

**RESOLUTION NUMBER: 2003- 214**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN TO THE NOCATEE PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2002-46, AS AMENDED.**

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

**SECTION 1.** Pursuant to the request by Donald Smith and Nicholas Mousa of England-Thims & Miller, Inc. on behalf of The Parc Group, agent for Sonoc Company, LLC for the Nocatee Planned Unit Development, Ordinance No. 2002-46, as amended, the property described on the attached Master Development Plan shall be developed in accordance with the Master Development Plan incorporated by reference as Exhibit A and shall be approved as required by the PUD Section 1.4.3.

**SECTION 2. Findings of Fact:**

1. The request for Master Development Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Master Development Plan is consistent with the Comprehensive Plan designation of New Town (NT) as depicted on the 2015 Future Land Use Map.
3. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code, specifically Section 5.03.02.G.2, which provides standards for Master Development Plans.
4. The Master Development Plan is consistent with the approved Nocatee PUD Ordinance Number 2002-46 and the DRI Development Order Resolution 2001-30.

**SECTION 3.** All other commitments contained within the adopted PUD Ordinance 2002-46, as amended shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact

fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 4.** This Resolution shall take effect as allowed by Florida Law.

**PASSED AND ADOPTED THIS** 4th **DAY OF** November **2003.**

**BOARD OF COUNTY COMMISSIONERS**

BY: James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Patricia Alvarado  
DEPUTY CLERK

EFFECTIVE DATE: 11-04-03





# NOCATTEE

## MASTER PLAN

### Map H-1

#### Legend

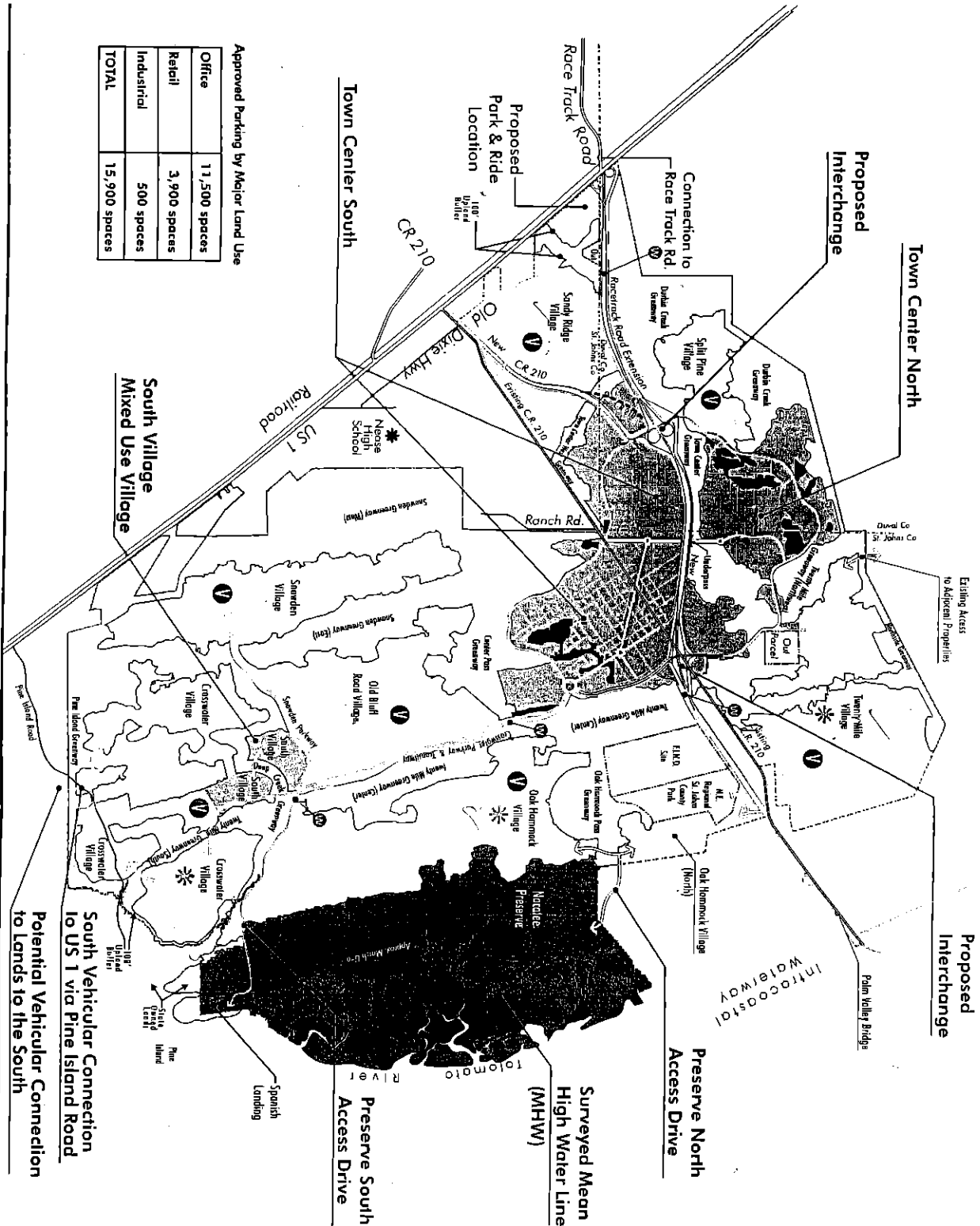
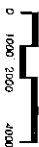
- \* Golf Courses Permitted (3 Villages)
- C.R. 210 Alignment (Phase One)
- Greenways
- Nocatee Preserve (Not part of Nocatee DRU)
- Town Center Wetlands
- V Village Center
- W Major Wildlife Underpasses

#### NOTES:

1. The precise boundaries of the Greenway may be adjusted at the time conservation easements are conveyed to the SJWMD.
2. CR 210 alignment and other roadway geometry are subject to regulatory approval, engineering design and evaluation, permitting and site planning refinement. Location and number of access points to villages may vary.
3. Village Center locations are conceptual and subject to change and will be identified on the PUD Village Master Development Plan.
4. Interchange design shall be consistent with D.O. Exhibit 14.

**PROSSER**  
**HALLOCK**

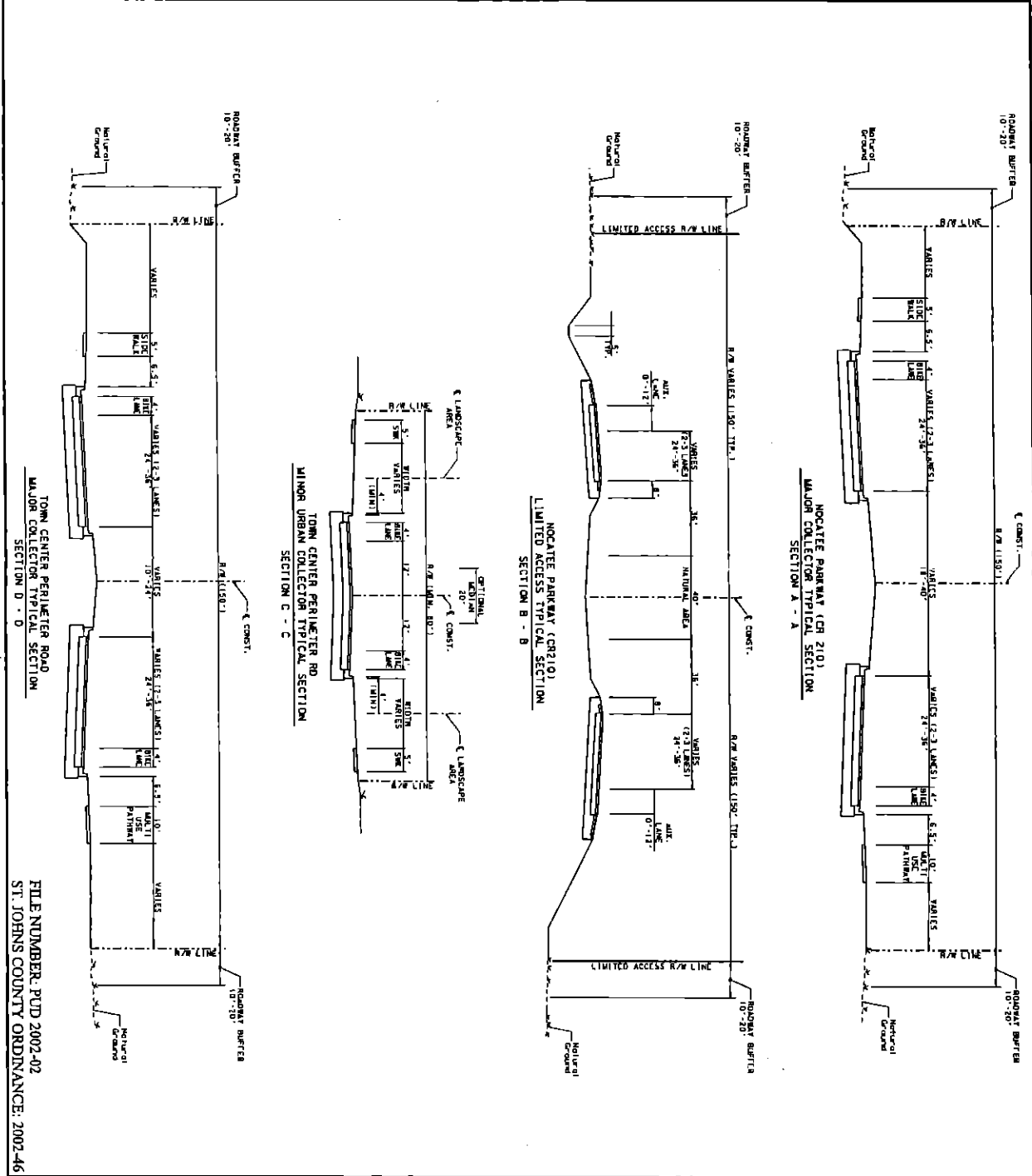
5. Burt County D.O. Exhibit  
February 13, 2001



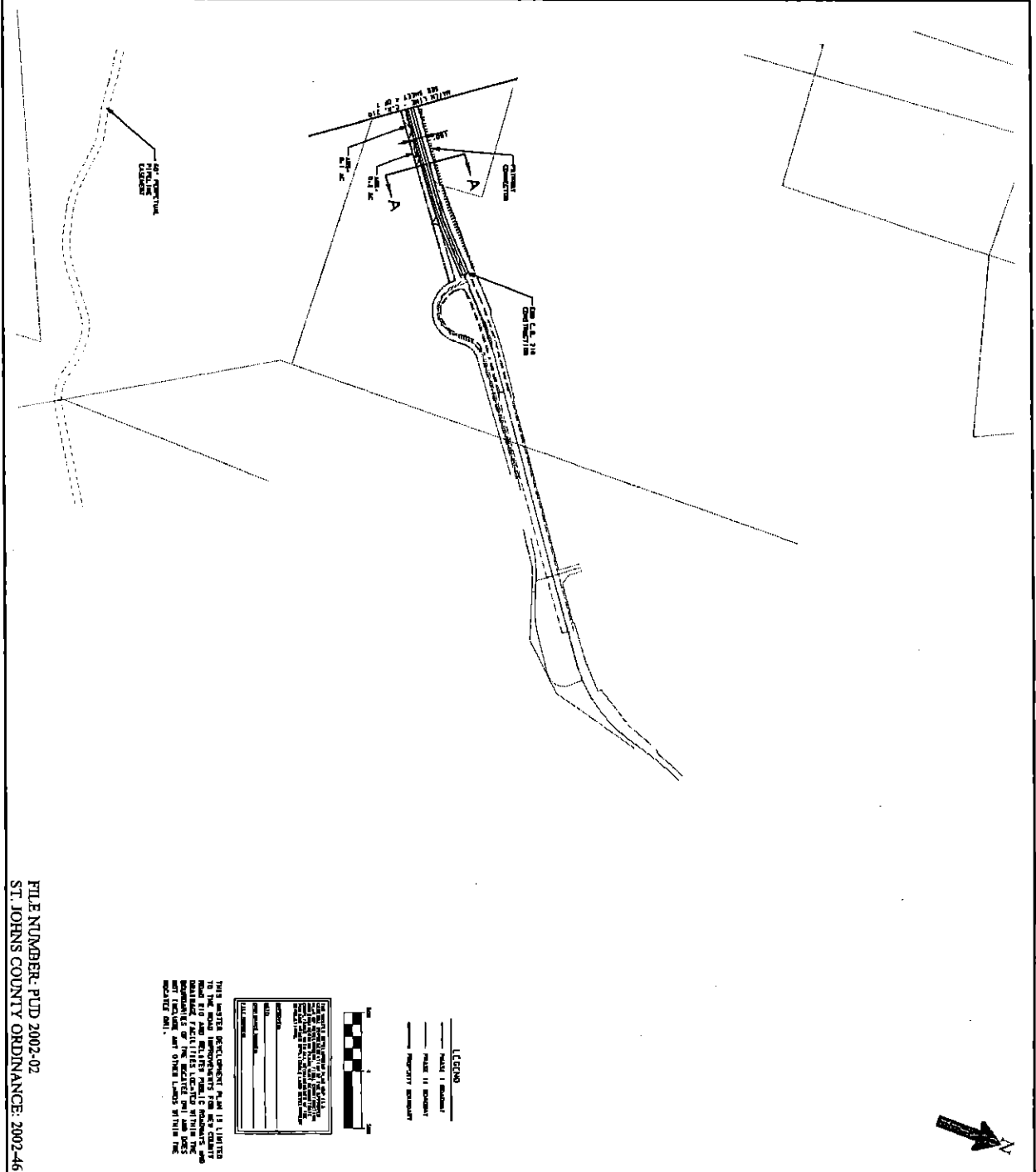
Approved Parking by Major Land Use

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
<b>TOTAL</b>	<b>15,900 spaces</b>

80048 01  
 8/20/2007  
 11:46:00 AM - 0:00:00 PM




	<b>England-Thimms &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 11719 ST. AUGUSTINE ROAD, LAKELANDVILLE, FLORIDA 32844 CERTIFICATE OF AUTHORIZATION NUMBER: 2004 PHONE NUMBER: (888) 642-4796 FAX NUMBER: (904) 646-2911		<b>MASTER DEVELOPMENT PLAN</b> <b>NOCATEE NEW COUNTY ROAD 210</b>  <b>NOCATEE PUD</b> <b>THE PARC GROUP, INC.</b> <b>ST. JOHNS COUNTY, FLORIDA</b>		ITEM NO.    PR-10-21 DRAWN BY:    C.R.L. DESIGNED BY:    R.A.M. CHECKED BY:    D.S. DATE:    SEPTEMBER 2007	REVISIONS: 1. 5/20/03 - PER STAFF COMMENTS 2. 7/28/03 - PER STAFF COMMENTS 3. 8/28/03 - PER STAFF COMMENTS 4. 9/26/03 - PER STAFF COMMENTS 5. 10/20/03 - PER STAFF COMMENTS
	717					
	FILE NUMBER: PUD 2002-02 ST. JOHNS COUNTY ORDINANCE: 2002-46					
	TOWN CENTER PERIMETER ROAD MAJOR COLLECTOR TYPICAL SECTION SECTION B - B					

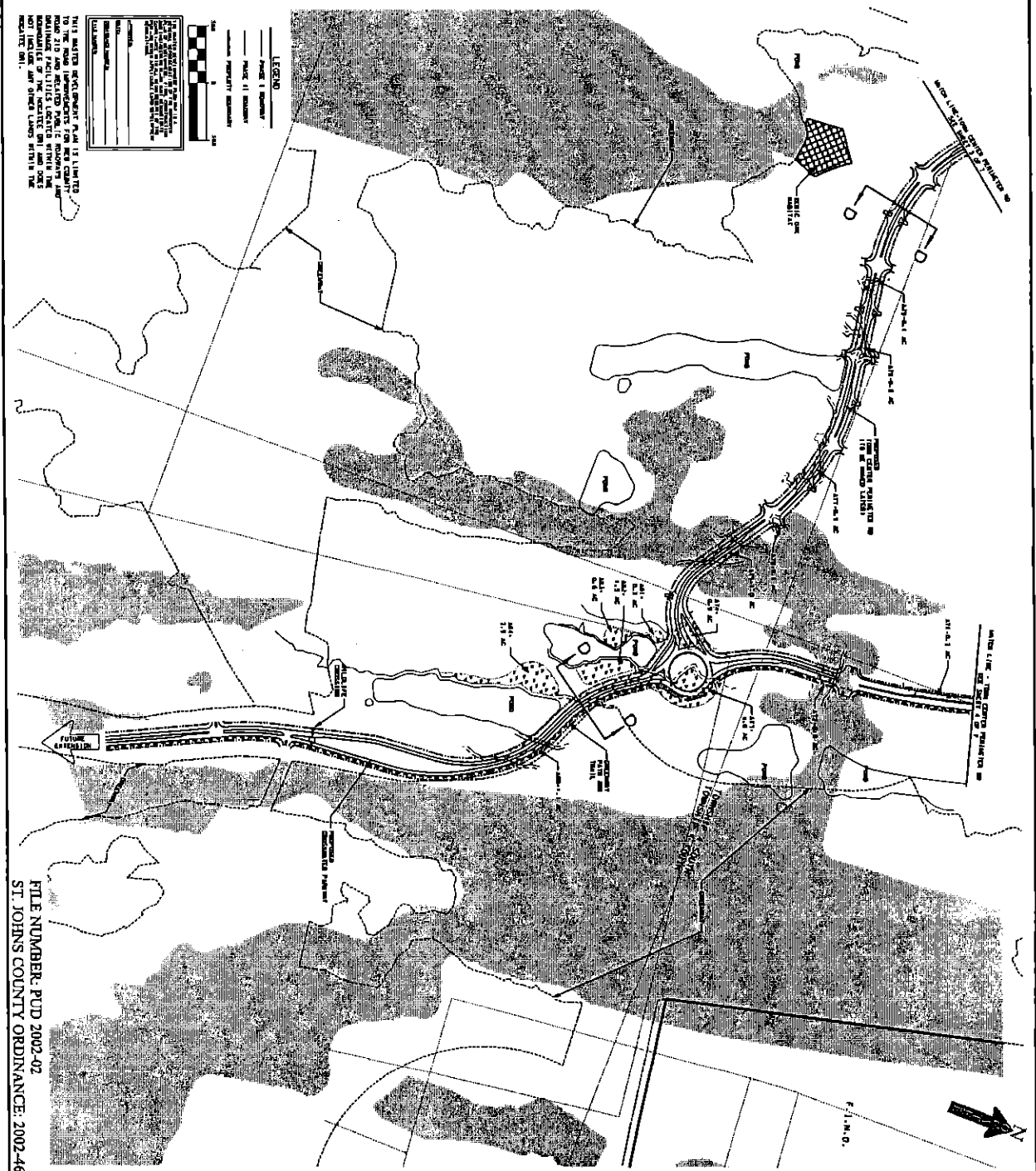


FILE NUMBER: PUD 2002-02  
 ST. JOHNS COUNTY ORDINANCE: 2002-46


THIS MASTER DEVELOPMENT PLAN IS LIMITED TO THE ROAD IMPROVEMENTS FOR THE CREATING ROAD AND RELATED PUBLIC UTILITIES AND SERVICES. THE PLAN DOES NOT INCLUDE ANY OTHER LANDS WITHIN THE ROAD RIGHT-OF-WAY.



 <b>England-Thims &amp; Miller, Inc.</b> ARCHITECTS - PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS 14773 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32218 CERTIFICATE OF AUTHORIZATION NUMBER: 214 PHONE NUMBER: (904) 440-1995 FAX NUMBER: (904) 440-1911	<b>MASTER DEVELOPMENT PLAN</b> NOCATEE NEW COUNTY ROAD 210 NOCATEE PUD THE PARC GROUP, INC. ST. JOHNS COUNTY, FLORIDA		ITEM NO. 92-02-11 DRAWN BY: C.E.L. DESIGNED BY: R.A.M. CHECKED BY: D.S. DATE: SEPTEMBER 2003	REVISIONS: 1. 3/5/03 - PER STAFF COMMENTS 2. 7/28/03 - PER STAFF COMMENTS 3. 8/28/03 - PER STAFF COMMENTS 4. 9/8/03 - PER STAFF COMMENTS 5. 9/22/03 - PER STAFF COMMENTS 6. 10/6/03 - PER STAFF COMMENTS
	6/7 DRAWING NO.			



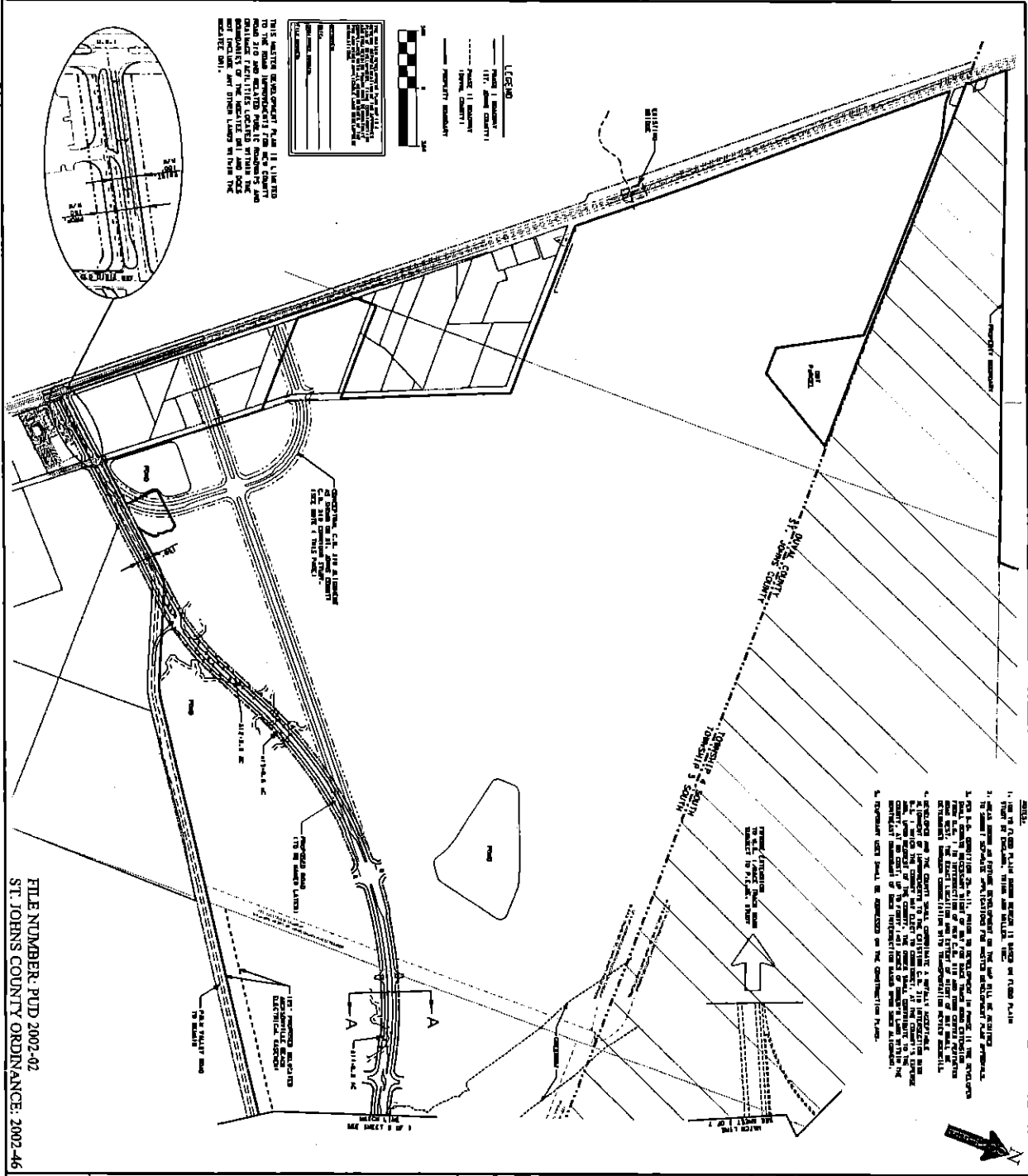
FILE NUMBER: PUD 2002-02  
 ST. JOHNS COUNTY ORDINANCE: 2002-46

 <b>England-Thimys &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 4775 FT. AUBREY ROAD JACKSONVILLE, FLORIDA 32218 CERTIFICATE OF AUTHORIZATION NUMBER: 2184 PHONE NUMBER: (904) 642-1900 FAX NUMBER: (904) 644-1441	<b>MASTER DEVELOPMENT PLAN</b> NOCATEE NEW COUNTY ROAD 210 NOCATEE PUD THE PARC GROUP, INC. ST. JOHNS COUNTY, FLORIDA		ITEM NO. 88-40-81 DRAWN BY: C.B.L. DESIGNED BY: E.A.M. CHECKED BY: D.E. DATE: SEPTEMBER 2002	REVISIONS: 1. 8/16/02 - PER STAFF COMMENTS 2. 7/18/02 - PER STAFF COMMENTS 3. 8/16/02 - PER STAFF COMMENTS 4. 8/16/02 - PER STAFF COMMENTS 5. 8/16/02 - PER STAFF COMMENTS 6. 8/16/02 - PER STAFF COMMENTS
	5/7 THE PARC GROUP, INC.			



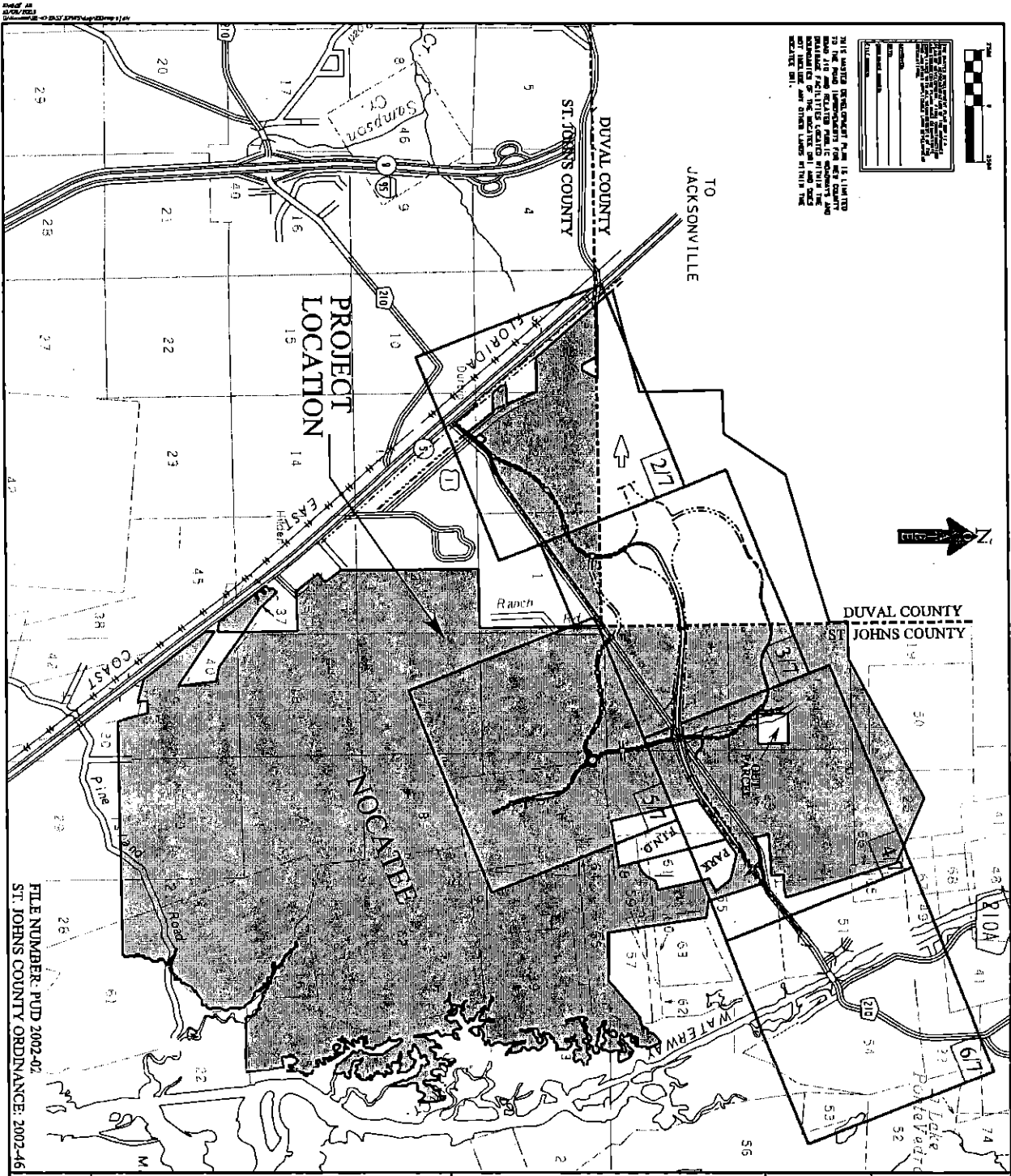






FILE NUMBER: PUD 2002-02  
 ST. JOHNS COUNTY ORDINANCE: 2002-46

 <b>England-Thimly &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14721 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32214 CERTIFICATE OF AUTHORIZATION NUMBER: 3118 PHONE NUMBER: (904) 641-9999 FAX NUMBER: (904) 641-9944	<b>MASTER DEVELOPMENT PLAN</b> NOCATEE NEW COUNTY ROAD 210 NOCATEE PUD THE PARC GROUP, INC. ST. JOHNS COUNTY, FLORIDA		ITEM NO. 98-46-11 DRAWN BY: C.R.L. DESIGNED BY: E.A.M. CHECKED BY: D.S. DATE: SEPTEMBER 2001	REVISIONS: 1. 8/28/03 - PER STAFF COMMENTS 2. 7/28/03 - PER STAFF COMMENTS 3. 6/28/03 - PER STAFF COMMENTS 4. 6/10/03 - PER STAFF COMMENTS 5. 6/2/03 - PER STAFF COMMENTS
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THIS MASTER DEVELOPMENT PLAN IS LIMITED TO THE ROAD IMPROVEMENTS FOR THE COUNTY-DIVIDED FACILITIES LOCATED WITHIN THE BOUNDARIES OF THE PROJECT AND DOES NOT INCLUDE ANY OTHER LANDS OWNED BY THE PROJECTOR.

NO.	DATE	DESCRIPTION
1	11/10/03	PER STAFF COMMENTS
2	1/28/04	PER STAFF COMMENTS
3	6/26/04	PER STAFF COMMENTS
4	8/19/04	PER STAFF COMMENTS
5	8/19/04	PER STAFF COMMENTS
6	8/19/04	PER STAFF COMMENTS

FILE NUMBER: PUD 2002-02  
ST. JOHNS COUNTY ORDINANCE: 2002-46

 <b>England-Thimly &amp; Miller, Inc.</b> <small>REGISTERED PROFESSIONAL ENGINEERS - FLORIDA          14711 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32216          CERTIFICATE OF AUTHORIZATION NUMBER: 2344          PHONE NUMBER (904) 444-4999 FAX NUMBER (904) 444-9143</small>	<b>MASTER DEVELOPMENT PLAN</b> NOCATEE NEW COUNTY ROAD 210 NOCATEE PUD THE PARC GROUP, INC. ST. JOHNS COUNTY, FLORIDA		PDM NO. 99-40-31 DRAWN BY: C.B.L. DESIGNED BY: E.A.M. CHECKED BY: D.J. DATE: SEPTEMBER 2003	<b>REVISIONS:</b> 1. 8/19/03 - PER STAFF COMMENTS 2. 1/28/04 - PER STAFF COMMENTS 3. 6/26/04 - PER STAFF COMMENTS 4. 8/19/04 - PER STAFF COMMENTS 5. 8/19/04 - PER STAFF COMMENTS 6. 8/19/04 - PER STAFF COMMENTS
	 117			



**ST. JOHNS COUNTY**  
**Application for Master Development Plan**

DATE: March 28, 2003

PROJECT NAME: New County Road 210

OWNER/APPLICANT: The Parc Group (agent for Sonoc Company, LLC)

ADDRESS: 4314 Pablo Oaks Court

Jacksonville, Florida 32224

PHONE: (904) 992-9750 FAX: (904) 992-4114

ENGINEERING FIRM: England-Thims & Miller, Inc.

ADDRESS: 14775 St. Augustine Road

Jacksonville, Florida 32258

PHONE: (904) 642-8990 FAX: (904) 646-9485

CONTACT PERSON: Donald R. Smith, Director of Planning

PLANNER: Nicholas E. Mousa

ADDRESS: 14775 St. Augustine Road

Jacksonville, Florida 32258

PHONE: (904) 642-8990 FAX: (904) 646-9485

PROPERTY APPRAISERS PARCEL NUMBER N/A

SECTION: Various TOWNSHIP: 4S, 5S RANGE: 28E, 29E

CENSUS TRACT: 206, 207 PROPERTY APPRAISERS MAP SHEET: N/A

LOCATION: C.R. 210 from Palm Valley Bridge to U.S. 1.

911 ADDRESS (IF KNOWN): N/A

CITY: St. Johns County STATE: Florida ZIP CODE: N/A

TAZ: 109, 115 MAJOR ACCESS: C.R. 210

OVERLAY DISTRICT? No IF YES, WHICH ONE: \_\_\_\_\_

PUD NAME: Nocatee COMP. PLAN DESIGN New Town

PRESENT USE OF PROPERTY: Vacant

WATER/SEWER: N/A

WHO WILL MAINTAIN ROADS (IF A SUBDIVISION): N/A

WHO WILL MAINTAIN DRAINAGE: St. Johns County

TYPE OF DEVELOPMENT: Roadway

ACRES: 270± ACRES TO BE CLEARED: 270± NUMBER OF LOTS/UNITS: N/A  
(SIZE OF PROPERTY)

SQ. FOOTAGE: N/A SQ. FOOTAGE BY USE: N/A  
(OF EACH BUILDING) (FOR IMPACT FEE CALCULATION)

¼ MILE INCREMENTS OF ROADWAY: 10.5 miles

IS THE PROJECT WITHIN THE COASTAL BUILDING ZONE? YES \_\_\_\_\_ NO X

IS THE PROJECT SEAWARD OF CCCL? YES \_\_\_\_\_ NO X

PROJECT NARRATIVE (ADDITIONAL SHEETS MAY BE ATTACHED):

To construct: a new County Road 210 from the west interchange in Nocatee to the new 4 lane bridge at  
the Intracoastal Waterway; a new connector from the existing intersection of C.R. 210 and  
U.S. 1 to the west interchange of Nocatee; portions of Town Center Perimeter Road and  
Crosswater Parkway.

Please list below any applications currently under review or recently approved which may assist in the review of this application:

N/A

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Donald R. Smith

Printed or typed name(s): Donald R. Smith

# Owner's Authorization for Agent

England-Thims & Miller, Inc. is hereby authorized TO ACT ON BEHALF OF  
The Sonoc Company, LLC, the owner(s) of those lands described within  
the attached application, and as described in the attached map, in applying to St. Johns  
County, Florida, for an application related to a Development Permit or other action  
pursuant to a:

- |                          |                       |                                     |                         |
|--------------------------|-----------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Rezoning/Modification | <input type="checkbox"/>            | Special Use Permit      |
| <input type="checkbox"/> | Zoning Variance       | <input type="checkbox"/>            | Non-Zoning Variance     |
| <input type="checkbox"/> | Appeal                | <input type="checkbox"/>            | Overlay District Review |
| <input type="checkbox"/> | Concurrency           | <input checked="" type="checkbox"/> | Other MDP Submittal     |

BY:

*Harry D. Francis*  
Signature of Owner  
SONOC Company, LLC  
Print Name  
By: Harry D. Francis  
Vice President

904-223-4700  
Telephone Number

State of Florida  
County of St. Johns

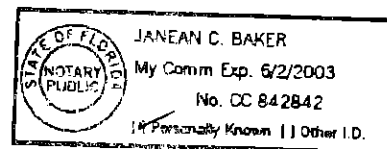
Signed and sworn before me on this Apr. 2 day of, 2003

By HARRY D. FRANCIS

Identification verified: YES

Oath sworn: Yes No

Janean C. Baker  
Notary Signature



My Commission expires: 6-2-03



# England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS

April 4, 2003

Ms. Teresa Bishop  
Planning Director for St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida

**Principals**

James E. England, P.E., CEO  
Douglas C. Miller, P.E., President  
N. Hugh Mathews, P.E., Exec., V.P.  
Joseph A. Tarver, Exec., V.P.  
Juanitta Bader Clem, P.E., V.P.  
Scott A. Wild, P.E., PSM, V.P.  
Samuel R. Crissinger, CPA, V.P.  
Robert A. Mizell, Jr., P.E., V.P.  
Bryan R. Stewart, V.P.

RECEIVED

APR 04 2003

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Re: New C.R. 210 Roadway Improvements  
Within Nocatee DRI/PUD (PUD Ordinance 2002-46)  
ETM No. 98-040-21**

Dear Teresa:

We are hereby submitting a Master Development Plan for initial construction of the new C.R. 210 Roadway Improvements within the Nocatee DRI. This submittal includes 3 roadways. First is the realignment of C.R. 210 from the west interchange within Nocatee to the new 4 lane bridge at the Intracoastal Waterway. Second is the southern connector from the west interchange on new C.R. 210 to the existing intersection of old C.R. 210 and U.S. 1. And third are portions of the Town Center Perimeter Road and Crosswater Parkway that provide connections to existing C.R. 210 and Twenty Mile Road. The MDP map also shows how local access will be maintained during construction of the new road sections. No land development is associated with this request to review the roadway plans only. Accordingly, the PUD requirements that relate to land development functions (such as design criteria) shall be deferred until the first development submittal. We have included an exhibit that demonstrates consistency of this MDP with the approved PUD.

For your information, the St. Johns County portion of the Nocatee DRI was approved by DRI Resolution 2001-30 and PUD Ordinance 2002-46. This project is the first phase of D.O. Condition Section 24(a)(i) and PUD Condition 5.1.1, New C.R. 210. This project is also consistent with the C.R. 210 Corridor Study prepared for St. Johns County. Specifically, Section 7.2 of the Recommendation of Alternatives and Implementation Plan (June 2001) cites the commitment to construct a 4 lane parkway type facility from the Intracoastal Waterway west to U.S. 1.

Since the realignment of C.R. 210 is a major project that will benefit St. Johns County, we look forward to working with you and other County staff in the review and approval of this Master Development Plan. Review of this MDP will be utilized in the design and preparation of civil engineering construction plans.

Enclosed please find the following:

- Application for Master Development Plan
- Owners Authorization
- Master Development Plan Text
- Master Development Plan Map
- Consistency with PUD

If you have any questions, or require any additional information please feel free to contact us.

Sincerely,

ENGLAND-THIMS & MILLER, INC.

Donald R. Smith  
Director of Planning

Cc: Greg Barbour

**Master Development Plan Text  
Nocatee DRI/PUD  
New C. R. 210**

**a. Introduction**

This Master Development Plan is for the initial construction of the New C.R. 210 Roadway Improvements. The project consists of the construction of new C.R. 210 from the west interchange in Nocatee to the new 4 four lane bridge at the Intracoastal Waterway. The project includes a connector from the west interchange to the existing intersection of U.S. 1 and Old C.R. 210. Also, sections of the Town Center Perimeter Road and Crosswater Parkway will be constructed to maintain local access to existing C.R. 210 and Twenty Mile Road. In addition to the private property, access will be maintained for Davis Park and the FIND site. No land development is associated with this request to review the roadway plans. Accordingly, a number of the MDP text and map requirements are not applicable. A portion of the roadways lie within Duval County and are depicted for information purposes only in this submittal.

This submittal is consistent with Section 5.1.1 (a)(New C.R. 210) of PUD Ordinance 2002-46. The proposed parkway improvement to C.R. 210 is also consistent with the recommendations of the C.R. 210 Corridor Study for St. Johns County completed in 2001. Review of this MDP will provide guidance for the design and permitting of the proposed roadway improvements.

**b. Total Number of Acres**

The preliminary alignments for the proposed roadways are shown on the MDP map. As the ultimate alignment of roadway cannot be determined until engineering design is completed, the legal description and a firm estimate of total acres cannot be provided at this time. The approximate number of acres in St. Johns County within these roadway projects is 270.4 acres.

**c. Total Number of Wetland Acres**

As the ultimate alignment of the roadway cannot be determined until engineering design is completed, the legal description and a firm estimate of total wetland acres cannot be provided. The approximate number of wetland acres in St. Johns County within these roadway projects is 49.3 acres.

**d. Total Development Area**

No land development is associated with this review of the proposed roadways.

**e. Residential Development**

No residential development is associated with this review of the proposed roadways.

**f. Non-Residential Development**

No non-residential development is associated with this review of the proposed roadways.

**g. Development Criteria**

This section does not apply since no land development activities are proposed in association with this review of the proposed roadways.

**h. Infrastructure**

The proposed roadways are part of the infrastructure to serve the Nocatee project. The site plan includes a conceptual alignment and proposed cross sections. Water and sewer lines will be extended to serve the Nocatee development as part of this initial construction, and the proposed utility corridor is shown. Sidewalk and multi-path routes are shown on the cross section details, consistent with the PUD. The wildlife crossing under C.R. 210 is also shown.

**i. Water and Sewer Use**

No development is associated with this Master Development Plan.

**j. Soils Map**

A soils map is provided.

**k. FLUCCS**

A FLUCCS Map is provided.

**l. Significant Natural Communities Habitat**

No significant natural communities habitat is located within the proposed right of way. The MDP map shows habitat preservation adjacent to the proposed right of way. Mitigation for impacts to gopher tortoises and commensals will be handled off-site in accordance with the Nocatee DRI.

**m. Historic Resources**

No known historic resources are located within the proposed alignment of these roadways.



**n. Buffering, Landscaping**

Upland Buffers will be provided as required by Section 7.4 of the PUD. The buffers adjacent to the roads shall be provided as defined in Section 5.5.9 of the PUD text, and shall be shown on the development parcels when master development plans are filed. The landscaping for the road shall be in conformance with the land development and the PUD.

**o. Special Districts**

The project is not within a special district.

**p. Temporary Uses**

Temporary uses shall include construction trailers, staging construction equipment, construction entrances, stockpiling of materials, construction signage and directional signage, maintenance of traffic pavement, and similar activities related to the construction of infrastructure. These temporary uses shall be addressed on the construction plans either as notes or labeling on the plans. Construction trailers, construction staging and stockpiling areas shall be shown on the construction plans approved by St. Johns County. Construction trailers and staging equipment may be placed on site and moved as necessary but are not allowed in wetland preservation areas or required buffers.

**q. Accessory Uses**

Accessory uses shall include retention areas. Dirt removed from ponds and other excavation areas may be stockpiled on site or transported off site.

**r. Phasing**

This section is not applicable since no land development is associated with this MDP.

**s. Project Impacts and Benefits**

Justification for this project is as follows:

1. The proposed roadway projects will benefit St. Johns County through the provision of an improved C.R. 210 and improved connections to local roads.
2. The proposed roadways are consistent with the approved DRI and PUD for Nocatee.
3. The proposed improvements to C.R. 210 are consistent with the C.R. 210 Corridor Study as accepted by St. Johns County.
4. The proposed roadways are consistent with Development Order Condition Section 24 (a)(i), Construction of New C.R. 210.
5. The proposed cross section is consistent with the approved PUD. Sidewalk and multipath connections and wildlife crossings are provided.
6. The project will not adversely impact the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.

7. The proposed roadway construction is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.
8. The project will not adversely affect the health, safety and welfare of the residents and workers in the area, will not be detrimental to the natural environment of the adjacent properties and will accomplish the objective standards and criteria set forth in the Land development Code.
9. The proposed roadways are part of the infrastructure to serve the Nocatee development.

**t. Waivers, Variances or Deviations**

No waivers or deviations are requested.

**u. Future Land Use Designation**

The Nocatee DRI has a land use designation of New Town.

Authorized Signature



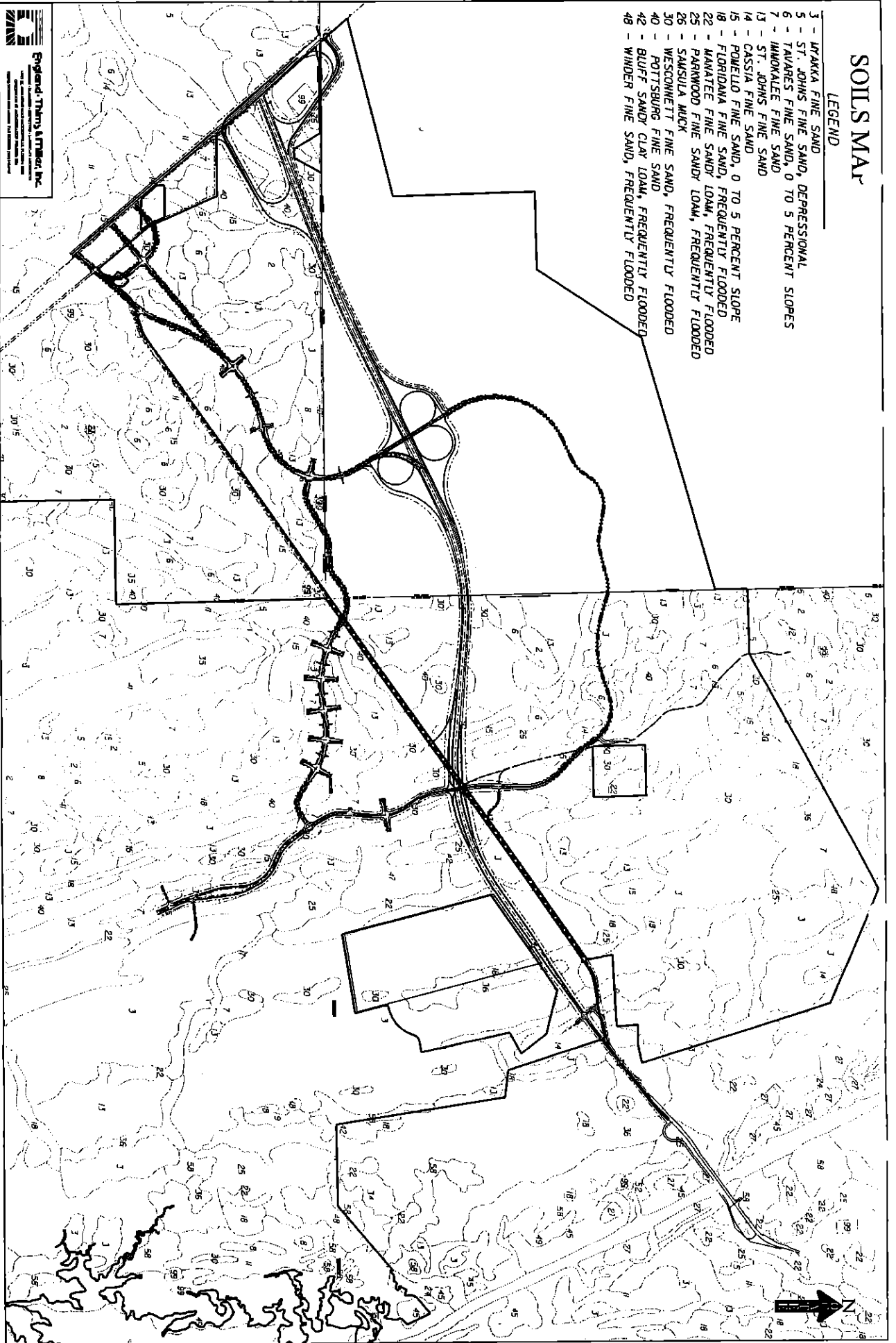
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Donald R Smith  
Agent for Applicant

# SOILS MAP

## LEGEND

- 3 - LYARKA FINE SAND
- 5 - ST. JOHNS FINE SAND, DEPRESSIONAL
- 6 - TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
- 7 - IMOKALEE FINE SAND
- 13 - ST. JOHNS FINE SAND
- 14 - CASSIA FINE SAND
- 15 - POWELLO FINE SAND, 0 TO 5 PERCENT SLOPE
- 18 - FLORIDAMA FINE SAND, FREQUENTLY FLOODED
- 22 - MANATEE FINE SANDY LOAM, FREQUENTLY FLOODED
- 25 - PARKWOOD FINE SANDY LOAM, FREQUENTLY FLOODED
- 26 - SANSULA MUCK
- 30 - WESCHNETT FINE SAND, FREQUENTLY FLOODED
- 40 - POTTSBURG FINE SAND
- 42 - BLUFF SANDY CLAY LOAM, FREQUENTLY FLOODED
- 48 - WINDER FINE SAND, FREQUENTLY FLOODED

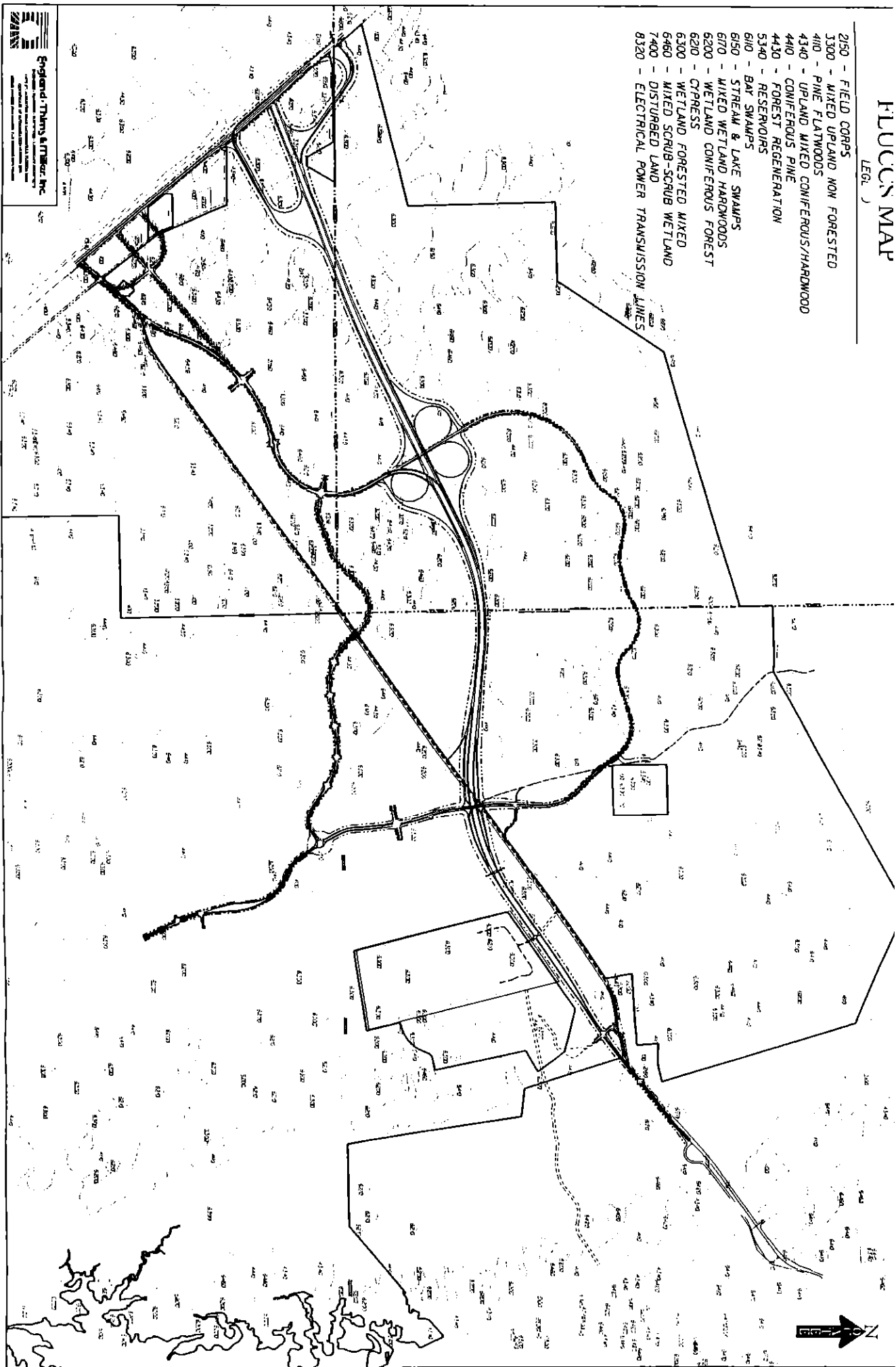


Engelund-Thruy Lumber, Inc.  
 10000 Highway 19, Suite 100  
 Jacksonville, Florida 32217  
 Phone: (904) 751-1111  
 Fax: (904) 751-1112  
 www.Engelund-Thruy.com

# FLUCCS MAP

LEG. )

- 2150 - FIELD CORPS
- 3100 - MIXED UPLAND NON FORESTED
- 4100 - PINE FLATWOODS
- 4340 - UPLAND MIXED CONIFEROUS/HARDWOOD
- 4410 - CONIFEROUS PINE
- 4430 - FOREST REGENERATION
- 5340 - RESERVOIRS
- 6100 - BAY SWAMPS
- 6150 - STREAM & LAKE SWAMPS
- 6170 - MIXED WETLAND HARDWOODS
- 6200 - WETLAND CONIFEROUS FOREST
- 6210 - CYPRESS
- 6300 - WETLAND FORESTED MIXED
- 6460 - MIXED SCRUB-SCRUB WETLAND
- 7400 - DISTURBED LAND
- 8320 - ELECTRICAL POWER TRANSMISSION LINES



Engstrand-Thurman & Miller, Inc.  
1000 West 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
Phone: (918) 438-1111  
Fax: (918) 438-1112  
www.ETM.com

**CONSISTENCY WITH THE PUD**  
**NEW C.R. 210 ROADWAY IMPROVEMENTS**  
**WITHIN NOCATEE DRI/PUD**  
**PUD ORDINANCE 2002-46**

**April 2003**

The MDP for the new C.R. 210 roadway improvements is consistent with the approved PUD for Nocatee as described below:

## 5.0 CIRCULATION

### 5.1 Major Roadways.

#### 5.1.1 New C.R. 210

- a. A new C.R. 210 is proposed to be constructed from the Palm Valley Bridge to U.S. 1. This roadway follows a new alignment predominately north of the existing C.R. 210 and crosses into Duval County and south back into St. Johns County to U.S. 1. The portion of new C.R. 210 from the Northeast Regional Park access road intersection west to the Racetrack Extension is proposed as a limited access arterial roadway as shown on the PUD Conceptual Plan. As conceptually shown on the Master Circulation Plan (Exhibit 5-7), the portion of new C.R. 210 from the west interchange at the Racetrack Road Extension south to U.S. 1 will follow an access management plan to be shown on the appropriate Master Development Plan designating access points to the adjacent properties.

*The MDP is consistent with the above named requirements of the PUD. A copy of the Master Circulation plan (Exhibit 5-7) is included as an attachment to this document.*

- b. Access to the Northeast Regional Park and the F.I.N.D. Site will be provided subject to SJC Public Works approval.

*The MDP provides for access to the northeast regional park and the F.I.N.D. Site.*

- c. A Master Development Plan depicting the improvements and modifications to C.R. 210 shall be submitted and approved by St. Johns County before or concurrently with the approval of any Master Development Plan for Nocatee. The Master Development Plan for the new C.R. 210 will serve as a preliminary engineering design and shall address specific detail design and scheduling criteria as may be required by St. Johns County. Additionally, the study and plan shall specifically address coordination, design and maintenance issues with the Duval County road link; compatibility with the C.R. 210 corridor study; land acquisition and phasing issues. The Developer will coordinate with St. Johns County throughout the design process of C.R. 210.

*The MDP is intended to serve as preliminary engineering design review with St. Johns County staff prior to completion of the full construction plans. The portion of C.R. 210 that would be within Duval County is shown on the MDP.*

- e. New C.R. 210 Underpass. A vehicular and non-vehicular underpass is proposed under new C.R. 210 near the St. Johns County/Duval County line as shown on the PUD conceptual Plan. The underpass is near midway between the two proposed interchanges on new C.R. 210 providing additional connections and access between the north and south portions of the town Center. The underpass may also accommodate drainage-ways and utilities.

*An underpass under new C.R. 210 is shown on the MDP map.*

- h. Connectors to U.S. 1. Connectors to U.S. 1 from Nocatee are limited to the following:
- Off-site connectors via Pine Island Road as described above in section (f).
  - Existing C.R. 210
  - Proposed Racetrack Road Extension
  - Access directly from U.S. 1 to Sandy Ridge Village North and to the portion of Sandy Ridge Valley fronting on U.S. 1 in accordance with Florida DOT access management criteria and other St. Johns County approvals (Refer to PUD exhibit 5-7; Master Circulation Plan).
  - No connection to U.S. 1 is proposed from Snowden Parkway.

*The connection to U.S. 1 at existing C.R. 210 as shown on the MDP is consistent with the PUD requirement.*

## 5.2 Typical Roadway Cross Sections and Details.

Typical road cross sections for the following roadways are part of this PUD and are shown on the following Exhibits and in accordance with Section 5.5 of this PUD:

- Exhibit 5-1 – New C.R. 210 (limited access portion)
- Exhibit 5-2 – New C.R. 210 (portion to U.S. 1 from the St. Johns /Duval County line).
- Exhibit 5-3 – Town Center Perimeter Drive, Crosswater Parkway and Snowden Parkway
- Exhibit 5-4 – Village and Town Center local roadways
- Exhibit 5-5 – Village Center and Town Center typical

streetscape section.

- Exhibit 5-6 – Village Center and Town Center typical Streetscape plan.

*The limited access portion of new C.R. 210 has a cross section that is consistent with Exhibit 5-1 in the PUD. The cross section for the new portion of new C.R. 210 from U.S. 1 to the county line is consistent with Exhibit 5-2 of the PUD. A copy of both exhibits is attached to this document.*

### 5.3 Non-vehicular Transportation Pathways.

Nocatee shall have a comprehensive system of non-vehicular pathways, as set forth in the following standards, and as graphically depicted on the PUD Master Circulation Plan and typical roadway sections.

5.3.1 Sidewalk, Bike Lanes, and Multi-Use Pathways. Sidewalks or pathways shall be required on both sides of all local streets. Sidewalks or pathways in residential areas and along new C.R. 210 (Exhibit 5-2), Town Center Perimeter Drive, Crosswater Parkway, and Snowden Parkway shall be separated from the street by a planter strip that is at least four (4) feet in width. Sidewalk, bicycle lane, and multi-use path requirements are as follows:

**Table 5-1: Sidewalk, Bike Lane, and Multi-Use Pathway Standards**

Facility	Required	Width	Location
All local streets	Sidewalk*	4'	Both sides of street
Main shopping streets in the Town Center Mixed Use Core (Including "Main Street")	Sidewalk	Min. 6'	Both sides of street
Minor and Major Collectors	Sidewalk	5'	Both sides of street
Town Center Perimeter Road Crosswater Parkway Snowden Parkway	Sidewalk	5'	One side of street
	Multi-use Path	8'	One side of street
New C.R. 210 (Palm Valley Bridge to NE Regional Park Access Road Intersection)	Multi-Use Path	8'	One side of roadway
New C.R. 210 (NE Regional Park Access road Intersection To St. Johns County/Duval County line)	None (Limited Access)	-	-
New C.R. 210 (St. Johns County/Duval County Line to U.S. 1)	On-street bike lane	4'	Both sides of street
	Sidewalk	5'	One side of street
	Multi-use Path	8'	One side of street

\*Sidewalks are not required for cul-de-sacs with less than five residential lots.



*The typical road cross sections provided on the MDP map are consistent with the multi path routing and sidewalk requirements of the PUD.*

### 5.3.2 Master Circulation Plan

The project Master Circulation Plan shall be substantially as shown on Exhibit 5-7. More precise alignment of internal roads and bicycle, pedestrian and golf paths will be shown on each Master Development Plan. The Master Circulation Plan illustrates the proposed greenway trails, which will include a combination of walking, bicycling, equestrian, and golf cart trails. There shall be bicycling, walking, and/or golf cart connections between all villages and between all residential centers and major employment and shopping areas.

*The roadway improvements shown on this MDP are consistent with the Master Circulation Plan as shown in Exhibit 5-7 of the PUD. A copy of that exhibit is attached to this document.*

### 5.5.1 Access Management.

**Table 5-2: Minimum Spacing of Accesses**

Road	Full Access (Median Opening)	Directional	Driveway (Right In, Right Out)
Crosswater Parkway, Snowden Parkway	250 ft.	250 ft.	250 ft.
New C.R. 210 (Non-Limited Access Section)	1,320 ft.	660	220 ft.
Town Center Perimeter Road	240 ft.	240 ft.	240 ft.

*Access shown on the MDP is consistent with the access management criteria in the PUD.*

**5.5.9 Roadway Buffers:** Buffers for specified roadways will be required and will include natural or planted vegetation. These roadways include the New C.R. 210, Crosswater Parkway, Snowden Parkway and the Town Center Perimeter Road. Residential developments adjoining these roadways shall provide a minimum buffer width of twenty (20) feet. This buffer shall include vegetation that shall screen the roadway from adjacent residential developments according to St. Johns County Land Development Code, Section 6.06.04, B-6. Nonresidential developments adjoining these roadways shall provide a buffer with a minimum ten (10) feet width. Such nonresidential roadway buffers shall also be planted according to Section 6.06.04, B-6 but shall allow for visibility for businesses fronting these roads. The landscape standards may be altered to allow up to 50% of the frontage of the non-residential uses to be visible

from the road through the use of tree clusters, the planting of low shrubs, etc.; however, the landscape buffer shall not be less than 10 feet in width. The intent is to allow an unobstructed view of the adjacent property of up to 50% of the parcel frontage. Roadway buffers are not required where such roads cross, or are adjacent to, greenways, wetlands, or other conservation areas.

*The buffers for the specified roadways shall be shown on the MDP's submitted for the adjacent development parcels.*

- 5.5.11 Landscape Medians. Medians landscaped with existing and/or new plantings shall be required on New C.R. 210, Town Center Perimeter Drive, Crosswater Parkway and Snowden Parkway. All irrigation supply lines under pavement serving landscape medians shall be "cased".

*The medians shall be landscaped and irrigated in accordance with the PUD requirements.*

## 5.6 Development Adjacent to the City of Jacksonville

All construction plans submitted for review and approval by St. Johns County which includes development parcels directly adjacent to land within the Duval County portion of the Nocatee DRI shall include information regarding the continuation of infrastructure into Duval County. This information shall include, but not be limited to, utilities, roadway connections, stormwater treatment systems, non-vehicular pathways and other infrastructure. Overall site plans shall be provided which depicts the continuation of any proposed roadways in St. Johns County into Duval County depicting ties to the overall Nocatee circulation plan. Likewise, all Master Development Plans which are adjacent to Duval County shall depict the proposed adjacent development within Duval County. No single family subdivision submitted for approval by St. Johns County shall depict any single family lot which crosses the Duval/St. Johns County boundary line.

*No development is included in this MDP. However, New C.R. 210 does continue into Duval County and is shown on the map.*

- 7.7 **Wildlife Crossings and Underpasses.** Four roadway wildlife underpasses are proposed within the project site, as generally shown on the PUD Conceptual Plan. The two wildlife underpasses under new C.R. Road 210 Parkway Bridge over Durbin Creek and at the east interchange of new C.R. 210 in the Town Center Village will be integrated into the roadway design with openings having a width of ten feet and/or a vertical clearance of at least six feet, and be located landward of the jurisdictional wetland line. The remaining two underpasses will consist of a prefabricated and arched concrete structure or a similar structure with an opening of at least ten feet in width and a vertical clearance of at least six feet, and will include a contiguous dry portion of at least 25% of the total underpass width which is above the base flow of the drainage system to provide opportunity for movement of wildlife through the underpass. Additionally, all major

wetland and/or Greenway crossings bisecting an area with a width of 100 feet or greater will have speeds posted not to exceed 35 miles per hour and will have signs identifying the area as a wildlife crossing. There shall be no more than four (4) crossings of the Twenty Mile (Northeast) Greenway which bisects Twenty Mile Village, each of which shall be designed and constructed as a wildlife crossing in accordance with the requirements set forth in section 16(c) of the Development Order. Wildlife crossings are not required to include a wildlife underpass.

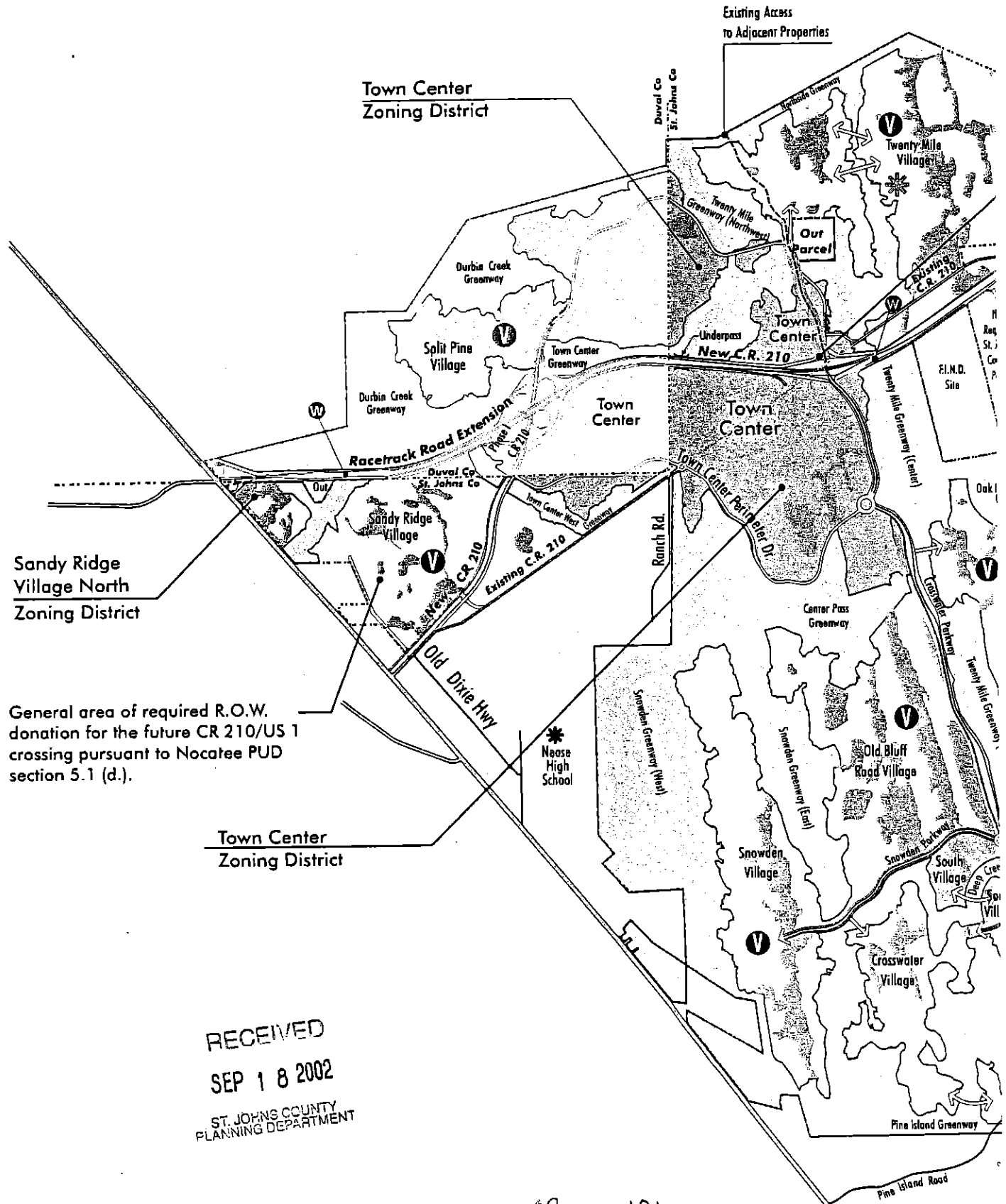
*A wildlife crossing is shown on the MDP map, consistent with the PUD.*

# Exhibit 1

## PUD Conceptual Plan

8/28/02

ORDINANCE BOOK 29 PAGE 120



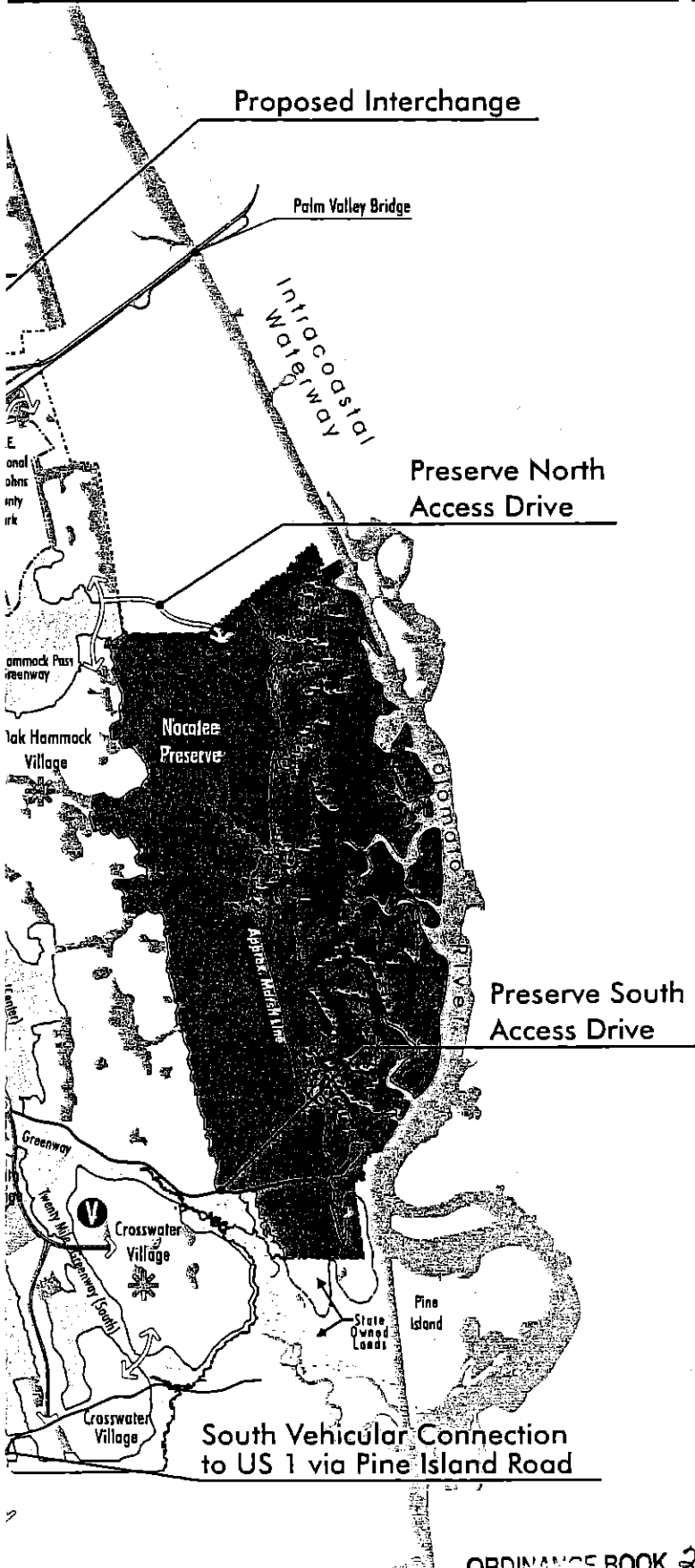
Town Center  
 Zoning District

Sandy Ridge  
 Village North  
 Zoning District

General area of required R.O.W.  
 donation for the future CR 210/US 1  
 crossing pursuant to Nocatee PUD  
 section 5.1 (d.).

Town Center  
 Zoning District

RECEIVED  
 SEP 18 2002  
 ST. JOHNS COUNTY  
 PLANNING DEPARTMENT



# NOCATEE

## St. Johns County

### PUD CONCEPT PLAN

# Exhibit 1

### Legend

- Golf Courses Permitted (3 Villages)
- Greenways
- Nocatee Preserve (Not part of Nocatee DRI or PUD)
- Preserved Wetlands within Villages and Town Center
- Village Center
- Wildlife Underpasses
- Approximate Location of 20 Mile Trail Road
- Portion of 20 Mile Trail Road Subject to Recorded Easement

### NOTES:

1. The precise boundaries of the greenway may be adjusted at the time conservation easements are conveyed to the SJWMD.
2. CR 210 alignment and other roadway geometry are subject to regulatory approval, engineering design and evaluation, permitting and site planning refinement. Location and number of access points to villages may vary. Only greenway crossings are shown.
3. Village Center locations are conceptual and subject to change and will be identified on each PUD Village Master Development Plan.
4. The location of preserved wetlands are approximate.
5. Every effort has been made to accurately anticipate the location of all preserved wetlands however, the location may change during final design and permitting. Final location of wetland impacts and preserved wetlands will be shown on the Master Development plan for each village. The overall acreage of the wetland impacts, however, will not exceed the estimated projections.

PROSSER  
HALLOCK

The  
**PARC**  
Group, Inc.



September 13, 2002

**Exhibit 5-1**

**CR 210 (Typical Limited Access Section)**

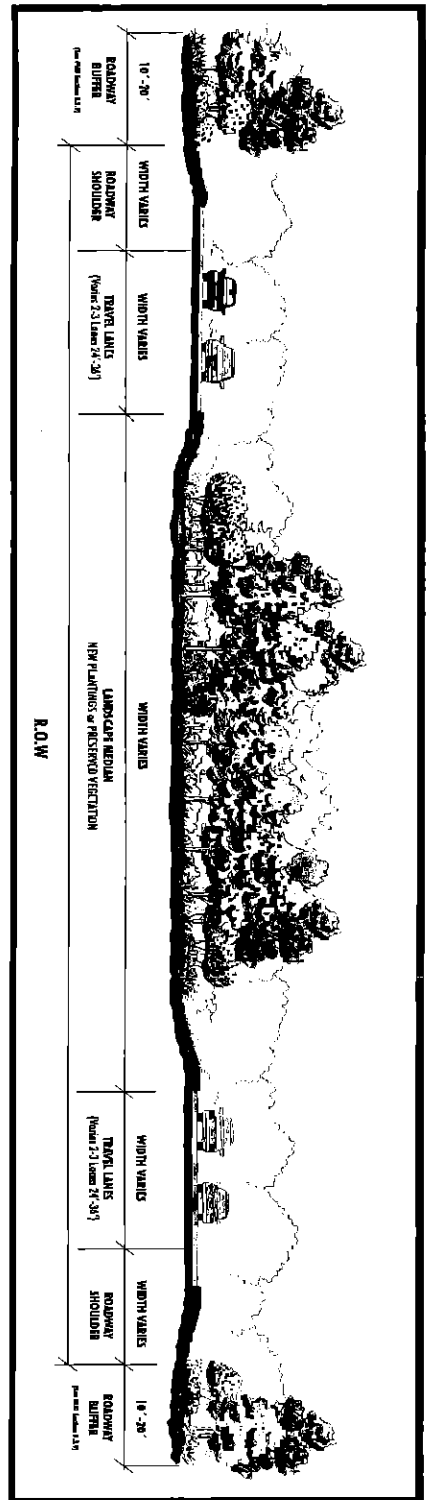


EXHIBIT 5-2 NEW CR 210 (US 1 to COUNTY LINE) TYPICAL SECTION

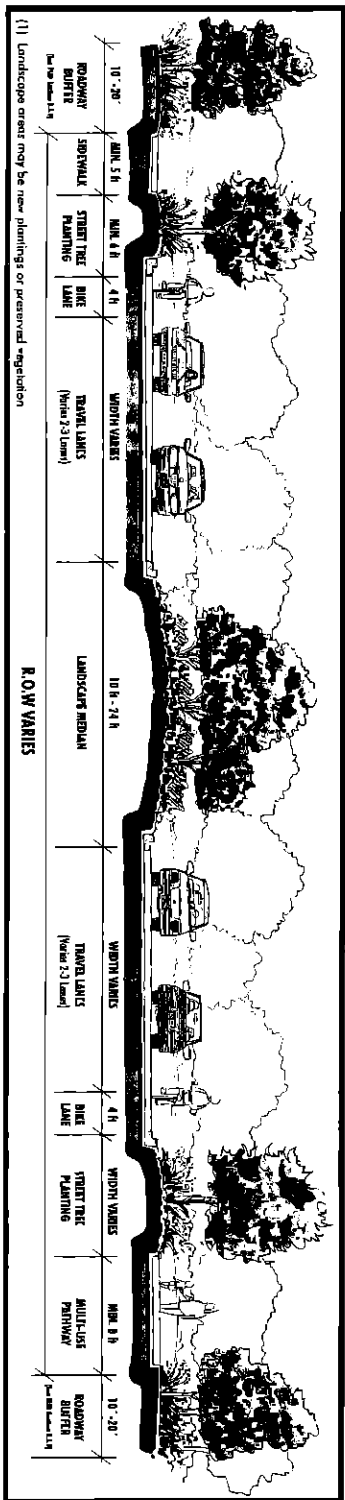
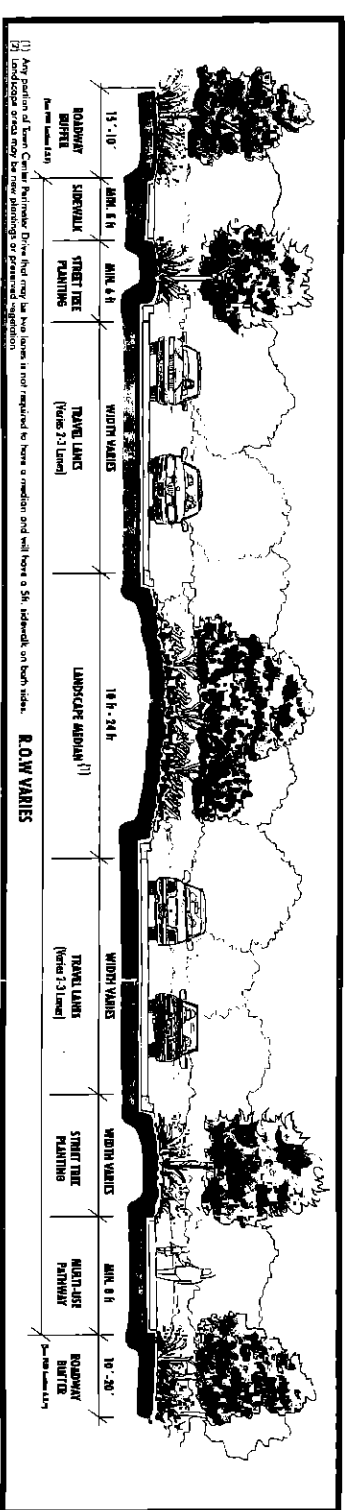


EXHIBIT 5-3 TOWN CENTER PERIMETER DRIVE, CROSSWATER PARKWAY and SNOWDEN PARKWAY TYPICAL SECTION



(1) Any portion of Town Center Perimeter Drive that may be two lanes is not required to have a median and will have a 36' sidewalk on both sides.  
 (2) Landscaping medium and new plantings of preserved vegetation.



**NOCATTEE**

Planned Unit Development  
 PUD

St. Johns County, Florida

**Revised Exhibits**

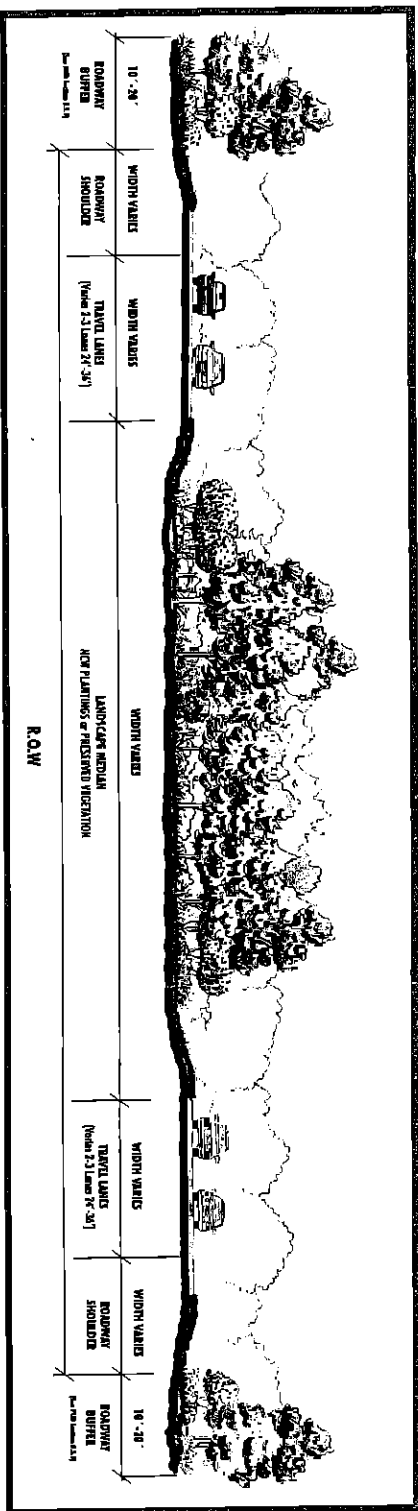
5-1, 5-2 and 5-3

September 8, 2003

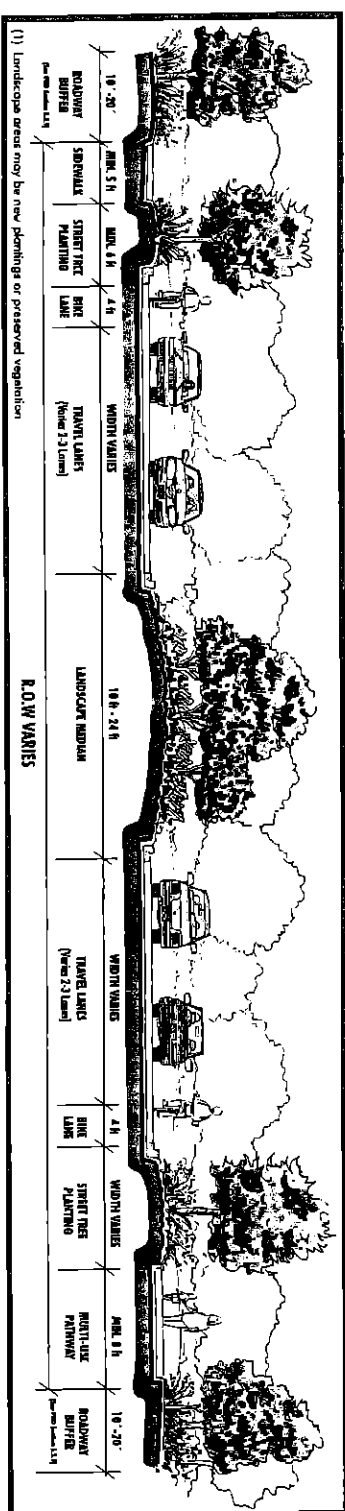


**Exhibit 5-2**

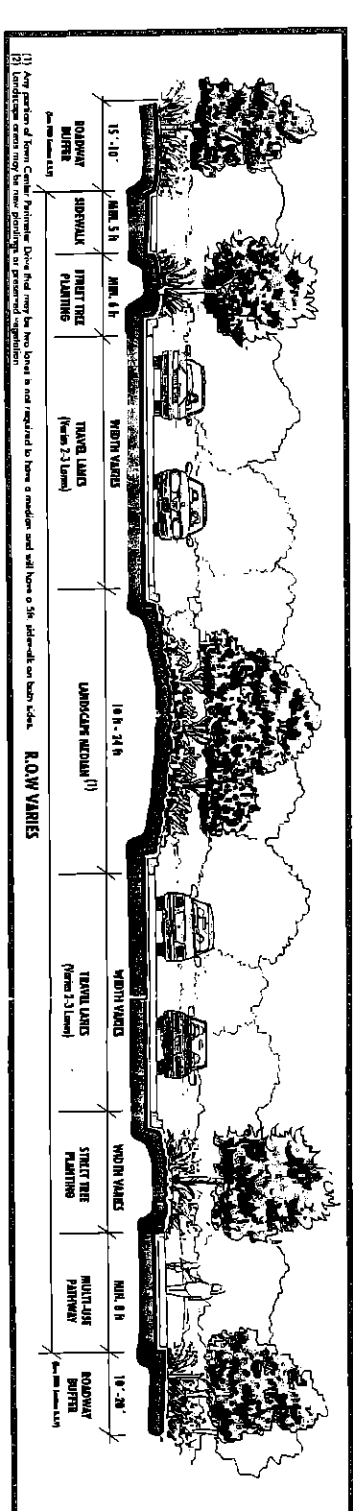
**New CR 210 (US 1 to County Line)**



**EXHIBIT 5-2** NEW CR 210 (US 1 to COUNTY LINE)  
TYPICAL SECTION



**EXHIBIT 5-3** TOWN CENTER PERIMETER DRIVE,  
CROSSWATER PARKWAY and SNOWDEN PARKWAY  
TYPICAL SECTION



(1) Any portion of Town Center Perimeter Drive that may be two-lane road required to have a median and will have a 5ft. sidewalk on both sides.  
(2) Landscape areas may be new plantings or preserved vegetation.



**NOCATTEE**

Planned Unit Development

PUD

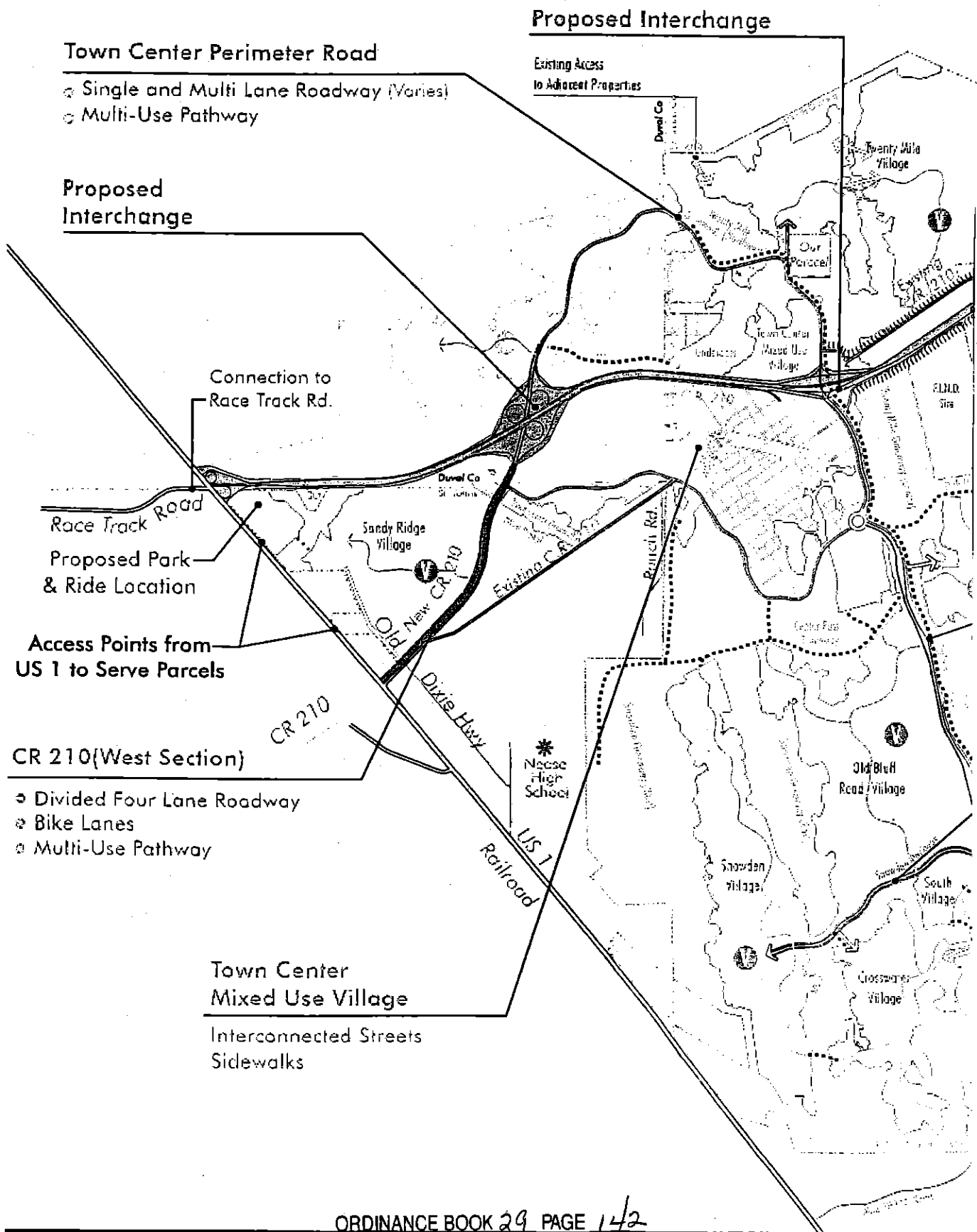
St. Johns County, Florida

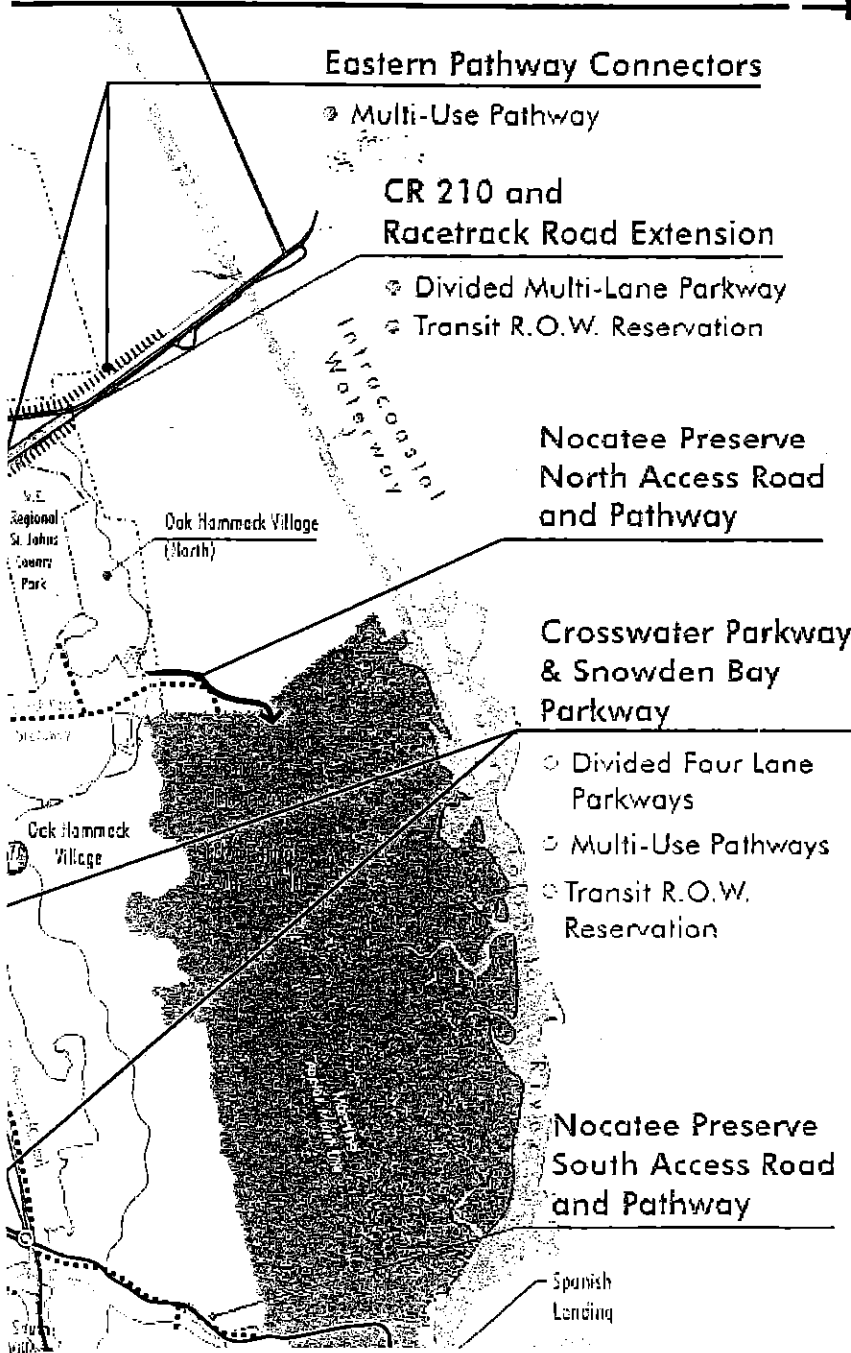
**Revised Exhibits**  
5-1, 5-2 and 5-3


September 9, 2003










## **Exhibit 5-7**

### **Master Circulation Plan**



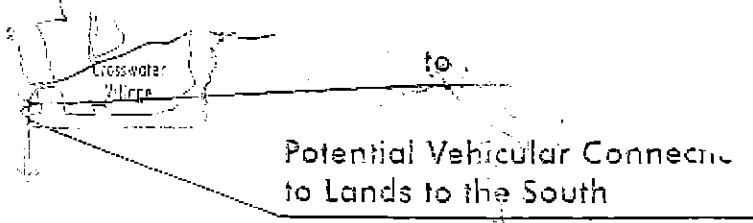


  
**NOCATEE**  
**St. Johns County PUD**  
**MASTER**  
**CIRCULATION PLAN**  
**Exhibit 5-7**

- Legend**
-  Town Center Perimeter Road
  -  Crosswater Parkway and Snowden Parkway
  -  New CR 210 (West Section)
  -  Nocatee Preserve Access Road
  -  New CR 210 and East-West Parkway
  -  Greenway Paths and Trails
  -  Pathway Connector
  -  Internal Village Pathways (See Note 3)
  -  Village Center

- NOTES:**
1. Boundaries of the greenways and villages are subject to change based on final wetland surveys and master plan refinement.
  2. The alignment of CR 210, other roadways and pathways are subject to change based on regulatory approval, engineering design and evaluation, permitting and site planning refinement. Location and number of access points to villages may vary. Only greenway crossings are shown.
  3. Sidewalks and paths constructed as part of development of greenways will link together to form the internal village network.

Conceptual and subject to change and subject to final Village Master Development Plan.



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED MASTER DEVELOPMENT PLAN

In the matter of FILE # MDP 2003-09

200 PALM VALLEY ROAD NOCATEE NEW CR 210

in the Court, was published in said newspaper in the issues of

OCTOBER 20, 2003

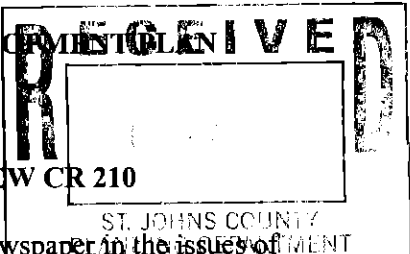
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 21st day of OCTOBER 2003

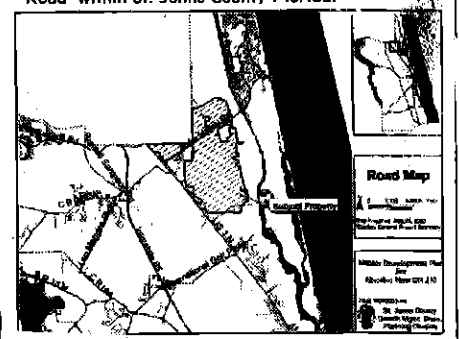
by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]

Zoe Ann Moss



NOTICE OF A PROPOSED MASTER DEVELOPMENT PLAN NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, November 4, 2003 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to approve an Incremental Master Development Plan (MDP) for the new County Road 210 roadway improvements. The subject property is located at 200 Palm Valley Road within St. Johns County Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. 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 David Haistead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-953-8770, no later than 5 days prior to the date of this meeting. If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: MDP 2003-09 Nocatee New County Road 210 L2348-3 Oct 20, 2003

