

ORDINANCE NUMBER: 2015- 2
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) AND PLANNED UNIT DEVELOPMENT (PUD) TO ANDALUSIA PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application dated January 10, 2014, in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2014-05 Andalusia PUD**, as approved by the Board of County Commissioners, and incorporated by reference and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G).t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2014-05 Andalusia PUD**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B", and Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent they do not conflict with the specific 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 provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restrictions or covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 20th **DAY OF** January **2015.**

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

BY: _____

Priscilla L. Bennett, Chair

RENDITION DATE January 21, 2015

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____

Donna King
Deputy Clerk

EFFECTIVE DATE: January 22, 2015

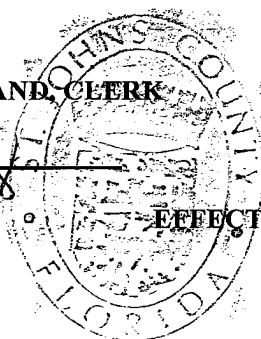


EXHIBIT A
LEGAL DESCRIPTION
Andalusia
(REVISED)

DESCRIPTION: (TONEY + MASTRIANA)

A PORTION OF SECTION 2, TOGETHER WITH THE EAST 1/2 OF GOVERNMENT LOT 4 & THE EAST 1/2 OF GOVERNMENT LOT 5, SECTION 11, ALL IN TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°13'29" EAST, A DISTANCE OF 658.87 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF GOVERNMENT LOT 4, AND THE POINT OF BEGINNING FOR PARCEL DESCRIBED HEREIN;

THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°13'29" EAST, A DISTANCE OF 279.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 1769, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 25°21'27" WEST, A DISTANCE OF 496.66 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 733, OF SAID PUBLIC RECORDS; THENCE ALONG SAID LINE, NORTH 89°03'33" EAST, A DISTANCE OF 706.66 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, (A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO DEED BOOK 243, PAGE 248, OF SAID PUBLIC RECORDS); THENCE ALONG SAID LINE, SOUTH 52°30'07" EAST, A DISTANCE OF 731.49 FEET TO SAID SOUTH LINE OF SECTION 2; THENCE ALONG SAID LINE, SOUTH 89°10'34" WEST, A DISTANCE OF 695.26 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°56'29" EAST, A DISTANCE OF 1309.35 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°02'13" WEST, A DISTANCE OF 969.83 FEET TO THE WILDWOOD CREEK MEANDER LINE AS SHOWN ON PLAT OF FORT PEYTON FOREST, AS RECORDED IN MAP BOOK 15, PAGES 96 & 97, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID EAST LINE OF GOVERNMENT LOT 5, SOUTH 00°04'02" EAST, A DISTANCE OF 339.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID EAST 1/2 OF GOVERNMENT LOT 5, SOUTH 89°03'30" WEST, A DISTANCE OF 655.57 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, NORTH 00°17'57" WEST, A DISTANCE OF 1310.58 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF GOVERNMENT LOT 5; THENCE ALONG THE WEST LINE OF SAID EAST 1/2 OF GOVERNMENT LOT 4, NORTH 00°46'37" WEST, A DISTANCE OF 1310.42 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED.

CONTAINING 48.95 ACRES MORE OR LESS.

TOGETHER WITH:

DESCRIPTION (YOUNG)

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°13'29" EAST, AS DISTANCE OF 658.87 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 4; THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF GOVERNMENT LOT 4, SOUTH 0°46'37" EAST A DISTANCE OF 1310.42 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 5; THENCE ALONG THE EAST LINE THEREOF, SOUTH 0°17'57" EAST A DISTANCE OF 1310.58 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 5; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°02'53" WEST A DISTANCE OF 655.46 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE ALONG THE WEST LINE OF SAID SECTION 11, NORTH 0°36'46" WEST A DISTANCE OF 2622.98 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED.

CONTAINING 39.72 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
Andalusia PUD

SECTION I – INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. Those documents referred to as Exhibits, may be found in the application's file to be maintained by the Growth Management Department. The application form is attached. This petition is filed on behalf of the applicant: Mike Carlo, Wildwood II, LLC P.O. Box 1389, St. Augustine, FL 32085.

A. Location: The property to be rezoned consists of 88.67 acres, described by the Legal Description – Exhibit A. It is situated in south central St. Johns County on the west side of Wildwood Drive, just east of its intersection with State Road 207. The site is shown on the Location Map, Exhibit E. It is located within the Residential-C Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan, which allows for up to six (6) units per acre for standard residential development. The property is currently vacant. The land is currently zoned Planned Unit Development (PUD) and Open Rural (OR).

B. Surrounding Uses: The property is in an area that includes a significant amount of single-family residential development with overall current land uses mixed with both developed and vacant land. Current uses to the west include vacant timberland and vacant residential. The uses to the south include Wildwood Creek II and III, Stonegate, and Wildwood Pines, all of which are single-family developments. Properties to the east consist of Fort Peyton Forest, Prairie Creek, Governors Plantation, Wildwood Drive development and Moultrie Woods townhomes, which are zoned RS-2 and PUD. To the north and northwest is Treaty Ground PUD that includes single and multifamily entitlements along with a major public park and a private school. Commercial facilities that include consumer goods and service oriented businesses are located in close proximity to the south of the site along State Road 207 and to the south of the site along US 1. The subject property has been vacant for some time and is currently zoned Planned Unit Development (PUD) and Open Rural (OR).

C. Ownership: The subject property is owned by Mastriana Development, LLC, Toney Properties, LLC, and Dorothy Young Trust ETAL, as shown by the Proof of Ownership (deeds) attached as Exhibit G. Said property owners have authorized Mike Carlo, Wildwood II, LLC who in turn has authorized Karen M. Taylor to act on their behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit F. Adjacent property owners for notification purposes will be included at the appropriate time in the future as Exhibit H.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: This property to be considered for rezoning consists of 88.67 +/- acres located on the western side of Wildwood Drive. The property is currently zoned Planned Unit Development (PUD) and Open Rural (OR) and the applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for the construction of up to two hundred and one (201) single family residential homes. The property consists of one parcel that is included in the Treaty Grounds PUD as well as two (2) other parcels that are zoned OR. The applicant is also filing a companion application to remove the portion within the Treaty Grounds PUD from that PUD. The development shall be known as **Andalusia Planned Unit Development (Andalusia PUD)**.

The Master Development Plan Map (MDP Map), Exhibit C indicates the general layout of the site for the construction of up to two hundred and one (201) single-family residential homes, with associated park areas and conservation areas. The subdivision has been designed to make use of the natural features of the site, including the variations in the site topography and preservation of the majority of the jurisdictional wetland areas. The wetland areas are located in the northeast and southern portion of the property, and there is an isolated upland area in the far southern portion of the site. There is also an area containing Significant Natural Communities Habitat (as defined by the County) and the required ten percent (10%) will be preserved and incorporated into a passive park. The contiguous jurisdictional wetland areas located on the property will be provided with natural and undisturbed averaged buffers as required by the County's Land Development Code and provide for the required twenty-five (25) foot building setback from the upland buffer. A small amount will be impacted and mitigated as necessary in order to provide east/west access through the site and completion of some of the lots.

The design provides for the lots, which have been arranged along a series of internal roadways, and a number of recreational facilities and lakes, which are identified on the Master Development Plan Map (MDP Map) Exhibit C. The design of the overall project will maintain significant open space located throughout the development and provide for the preservation of the majority of the jurisdictional wetlands on the site as well as the upland area along the southern border. The design additionally incorporates common open spaces and both active and passive recreational opportunities, including a variety of park areas, which will provide for the preservation of much of the natural vegetation that currently exists throughout the site. These parks in combination with the open spaces, preserved wetlands, wetland buffers, ponds and associated tree canopy areas distributed throughout the site, will provide common open space and encourage pedestrian contact between community members. The preservation of the wetland areas will allow the use of the natural features to be "buffers" between the adjacent property to the north and east and to meet the standards of the County's Land Development Code.

Lots are planned for fifty-three (53), sixty-three (63) foot and seventy-three (73) foot widths, with a depth of one hundred and twenty (120) feet and will be a minimum of 6,360 square feet in size and an average of 7,850 square feet. The project will be directly accessed from Wildwood Drive. Central water and sewer service will be provided by St. Johns County Utility Department. The subdivision shall be developed in one single phase with the size, schematic design and buffering of the site to be appropriately blended with the surrounding communities. The site density approximates 2.58 units per upland acre and there will be minimal wetland impact on the site. The design and development will meet the standards of the County's Land Development Code. The entire site is almost entirely surrounded by similar, low impact development including single-family residential and neighborhood service uses, as well as a number of churches, a private school and a public park.

The property is located wholly within the Residential C Land Use Area on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

B. Development Size: There is a total of 88.67 acres of property.

C. Wetlands: Of the total 88.67 acres, 12.28 acres are jurisdictional wetlands. Of the 12.28 acres of jurisdictional wetlands on site, 1.61 acres will be impacted.

D. Development Area: The overall site includes 78.00 acres of developable area. This includes the existing 76.39 acres of uplands along with the 1.61 acres of impacted wetlands.

E. Dwelling Units: The site is planned for up to two hundred and one (201) single family residential homes on 88.67 total acres, with 78.00 upland acres, within a Residential C FLUM area. The site density

approximates 2.58 units per upland acre. Based upon the Country average population of 2.44 persons per household, the development will have four hundred and ninety (490) residents at build out. At a ratio of 0.45 .25 children per household for schools, the project will generate approximately one hundred and twenty-two (122) school age children.

F. Non-Residential Development: All site development is for residential.

G. Site Development Criteria:

1. Lot Sizes and Building Area: The total ground area to be occupied by buildings and structures shall not exceed forty-five percent (45%) per lot. Lot dimensions will be a minimum of fifty-three (53) feet wide with a minimum lot area of 6,360 square feet, but will be a combination of 63 foot wide (7,560 square feet) and 73 foot wide (8,760 square feet). Average lot sizes will be approximately 7,850 square feet. Maximum impervious surface shall not exceed seventy percent (70%) per lot. Per Comprehensive Plan Policy A.1.11.3, lot coverage by all buildings will not exceed thirty five (35) percent of the entire development.

2. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include residential uses as defined within the Land Development Code, allowing for conventional single family residential dwellings. All typical residential accessory and ancillary uses will be allowed as outlined within the Land Development Code.

3. Setbacks: Setbacks shall be measured per Section 6.01.03.H.1 of the Land Development Code, providing for encroachments in the front and rear yards per Section 6.01.03.H, and shall be as follows:

a. Front yard: Twenty (20) feet. Lots having a second frontage shall have a setback of sixteen (16) feet for the second frontage, with no driveways allowed on the second frontage.

b. Side yard: Five (5) feet, with no projections allowed into the side yard setback.

c. Rear yard: Ten (10) feet, providing a minimum five (5) foot setback is maintained for accessory structures.

d. Wildwood Drive: Fifty (50) feet for any residential lot.

No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, pool decks or pool enclosures to be located within drainage or underground utility easements.

4. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

5. Parking: The required two (2) parking spaces per residential unit will be provided by a minimum two (2) car garage with a driveway apron large enough to accommodate two (2) vehicles. Parking will be provided for within the open space / recreation areas if needed, but will also provide for pedestrian access via sidewalks throughout the development, with the facilities oriented to pedestrian and bicycling traffic.

6. Signage: The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

a. Development Signs: Development identification monument-type signage will be provided at the entrance road to the development along Wildwood Drive, in the general location shown on the Master Development Plan Map, Exhibit C in accordance with Section 7.06.01 of the Land Development Code (LDC). This signs will be either one (1) two (2) sided signs, or two (2) one (1) sided signs, with a maximum size of thirty-two (32) square feet display area and a maximum height of ten (10) feet. The sign may be lighted or illuminated. The applicant may construct a fence, masonry wall, berm or install vegetation (or provide a combination thereof) to compliment the entrance feature, which will not be computed as part of the square footage for the display area for the sign.

b. Construction Sign: One (1) on-site project construction/sales sign will be allowed on the property in the general location of the Development Sign along Wildwood Drive, which shall not be installed sooner than thirty (30) days prior to construction and must be removed within thirty (30) days after completion of the project in accordance with the LDC. The sign may be up to six (6) square feet.

c. Real Estate Signs: Real Estate signs will be allowed in accordance with the LDC. Each sign may be up to six (6) square feet in size and will conform to the requirements of the Land Development Code.

d. Miscellaneous Signs: Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of a sales office, recreation areas, etc. Such signs will be a maximum of three (3) square feet in display area.

7. Fencing: A maximum six (6) foot high opaque fence will be allowed in rear and rear/side yards of individual lots in accordance with the requirements of the Land Development Code. No fences will be allowed in front yards. Fencing shall be prohibited within the upland buffers to the wetlands. The applicant will install a six (6) foot high wooden fence along the south property line in the southwest corner (at the rear of lots 146 and 147) where adjacent to Parcel 136795-1200 within Wildwood Creek III subdivision.

8. Lighting: Lighting shall comply with Section 6.09.00 of the St. Johns County Land Development Code, in that outdoor lighting shall be provided in all Developments not requiring streetlights. Outdoor lighting shall be located so as to illuminate the Project as necessary to provide safe passage within the Development. The source of the light, such as the bulb or filament, of outdoor lighting fixtures shall not be directly visible from property outside the zoning Lot on which it is located. Additionally, the maximum illumination allowed at the zoning Lot line shall be 0.20 footcandles.

H. Infrastructure:

1. Stormwater: Stormwater will be handled on site with retention ponds located northeast and centrally located in the development. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District (SJRWMD). If the stormwater facilities are wet detention/retention ponds with a surface area greater than 0.50 acres, to be determined at the time of construction plan engineering and submittal, the project will comply with the Comprehensive Plan and may be designed to utilize stormwater runoff for irrigation of common areas. The retention pond(s) may have a fountain.

2. Vehicular Access / Interconnectivity: Access to the property will be provided via one (1) road directly connected to Wildwood Drive. The road will be constructed with a fifty (50) foot wide right-of-way with five (5) foot utility easements on either side in accordance with the curb and gutter standards as provided for within the St. Johns County Land Development Code. The Master Development Plan Map, Exhibit C indicates the roadway configuration. The project shall provide for site access/auxiliary turn lanes on Wildwood Drive as required by the Land Development Code and shall reserve seventeen (17) feet of right-of-way along Wildwood Drive to allow for future road expansion. Roads are planned to be dedicated to St. Johns County.

Access for future interconnectivity is provided by a tract that is reserved for future interconnectivity at a central point along the western boundary, which will potentially provide access to parcels located to the west of the project, as shown on the MDP Map, Exhibit C. The applicant was unable to establish a location within Andalusia that would line up with the roadway in Ft. Peyton Forest. The project layout was based upon the existing topography, the wetland areas and the location of the Sand Pine Scrub area (Significant Natural Communities Habitat requiring preservation) to establish where the roads and drainage structures would be. The center of one of the major stormwater pond falls in the area where Fort Peyton Forest Drive dead ends into the site, which corresponds to the location of the lowest topography. The remainder of the Fort Peyton subdivision contains individual single family lots. Therefore, it is not feasible to provide any interconnectivity to this existing subdivision. The applicant reviewed and scaled the residential development within the Treaty Grounds PUD. The only interconnectivity access point in that PUD is located to the west of the additional property being added to this PUD (Andalusia). However, there is a location for the most easterly roadway that "might" be able to connect in the future. So, the applicant has provided a 15 foot Pedestrian and Bicycle Access Easement to provide for future interconnectivity if it becomes available to the north. It should be noted, that Andalusia will have internal sidewalks and provide for sidewalks along Wildwood Drive that will also provide for future interconnectivity. The project shall provide for site access/auxiliary turn lanes on Wildwood Drive as required by the Land Development Code. Roads will be requested to be dedicated to St. Johns County.

3. Pedestrian Access / Sidewalks: The project will provide a minimum five (5) foot wide external sidewalk along its Wildwood Drive frontage and a five (5) foot wide sidewalk on one (1) side of the internal roadway in order to service the community's pedestrians and the recreation area. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.

4. Parks / Recreation: The project will provide the minimum of 2.50 acres of active recreation (there are actually over 4 acres). The recreation locations are depicted on the Master Development Plan Map, Exhibit C. At a minimum, the active park areas shall include a child's "tot lot" with benches, an all-purpose open play area (multi-purpose field), and walkways and trails, however the active parks shall not be limited to these uses. All the facilities and elements for each park, open space, recreational area and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.

5. Open Space: A minimum of twenty-five percent (25%) of the site or at least 22.17 acres of open space (there are actually over 25 acres) will be provided, including 4.32 acres of parks, 2.75 acres of perimeter buffers (included in other numbers), 5.21 acres of preserved uplands (including Scrub Habitat Conservation), 10.67 acres of preserved wetlands, 1.23 acres of upland buffers, as

well as 4.50 acres of general open space. Per LDC Section 5.03.03.A.3, a minimum of five percent (5%) conservation of upland natural vegetation will be preserved on site. In addition, the site contains an area of Significant Natural Communities Habitat and a minimum of ten percent (10%) of the habitat will be preserved. These areas may be located throughout the project including recreation, buffers, common areas and environmentally sensitive Areas. It should be noted that the project will provide a "through" system of sidewalks and trails that will run continuously from Wildwood Drive to the proposed interconnectivity location.

6. Potable Water: Central water will be provided by St. Johns County Utility Department.

7. Sanitary Sewer: Sanitary sewer disposal will be provided by St. Johns County Utility Department.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services including installation of fire hydrants at the appropriate spacing requirements in accordance with the Land Development Code.

9. Solid Waste: Solid waste will be handled by the licensed franchisee in the area.

10. Utilities: All electrical and telephone lines will be installed underground on the site. Florida Power and Light Company will provide electrical power.

I. Potable Water / Sanitary Sewer: Central water and sanitary sewer service will be provided by St. Johns County Utility Department. When completed, the project will utilize approximately 70,350 gpd of potable water and generate 60,300 gpd of sanitary sewer use.

1. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public rights-of-way shall require an easement/restoration agreement.

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

J. Topography and Soils: The property is located west of Wildwood Drive. The property is located in an area designated by the Federal Emergency Management Association (FEMA) as X with a small portion in the south central area of the property designated A which is indicated on the Master Development Plan Map, Exhibit C.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies ten (10) soil types on the site: 3 Myakka fine sand, 4 Myakka fine sand, depressional, 5 St. Johns fine sand, depressional, 6 Tavares fine sand, 0 to 5% slope, 7 Immokalee fine sand, 8 Zolfo

fine sand and 9 Pomona fine sand, 13 St. Johns fine sand, 14 Cassia fine sand, and 15 Pomello fine sand, 0 to 5% slopes.

1. **3 Myakka fine sand.** The predominate soil on the site is 3 Myakka fine sand soil type located throughout the property. This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid. Vegetation includes longleaf pine, slash pine, sawpalmetto, running oak, inkberry, and waxmyrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky bluestem, creeping bluestem lopsided indiagrass, and low panicum. The community development potential is medium.

2. **4 Myakka fine sand, depressional.** This soil type is a nearly level, very poorly drained soil that occurs in shallow depressions in the flatwoods. The soil is covered with 4 inches to 2 feet of standing water for (6) six to nine (9) months during most years. The natural vegetation is pond pine, tupelogum, sawpalmetto, waxmyrtle, broomshedge bluestem, pineland threeawn (wiregrass), and panicum. The community development potential is very low.

3. **5 St. Johns fine sand, depressional.** This soil type is a very poorly drained, nearly level soil in depressions in the flatwoods. The soil is covered with standing water for periods of 6 to 12 months in most years. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. The natural vegetation consists of sweetgum, red maple, pond cypress, hickory, cabbage palm, waxmyrtle, willow, and a few pond and longleaf pines. The understory vegetation is brackenfern, cinnamon fern, chalky bluestem, and St. Johnswort. Potential for community development is very low. Water standing above the surface restricts the use of this soil for residential or commercial development.

4. **6 Tavares fine sand, 0 to 5% slope.** This soil type is a moderately well drained nearly level to gently sloping soil on narrow to broad low ridges and knolls. The seasonal high water table is between depths of 40 and 80 inches for 6 to 8 months, but recedes to 80 inches during periods of lower rainfall. Permeability is very rapid throughout. The potential for community development is very high. Potential for septic tank absorption fields is also very high with no fill material needed to raise filter fields above the high water table.

5. **7 Immokalee fine sand.** This is a somewhat poorly drained, nearly level soil on broad flats and low knolls in the flatwoods, with slopes ranging from 0 to 2 percent. The seasonal high water table is at a depth of less than 10 inches for about two (2) months of the year and at a depth of 10 to 40 inches for more than eight (8) months of the year, receding to a depth of more than 40 inches during extended dry periods. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. In most areas, the natural vegetation includes slash pine, longleaf pine, sawpalmetto, fetterbush, inkberry, and scrub oak, running oak, blackberry, and sumac. The potential for community development is medium if measures are taken to lower the seasonal high water table. Potential for use of septic tank absorption facilities is medium with suitable fill material needed to raise the absorption field above the high water table.

6. **8 Zolfo fine sand.** This is a somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than the adjacent flatwoods. The seasonal high water table is at a depth of 24 to 40 inches for two (2) to nine (9) months in most years under natural conditions. Permeability is very rapid or rapid in the surface and subsurface layers and moderate in the subsoil. The natural vegetation consists of slash pines, longleaf pines, water oak, blackjack oak, scrub oak, and sawpalmetto. The potential for community development is high.

7. 9 Pomona fine sand. This soil type is a poorly drained nearly level soil in broad areas in the flatwoods. The water table is within a depth of 10 inches from 1 to 3 months and is at a depth of 10 to 40 inches for 6 months or more. Permeability is rapid in the surface and subsurface and moderate in the upper part of the subsoil. Vegetation associated with this soil type includes longleaf pine, slash pine, gallberry, and sawpalmetto, including grasses such as chalky bluestem, bushy bluestem, creeping bluestem, lopsided indiagrass, and pineland threeawn. The potential for community development is medium with the main limitation being the high water table.

8. 13 St. Johns fine sand: This is a poorly drained nearly level soil in broad flatwoods and landscapes adjacent to drainage ways. The seasonal high water table is at a depth of 0 to 15 inches for two (2) to six (6) months and at 15 to 30 inches for one (1) to four (4) months. The natural vegetation consists of slash pine, loblolly bay, sawpalmetto, waxmyrtle, American Holly, and inkberry. It has a medium community development potential with the excessive wetness the main limitation. The potential for septic tank use is medium and would also require up to four (4) feet of fill for the drainfield.

9. 14 Cassia fine sand: This is a nearly level, somewhat poorly drained soil that occurs on low ridges that are slightly higher than the adjacent flatwoods. In most years the seasonal high water table is at a depth of 15 to 40 inches for about 6 months under natural conditions. Permeability is rapid in the surface and subsurface layers and is moderate or moderately rapid in the subsoil. The natural vegetation consists of slash pine, running oak, sand live oak, sand pine, a few longleaf pines, and sawpalmetto. Native grasses include low panicum, cinnamon fern, and broomsedge bluestem. Potential for community development is high. This soil is easily drained if adequate water outlets are available.

10. 15 Pomello fine sand, 0 to 5% slopes: This soil type is a moderately well drained, nearly level to gently sloping soil on long, broad to narrow, slightly higher ridges and knolls. This soil has a seasonal high water table at a depth of 24 to 40 inches for 1 to 4 months during the wet seasons, with rapid permeability and a medium community development potential.

K. Site Vegetation and Habitat: A site evaluation identifying and defining occurring FLUCFCS (Florida Land Use, Cover and Forms Classification System) Codes, in compliance with Section 4.01.07 of Article IV of the St. Johns County Land Development Code, has been completed and the following FLUCFCS community types were found and information is attached hereto as Exhibit I: Uplands – Pine Flatwoods (FLUCFCS 411) and Sand Pine (FLUCFCS 413) and Temperate Hardwoods (FLUCFCS 425) and Wetlands – Cypress (FLUCFCS 621), Mixed Wetland Hardwoods (FLUCFCS 617) and Vegetated Non Forested Wetlands (FLUCFCS 640).

L. Significant Natural Communities Habitat and Listed Species: Carter Environmental Services conducted a site evaluation to identify and define occurring listed species and significant natural communities habitat, in compliance with Section 4.01.07 of Article IV of the St. Johns County Land Development Code. It is provided as Exhibit I, Soils and Environmental Data and indicates that there is an area in the southwest portion of the site identified as containing Significant Natural Communities habitat. A minimum of ten percent (10%) of this habitat will be preserved and placed within a Conservation Easement. In addition, there is an onsite gopher tortoise habitat and burrows that were found, which are depicted on the attached Gopher Tortoise Survey Map (Figure 4). The onsite burrows will not be preserved. Rather, a Florida Fish and Wildlife Conservation Commission (FWC) permit authorizing the capture and of the gopher tortoises and their subsequent relocation to an approved off-site recipient site will be obtained and proof of the tortoises relocation in the form of an after-action report will be provided to the County Environmental Division prior to construction plan approval.

M. Historic Resources: This site is located in a High probability zone according to St. Johns County Archaeological Site Probability Model Map (Figure 8.4) and as such has provided staff with a Cultural Resource Reconnaissance Survey to Historic Preservation Planning, which is attached as Exhibit J. This archaeological survey identifies a portion of the Seminole War-era US Army Fort Peyton occupation (site 8SJ3267) within the project area. The site, as mapped within the archaeological survey report, falls within the preserved upland preserve area as noted on the MDP Map, Exhibit C. This location is an archaeological preserve and no ground disturbing activity is allowed to occur within this preserve including artifact collecting.

N. Buffers:

1. **Perimeter Buffer:** A ten (10) foot landscaped perimeter buffer will be provided, around the project perimeter. The intent is to maintain all existing natural vegetation, but allow for augmentation with native/natural vegetation if needed to meet the desired screening and performance standards. The project will provide for the appropriate buffering and screening in accordance with Section 6.06.04 of the LDC, and an "A" screening standard will be met for the western buffer.
2. **Upland Buffer:** A twenty five (25) foot wide undisturbed upland buffer, which may be averaged (but no less than ten (10) feet in width), measured landward from the state wetland jurisdictional line shall be maintained around all contiguous wetlands of the site. This upland buffer is to remain a natural vegetative undisturbed buffer and fencing within the buffer is prohibited. A building setback of twenty-five (25) feet shall be maintained landward of the twenty-five (25) foot upland buffer. Accessory activities and improvements are not allowed to take place within the twenty-five (25) foot buffer area, but will be allowed to take place in the twenty-five (25) foot setback area except for buildings with permanent foundations. Roadways, stormwater ponds and associated stormwater structures, gazebos, swimming pools, and other structures per Section 2.02 of the Land Development Code are allowed in the setback area.
3. **Wildwood Drive Buffer:** A twenty (20) foot wide buffer with a screening standard of "B" will be provided along the eastern property boundary adjacent to Wildwood Drive, within the fifty (50) foot setback, and also along the northern property boundary, for the length of which is adjacent to an existing school.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. All buffers and edges will be left natural, meeting the required five (5) percent conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation if desired.

It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC). Stormwater Management Facilities should incorporate natural features into their construction that provide vegetation and buffers promoting wildlife

habitat. Where feasible, native vegetation including grasses, tree and understory plantings will be provided on portions of the pond banks.

O. Special Districts: The project is not located within any Special Districts per the Land Development Code, Article III.

P. Temporary Uses: Temporary construction / sales trailers may be utilized and placed on the site upon approval of the construction plans and the locations will be shown on the Construction Plans. The initial construction / sales trailer will be located at the entrance to the development and may then be relocated within the project as the construction stages proceed. Temporary sales and construction trailers for the homes will be allowed to remain until completion of the development, but temporary construction trailers for the horizontal improvements must be removed no later than thirty (30) days after approval of the horizontal construction "as-builts." Sales trailer as well as sales offices in model homes shall meet all the requirements of Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.

Model homes may be constructed within the development, provided the number does not exceed ten percent (10%) of the number of units in the development or up to twenty (20). The model homes may be constructed during construction of the infrastructure and may include sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway. The applicant will provide terminating easements to St. Johns County for ingress and egress to all of the model homes under construction, prior to initiation of construction. The applicant understands that no Certificates of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Standard Residential Accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses. Accessory uses (including pools) will be subject to the same setbacks as the residence except for accessory uses such as decks and patios, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary. Driveways may be allowed within the front and side yard setbacks, but no driveway access will be allowed on the second frontage of any corner lots. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. Phasing: The overall Andalusia PUD site shall be developed and permitted in one (1), five (5) year phase commencing with PUD approval and completed within five (5) years of Commencement. Commencement shall be defined as approval of the PUD and Completion shall be defined as approval of the as-built surveys for the infrastructure construction.

S. Project Impact: The property is located wholly within the Residential C land use designation of the St. Johns County Comprehensive Plan, which allows for the types of uses included within this application. The property has excellent access to major roadways and transportation corridors via Wildwood Drive to State Road 207 and U.S. 1. The site is in close proximity to shopping and businesses for employment opportunities and community services including churches, schools and a major public park. The proposed development is in harmony with surrounding residential development patterns and provides an in-fill, transitional lot size and density in the area. To the north, northwest of the subject property is "Twin Lakes", which contains lots that are (on average) 8,500 square feet. To the north is

"Moultrie Woods Townhomes", which developed 30 units on approximately 3.3 acres yielding a net density of nine (9) dwelling units per acre. "Fort Peyton" subdivision is located to the south of the subject property, which (on average) provides for a lot size of 13,000 square feet. "Treaty Ground PUD" is located directly north of the subject project which is approved to develop single and multi family units, an area designated as school/church/adult living facility and commercial. The preserved wetland and upland areas, well as the park areas and perimeter buffers will serve to buffer the development from adjacent properties and roadways and will provide privacy from surrounding residential development (Wildwood Creek III single family subdivision to the south and St. Johns Academy to the north). The project will comply with the buffering and screening requirements outlined in the Land Development Code by providing a twenty (20) foot wide buffer with a screening standard of "B" along the eastern property boundary adjacent to Wildwood Drive and also along the northern property boundary, for the length adjacent to an existing school.

The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact both to the future occupants of the project, as well as to the residents of St. Johns County. It will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: This application requests no waivers. However, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the Land Development Code.

U. Ownership / Agreement: The applicant, its successors and assigns hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application 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 specifically outlined as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved 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 special use shall be prohibited 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.

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

SECTION III – SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Andalusia Planned Unit Development** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The project is located within the Residential-C Land Use category of the 2025 St. Johns County Comprehensive Plan. Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl (specifically A.1.2.2), Objective A.1.3 Surrounding

Land Use (it is compatible, per Policy A.1.3.12 with the adjacent existing residential development in the area). In addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.6 by providing a Master Development Plan, and Policy A.1.9.7 by being served by central utilities.

The project will meet the goals and objectives of the St. Johns County Comprehensive Plan with regard to Housing, specifically Goal C.1 which encourages the provision and maintenance of adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County.

B. Location: The project is located within a Residential-C Land Use area on the 2025 FLUM, which district allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties." Adjacent land uses surrounding this property include existing single-family residences to the east, and south and vacant land to the west, which are compatible. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Residential-C Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

E. Adequacy of Public Facilities: The subject property and future project will be served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The

County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5".

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines. Therefore, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

COPY

LEGAL DESCRIPTION

A PORTION OF SECTION 2, TOGETHER WITH THE EAST 1/2 OF GOVERNMENT LOT 4 & THE EAST 1/2 OF GOVERNMENT LOT 5, SECTION 11, ALL IN TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°13'29" EAST, A DISTANCE OF 658.87 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF GOVERNMENT LOT 4, AND THE POINT OF BEGINNING FOR PARCEL DESCRIBED HEREIN.

THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°13'29" EAST, A DISTANCE OF 279.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 1769, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 25°21'27" WEST, A DISTANCE OF 486.66 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 733, OF SAID PUBLIC RECORDS, THENCE ALONG SAID LINE, NORTH 89°03'33" EAST, A DISTANCE OF 706.66 FEET TO THE SOUTHWEST CORNER OF WILLOW DRIVE, (A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO DEED BOOK 243, PAGE 248, OF SAID PUBLIC RECORDS), THENCE ALONG SAID LINE, SOUTH 52°30'07" EAST, A DISTANCE OF 731.49 FEET TO SAID SOUTH LINE OF SECTION 2, THENCE ALONG SAID LINE, SOUTH 89°10'34" WEST, A DISTANCE OF 665.26 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°56'29" EAST, A DISTANCE OF 1309.35 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°02'13" WEST, A DISTANCE OF 989.83 FEET TO THE WILLOW CREEK MEANDER LINE AS SHOWN ON PLAT OF FORT PETTON FOREST, AS RECORDED IN MAP BOOK 15, PAGES 96 & 97, OF SAID PUBLIC RECORDS, THENCE CONTINUE ALONG SAID EAST LINE OF GOVERNMENT LOT 5, SOUTH 00°04'02" EAST, A DISTANCE OF 339.99 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE ALONG THE SOUTH LINE OF SAID EAST 1/2 OF GOVERNMENT LOT 5, SOUTH 89°03'30" WEST, A DISTANCE OF 655.57 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE ALONG THE WEST LINE THEREOF, NORTH 00°17'57" WEST, A DISTANCE OF 1310.58 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF GOVERNMENT LOT 5, THENCE ALONG THE WEST LINE OF SAID EAST 1/2 OF GOVERNMENT LOT 4, NORTH 00°46'37" WEST, A DISTANCE OF 1310.42 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED.

CONTAINING 48.95 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 1/2 OF GOVERNMENT LOT 4 TOGETHER WITH THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°13'29" EAST, A DISTANCE OF 658.87 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 4, THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF GOVERNMENT LOT 4, SOUTH 0°46'37" EAST, A DISTANCE OF 1310.42 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 5, THENCE ALONG THE EAST LINE THEREOF, SOUTH 0°17'57" EAST, A DISTANCE OF 1310.58 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF GOVERNMENT LOT 5, THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°02'53" WEST, A DISTANCE OF 655.46 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5, THENCE ALONG THE WEST LINE OF SAID SECTION 11, NORTH 0°36'46" WEST, A DISTANCE OF 2622.98 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED.

CONTAINING 39.72 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED PRESERVATION AREA ON ALL PLANS AND PLATS.
2. UPLAND BUFFERS WILL BE IDENTIFIED AND PROTECTED WITH BARRIERS ERECTED TO PREVENT ENCROACHMENT DURING SITE CLEARING AND CONSTRUCTION. THE RESPONSIBLE PARTY(IES) IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS SHOWN HEREON WILL BE FIRST, THE PARTY(IES) CAUSING THE UNAUTHORIZED IMPACT; SECOND, THE OWNER OF THE AFFECTED LOT; AND THIRD, THE APPLICABLE HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT FOR THE PROJECT.
3. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
4. FIVE-FOOT (5') WIDE SIDEWALKS WILL BE PROVIDED ALONG ONE SIDE OF ALL INTERIOR ROADS AND ON CUL-DE-SACS. THE SIDEWALKS WILL WRAP THE BULB OF THE CUL-DE-SAC EXCEPT WHERE THEY SERVE TWO OR LESS HOMES AS SHOWN HEREON.
5. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
6. ALL FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDINGS CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 563.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

DEVELOPMENT INFORMATION

PARCEL NUMBER: 136810 0140 136670 0000, 136680 0000 & 136690 0040
911 ADDRESS: 1530 WILLOW DRIVE
FLOOD ZONES: A & X
FEMA PANEL NUMBER: 12109C0378H
TOTAL LOTS: 201

SITE DATA TABLE

TOTAL SITE:	3,862,322 SF	≈	88.67 AC
WETLANDS			
TOTAL WETLAND AREA:	534,751 SF	≈	12.28 AC
WETLANDS IMPACTS AREA:	69,952 SF	≈	1.61 AC
PRESERVED WETLAND AREA:	464,798 SF	≈	10.67 AC
UPLANDS			
UPLANDS:	3,327,571 SF	≈	76.39 AC
UPLANDS AFTER IMPACT:	3,397,523 SF	≈	78.00 AC
BUFFERS			
TOTAL CONTIGUOUS WETLANDS:	1,733 LINEAR FEET		
UPLAND BUFFER AREA REQUIRED:	43,325 SF	≈	0.99 AC
UPLAND BUFFER AREA PROVIDED:	53,688 SF	≈	1.23 AC
PERIMETER BUFFER AREA REQUIRED:	119,851 SF	≈	2.75 AC
PERIMETER BUFFER AREA PROVIDED:	119,851 SF	≈	2.75 AC
OPEN SPACE			
RECREATION AREA:	138,959 SF	≈	3.19 AC
HABITAT PRESERVATION AREA:	43,520 SF	≈	1.00 AC
PRESERVED WETLAND AREA:	464,798 SF	≈	10.67 AC
UPLAND BUFFER AREA:	53,688 SF	≈	1.23 AC
PERIMETER BUFFER AREA:	119,851 SF	≈	2.75 AC
UPLANDS PRESERVATION:	183,299 SF	≈	4.21 AC
OTHER OPEN SPACE:	204,930 SF	≈	4.70 AC
TOTAL OPEN SPACE:	1,125,571 SF	≈	25.84 AC
NON-OPEN SPACE			
PROPOSED LIFT STATION:	1,600 SF	≈	0.04 AC
PROPOSED ROW AREA:	466,651 SF	≈	10.71 AC
PROPOSED LOT AREA:	1,743,099 SF	≈	40.02 AC
PROPOSED POND AREA:	513,946 SF	≈	11.80 AC
ROW DEDICATION AREA:	12,435 SF	≈	0.29 AC
PUBLIC IMPROVEMENT QUANTITIES			
TOTAL ROAD LENGTH:	8,331 LINEAR FEET		
TOTAL SIDEWALK LENGTH:	11,711 LINEAR FEET		

MASTER DEVELOPMENT PLAN

ANDALUSIA PUD
ST. JOHNS COUNTY, FLORIDA

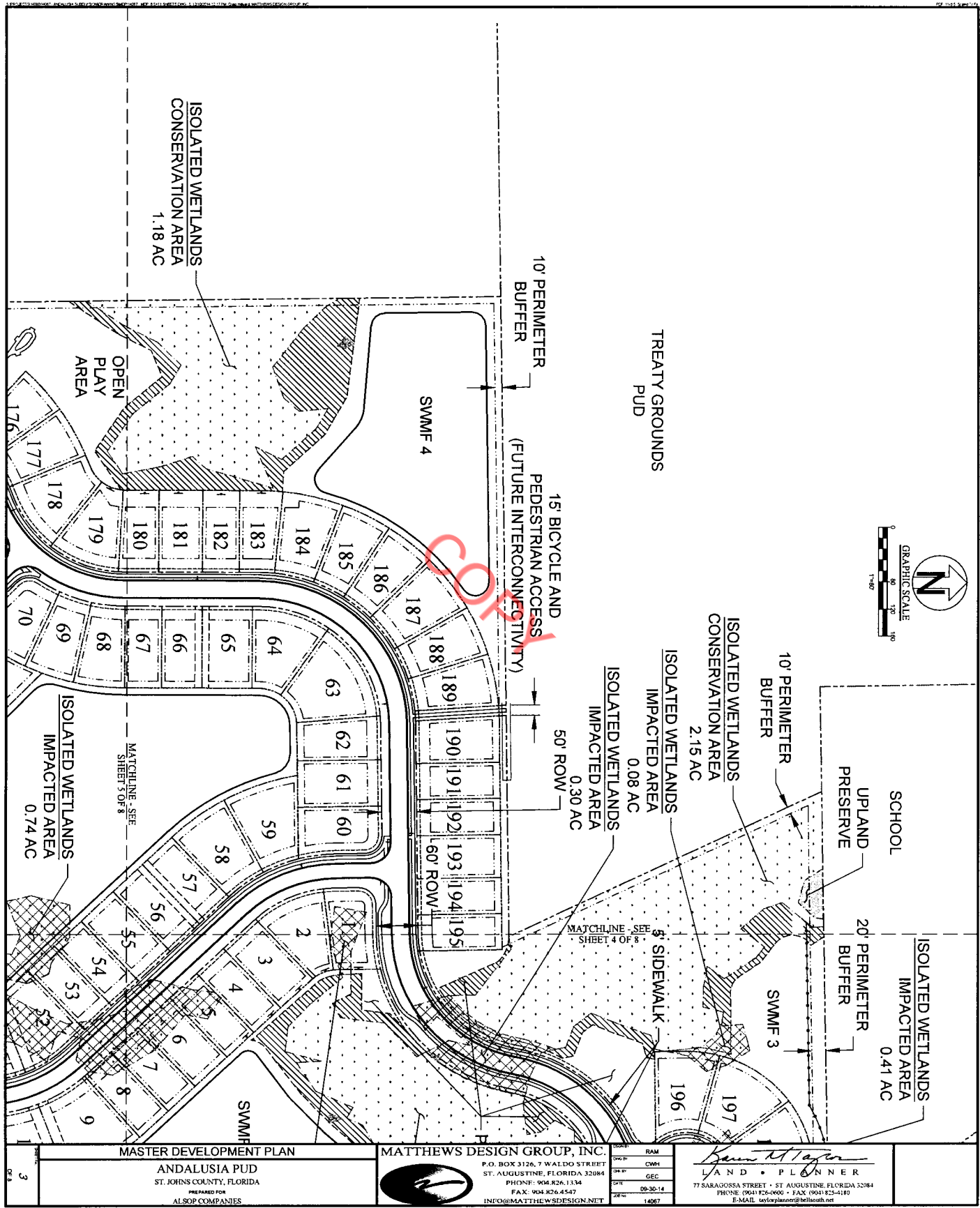
PREPARED FOR
ALSO P COMPANIES

MATTHEWS DESIGN GROUP, INC.

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DATE:	RAM
DATE:	CWN
DATE:	GEC
DATE:	09-30-14
DATE:	14087

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MASTER DEVELOPMENT PLAN
 ANDALUSIA PUD
 ST. JOHNS COUNTY, FLORIDA
 PREPARED FOR
 ALSOP COMPANIES

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DATE	RAM
DATE	CWH
DATE	GEC
DATE	09-30-14
DATE	14067

