

**RESOLUTION NUMBER: 2016- 51**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MINOR MODIFICATION TO THE DURBIN CROSSING PLANNED UNIT DEVELOPMENT; ORDINANCE 2004-07, AS AMENDED.**

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

**SECTION 1.** Pursuant to the request by Durbin Creek National, LLC; Moss Oaks, LLC and Durbin Crossing Community Development District, the Durbin Crossing Planned Unit Development, Ordinance 2004-07, as amended, is hereby modified as set forth in the application File Number MINMOD 2015-04, Exhibits "A", "B" and "C" and as more generally described below:

Remove approximately 2.53 acres from the Durbin Crossing Planned Unit Development and be rezoned as part of the Veterans Parkway PUD for an access road connection to County Road 223 (Veterans Parkway).

**SECTION 2. Findings of Fact:**

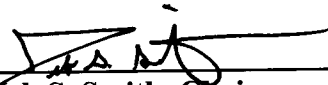
1. The request for a Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The request is consistent with Section 5.03.05.B of the Land Development Code, which provides criteria for Minor Modifications to PUDs.
3. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.
4. The request is compatible with the surrounding area and existing development patterns.

**SECTION 3.** All other commitments contained within Ordinance 2004-07, 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 upon its adoption.

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF February 2016.**

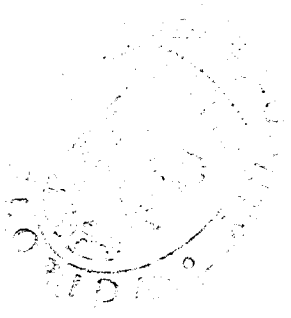
**BOARD OF COUNTY COMMISSIONERS**

BY:   
**Jeb S. Smith, Chair**

ATTEST:   
**CLERK**

**RENDITION DATE** 2/18/16

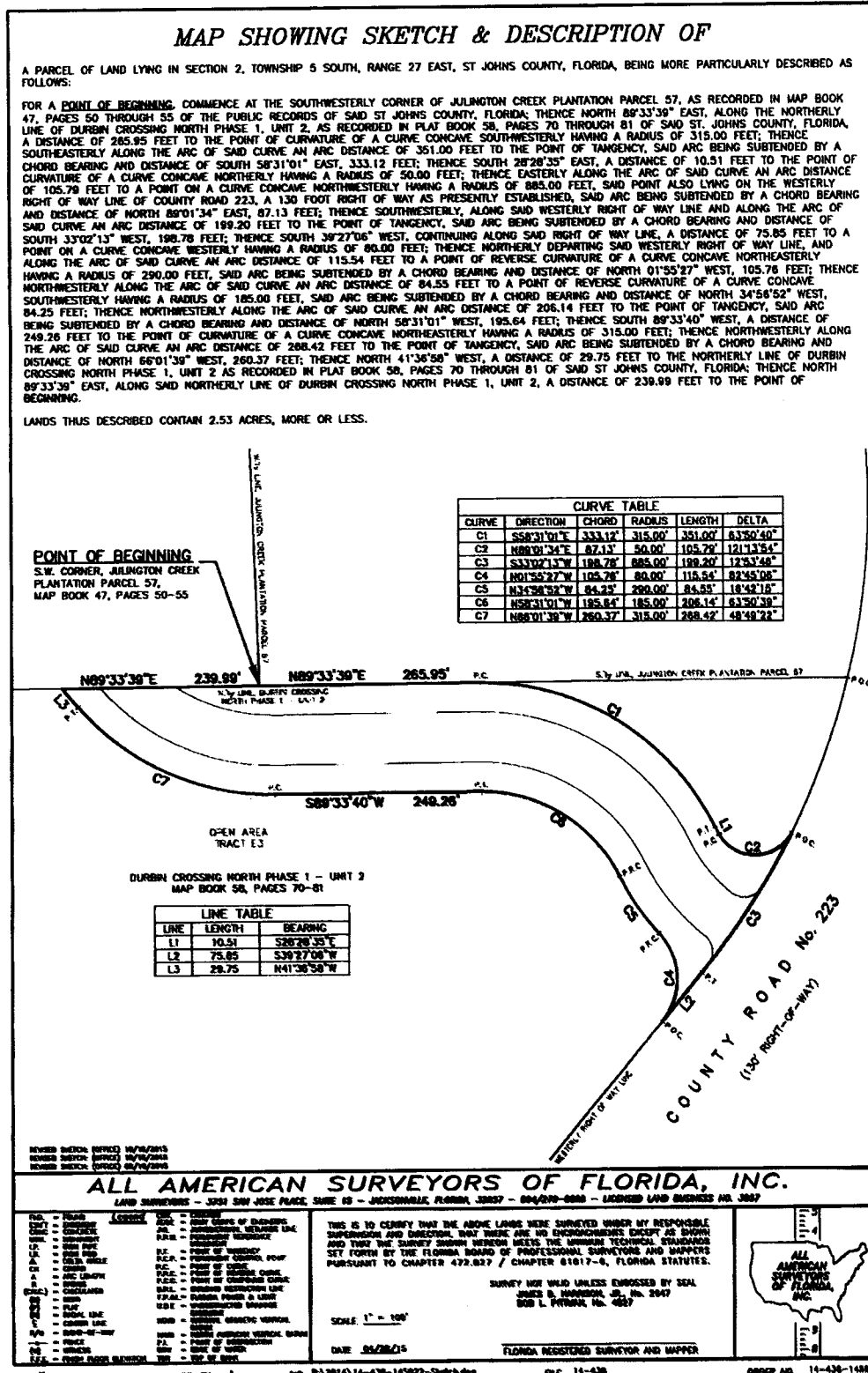
**EFFECTIVE DATE:**



# Application for Minor Modification to the Durbin Crossing PUD

## EXHIBIT "A"

### LEGAL DESCRIPTION (LAND BEING REMOVED FROM PUD)



# Application for Minor Modification to the Durbin Crossing PUD

EXHIBIT "B"

## MASTER DEVELOPMENT PLAN TEXT

**b. Total Number of Acres included within the project.**

The Durbin Crossing PUD includes all of the land area in the Durbin Crossing DRI. The total land area is 2,045 ± acres.

**c. Total Number of Wetland Acres**

The total number of jurisdictional wetland acres is 922, and the number of wetland acres impacted is 33. The total number of wetland acres conserved is ± 894 acres.

**d. Development Area and Land Use**

The total development area is 930 ± acres. The approximate acreage by use is as follows:

USE	ACRES
Single Family Residential	601
Multi-Family Residential	96
Commercial <sup>(1)</sup>	22.38
Office	11
Community Center	10
Community Park	35
Neighborhood Parks	21
Elementary School	20
Right-of-Way Reservation	113
<b>Total Developable <sup>(1)</sup></b>	<b>929.38</b>
Wetlands Conserved <sup>(2)</sup>	894.11
Undeveloped Uplands <sup>(1)</sup>	97.67
Buffers <sup>(1)</sup>	124.11
<b>Total Undeveloped <sup>(2)</sup></b>	<b>1,115.89</b>
<b>Total Acres</b>	<b>2,045.27</b>

(1) SMADJ 2012-01

(2) SMADJ 2012-01 less 2.53 acres removed by MINMOD 2015-04

Village Center may include: office, retail, single family, multi-family, residential TND and civic uses. Civic includes fire station, police station, post office, county offices and other public and civic services. Mixed use may include: office, retail, civic uses, single family, residential TND and multi-family. Community center may include recreational amenities and civic uses. Civic and recreation uses may also be located in residential areas.

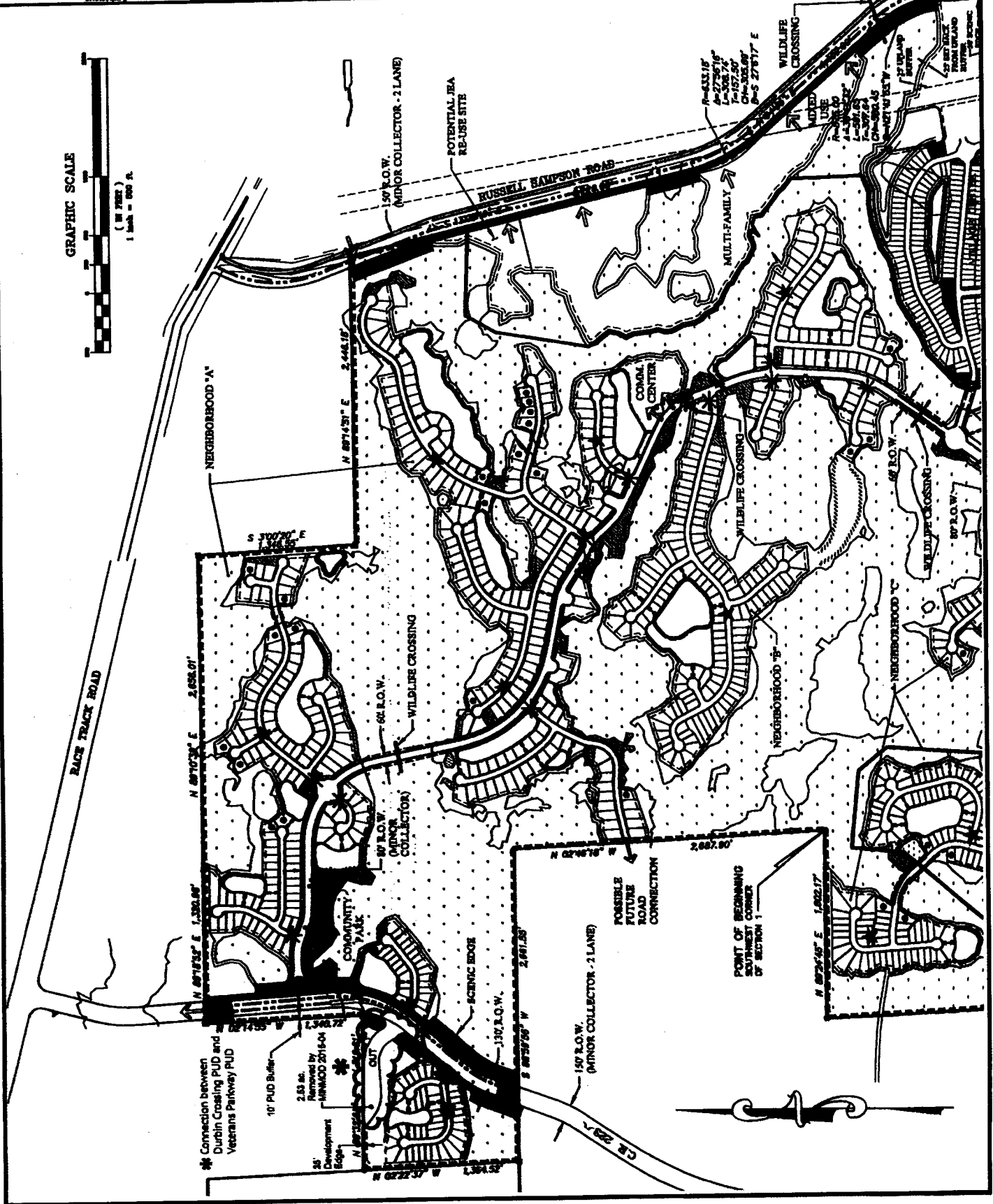


REVISIONS	DATE	BY	DESCRIPTION
MAJMOD 2011-08	08/15/15	WJ/SAR	Remove Property
MAJMOD 2012-01			
MAJMOD 2011-08			

Minor Modification to  
**MASTER DEVELOPMENT PLAN**  
 Exhibit "C"  
 Durbin Crossing PUD (2003-16)  
 MINMOD 2015-14

**PROSSER**  
 1901 Sifton Park Drive South, Suite 200, Jacksonville, Florida 32224-0229  
 P 904.739.9655 F 904.730.9415 WWW.PROSSER.COM

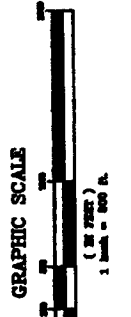
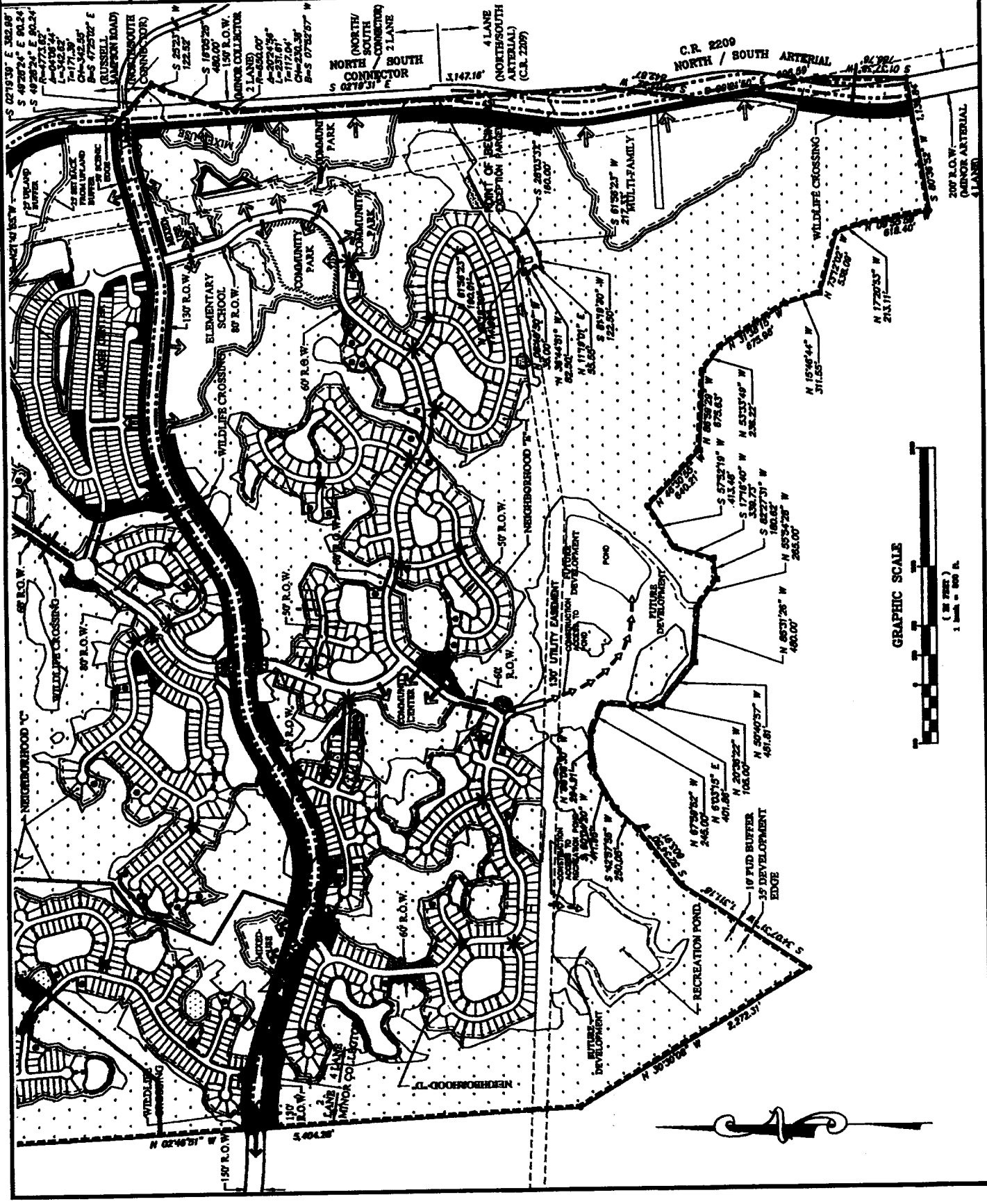
DRAWING NO.  
**2 of 5**



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 200 ft.

**Minor Modification to MASTER DEVELOPMENT PLAN Exhibit "C"**  
**Durbin Crossing PUD (2003-16)**  
 MINMOD 2015-14

MAJMOD 2011-08	REVISION	10/15/15 Remove Property
SMADJ 2012-01	REVISION BY S.A.M.	
	CHECKED BY S.A.M.	
	DATE	08 SEPTEMBER 2011



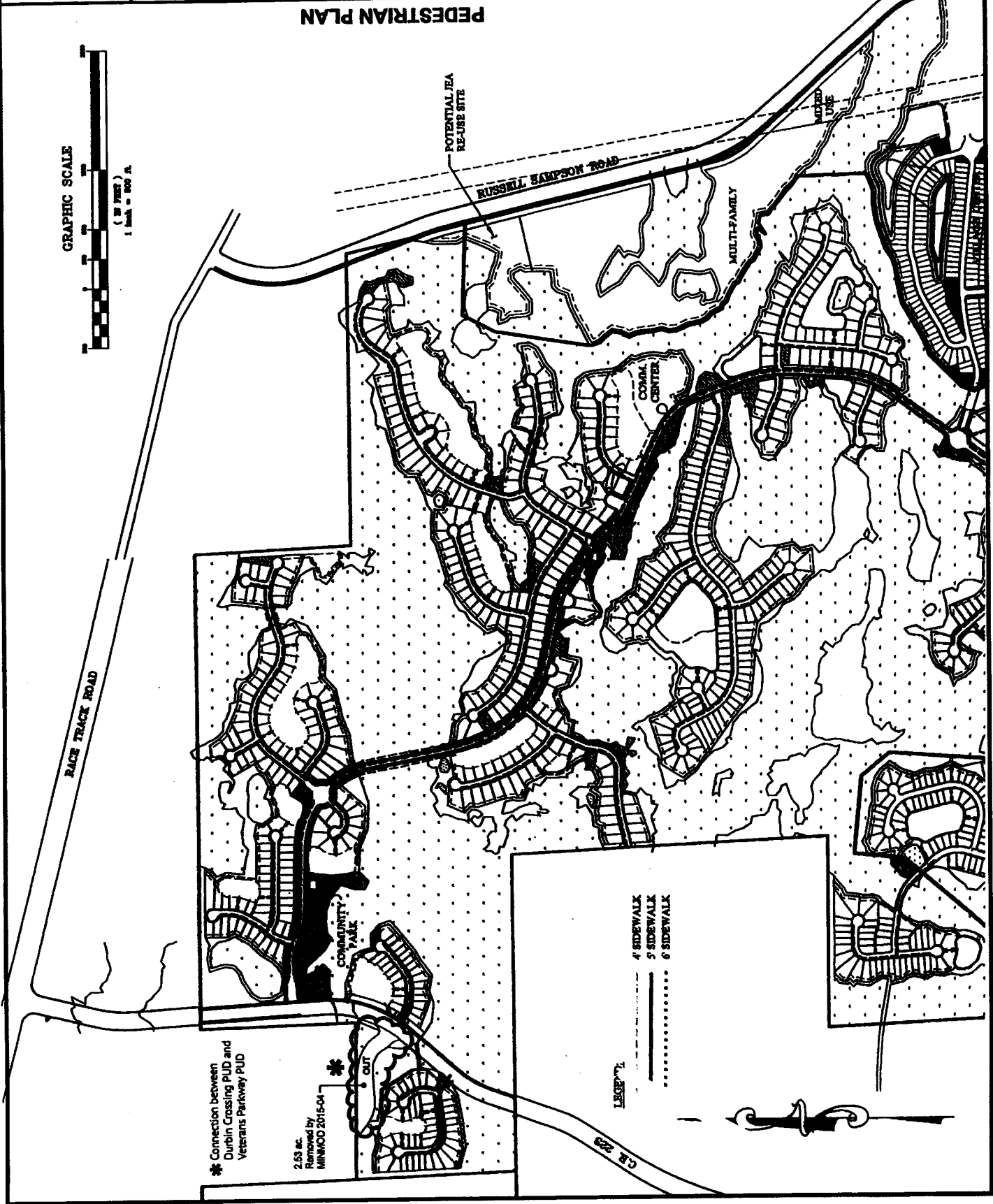
**PROSSER**  
 13901 Galton Park Drive South, Suite 200, Jacksonville, Florida 32224-0228  
 P 904.739.2655 F 904.730.3413 www.prosserinc.com

**Minor Modification to  
 MASTER DEVELOPMENT PLAN  
 Exhibit "C"**  
 Durbin Crossing PUD (2003-16)  
 MINMOD 2015-14

FILE NO. 03-178-6	DATE APPROVED, 2011
DRAWN BY: R.A.C.	DESIGNED BY: J.M.
SCALE: 1" = 100'	DATE: 10/16/16

REVISIONS  
 MINMOD 2011-06  
 SMADJ 2012-01  
 10/16/16 Remove Property

**PEDESTRIAN PLAN**



\* Connection between  
 Durbin Crossing PUD and  
 Veterans Parkway PUD

2.53 ac.  
 Removed by  
 MINMOD 2015-04

LEGEND:  
 - - - - - 4' SIDEWALK  
 ————— 5' SIDEWALK  
 ..... 6' SIDEWALK

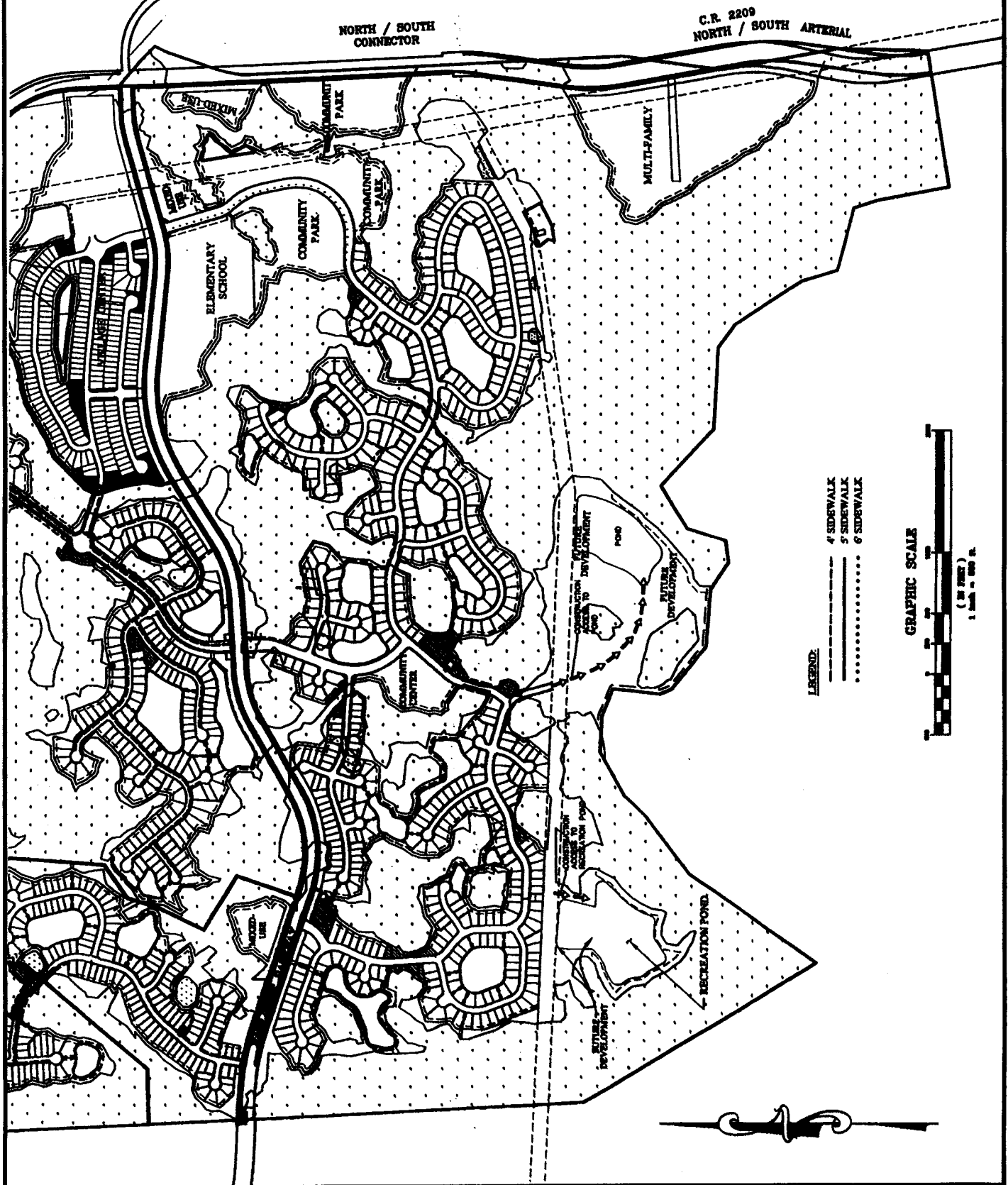


**PROSSER**  
 13901 Baton Park Drive South, Suite 300, Jacksonville, Florida 32224-0229  
 P • 904.739.9855 F • 904.730.5419 www.prosser.com

**Minor Modification to  
 MASTER DEVELOPMENT PLAN  
 Exhibit "C"**  
**Durbin Crossing PUD (2003-16)  
 MINMOD 2015-14**

REVISIONS:  
 ETL NO. 02-179-0  
 DRAWN BY R.D.C.  
 CHECKED BY B.A.K.  
 DATE: SEPTEMBER, 2011  
 MAJMOD 2011-06  
 SMAJ 2012-01  
 10/15/15 Remove Property

**PEDESTRIAN PLAN**



- LEGEND:**
- 4' SIDEWALK
  - 5' SIDEWALK
  - 6' SIDEWALK

