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RESOLUTION NUMBER: 2005- 23

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN (MDP) TO THE NOCATEE PLANNED UNIT DEVELOPMENT NAMED OLD BLUFF ROAD VILLAGE MDP; 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 Shawn Bliss of Prosser Hallock, Inc. on behalf of the Sonoc Company, LLC for the Nocatee Planned Unit Development, Ordinance No. 2002-46, as amended, the property described on the attached Old Bluff Road Village 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.

*for Ket - P. Degrande
BCC Secty*

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

PASSED AND ADOPTED THIS 26 DAY OF January 2005.

BOARD OF COUNTY COMMISSIONERS

BY: *Bruce A. Maguire*
Bruce A. Maguire, Chairman

RENDITION DATE 1-27-05

ATTEST: Cheryl Strickland, Clerk

Patricia DeGrande
Deputy Clerk

EFFECTIVE DATE: 1-26-05

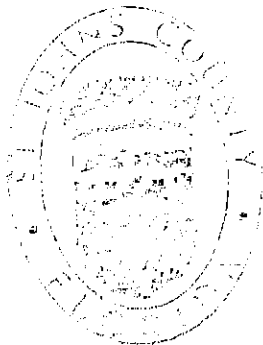


Exhibit A-MDP Text, Map and Supporting Documents



ST. JOHNS COUNTY
Application for Master Development Plan Review

Date: June 7, 2004

FILED

JUN 07 2004

PLANNING DEPARTMENT

PROJECT NAME: Old Bluff Road Village

OWNER/APPLICANT: Sonoc Company, LLC

ADDRESS: 4310 Pablo Oaks Court
Jacksonville, Florida 32224

PHONE: (904) 223-4700 FAX: (904) 223-7499 E-MAIL ADDRESS: sbliss@prosserhallock.com

PLANNING/ENGINEERING FIRM: Prosser Hallock, Inc.

ADDRESS: 13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229

PHONE: (904) 739-3655 FAX: (904) 730-3413 E-MAIL ADDRESS: sbliss@prosserhallock.com

PERSON TO RECEIVE COMMENTS: Shawn Bliss, RLA

PROPERTY APPRAISER'S PARCEL NO.: # 070270 0000, 0702080 0000, 070290 0000, 07049 0000

PUD NAME: Nocatee PUD Ord. 2002-46 COMP PLAN DSGN: New Town

NAME OF OVERLAY DISTRICT IF APPLICABLE: N/A

LOCATION: South of existing C.R. 210, East of U.S. Highway One and West of the Intracoastal Waterway

CENSUS TRACT: 020600 PROPERTY APPRAISER'S MAP SHEET: 4CN

911 ADDRESS (IF KNOWN): Not known

MAJOR ACCESS: Crosswater Parkway

PRESENT USE OF PROPERTY: Agricultural

TYPE OF DEVELOPMENT: Mixed use residential

ACRES: ~764.4 NO. OF LOTS/UNITS: 884 SQ. FOOTAGE: None

PROJECT NARRATIVE: MDP for a mixed use residential parcel.

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signature: _____

Printed or Typed Name(s): Shawn Bliss, RLA

Master Development Plan Text
OLD BLUFF ROAD VILLAGE

RECEIVED
NOV 12 2004
ST. JOHNS COUNTY
PLANNING DEPARTMENT

a. DESCRIPTION

Old Bluff Road Village is located within the Nocatee Planned Unit Development (PUD 2002-02) approved pursuant to Ordinance 2002-46. The Nocatee DRI was approved pursuant to Resolution 2001-30. Old Bluff Road Village is proposed a residential community that includes a variety of single family lot types, multi family housing, recreational facilities, civic, community, workplace and community service uses.

The design for this master planned community is consistent with the guidelines outlined in the DRI Development Order and the PUD Ordinance, and is consistent with the New Town Future Land Use designation and the requirements of Comprehensive Plan Objective A.1.19. For the purposes of development, the overall PUD property is considered a single site. Development within Old Bluff Road will be as per allowances of the Nocatee PUD Ordinance 2002-46 as may be amended. Specifics of development not listed within this text will be allowable if stated as allowable in the Nocatee PUD Ordinance as may be amended.

The master plan for Old Bluff Road Village creates neighborhoods that are defined by surrounding wetlands and by the internal spine road; neighborhoods are interconnected by local roads where upland acreage makes such interconnection feasible and desirable, by sidewalks, pedestrian paths and bikeways. Neighborhood commons, passive areas and open space, and neighborhood "pocket" parks are interspersed throughout the community. A centrally located Village Center is accessible from adjacent neighborhoods is centrally located in the project site. The community will have Neighborhood Commons, Pocket Parks, and a Community Park that will include both active and passive recreation.

The Old Bluff Road Village community will have vehicular and pedestrian access from Crosswater and Snowden Parkway. Additional pedestrian access will be from two points along the Center Pass Greenway.

b. Total Number of Acres included within the project.

The Old Bluff Road Village encompasses 752.2± acres.

c. Total Number of Wetland Acres

There are 309.81± wetlands acres within the Old Bluff Road Village; the maximum acreage of wetlands impacted is 22.56 acres. The total number of wetland acres preserved is ±287.25 acres.

d. Development Area and Land Use

Old Bluff Road Village will be developed with a Village Center district, and a Village Residential district as defined by the Nocatee PUD Ordinance. Allowable uses within each district shall be as allowed by Table 4-1 of the Nocatee PUD Ordinance 2002-46.

The total development area is 389.3± acres. The approximate acreage by use is as follows (actual acreage may be determined at the time of engineering plans and in accordance with LDC 5.03.05):

| USE | ACRES ¹ |
|-----------------------------------|--------------------|
| Village Center | 56.1 |
| Village Residential | 311.51 |
| Right of Way – Minor Collector | 21.76 |
| Total Developable | 389.37 |
| Wetlands Conserved | 287.25 |
| Undeveloped Uplands ² | 16.14 |
| Buffers | 59.44 |
| Total Undeveloped | 362.83 |
| Total Acres | 752.2 |
| Wetlands impacted | 22.56 |
| Proposed School Site ³ | 20.00 |

¹ Acreage by use is calculated based on gross acreage minus preserved wetlands. The acreage figures used to calculate residential density are based on gross acreage minus preserved wetlands and ponds and parks and other non-residential uses.

² Undeveloped Uplands includes mitigation/creation areas.

³ The project boundary has been revised to exclude the proposed 20 acre elementary school site.

e. Total Residential Units and Density.

Planned residential development is as follows:

| USE | RESIDENTIAL | | | Net Acres ¹ | Density ¹ | Population ² | School Age Children ² |
|---|---------------|--------------|-------|------------------------|----------------------|-------------------------|----------------------------------|
| | Single Family | Multi Family | Total | | | | |
| Village Residential | 683 | 0 | 683 | 259.0 | 2.6 | | |
| Village Center | 112 | 101 | 213 | 36.7 | 5.8 | | |
| Total | 795 | 101 | 896 | 295.7 | 3.0 | 2195 | 394 |
| % of total Residential Units ³ | 89 | 11 | | | | | |

¹ Density is calculated in compliance with the PUD Ordinance, based on Net Acreage-(Gross Acreage)-(Wetlands & Preservation lands)-(Ponds)-(Parks)-(Other Non-Residential uses).

- ² The population is calculated as 2.45 persons per household. The estimate of school age children is calculated as .44 per household, consistent with the DRI.
- ³ As per Comprehensive Plan Policy A1.19.3, a minimum of 50% of the total residential units must be single-family, and a minimum of 20% must be multi-family. The Nocatee PUD, as a whole, meets this requirement.

f. Total Intensity of Non-Residential Development

As per Table 3-1 of the PUD Ordinance, Old Bluff Road Village has the following approvals:

| | Approx. Development Area | Preserved Wetlands | ESTIMATED Dwelling Units | | | Office (Max. SF) | Commercial (Max. SF) | Parks (Acres) |
|------------------------|--------------------------|--------------------|--------------------------|---------|----------|------------------|----------------------|---------------|
| | | | SF | MF | TOTAL | | | |
| OLD BLUFF ROAD VILLAGE | 550 | 268 | 700-1,100 | 100-200 | 800-1300 | 10,000 | 10,000 | 31 |

The Community and Civic buildings planned for Village Center may contain commercial and office space up to the maximum allowable by the Table above. The Commercial and Office space is intended to serve the needs of the community and their guests and may include all uses allowable by the PUD Ordinance and the Land Development Code. The square footage depicted for office and commercial above is a maximum and may be altered and modified by construction plan process, and per the Land Development Code section 5.03.05.

The uses proposed in the Village center include the following:

- Office\Administration
- Fitness Facilities
- Play Room
- Function Room
- Restroom
- Equipment and Storage
- Community Service Functions

Additionally the community building will also contain a small inventory of essential grocery and personal products which shall be available for purchase by the residents of Old Bluff Road Village. These products will be stocked and managed by the property owners association on shelves within the administration or reception areas of the community building.

g. Development Criteria

The following development criteria are a part of the Nocatee PUD Ordinance; development within Old Bluff Road Village will comply with the following standards:

| | Village Center | Village Residential |
|--|--------------------|---|
| Residential density (net du/acre) ³ | 3-10 | 4 maximum |
| Maximum Bldg. Height ¹ | 60' | 45' |
| Minimum Floor Area (sf) | | |
| Accessory Apartments | 400 | 400 |
| Single Family | <i>Only in TNR</i> | <i>Allowable</i> |
| Minimum lot size | 3000 sf | 4000 sf |
| Minimum lot width | 30' | 50' |
| Setbacks ² | | |
| Building | 10' | 20' |
| Porch ⁵ | 5' | 10' |
| Garage-front facing | 25' | 25' |
| Alley Front | 3' | 5' |
| Side w/access | 5' | 10' |
| Side-non-access | 2' | 5' |
| Zero lot (side/other side) | 2'/8' | 2'/8' |
| Rear (main structure) | 10' | 20' |
| Rear (accessory structure) | 3' | 5' |
| Multi-Family & Non-Residential | <i>Allowable</i> | <i>As allowed by Table 4-1 of the PUD Ordinance 2002046</i> |
| Multi-family minimum lot size | 2000 sf | NA |
| Multi-family minimum lot width | 14 | NA |
| Non-Residential Minimum lot size | None | NA |
| Non-Residential Minimum lot width | None | NA |
| Setbacks: | | |
| Building | 0' | NA |
| Garages & Carports | 25' | NA |
| Alley Front | 3' | 5' |
| Side non-access | 0' | NA |
| Side – street access | 10' | NA |
| Rear (main structure) | 10' | NA |
| Rear (accessory structure) | 3' | NA |

- (1) a. Structures exceeding thirty-five (35) feet must contain an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the St. Johns County Fire Prevention Code of, NFPA 13 or equivalent standard as adopted in the St. Johns County Fire Prevention Code or as otherwise approved by St. Johns County Fire Services.
- b. The height limitations do not apply to any new roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate the building (provided the structure shall not cover more than 20% of the roof area or extend over 10 feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents or other similar structures which may be erected above the height limit, nor to fire or parapet walls providing that such walls shall not extend more than five (5) feet above the roof.
- (2) All setbacks are subject to drainage easements and adjustments to conform to fire and building codes. Setbacks are measured from the outside foundation wall of the structure. Single family overhangs shall not protrude over lot lines. The alley front yard setback shall be measured from the property line or easement line for the alley whichever is more restrictive. Setbacks for pools

(with and without screen enclosures) and accessory structures shall be a minimum of 5 feet. Setbacks for pool equipment and air conditions units, etc. Shall be a minimum of 2 feet. Accessory uses, including, but not limited to pool enclosures, are allowed in side and rear yards. Except for the Village Residential District (VR) and SRVN, setbacks for driveways from property lines in all other zoning districts shall follow the above side yard setback requirements. Driveway setbacks from property lines for VR and SRVN zoning districts shall follow the St. Johns County Land Development code requirements.

- (3) Residential Density (net du/ac) is calculated on an allocated land use basis and includes the development tract or lots and the right of way of local streets directly serving the residential use. Wetlands, retention ponds and lakes, parks and other non-residential land uses associated with the residential parcels is not part of the density calculation.
- (4) All definitions to the above design standards are provided in the St. Johns County Land Development Code unless noted otherwise.
- (5) A reduction of the front yard setback is permitting on those single- family structures which have porches that are at least one half (50%) of the width of the main structure.
- (6) Guest Houses and/or separated accessory apartments will be considered accessory structures and will only be required to meet accessory structures setback requirements.

Single Family

Single-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be in garages, on driveway aprons, or on-street as allowed by the PUD Ordinance 2002-46 as may be amended. Single-family neighborhoods will be developed with a consistent lot size: variations in road form and geometry allows for a natural variation in the lot size and configuration at street frontage. As allowed by the Land Development Code and the PUD Ordinance, lots fronting on curves and cul-de-sacs may have a 25-foot minimum frontage. Flag lots are allowed as per the PUD Ordinance, and will be developed in compliance with the Ordinance allowances.

Additional visitor parking within the Village Center will be provided at a ratio of one space per six units.

Allowable uses within the single Family districts will be as per Table 4-1 of the Nocatee PUD Ordinance 2002-46 as may be amended.

As required by Special Condition 27(b) of the Nocatee DRI Development Order, a "safe room" will be constructed in all detached single-family residences.

Multi Family

The multi-family development may consist of apartments, condominiums or townhomes, carriage homes, quadplexes, duplexes, or any other form of attached housing. For attached units, the setbacks, minimum lot width and area described shall apply to the overall multi-family parcel, and not units or buildings within the parcel even if those units are defined by platted lots. Townhomes by definition have a zero side yard setback between interior units.

Parking calculations will be based on 2 spaces per unit. This parking may be located in garages, driveway aprons, or on-street as allowed by Nocatee PUD Ordinance 2002-46 as may be amended. Additional visitor parking is also provided at a ratio of one space per six units in the Village Center.

Non-Residential

Non-residential uses, included civic, community, office and retail uses will be allowed within each district as allowed from Table 4-1 of Nocatee PUD Ordinance 2002-46 as may be amended. Parking for commercial uses will be supplied based on use and as per the Land Development Code. Parking for all community accessory amenities intended for the use of the residents and their guests may be supplied as allowed by the Nocatee PUD Ordinance, but is not required. Parking may be on-street, off-street, shared, and in distant parking lots as allowed by Nocatee PUD Ordinance 2002-46.

Village Center

A Village Center will be developed within the Old Bluff Road Village: The MDP defines the location of the Village Center. Uses within the Village Centers shall be as allowed by the Nocatee PUD Ordinance Table 4-1, and elsewhere in the Ordinance as may be applicable. Land Use mixes within the Village centers shall be as follows:

Village Center

| Use | Upland Acres | % of Area |
|-----------------|--------------|-----------|
| Residential | 29.7 | 53% |
| Non-residential | 26.4 | 47% |
| Total | 56.1 | |

Site Clearing:

St. Johns County may issue permits for clearing, grading and earthwork for portions of the Old Bluff Road site subsequent to initial review and prior to final approval of construction plans if the Urban Forestry staff has approved the proposed tree mitigations plans and Engineering Technical has approved drainage plans; however all other federal, state and regional permits related to land clearing, grading and earthwork must be obtained prior to work being initiated. No buffers, preserved wetlands or otherwise conserved lands shall be cleared.

Signs:

All signage shall comply with the allowances of the Land Development Code as may be modified by the Nocatee Unified Sign Plan, approved by the St. Johns Board of County

Commissioners pursuant to Ordinance (TBD). Proposed signage locations are shown on the MDP. Signage will be consistent with the Old Bluff Road Village Unified Sign Plan.

Fencing:

The developer, at his option, may erect fences up to 8 feet high along all or parts of the perimeter of the property. This fence may be considered part of the perimeter screening and will be installed per the St. Johns County Land Development Code, Section 5.03.03. No fencing will be installed inside the perimeter buffer as described in the Land Development Code. Individual lot owners may construct fences in accordance with the Land Development Code and the Nocatee PUD Ordinance 2002-46.

h. Infrastructure

- **Drainage**
The stormwater system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. A master storm drainage system may be designed to serve multiple uses and areas.

- **Roads**
Access to the project shall be from Crosswater Parkway and Snowden Parkway. The right of way for the main "spine road" shall be eighty (80) feet and be considered a Minor Collector as shown on the MDP. All local road rights of way shall be 50 feet except where greater widths are shown on the MDP map. The interior roadway system may remain private, or conveyed to a CDD or HOA. The project may be gated at all entrances as shown on the MDP. The road locations shown on the MDP map are conceptual and subject to change on the construction plans, and in accordance with Sec. 5.03.05.

On-street parking is an accessory/guest convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All areas with on-street parking may have a lower speed limit if required by St. Johns County. Streets with on-street parking shall be designed with sufficient right of way to assure safe movement of through traffic.

Old Bluff Road Village may waive those portions of the Land Development Code relative to roadway design as allowed by the Nocatee PUD. These waivers will be determined at the time of construction plan submittal as allowed by the PUD Ordinance.

- **Non-Vehicular Access**
A system of bike lanes and pedestrian/bike paths is shown on the MDP map. This non-vehicular network provides interconnectivity between development areas, thereby reducing the need for vehicular travel. Bike racks shall be provided at all community facilities, recreation facilities, Village Commons,

and multi family sites to facilitate the bicycle mode of travel. General locations of the bike racks are shown on the MDP map, defined locations and configurations will be determined during the construction plan process. A 4-foot sidewalk shall be provided on both sides of all local roads, and a 5-foot sidewalk\bike lane will be provided on both sides of the minor collector. Pedestrian access points to the greenway and in other areas may be gated for security.

- **Open Space/Parks/Recreation/Community Centers**
Park acreage is as follows:

| | Unit/ District Area | Factor | Total Required | Total Provided |
|----------------------|---------------------|-------------------|----------------|-----------------------|
| Neighborhood Commons | 896 | 1/200 DU | 5 commons | 5 commons (6.1 acres) |
| Village Commons | 1 Village Center | 1 acres each | 1 acres | 1 acres min. |
| Community Park | Village | 10 acres/Village | 10 acres | 12.4± acres min. |
| Neighborhood Park | N/A | N/A | N/A | 12.3± acres |
| Civic Space | 896 DU | 5 sf/DU | 4,480 sf | 4,480 sf min. |
| Open Space | 752.2 acres | 35% | 263 acres | 263 acres min. |
| Upland Open Space | | 15% of Open Space | 39 acres | 39 acres min. |

Per Comprehensive Plan Policy A1.19.3 at least 35% of the lands within the New Town Category, for the purposes of tracking and calculating this requirement for Old Bluff Road Village this requirement is met on this individual site. Open Space/Conservation lands are defined as undeveloped natural areas of land: greenways, wetlands, and similar natural areas are open space/ conservation. Open space/conservation does not include parks or other designated recreational lands.

Neighborhood park locations are shown on the MDP. The parks may be developed with structures, active recreation amenities, bicycle and golf cart parking, boardwalks, gazebos and other park specific amenities. These and other additional park amenities may be shown on construction plans. Because certain active recreation uses are exclusively site specific and may be determined by site elements shown only by survey (i.e. jogging trails around lakes, through vegetative areas, etc.), the actual layout and location of required and additional active recreation elements may be shown on construction plans. Uninhabited accessory structures for active and passive recreation amenities that are less than 1,000 sf may be shown on construction plans without modification of the MDP. These structures include restrooms, pavilions, gazebos, boardwalks, guardhouses, small docks, trellises and arbors. These structures shall be located in accordance with the PUD and the LDC.

All dwelling units shall be within ¼ mile (1,320') of a neighborhood park, community park, or greenway. No dwelling unit will be more than ½ mile (2,640') from a neighborhood or community park. Neighborhood parks may contain a multi-purpose field, playground, picnic area, or passive open space. No minimum size is required for neighborhood parks.

The Village Center will contain a Village Commons that shall be one acre in size and may include water features, plazas and other outdoor gathering areas, as well as community oriented buildings.

Civic space will be provided as required by the Comprehensive Plan Policy A1.19.9 at the ratio of 5 sf/dwelling unit. Based on a total of 896 dwelling units, the total civic space required is 4,480 sf. As allowed by the Comp Plan Policy, 50% of this requirement may be met with outdoor plazas, gardens, fountains, and similar outdoor gathering spaces. Certain portions of community center building(s) and/or amenity center building(s) will be considered civic space as they serve as a central gather area for the community.

Additional amenities may include gazebos, passive recreation, lake-related amenities (floating dock, 'wet' driving range), and all other uses allowed by Table 4-1 of the Nocatee PUD Ordinance. In areas where the spine road abuts areas identified as Open Space (UU), these areas may be reconfigured to facilitate the bike trail/sidewalk to allow for creative placement of a "meandering-type" sidewalk.

Commercial/service uses shall be allowed within the community building in the Village Center in accordance with the PUD allowance and the Land Development Code.

- **Water and Sewer**

The project will be served by central water, sewer and re-use which will be provided by Nocatee Utility Company/JEA or its designees, successor or assigns. Re-use will be the primary source of irrigation with stormwater ponds serving as a backup source. The exact locations of the lift station sites are not known at this time and will be shown on the construction plans.

- **Fire Protection**

Fire protection will be installed in accordance with LDC Part 6.03.

- **Solid Waste**

St. Johns County shall provide for solid waste disposal for residential use. Private contractors may be used for commercial, workplace, and civic development uses.

- i. **Water and Sewer**

Water and sewer will be provided by Nocatee Utility Company/JEA or its designees, successors or assigns.

- j. **Soils**

A Soils Map is included in the Map Exhibits. The soil types and community development potential are identified in a table associated with the map.

k. Upland Forest and Wetlands

A copy of the FLUCFCS map is provided in the Map Exhibits. The Land Development Code requires conservation of 5% of Upland Natural Vegetation on site, which may be included in the upland buffers, and this requirement has been met.

l. Significant Natural Communities Habitat

The Nocatee PUD as a whole meets the requirement for conservation of Significant Natural Communities Habitat. The conservation areas approved pursuant to the DRI Development Order and the PUD Ordinance 2002-46 are not located within the Old Bluff Road Village.

m. Known or Observed Historic Resources

The property within the Nocatee PUD underwent analysis for Historic Resources during the DRI process. No Historic Sites were designated within the Old Bluff Road Village.

n. Buffering and Landscaping

Upland Buffers

A 25-foot upland buffer shall be provided adjacent to contiguous wetlands as shown on the MDP. Residential buildings shall be set back 25 feet from the minimum required natural vegetative upland buffer adjacent to contiguous wetlands as shown on the MDP map. The upland buffer and building setback are shown on the MDP map, and shall be shown on the construction plans. In accordance with LDC Section 4.01.06.B.2, accessory uses provided in Section 2.02.04 shall be permitted within the building setback. Specifically, pools and pool enclosures are allowed within the building setback.

An average 25-foot upland buffer shall be provided adjacent to isolated wetlands consistent with the PUD Ordinance. The averaged upland buffer shall not be less than 15 feet in any area and shall achieve an overall greater Upland buffer than when applying the non-averaged Upland Buffer. Buffer areas may be adjusted on construction plans provided the average upland buffer requirement is not reduced.

Landscaping

Landscaping within the development will follow the requirements of the Land Development Code as modified by the PUD Ordinance. The Master Tree Plan guidelines for the PUD will be implemented, with compliance shown at the time of construction plan submittal.

Land Use Buffers

The requirements of Section 5.5.9 of the PUD Ordinance is met by a combination of proposed buffers and the preservation of wetland areas. The MDP map defines these locations.

Buffers and screening within Old Bluff Road will comply with the requirements of Section 6.4.5 of the PUD Ordinance within a 100' 'compatibility' zone wherever single-family residential development is adjacent to Village Center development.

o. PUDs in special districts

The Old Bluff Road Village is not located in a special district as defined by Land Development Code Article III.

p. Temporary Uses

Temporary uses (including, but not limited to, construction trailers, sales offices, temporary signage, etc.) shall be allowed to be placed on site and moved throughout the site as phasing changes in accordance with the LDC and the PUD Ordinance 2002-46 as may be amended. Temporary uses shall be removed within 30 days after the issuance of final certificate of occupancy for each phase of development.

Other permitted uses: the dirt removed from the stormwater ponds or wetland creation areas may be used on site, stockpiled anywhere within the boundaries of the site (except in the upland buffer or preserved wetland areas) or transported off site. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit. Air curtain incinerators or burn sites may also be located within the project boundary. Sivicultural practices may occur in areas of the property where construction has not commenced (except in the upland buffer or preserved wetland areas) and so long as no requirements of the PUD are compromised. Sivicultural Operations will be subject to any applicable provisions in the Land Development code except as waived by the PUD Ordinance.

Model home, including those with temporary sales centers, may consist of up to ten percent (10%) of the total number of lots within Old Bluff Road Village. Model Homes may be located in a specifically designated area (i.e. "Model Bank") or may be located within individual neighborhoods at the developers discretion. Model homes shall provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, turf reinforced pavement, or asphalt, in a manner acceptable to the County Administrator. Model homes, including those with temporary sales centers, may remain within each development area until all homes within that area are sold. In the case of a "Model Bank", the homes may be used

as models until all other homes within Old Bluff Road have received a Certificate of Occupancy.

q. Accessory Uses

Accessory uses shall be in accordance with the Land Development Code and the PUD Ordinance 2002-46 as may be amended. Non-habitable structures and improvements for civic, recreational, and passive/open space development such as gazebos, arbors, viewing platforms, docks, etc., as well as utility infrastructure structures and equipment will be shown on specific development permit plans and will be in compliance with all PUD and LDC requirements: such as accessory structures and utility infrastructure improvements are not required to be shown on MDP maps.

r. Phasing Schedule

The project will be developed for four phases, as shown below. Commencement shall be considered to be approval of the initial MDP for the project. Completion is defined as the approval of construction plans for each phase. The developer may accelerate any phase or a portion thereof as long as the prior phase is more than 50% complete as defined above. Approval of units for purposes of this subsection shall be defined as approval of horizontal construction plans for such residential units. If all of the residential units in a phase are approved prior to the expiration of that phase, the Developer may thereafter commence with approval of units within the next phase. Likewise, if all of the units within a phase are not approved within that phase, such units shall be available for approval within subsequent phases. The developer may submit construction plans for future phases before the previous phase is constructed.

| <i>USE</i> | <u>UNITS</u> | <u>MDP PHASE A 2006-2007</u> | <u>MDP PHASE B 2008-2009</u> | <u>MDP PHASE C 2010-2011</u> | <u>MDP PHASE D 2012-2013</u> | <i>TOTAL</i> |
|--|--------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------|
| <i>Residential</i> | | | | | | |
| Single Family | Lots | 200 | 200 | 200 | 195 | 795 |
| Multi-Family | Units | 34 | 34 | 33 | 0 | 101 |
| Total Residential | | 234 | 234 | 233 | 195 | 896 |
| Office¹ | Square Feet | 0-2,500 | 0-2,500 | 0-2,500 | 0-2,500 | 10,000 max |
| Commercial¹ | Square Feet | 0-2,500 | 0-2,500 | 0-2,500 | 0-2,500 | 10,000 max |
| <i>Community Park</i> | Acres | 0 acres | 12.47 acres | 0 acres | 0 acres | 12.47 acres |
| <i>Village Commons</i> | Acres | 0-1 acre+- | 0-1 acre+- | 0-1 acre+- | 0-1 acre+- | 1 acres req |
| <i>Neighborhood & Pocket Parks</i> | Acres | 4.5 acres+- | 4.5 acres+- | 4.5 acres+- | 5.0 acres+- | 18.5 acres+- |

1. The maximum square footage for Office and for Commercial shall not exceed the allowances given Table 3-1 of the PUD and in this Master Development Plan text. Actual square footage shall be shown on Construction plans, with parking compliance demonstrated at the time.

s. **Project Impact and Benefits**

There is adequate capacity to serve this project including water, sewer, and roads. Old Bluff Road has been designed as a master planned community that includes amenities such as neighborhood parks, civic buildings, a community park, community village services, and an interconnected system of sidewalks and bike trails. A mix of housing types will be provided.

Justification for this project as follows:

1. The property is located within the New Town land use district and the proposed development is consistent with that designation.
2. The impacts from this project have been duly considered in the DRI and the PUD process, and the proposed development is consistent with, and helps to implement, the conditions in the DRI development order.
3. The project will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.
4. The proposed development is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.
5. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.
6. 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 and will accomplish the objectives, standards, and criteria set forth in the Land Development Code.
7. The infrastructure, recreational and community support amenities to serve this project are in place or will be constructed.

t. **Waivers, Variances or Deviations**

Specific waivers to the Land Development Code were requested and approved under the Nocatee PUD Ordinance 2002-46 as may be amended. The Old Bluff Road Village development may utilize any of the approved waiver allowances listed in that Ordinance, as well as any future allowances allowed by modification of the PUD Ordinance.

u. **Binding All Successors and Assigns entitled to the same conditions of the PUD and MDP**

The applicant, its successors and assigns hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply

with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD.

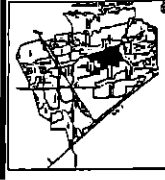
v. **If designated as more than one future land use designation**

The project is located wholly within a single future land use designation: New Town on the St. Johns County 2015 future Land Use Map.

**NOCATEE
OLD BLUFF
ROAD
VILLAGE**



Prosper Hallock
PLANNING & ARCHITECTURE
1001 West 10th Ave., Suite 100
Jacksonville, Florida 32202
TEL: 904-261-1234 FAX: 904-261-1235
The Corporation of Jacksonville, FL 32202



DATE: APRIL 28, 2004
PROJECT NO.: J000001
DESIGNED BY: J.S.H.
DRAWN BY: J.C.F.
CHECKED BY: L.S.H.
SCALE: 1" = 60'
SHEET NO.: 1 OF 3

**MASTER
KEY
PLAN**

**MDP-
THREE**

APPROVED BY: [Signature]
DATE: [Date]
PROJECT NUMBER: [Number]
SHEET NUMBER: [Number]

LEGEND:

- PROPERTY LINE
- LOT LINE
- BIWAYWAY
- BIWAYWAY CENTERLINE
- BIWAYWAY RIGHT OF WAY
- BIWAYWAY CENTERLINE
- BIWAYWAY RIGHT OF WAY
- BIWAYWAY CENTERLINE
- BIWAYWAY RIGHT OF WAY

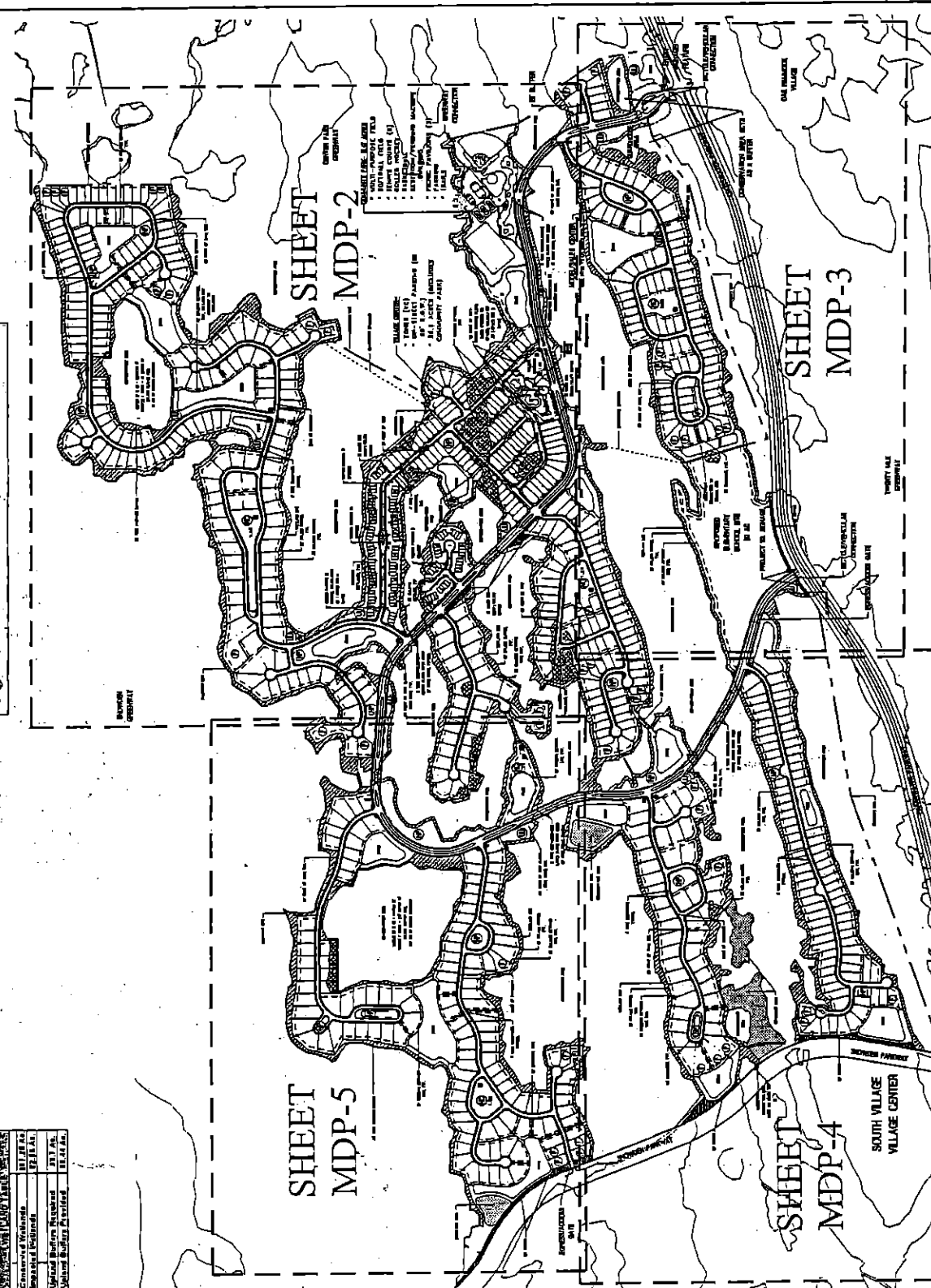
| NO. | DESCRIPTION | DATE | STATUS |
|-----|-------------|------|--------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |

| NO. | DESCRIPTION | DATE | STATUS |
|-----|-------------|------|--------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |

| NO. | DESCRIPTION | DATE | STATUS |
|-----|-------------|------|--------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |

| NO. | DESCRIPTION | DATE | STATUS |
|-----|-------------|------|--------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |

ALL AREAS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF JACKSONVILLE ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE FOLLOWING CONDITIONS: 1. THE PERMITTEE SHALL MAINTAIN ALL UTILITIES AND EXISTING STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. 2. THE PERMITTEE SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 3. THE PERMITTEE SHALL MAINTAIN ALL NECESSARY RECORDS AND PLANS FOR THE LIFE OF THE PROJECT. 4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM OTHER AGENCIES. 5. THE PERMITTEE SHALL MAINTAIN ALL NECESSARY RECORDS AND PLANS FOR THE LIFE OF THE PROJECT.



**NOCATTEE
OLD BLUFF
ROAD
VILLAGE**

Prosser Hallock
PLANNERS & ARCHITECTS

1911 Jones Hill Road, Suite 200
Atlanta, Georgia 30327



DATE: APRIL 16, 2008
PROJECT NO.: 1300281
DESIGNED BY: J.H.K.
CHECKED BY: J.H.K.
SCALE: 1" = 100'
SHEET NO.: 1 OF 2

**DETAILED
SITE
PLAN**

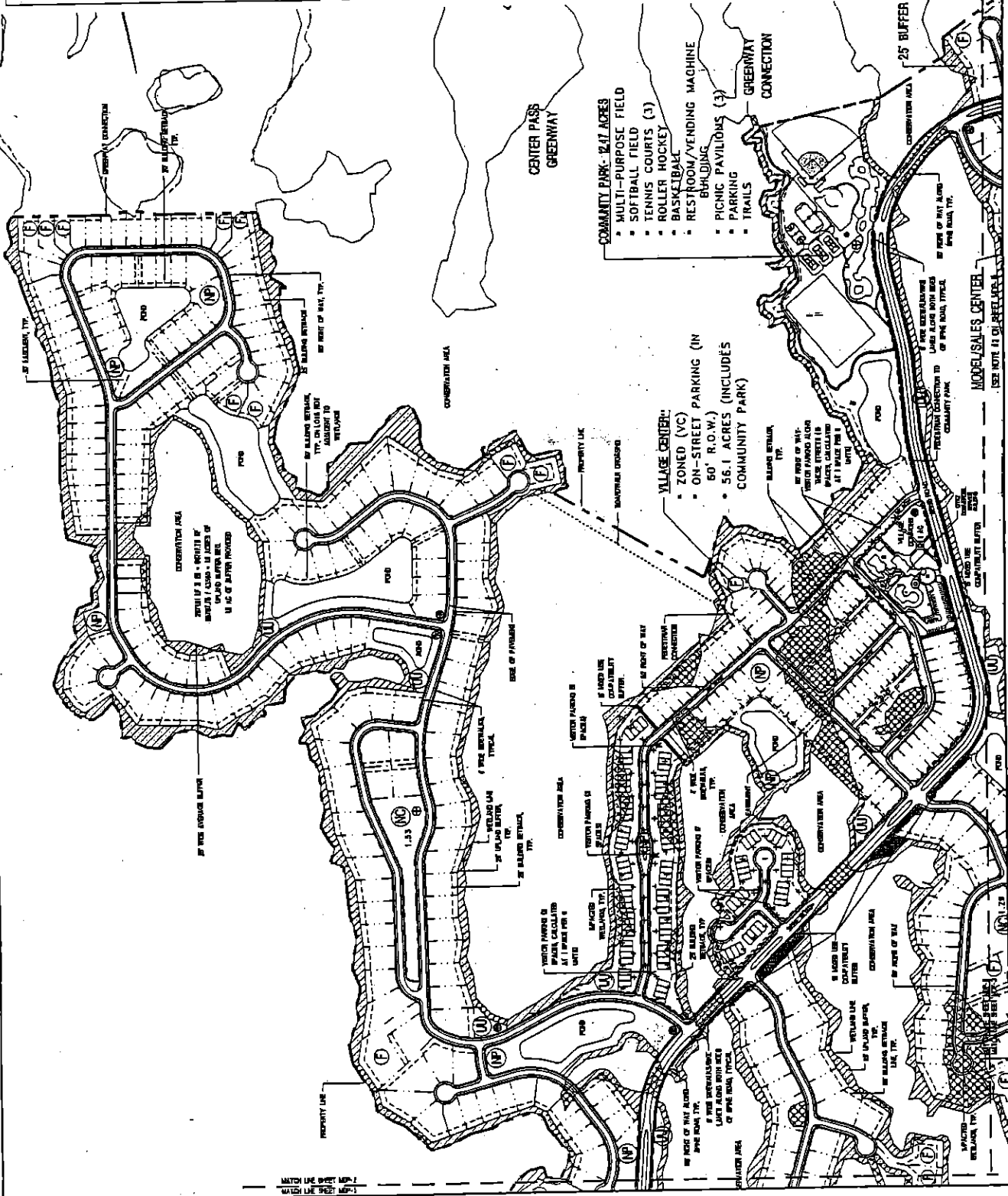
MDP-2

SHEET

- LEGEND**
- ⊕ RECREATION COMMONS
 - ⊙ RECREATION PARK
 - ⊖ UNDEVELOPED IMPROVED
 - ⊕ PAVED LOT
 - ⊙ BIKEWAY
 - ⊖ ENTRY DRIVE
 - ⊕ WETLAND IMPACT
 - ⊖ UNPAVED DRIVE
 - ⊕ PROPERTY LINE
 - ⊖ LOT LINE
 - ⊕ DRAINAGE CANAL
 - ⊖ HIGHWAY
 - ⊕ LIMIT OF WAY
 - ⊖ LIMIT OF VILLAGE CENTER
 - ⊕ UNPAVED DRIVE
 - ⊖ WALKWAY
 - ⊕ VISITOR PARKING

APPROVED:
DATE: APRIL 16, 2008
PROJECT NO.: 1300281
SHEET NO.: 1 OF 2

When center street property is
within 10' of the road.



Scale: 1" = 100'
Date: APRIL 16, 2008

NOCATEE OLD BLUFF ROAD VILLAGE

Prosser Hallock
PLANNERS & ARCHITECTS

1000 Peachtree Lake Road, Suite 300
Atlanta, Georgia 30327

PROJECT NO. 11-11-04
DATE: 11-11-04

PREPARED BY: J.C.K.
CHECKED BY: J.C.K.
SCALE: 1" = 200'



DATE: APRIL 30, 2004
PROJECT NO.: 11-11-04
DESIGNED BY: J.C.K.
CHECKED BY: J.C.K.
SCALE: 1" = 200'



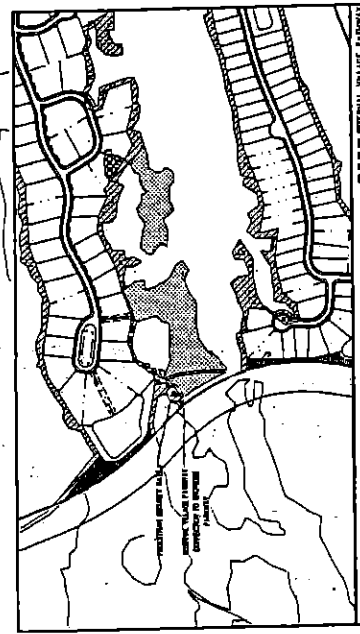
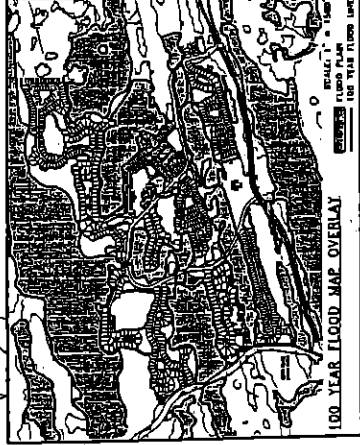
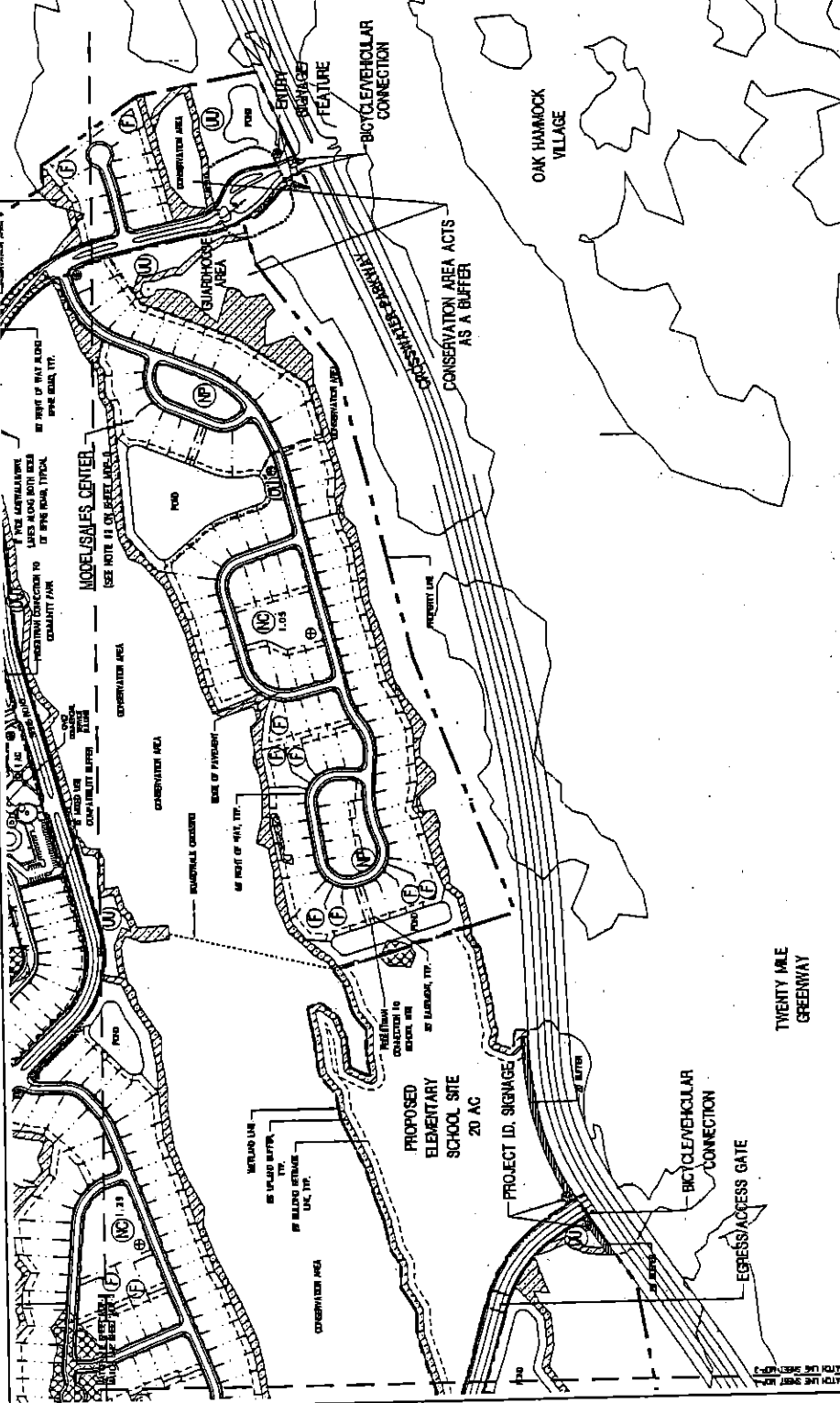
DETAILED SITE PLAN

MDP-3

LEGEND

- ⊙ NEIGHBORHOOD CENTER
- ⊙ NEIGHBORHOOD PARK
- ⊙ UNDEVELOPED WETLANDS
- ⊙ PLAIN LOT
- ⊙ WETLANDS
- ⊙ ENTRY DRIVE
- ⊙ WETLAND IMPACTS
- ⊙ UPLAND BUFFER
- ⊙ PROPERTY LINE
- ⊙ LOT LINE
- ⊙ DRAINAGE CHANNEL
- ⊙ BOUNDARY OF WAY
- ⊙ LIMITS OF VILLAGE CENTER
- ⊙ MULTI-FAMILY AREA
- ⊙ 10' BOUNDARY BUFFER

APPROVED:
DATE:
SUBMITTER:
FILE NUMBER:



ALL FLOOD PLAIN INFORMATION IS BASED ON THE 100 YEAR FLOOD MAP OF THE COUNTY OF GWINNETT, GEORGIA, AS PRINTED ON APRIL 22, 2003 BY THE GWINNETT COUNTY ENGINEERING DEPARTMENT.

**NOCALEE
OLD BLUFF
ROAD
VILLAGE**

Prosser Hallock
PLANNERS & ENGINEERS
1000 Lakeside Drive, Suite 100
Baltimore, Maryland 21201

DATE: 11/11/04
PROJECT NO.: 04-11-04
SHEET NO.: 04-11-04



DATE: 11/11/04
PROJECT NO.: 04-11-04
SHEET NO.: 04-11-04
SCALE: 1" = 100'



**DETAILED
SITE
PLAN**

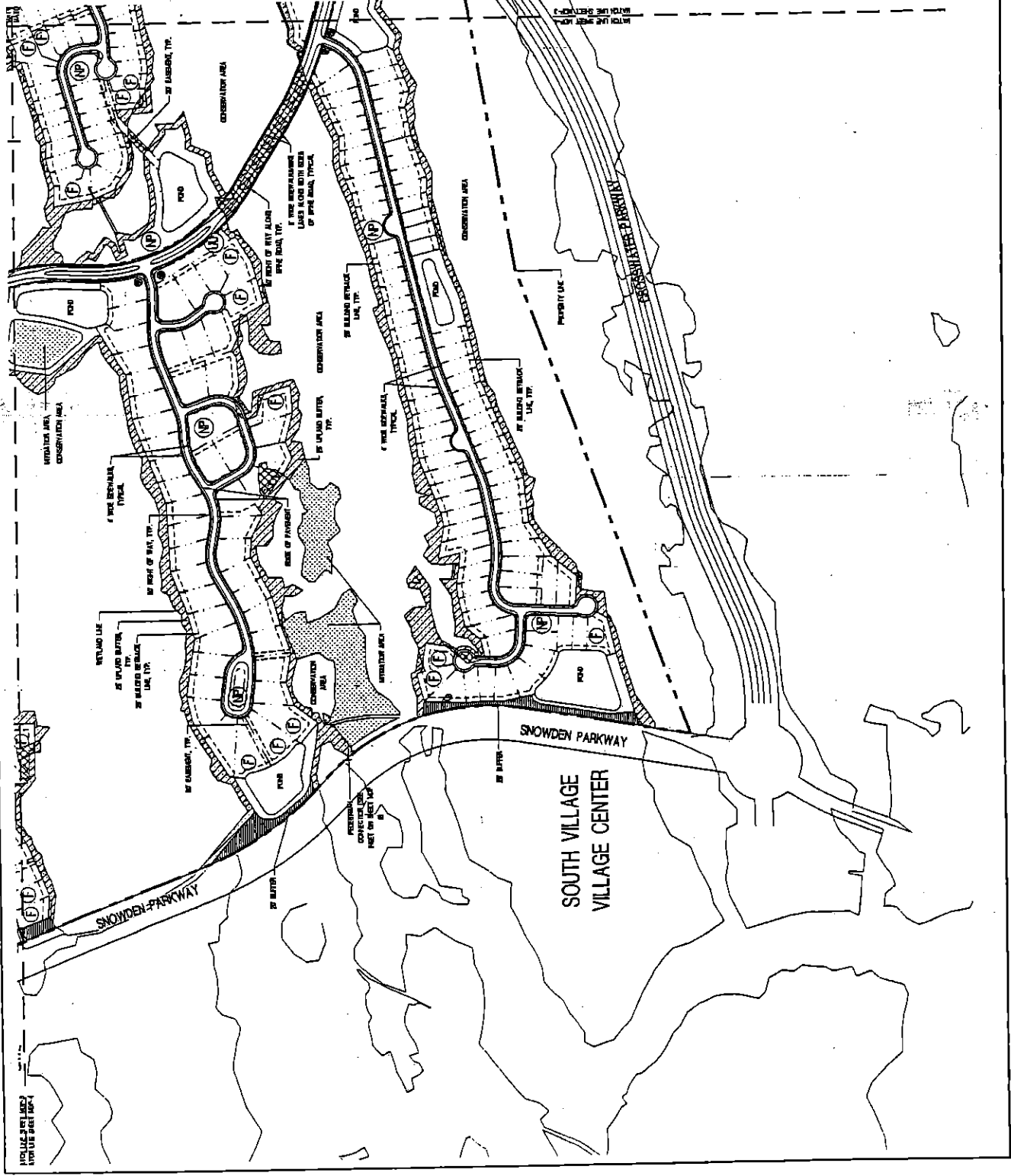
MDP-4
T-1111

LEGEND

- ① RESERVATION CHANGES
- ② RESERVATION PLAN
- ③ UNDEVELOPED WOODS
- ④ FLOOD HAZARD
- ⑤ BI-CYCLE PARKING
- ⑥ ENERGY STORAGE
- ⑦ WETLAND BUFFERS
- ⑧ UPLAND BUFFERS
- ⑨ PROPERTY LINE
- ⑩ LOT LINE
- ⑪ MANHOLE ELEVATIONS
- ⑫ MARK OF WAY
- ⑬ LIMITS OF VILLAGE CENTER
- ⑭ MULTI-FAMILY AREA
- ⑮ BY MARKING STRIPES

APPROVED: _____
DATE: _____
SCALE: _____
FILE NUMBER: _____

These notes shall apply to sheets 01-12 of this plan.

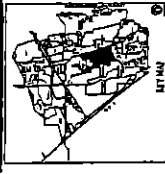


**SOUTH VILLAGE
VILLAGE CENTER**

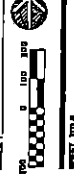
**NOCA TEE
OLD BLUFF
ROAD
VILLAGE**

Prosser Hallock
PLANNERS & ENGINEERS
1700 Pennsylvania Ave., N.W.
Washington, D.C. 20036
Telephone: (202) 331-1000

PROSPECTIVE DEVELOPER: [Name]
DATE: [Date]
PROJECT NO.: [Number]



DATE: APRIL 22, 1981
PROJECT NO.: 1-180718-1
DESIGNED BY: J.E.C.
CHECKED BY: J.E.C.
SCALE: 1" = 100'



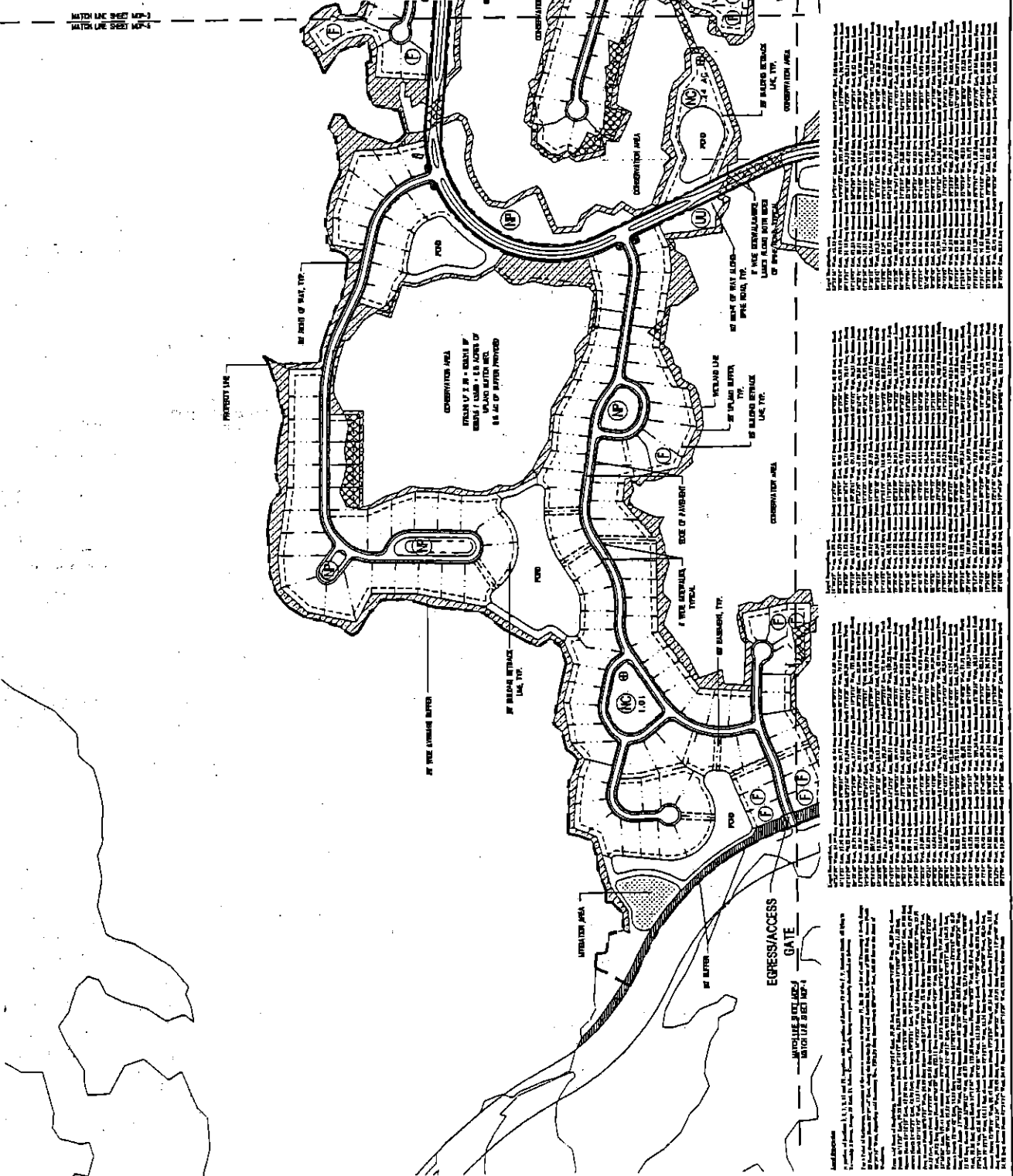
**DETAILED
SITE
PLAN**

MDP-5
THIRTY

LEGEND

- RECOMMENDED CORRIDORS
- NEIGHBORHOOD PLANE
- UNDEVELOPED ISLANDS
- PAVE LANE
- WHEEL FURNISH
- SOFT FURNISH
- SETBACK SPACINGS
- ISLAND BUFFER
- PROPERTY LINE
- LOT LINE
- RAILROAD EASEMENT
- BOUND OF WAY
- WALKWAY/BIKEWAY AREA
- BY SIDEWALK DETACH

APPROVED: [Signature]
DATE: [Date]
PROJECT NO.: [Number]



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SITE PLAN AS SHOWN ON THESE DRAWINGS. THE DESIGNER DOES NOT WARRANT THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT OR THAT THE PROPOSED DEVELOPMENT WILL BE SUCCESSFUL. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SITE PLAN AS SHOWN ON THESE DRAWINGS. THE DESIGNER DOES NOT WARRANT THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT OR THAT THE PROPOSED DEVELOPMENT WILL BE SUCCESSFUL.

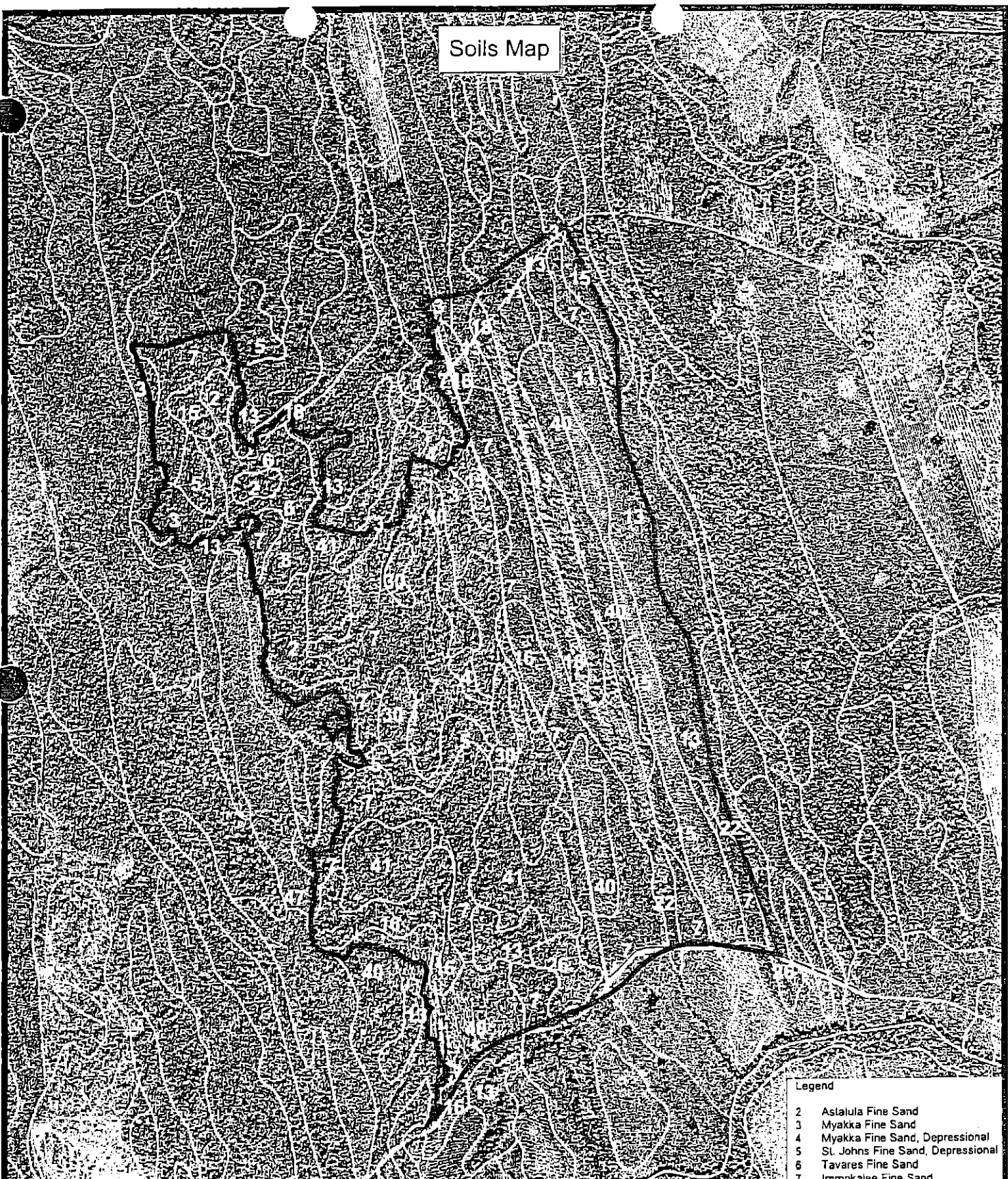
THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS TAKEN INTO ACCOUNT THE CHARACTERISTICS OF THE SURROUNDING ENVIRONMENT, INCLUDING THE HEIGHT, MASS, AND COLOR OF THE PROPOSED BUILDINGS, AND HAS DESIGNED THE DEVELOPMENT TO BE VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS ALSO TAKEN INTO ACCOUNT THE NEEDS OF THE COMMUNITY AND HAS DESIGNED THE DEVELOPMENT TO PROVIDE FOR THE NEEDS OF THE COMMUNITY. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS TAKEN INTO ACCOUNT THE CHARACTERISTICS OF THE SURROUNDING ENVIRONMENT, INCLUDING THE HEIGHT, MASS, AND COLOR OF THE PROPOSED BUILDINGS, AND HAS DESIGNED THE DEVELOPMENT TO BE VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS ALSO TAKEN INTO ACCOUNT THE NEEDS OF THE COMMUNITY AND HAS DESIGNED THE DEVELOPMENT TO PROVIDE FOR THE NEEDS OF THE COMMUNITY.

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Soils Map



- Legend**
- 2 Aslalula Fine Sand
 - 3 Myakka Fine Sand
 - 4 Myakka Fine Sand, Depressional
 - 5 St. Johns Fine Sand, Depressional
 - 6 Tavares Fine Sand
 - 7 Immokalee Fine Sand
 - 8 Zolfo Fine Sand
 - 13 St. Johns Fine Sand
 - 15 Pomello Fine Sand
 - 16 Orsino Fine Sand
 - 18 Florida Fine Sand
 - 22 Manatee Fine Sand
 - 25 Parkwood Fine Sandy Loam
 - 26 Samsula Muck
 - 30 Wesconnett Fine Sand
 - 40 Pottsburg Fine Sand
 - 41 Tomoka Muck
 - 47 Holcpaw Fine Sand

Old Bluff Road Village

0 1500 Feet



England-Thamy & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - ARCHITECTS - ENVIRONMENTALISTS

M:\projects\03-160\qis\apr\soils.apr

SOILS CLASSIFICATIONS

| Map Number | Soil Type | Potential for Community Development |
|------------|--|-------------------------------------|
| 2 | Astatula Fine Sand; 0-8% slopes | very high |
| 3 | Myakka Fine Sand | medium |
| 4 | Myakka Fine Sand; Depressional | low |
| 5 | St. Johns Fine Sand; Depressional | very low |
| 6 | Tavares Fine Sand; 0-5% slopes | very high |
| 7 | Immokalee Fine Sand | medium |
| 8 | Zolfo Fine Sand | high |
| 13 | St. Johns Fine Sand | medium |
| 15 | Pomellos Fine Sand; 0-5% slopes | medium |
| 16 | Orsino Fine Sand; 0-5% slopes | high |
| 18 | Floridana Fine Sand; frequently flooded | very low |
| 22 | Manatee Fine Sandy Loam; frequently flooded | very low |
| 25 | Parkwood Fine Sandy Loam; frequently flooded | very low |
| 26 | Samusla Muck | very low |
| 30 | Wescornett Fine Sand; frequently flooded | very low |
| 40 | Pottsburg Fine Sand | medium |
| 41 | Tomoka Muck | very low |
| 47 | Holopaw Fine Sand; frequently flooded | very low |

FLUCCS Map



Old Bluff Road Village

0 1500 Feet



England-Thibbs & Miller, Inc.

1000 South 10th Street, Suite 100, Baton Rouge, Louisiana 70816

M:\projects\03-160\gis\apr\fluccs.apr

FLUCCS Legend

Wetland

- 162 Sand And Gravel Pit
- 411W Wetland Pine Flatwood
- 441W Wetland Coniferous Plantation
- 510 Streams and Waterways
- 611 Bay Swamp
- 613 Gum Swamp
- 615 Stream and Lake Swamp
- 616 Inland Ponds and Slough
- 621 Cypress
- 630 Wetland Forested Mixed
- 640 Vegetated Non-Forested Wetland
- 642 Saltwater Marsh

Upland

- 411 Pine Flatwood
- 412 Longleaf Pine-Xeric
- 413 Sand Pine
- 414 Pine-Mesic Oak
- 421 Xeric Oak
- 425 Temperate Hardwood
- 427 Live Oak
- 434 Hardwood-Conifer Mixed
- 441 Coniferous Plantation



OWNER'S AUTHORIZATION
Owner's Authorization for Agent

RECORDED
JUN 07 2004
PLANNING DEPARTMENT

Shawn Bliss, RLA, representing Prosser Hallock, Inc., is hereby authorized TO ACT ON BEHALF OF SONOC COMPANY, LLC, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- Rezoning / Modification
- Concurrency
- MASTER DEVELOPMENT PLAN

BY: [Signature]
Signature of Owner

Harry D. Francis, Vice President
Print Name SONOC COMPANY, LLC

904.223.7511
Telephone Number

State of Florida
County of DUVAL

Signed and sworn before me on this 4 day of JUNE, 2004.

By [Signature] HARRY D. FRANCIS

Identification verified: PERSONALLY KNOWN

Oath sworn: [Signature] Yes [Signature] No

Notary Signature: [Signature]

My Commission expires: 4/27/2006



LAND AMERICA

Public Records of
St. Johns County, FL
Clerk# 99058601
O.R. 1462 PG 667
11:59AM 12/20/1999
REC \$45.00 SUR \$6.00
Doc Stamps \$0.70

11
832

THIS DOCUMENT PREPARED
BY AND RETURN TO:

ROBERT A. LEAPLEY, ESQUIRE
PAPPAS METCALF JENKS MILLER & KEINSEH, P.A.
228 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the 23rd day of November, 1999, by D.D.I., INC., Florida corporation (hereinafter called "Grantor"), to DDI TRUST I, a Delaware business trust, whose address is One Rodney Square, 1st Floor, 920 King Street, Wilmington, Delaware 19801 (hereinafter called "Grantee").

WITNESSETH:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, all of the real property in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and made a part of this Special Warranty Deed (the "Property"), together with all tenements, hereditaments and appurtenances pertaining to the Property, subject to the restrictions, easements, agreements, reservations and other matters set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions as set forth on Exhibit "B") and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to matters set forth on Exhibit "B") but against none other.

OR1462PG 668

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

"GRANTOR"

D.D.L., INC., a Florida corporation

[Signature]

Print Name: Robert A. Leasley

[Signature]

Print Name: ANN D. SAVERY

By: [Signature]
Harry D. Francis
Its Vice President



STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 23rd day of November, 1999, by Harry D. Francis, as Vice President of D.D.L., INC., a Florida corporation, on behalf of the corporation.



Ann D. Savery
MY COMMISSION # 00346473 EXPIRES
April 8, 2000
BONDED THROUGH TRISTAR INSURANCE, INC

[Signature]
Print Name: Ann D. Savery
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____

Personally Known
Or Produced I.D. _____
[check one of the above]

Type of Identification Produced

EXHIBIT "A"

("Property")

DR 1462 PG 669

Page 1 of 8

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South 89° 27' 34" West, along the Southerly line of said Township, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North 55° 21' 50" East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North 67° 15' 54" East and distance of 389.23 feet; third course, North 79° 09' 57" East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South 18° 09' 43" East, departing said right of way line, a distance of 2633.45 feet; run thence South 82° 53' 46" East, a distance of 711.15 feet; run thence South 08° 41' 05" East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South 89° 27' 34" West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in documents recorded at Official Records Book 1097, page 1072 and Official Records Book 1443, page 1680, public records of said County.

0R1462PG 670

EXHIBIT "A" Continued

("Property")

Page 2 of 8

May 6, 1999

Work Order No. S98-354

Legal Description

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89° 27' 34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 50' 45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89° 27' 34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

EXHIBIT "A" Continued **OR 1462PG 671**
("Property")
Page 3 of 8

November 16, 1999

Work Order No. S98-354

Legal Description

TRACT "E"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 1 in Deed recorded in Official Records Book 979, page 1807 and Official Records Book 979, page 1810, Public Records of said County.

Less and Except those certain parcels identified as PARCEL "D" and PARCEL "E" and described in document recorded at Official Records Book 1453, page 651, said Public Records.

EXHIBIT "A" Continued
("Property")
Page 4 of 8

OR1462PG 672

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "E"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 2 in Deeds recorded in Official Records Book 979, page 1807 and Official Records Book 979, page 1810, Public Records of said County.

EXHIBIT "A" Continued

("Property")

OR1462PG 673

Page 5 of 8

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County.

EXHIBIT "A" Continued

DR 1462 PG 674

("Property")

Page 6 of 8

September 10, 1999

Work Order No. 98-354

TRACT "G"

That portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded at Official Records Book 675, Page 350, public records of said county.

EXHIBIT "A" Continued

("Property")

DR1462PG 675

Page 7 of 8

September 10, 1999

Work Order No. S98-534

TRACT "H"**Parcel 1**

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South $89^{\circ} 27' 34''$ West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South $55^{\circ} 21' 50''$ West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South $00^{\circ} 56' 57''$ West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South $02^{\circ} 32' 48''$ East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South $01^{\circ} 38' 27''$ East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South $55^{\circ} 40' 59''$ East, a distance of 1887.09 feet; second course, South $79^{\circ} 34' 02''$ East, a distance of 639.79 feet; third course, South $07^{\circ} 57' 59''$ East, a distance of 1679.42 feet; fourth course, North $59^{\circ} 54' 33''$ West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South $01^{\circ} 29' 54''$ East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South $37^{\circ} 55' 34''$ East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South $74^{\circ} 56' 37''$ East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North $13^{\circ} 29' 52''$ West, along said subdivision line, a distance of 183.21 feet; run thence North $02^{\circ} 39' 45''$ East, along said subdivision line, a distance of 265.41 feet; run thence South $89^{\circ} 01' 13''$ East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South $15^{\circ} 19' 35''$ East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforesaid Section 19; run thence North $88^{\circ} 50' 30''$ East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North $89^{\circ} 10' 44''$ East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North $28^{\circ} 40' 40''$ East and distance 5998.15 feet from last said point; run thence North $89^{\circ} 17' 02''$ East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said

EXHIBIT "A" Continued

("Property")

Page 8 of 8

DR1462PG 676

September 10, 1999

Work Order No. S98-534

Page 2

TRACT "H"

Parcel 1

waters edge being traversed as follows: first course, North 07° 25' 34" West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT all of that portion of Government Lot 10, Section 19, Township 5 South, Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

DR1462PG 677

EXHIBIT "B"

[Permitted Exceptions]

1. All easements, covenants, restrictions and other matters affecting the Property and recorded in the public records of St. Johns County, Florida, as of the date hereof, none of which shall be reimposed by this Exhibit "B".
2. Lien of taxes for the year 1999 and subsequent years.

LAND AMERICA

2

Record and return to:

Robert A. Leapey, Esq.
Faynes McNeill Jenks Miller & Reinach, P.A.
206 West Fourth Street, Suite 1400
Jacksonville, Florida 32202

State of Delaware

Office of the Secretary of State

PAGE 1
Public Records of
Del. Johns County, FL
Clerk# 99058602
O.R. 1462 PG 678
11:59AM 12/20/1999
REC \$13.00 SUR \$2.00

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"DDI TRUST I", A DELAWARE BUSINESS TRUST,

WITH AND INTO "SONOC COMPANY, LLC" UNDER THE NAME OF "SONOC COMPANY, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF NOVEMBER, A.D. 1999, AT 9 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE THIRTIETH DAY OF NOVEMBER, A.D. 1999.



Edward J. Freel
Edward J. Freel, Secretary of State

3127974 8100M

991504017

AUTHENTICATION: 0102757

DATE: 11-24-99

STATE OF DELAWARE
SECRETARY OF STATE
DIVISION OF CORPORATIONS
FILED 09:00 AM 11/24/1999
991504017 - 3127974

0R1462PG 679

**CERTIFICATE OF MERGER OF
DDI TRUST I,
a Delaware business trust
INTO
SONOC COMPANY, LLC,
a Delaware Limited Liability company**

To the Secretary of State
State of Delaware

SONOC Company, LLC, a limited liability company ("Surviving LLC") organized under the Delaware Limited Liability Company Act, pursuant to a Plan and Agreement of Merger and for the purpose of merging with a Delaware business trust pursuant to Title 6, Section 18-209 of the Delaware Code and Title 12, Section 3815 of the Delaware Code, hereby certifies that:

1. The name and jurisdiction of organization of each constituent entity are:

| <u>NAME</u> | <u>JURISDICTION</u> |
|--------------------|---------------------|
| DDI Trust I | Delaware |
| SONOC Company, LLC | Delaware |

2. A Plan and Agreement of Merger has been approved and executed by each of the Surviving LLC and DDI Trust I (the "Merging Trust"), which are all of the constituent entities.

3. The name of the Surviving LLC is SONOC Company, LLC, a Delaware limited liability corporation.

4. The merger shall be effective on November 30, 1999.

5. The agreement of merger is on file at the following place of business of the Surviving LLC: 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

0R1462P6 680

6. A copy of the agreement of merger will be furnished by the Surviving LLC, on request and without cost, to any member of the Surviving LLC and to any beneficial owner of or any person holding an interest in the Merging Trust.

Signed on Nov 11 23, 1999

SONOC COMPANY, LLC, a Delaware limited liability company

By: [Signature]
Name: H. D. Francis
Title: Vice President

[Signature]
Print or Type Name: LORI A. GODDARD
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF DUVAL)st.

The foregoing instrument was acknowledged before me this 23RD day of NOVEMBER, 1999, by H. D. Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company, who is personally known to me as has produced _____ as identification.



OFFICIAL SEAL
Lori A. Goddard
My Commission Expires 4/27/2002
Commission No. 72887

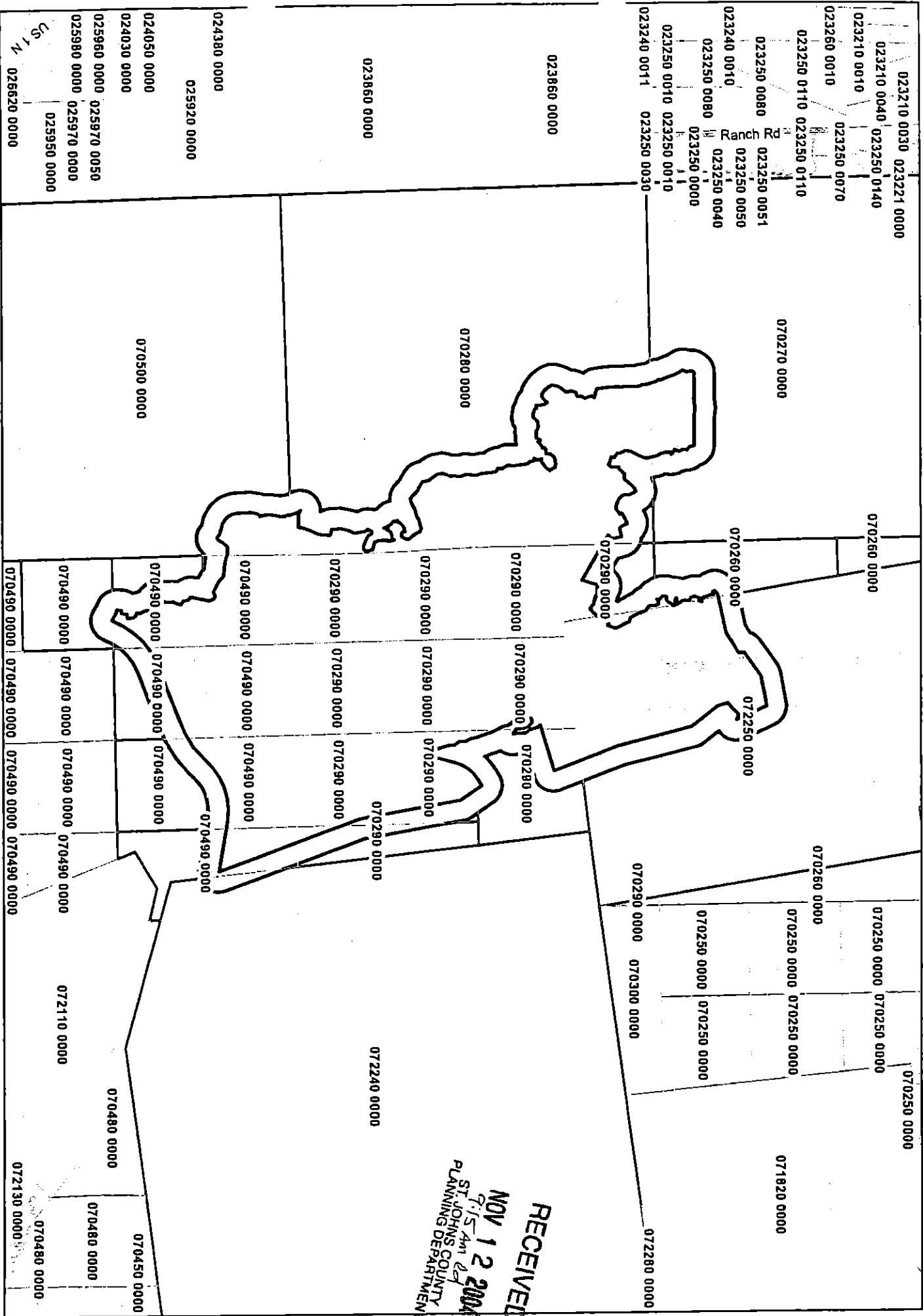
[Signature]
NOTARY PUBLIC, State of Florida
Print Name: LORI A. GODDARD
My Commission Expires: 4/27/2002

11/10/2004 12:14:13
 Village Associates

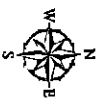
| St Johns County | GIS Division | PM | ADDRESS | ADDRESS 2 | CITY ST ZIP | LEGAL DESCRIPTION |
|-----------------|---------------|--------------------|---------|-----------|----------------------------|---|
| 070260 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 & 2 ALL FRACTIONAL OR LOTS 1 2 & 3 OR 636/611 635 & 641 |
| 070270 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 ALL OR 636/611 635 & 641 |
| 070280 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 ALL OR 636/611 635 & 641 |
| 070290 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 & 2 ALL FRACTIONAL OR LOTS 1 THRU 12 OR 636/611 635 & 641 |
| 070490 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 ALL FRACTIONAL OR LOTS 1 THRU 15 OR 636/611 635 & 641 |
| 070500 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 ALL OR 636/611 635 & 641 |
| 072240 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 GRANT TO WILLIAM TRAVERS OR 636/611 635 & 641 |
| 072250 0000 | SONOC COMPANY | 4310 PABLO OAKS CT | | | JACKSONVILLE FL 32224-9631 | 1 GRANT TO P SANCHEZ OR 636/611 635 & 641 |

RECEIVED
 NOV 12 2004
 9:15 AM
 ST. JOHNS COUNTY
 PLANNING DEPARTMENT

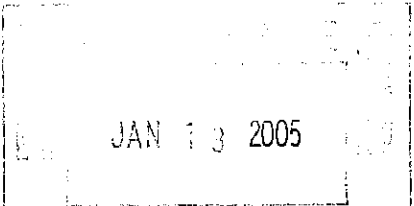
MDP 2004-26 61d Bluff Road Village (Nocatee)



RECEIVED
 NOV 12 2004
 9:15 Am
 ST. JOHNS COUNTY
 PLANNING DEPARTMENT



Parcels within 300' of Old Bluff



THE ST. AUGUSTINE RECORD

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT who on oath says that he 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 NOTICE OF HEARING in the matter of MDP 04-26 OLD BLUFF was published in said newspaper in the issues of JANUARY 11, 2005.

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 11TH day of JANUARY, 2005.

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

[Signature of Patricia A. Bergquist]

(Signature of Notary Public)



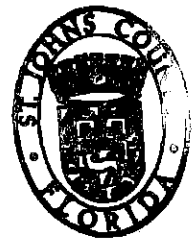
Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS IN RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF February 2005 CHERYL STRICKLAND, CLERK

Ex-Officio Clerk of the Board of County Commissioners BY: [Signature] D.C.



NOTICE OF A PROPOSED MASTER DEVELOPMENT PLAN. NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, January 26, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider the proposed Master Development Plan text and map for Old Bluff Road Village (Nocatee). The subject property is generally located within the Nocatee Planned Unit Development (PUD) South of CR 210 East (Palm Valley Road), East of US1, and West of the Intracoastal Waterway, 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 Halsehead, 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 1-800-955-8770, 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. BRUCE A. MAGUIRE, CHAIRMAN FILE NUMBER: MDP 2004-26 Old Bluff Road Village (Nocatee) L45-5 Jan 11, 2005