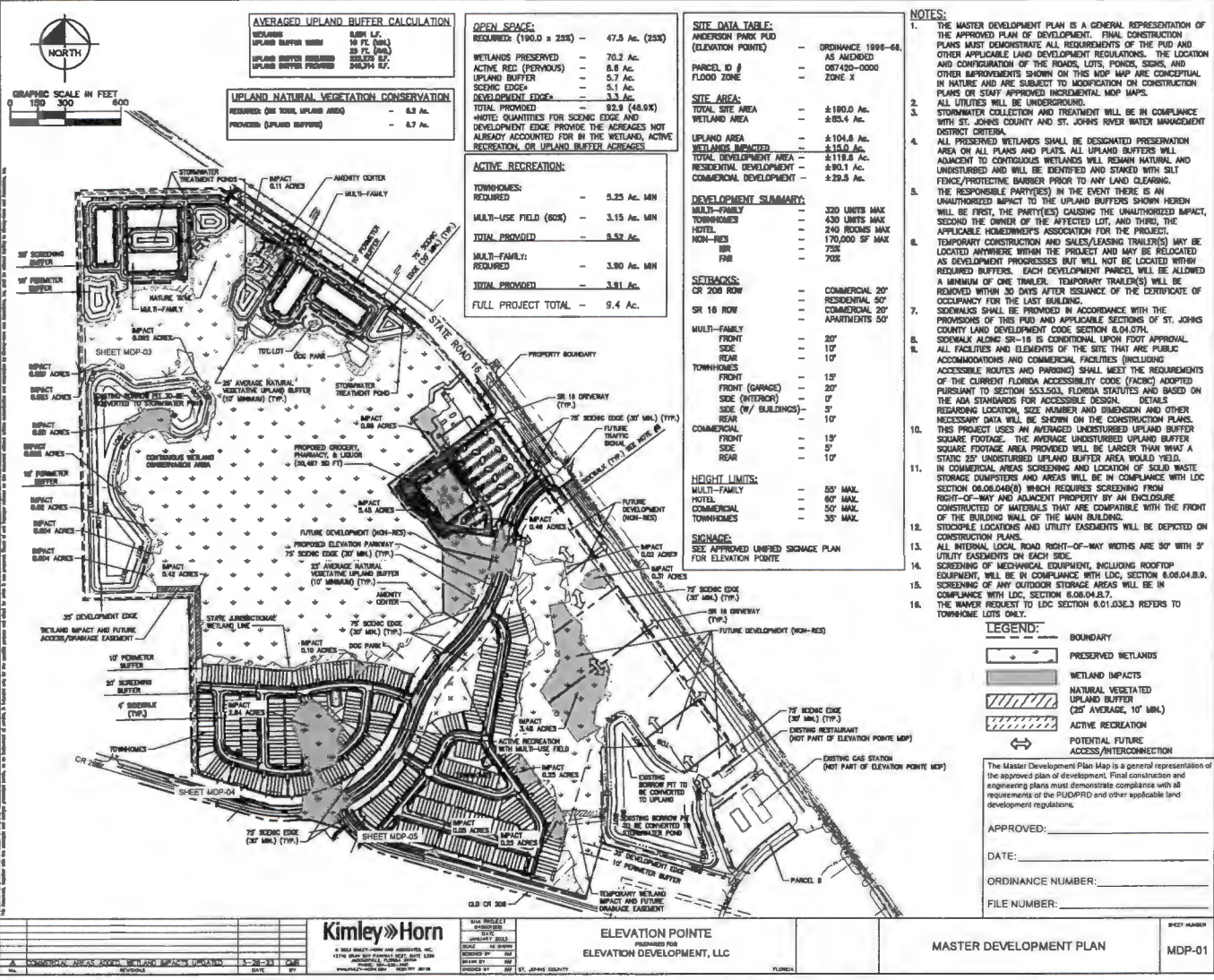
A waiver from LDC Section 7.02.04C is requested to allow for more than four (4) on-premise non-residential signs within the Project to provide for on-premise signs on the non-residential outparcels. The Applicant anticipates the installation of more than four (4) on premise non-residential signs within the Project, not including the entry signage and features. The on-premise non-residential signs are planned to consist of: two (2) On Premise Non-Residential Identity Monument (C1) Signs that comply with the LDC, two (2) On Premise Non-Residential Identity Monument (C2) Signs that comply with the LDC, and up to one Commercial Identity Monument (C3 or C4) sign for each of the commercial outparcels. This waiver is justified because the signage provisions of the LDC do not contemplate a multi-use commercial center having the geometric shape or significant length of state and County road frontage as proposed for Elevation Pointe. For example, the LDC allows all properties with more than 500 feet of road frontage up to four ground signs, or approximately one ground sign for every 125 linear feet of frontage. This Property contains approximately 2,500 linear feet of commercial frontage along SR 16 and over 10,000 linear feet of total frontage along existing and future State and County roads. As such, the commercial center will require the additional on-premise non-residential signs outlined in the USP to properly identify the development and tenants within the commercial areas for patrons, employees, and deliveries. Further, this waiver request allows for on-premise signs on the non-residential outparcels consistent with other commercial outparcel signage along SR 16 in the vicinity of the Project. To minimize the impacts of this waiver request, the additional Commercial Identity Monument signs (C3 and C4) requested by this waiver will be restricted in size and height to be less than otherwise allowable by the LDC. The Commercial Identity Monument signs on outparcels equal to or greater than 1.0 acre will be limited to 75 sf of ADA and a maximum height of eight (8) feet. The Commercial Identity Monument signs on outparcels less than 1.0 acre will be limited to 50 sf of ADA and a maximum height of eight (8) feet. The USP for the Project, attached to the Ordinance as Exhibit "D", provides for a logical hierarchy of signage for Elevation Pointe.

- u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.***

The Applicant, for itself, and its successors and assigns hereby stipulates and agrees to proceed with the proposed development in accordance with the Elevation Pointe Project Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this Major Modification of PUD.

- v. *When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.*

The Project is located entirely within the Mixed Use (Md) Future Land Use designation on the Comprehensive Plan Future Land Use Map.



**AVERAGED UPLAND BUFFER CALCULATION**

WETLANDS	0.00 AC.
UPLAND BUFFER (80%)	18.75 AC. (23%)
UPLAND BUFFER (20%)	5.7 AC. (7%)
<b>TOTAL UPLAND BUFFER</b>	<b>24.45 AC. (30%)</b>

**WETLAND NATURAL VEGETATION CONSERVATION**

REQUIRED (80% TOTAL UPLAND BUFFER)	0.4 AC.
PROVIDED (UPLAND BUFFER)	0.7 AC.

**OPEN SPACE**

REQUIRED (190.0 x 23%)	43.7 AC. (23%)
WETLANDS PRESERVED	70.2 AC.
ACTIVE RECR. (PREVIOUS)	0.8 AC.
UPLAND BUFFER	5.7 AC.
SCENIC EDGES	0.1 AC.
<b>DEVELOPMENT EDGES</b>	<b>3.3 AC.</b>
<b>TOTAL PROVIDED</b>	<b>82.1 (48.0%)</b>

**NOTES:** QUANTITIES FOR SCENIC EDGE AND DEVELOPMENT EDGE PROVIDE THE ACRES NOT ALREADY ACCOUNTED FOR IN THE WETLAND, ACTIVE RECREATION, OR UPLAND BUFFER ACRES.

**ACTIVE RECREATION:**

TOWNHOMES REQUIRED	5.25 AC. MIN
MULTI-USE FIELD (80%)	3.15 AC. MIN
<b>TOTAL PROVIDED</b>	<b>8.52 AC.</b>

**MULTI-FAMILY:**

REQUIRED	3.80 AC. MIN
<b>TOTAL PROVIDED</b>	<b>3.91 AC.</b>

**FULL PROJECT TOTAL = 9.4 AC.**

**SITE DATA TABLE:**

ANDERSON PARK PUD (ELEVATION POINT)	ORDINANCE 1996-68, AS AMENDED
PARCEL ID #	067420-0000
FLOOD ZONE	ZONE X

**SITE AREA:**

TOTAL SITE AREA	±180.0 AC.
RESIDENTIAL DEVELOPMENT	±85.4 AC.
UPLAND AREA	±104.8 AC.
WETLANDS IMPACTED	±15.0 AC.
TOTAL DEVELOPMENT AREA	±119.8 AC.
RESIDENTIAL DEVELOPMENT	±85.1 AC.
COMMERCIAL DEVELOPMENT	±34.7 AC.

**DEVELOPMENT SUMMARY:**

MULTI-FAMILY	320 UNITS MAX
TOWNHOMES	430 UNITS MAX
HOTEL	240 ROOMS MAX
NON-RES	170,000 SF MAX
BAR	7500
REST	7000

**SETBACKS:**

CR 208 ROW	COMMERCIAL 20'
SR 18 ROW	RESIDENTIAL 50'
	COMMERCIAL 30'
	APARTMENTS 50'

**MULTI-FAMILY:**

FRONT	20'
SIDE	10'
REAR	10'

**TOWNHOMES:**

FRONT	15'
FRONT (GARAGE)	20'
SIDE (W/INTERIOR)	0'
SIDE (W/ BUILDINGS)	5'
REAR	10'

**COMMERCIAL:**

FRONT	15'
SIDE	5'
REAR	10'

**HEIGHT LIMITS:**

MULTI-FAMILY	55' MAX
HOTEL	60' MAX
COMMERCIAL	50' MAX
TOWNHOMES	35' MAX

**SIGNAGE:**  
SEE APPROVED UNIFIED SIGNAGE PLAN FOR ELEVATION POINT.

- NOTES:**
- THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION PLANS MUST DEMONSTRATE ALL REQUIREMENTS OF THE PUD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS. THE LOCATION AND CONFIGURATION OF THE ROADS, LOTS, PONDS, ISSUES, 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.
  - ALL UTILITIES WILL BE UNDERGROUND.
  - STORMWATER COLLECTION AND TREATMENT WILL BE IN COMPLIANCE WITH ST. JOHNS COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
  - ALL PRESERVED WETLANDS SHALL BE DESIGNATED PRESERVATION AREA ON ALL PLANS AND PLATS. ALL UPLAND BUFFERS WILL ADJACENT TO CONTIGUOUS WETLANDS WILL REMAIN NATURAL AND UNDISTURBED AND WILL BE IDENTIFIED AND STAKED WITH SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
  - 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.
  - TEMPORARY CONSTRUCTION AND SALES/LEASING TRAILERS(S) MAY BE LOCATED ANYWHERE WITHIN THE PROJECT AND MAY BE RELOCATED AS DEVELOPMENT PROGRESSES BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE TRAILER. TEMPORARY TRAILER(S) WILL BE REMOVED WITHIN 30 DAYS AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING.
  - STORMWATER SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THIS PUD AND APPLICABLE SECTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE SECTION 8.04.07H.
  - SIGNALS ALONG SR-18 IS CONDITIONAL UPON FOOT APPROVAL.
  - 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 CURRENT FLORIDA ACCESSIBILITY CODE (FAC) ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN. DETAILS REGARDING LOCATION, SIZE NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION PLANS.
  - THIS PROJECT USES AN AVERAGED 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. IN COMMERCIAL AREAS SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 8.06.04(B) 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 WALL OF THE MAIN BUILDING.
  - STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS.
  - ALL INTERNAL LOCAL ROAD RIGHT-OF-WAY WIDTHS ARE 30' WITH 5' UTILITY EASEMENTS ON EACH SIDE.
  - SCREENING OF MECHANICAL EQUIPMENT, INCLUDING ROOFTOP EQUIPMENT, WILL BE IN COMPLIANCE WITH LDC SECTION 8.06.04(B).
  - SCREENING OF ANY OUTDOOR STORAGE AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 8.04.05.7.
  - THE NUMBER REQUEST TO LDC SECTION 8.01.03.3 REFERS TO TOWNHOME LOTS ONLY.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/MDP and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_



LEGAL DESCRIPTION: PARCEL A

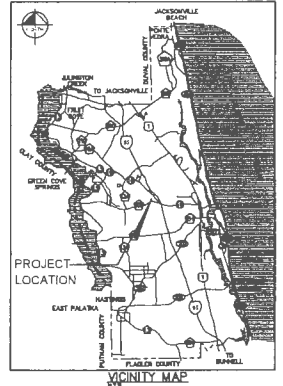
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"LB 6824", SAID MAG HAIL AND DISK BEING ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°44'32" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 293.14 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; SAID MAG HAIL AND DISK BEING ON THE WEST LINE OF SAID LANDS; THENCE SOUTH 37°45'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; SAID MAG HAIL BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°48'53", AN ARC LENGTH OF 7.61 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°42'16" EAST, 7.61 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 20°36'48" EAST, A DISTANCE OF 307.80 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; SAID MAG HAIL AND DISK BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 34°23'13", AND ARC LENGTH OF 15.00 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°45'51" EAST, 16.18 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 55°00'20" EAST, A DISTANCE OF 15.35 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; SAID MAG HAIL AND DISK BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.46 FEET TO A MAG HAIL AND DISK IDENTIFIED AS "LB 6824"; SAID MAG HAIL AND DISK BEING ON THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 16°17'44" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; SAID IRON PIPE BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300, OF SAID PUBLIC RECORDS; THENCE NORTH 73°59'58" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "R15F4690"; SAID MONUMENT BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 16°01'02" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "R15F4690"; THENCE CONTINUE SOUTH 16°01'02" WEST, A DISTANCE OF 17.00 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB 6824"; SAID MONUMENT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 5-208; THENCE NORTH 73°58'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,509.70 FEET TO THE POINT OF BEGINNING.

IRON PIPE BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 73°59'37" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 55.73 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS 840.00 FEET, SAID POINT BEING THE POINT OF BEGINNING.

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 16°25'46", AN ARC LENGTH OF 240.87 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 45°30'00" EAST, 240.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; SAID IRON PIPE BEING ON THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE NORTH 53°42'53" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.81 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; SAID IRON PIPE BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 36°15'28" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; SAID IRON PIPE BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°43'02" WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS, A DISTANCE OF 136.78 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; SAID PIPE BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 14°51'39", AN ARC LENGTH OF 186.51 FEET, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°41'04" WEST, 186.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824"; SAID IRON PIPE BEING ON THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931, THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 86.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,043 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.



This Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the FUDRW and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

FILED BY: [Name], [Title], [Address], [City], [State], [Zip] DATE: [Date] TIME: [Time] COUNTY: [County] DEPARTMENT: [Department]

LEGAL DESCRIPTION: PARCEL B

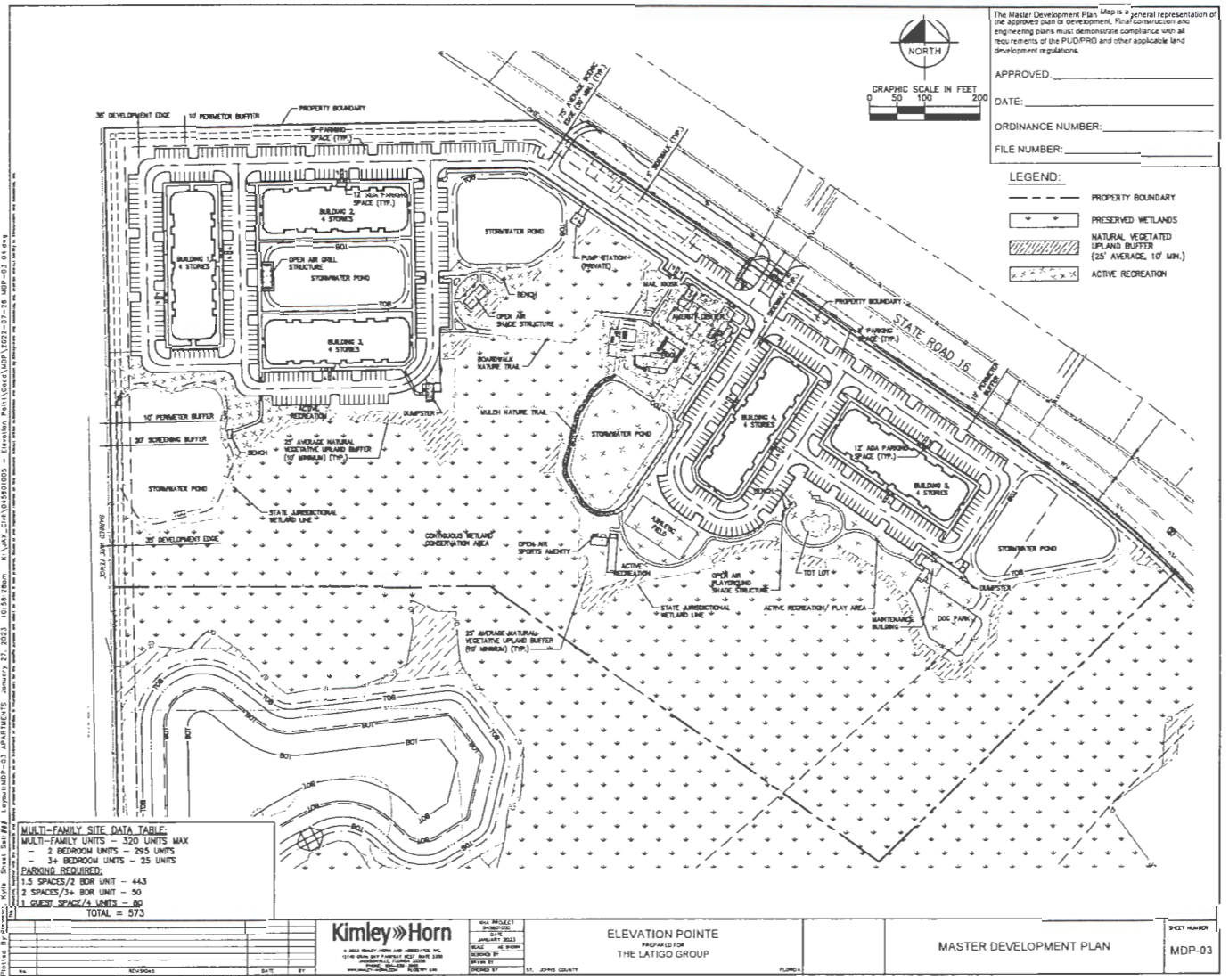
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CONTAINING 8,246,872 SQUARE FEET OR 189.32 ACRES, MORE OR LESS.

Table with columns: NO., REVISIONS, DATE, BY. Includes a signature line for Kimley-Horn.

Table with columns: ELEVATION POINT, PREPARED FOR, ELEVATION DEVELOPMENT, LLC, COUNTY, FLORIDA.

Table with columns: MASTER DEVELOPMENT PLAN, SHEET NUMBER, MDP-02.

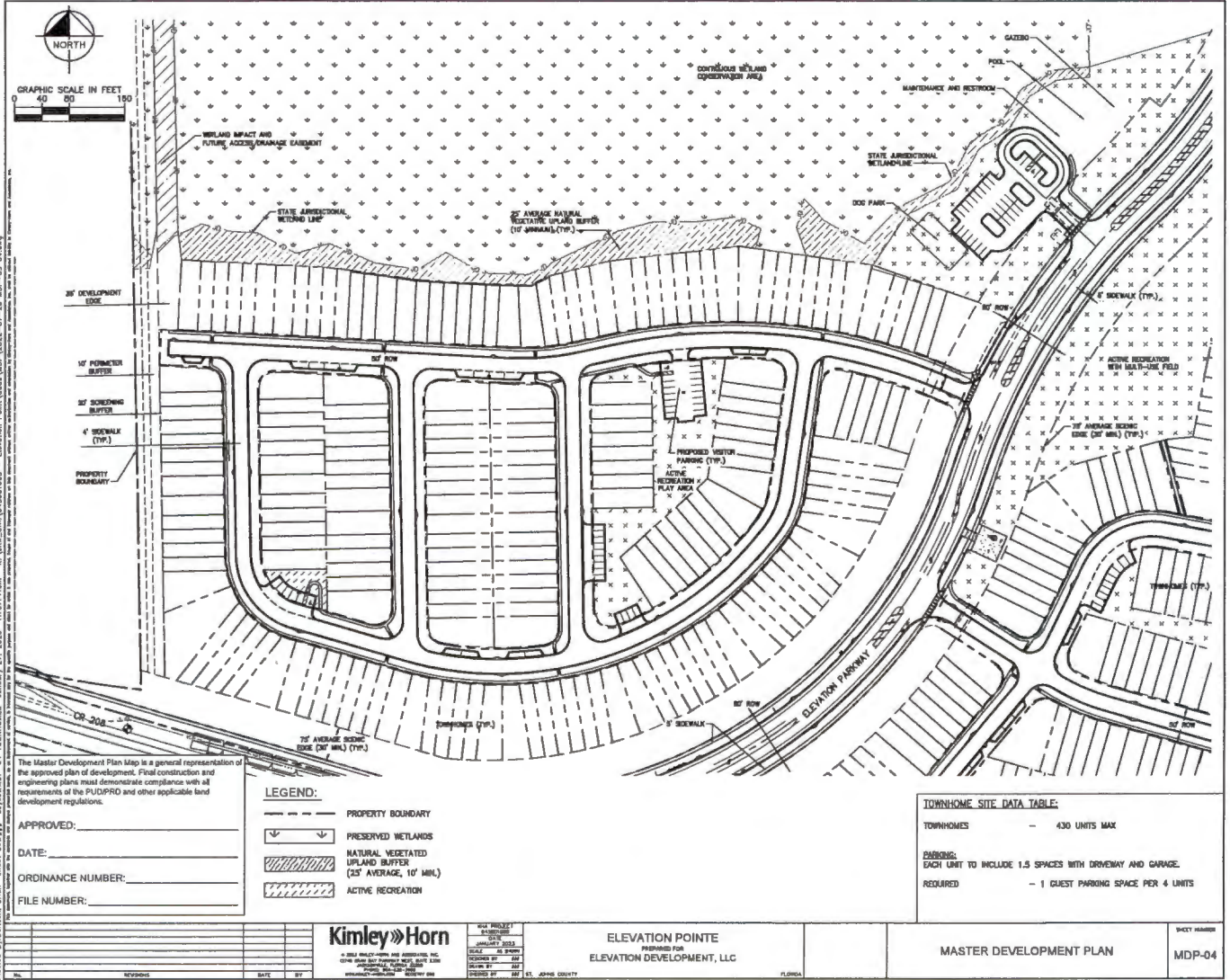


**MULTI-FAMILY SITE DATA TABLE**

MULTI-FAMILY UNITS - 320 UNITS MAX
- 2 BEDROOM UNITS - 295 UNITS
- 3+ BEDROOM UNITS - 25 UNITS
<b>PARKING REQUIRED:</b>
1.5 SPACES/2 BOR UNIT - 443
2 SPACES/3+ BOR UNIT - 50
1 GUEST SPACE/4 UNITS - 80
<b>TOTAL = 573</b>

	YOU SELECTED THIS PROJECT BECAUSE OF OUR REPUTATION AND SERVICE RECORD. WE'VE BEEN WORKING FOR YOU SINCE 1945. WE'VE GROWN AND CHANGED BUT WE'VE REMAINED THE SAME. WE'VE BEEN A PART OF YOUR COMMUNITY SINCE 1945. WE'VE BEEN A PART OF YOUR COMMUNITY SINCE 1945.	ELEVATION POINT PROVIDED FOR THE LATIGO GROUP	MASTER DEVELOPMENT PLAN	SHEET NUMBER MDP-03
	4000 KIMLEY-HORN AND ASSOCIATES, INC. 12100 GREENWAY DRIVE, SUITE 1000 GREENWOOD, MISSISSIPPI 39206 PHONE: 662-833-1100 WWW.KIMLEY-HORN.COM	PROJECT NO. 2023-010 DATE: 01/27/2023 DRAWN BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name]		

PRINTED BY: [Name] DATE: 01/27/2023 10:58:28AM K:\VAK\_CHA\04501003 - Elevation\_Plan\Cases\MDP\2023-010\MDP-03.dwg  
 This drawing is the property of Kimley-Horn and Associates, Inc. and is loaned to the client for their use only. It is not to be reproduced, copied, or distributed in any form without the written consent of Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET  
0 40 80 180

8' DEVELOPMENT EDGE  
10' FORMER BUFFER  
10' SCREENING BUFFER  
8' SIDEWALK (TYP.)  
PROPERTY BOUNDARY

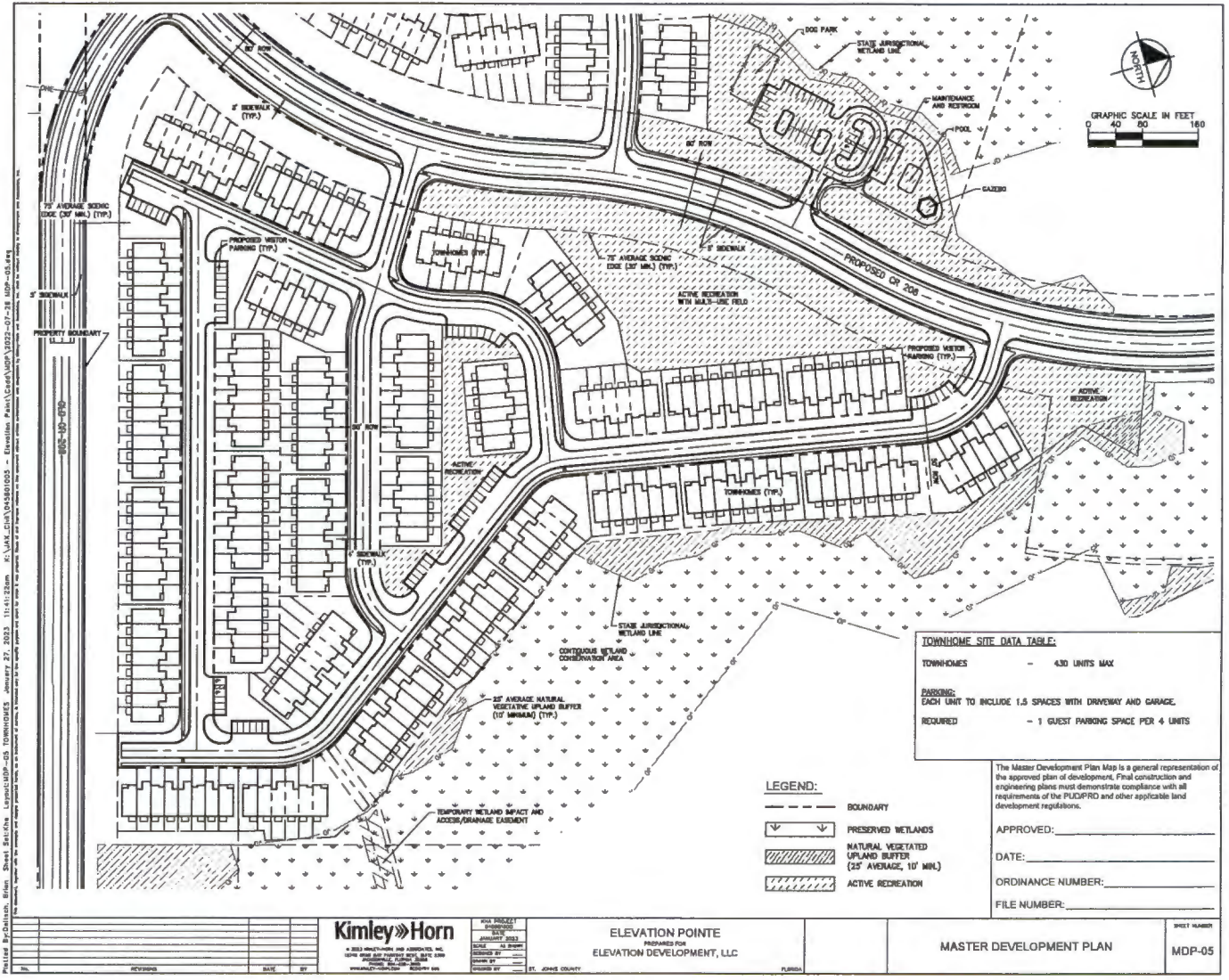
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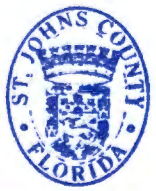
- LEGEND:**
- — — — — PROPERTY BOUNDARY
  - ▭ ▭ ▭ ▭ ▭ PRESERVED WETLANDS
  - ▨ ▨ ▨ ▨ ▨ NATURAL VEGETATED UPLAND BUFFER (25' AVERAGE, 10' MIN.)
  - ▩ ▩ ▩ ▩ ▩ ACTIVE RECREATION

**TOWNHOME SITE DATA TABLE:**

TOWNHOMES	— 430 UNITS MAX
PARKING:	EACH UNIT TO INCLUDE 1.5 SPACES WITH DRIVEWAY AND GARAGE.
REQUIRED	— 1 GUEST PARKING SPACE PER 4 UNITS



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 26 DAY OF September 2023  
 ST. JOHNS COUNTY CLERK OF COURT  
 Ex-Officio Clerk of the Board of County Commissioners



By: Crystal Smith, Deputy Clerk

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Kathryn Whittington  
Whittington Law, PLLC  
236 San Marco AVE

Saint Augustine FL 32084-2727

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/26/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me by the legal clerk, who is personally known to me, on 07/26/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$326.40

Order No: 9078399

Customer No: 765267

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## **NOTICE OF A PROPOSED MAJOR MODIFICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/17/2023 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 9/19/2023 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 for a Major Modification to the Anderson Park at Elevation Pointe PUD (ORD. 1996-66, as amended) to increase wetland impacts with a corresponding decrease in preserved wetlands, open space and upland buffers; increase development area; reconfigure commercial outparcels; and decrease approved commercial entitlements from 190,000 SF to 170,000 SF.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ELEVATION POINTE AT ANDERSON PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1996-66, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at West of the I-95/SR 16 interchange, north of CR 208. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division 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.

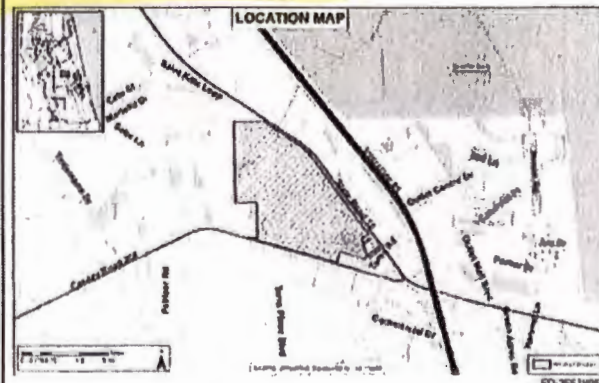
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING  
AGENCY  
ST. JOHNS COUNTY, FLORIDA  
GREG MATOVINA, CHAIR  
FILE NUMBER:  
MAJMOD-2023000004

BOARD OF COUNTY  
COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CHRISTIAN WHITEHURST, CHAIR

PROJECT NAME: Elevation Pointe





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 22, 2023

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

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2023-42, which was filed in this office on September 21, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

**FILED** **SEP 21 2023**  
**St. Johns County**  
**Clerk of Court**  
By: *Crystal Smith*  
**Deputy Clerk**