

ORDINANCE NUMBER: 2015-16

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL TO SAWMILL LANDING 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 June 5, 2014, in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning file **PUD 2014-08** as approved by the Board of County Commissioners, and incorporated by reference into 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 Mixed Use and 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.1, 5.03.02.G.2., 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 2014-08 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 the 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.

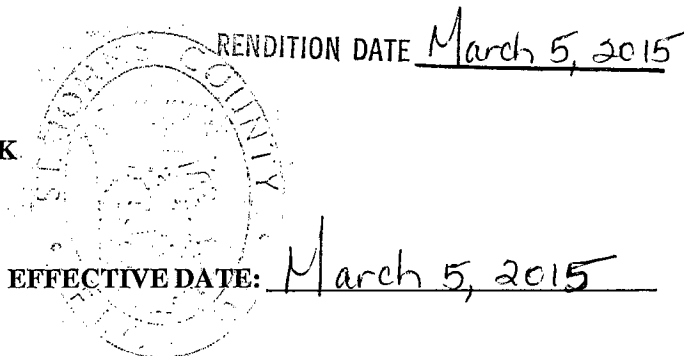
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 3rd DAY OF MARCH 2015.

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

BY: 
Priscilla L. Bennett, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk



"Exhibit A"

BNDY-LEGAL

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 44, UNIT NO. 1 OF ST. AUGUSTINE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SOUTHWEST CORNER BEING A 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION, AND THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1343, PAGE 690, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°52'19" WEST, ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1343, PAGE 690, A DISTANCE OF 660.03 FEET TO A 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION; THENCE NORTH 00°10'13" EAST, DEPARTING SAID SOUTH LINE OF SECTION 35 AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 329.98 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE NORTH 89°52'47" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 660.15 FEET TO A 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION; THENCE SOUTH 00°10'13" WEST, ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 329.89 FEET TO A 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION, SAID CONCRETE MONUMENT BEING ON THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°52'19" WEST, ALONG SAID SOUTH LINE OF SECTION 35, A DISTANCE OF 424 FEET MORE OR LESS TO THE APPROXIMATE CENTERLINE OF MOULTRIE CREEK; THENCE NORTHWESTERLY, MEANDERING SAID CENTERLINE OF MOULTRIE CREEK, A DISTANCE OF 1750 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID SECTION 35; THENCE NORTH 00°46'42" EAST, ALONG SAID WESTERLY LINE OF SECTION 35, A DISTANCE OF 176 FEET MORE OR LESS TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824" ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 36°22'11" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 581.10 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1128, PAGE 270, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°59'41" EAST, ALONG SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1128, PAGE 270 AND THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1114, PAGE 55, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 694.84 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE WESTERLY MONUMENTED RIGHT OF WAY LINE OF HILLTOP ROAD (A VARIABLE WIDTH RIGHT OF WAY AS MAINTAINED); THENCE SOUTH 22°23'30" EAST, ALONG SAID WESTERLY MONUMENTED RIGHT OF WAY LINE OF HILLTOP ROAD, A DISTANCE OF 439.76 FEET TO A 3/4" IRON PIPE NO IDENTIFICATION, SAID IRON PIPE BEING AT THE MOST NORTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3366, PAGE 713, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°30'01" WEST, ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3366, PAGE 713, THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3002, PAGE 27, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3179, PAGE 158, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 912.79 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE ; THENCE SOUTH 89°51'58" EAST, ALONG THE SOUTH LINE OF TRACT 48, UNIT NO. 1 OF ST. AUGUSTINE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1428.43 FEET TO A 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION, SAID CONCRETE MONUMENT BEING A POINT ON THE WESTERLY LINE OF SAID TRACT 44; THENCE SOUTH 00°08'10" WEST, ALONG THE WESTERLY LINE OF SAID TRACT 44, A DISTANCE OF 660.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,207,450 SQUARE FEET OR 50.68 ACRES MORE OR LESS.

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"Exhibit B"

Sawmill Landing PUD

SAWMILL LANDING PUD MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of Hilltop at St. Augustine, LLC.

- A. Project Description:** The Sawmill Landing PUD proposed by this Development Plan is a residential development that is located in the center of St. Johns County in the vicinity of SR 312 and SR 207, which roadway is part of the State of Florida's Strategic Intermodal System. The Project lies north of State Road 207 near Hilltop Road. This development will fill demand for housing in this portion of the County where the urban infrastructure is already in place. Primary access to the property will be directly from State Road 207. Because of its proximity to existing development, infrastructure, and its infill location, the project is not urban sprawl.

The project's location to the historic Bushnell Water Sawmill (8SJ3158), provides a unique opportunity for recreation and preservation that will be enjoyed by residents of the project and St. Johns County for generations to come.

- B. Development Size:** There is a total of approximately 49.99ⁱ acres of property within the PUD, of which approximately 35.67 acres are within Mixed Use and 14.32 acres are within Residential C, as depicted on the Master Development Plan ("MDP") Map.

- C. Wetlands:** There is a total of approximately 20.83 wetland acres within the PUD.

D. Development Area:

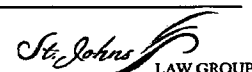
1. Uplands and Wetlands. Approximately 32.34 acres of the property is upland; approximately 20.83 acres of the property is wetland; approximately 17.49 acres of wetland will be preserved; approximately 3.22 acres of wetland will be impacted. The Project is solely residential and features up to 100 residential units as depicted and described on the MDP Map.

- E. Dwelling Units and Density:** Residential development shall be limited to a total of 100 residential units as shown on the MDP Map. This unit number is consistent with the Comprehensive Plan based upon a maximum base density as follows:

- a. Mixed Use category of thirteen (13) units per acre on approximately 19.60 acres of uplands ($13 \times 19.60 = 255$ units) not utilizing any wetland density bonus or optional density bonus. MDP Map depicts a total of 63 residential units.
- b. Residential C category of six (6) units per acre on 12.74 acres of uplands ($6 \times 12.74 = 76$ units) not utilizing any wetland density bonus or optional density bonus. MDP Map depicts a total of 37 residential units.

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- c. Total Density of 100 residential units is well under the maximum based density potential of 331 residential units (Mixed Use 255 plus Residential C 76). The applicant is seeking about 1/3 of the total allowable density or a reduction of 231 units.

The density of the project is 3.1 units per acre based upon 100 residential units on a total of 32.34 developable acres. The projected population within the project is 244 persons based upon 2.44 persons per household, the St. Johns County concurrency standard. The estimated number of school age children within the project is 68 based upon the County standard of .68 school age children per household in the St. Augustine High School Concurrency Service Area. Any builder selling homes in the Project will provide disclosure documents announcing the potential for children to be rezoned to different schools within the sales literature.

F. Non-Residential Development: None.

G. Site Development Criteria:

1. Residential Development. The residential areas may be developed with detached single-family homes with fee-simple form of ownership. Lot development criteria shall feature a minimum lot width of 53 feet (as calculated pursuant to Section 6.01.03A of the Land Development Code) with a minimum lot area of 5,830 square feet. Maximum lot coverage by buildings shall be 35% per lot and the impervious surface ratio shall be 70% per lot. Maximum lot coverage for all residential buildings is limited by Comprehensive Plan Policy A.1.11.3, Note 6, to a maximum of 35% within Residential-C Land Use and maximum of 45% within Mixed Use Land Use, therefore, not more than 13.20 acres of the site will be covered by residential buildings. The maximum building height for all structures shall be 35 feet except as permitted by LDC Section 6.07.02. Any modification to lot layout shall be subject to Section 5.03.05 of the LDC.
2. Setbacks. The following setback requirements shall apply to all residential structures. The setbacks shall be measured in accordance with the definition of "Yard" contained in Article XII of the Land Development Code and set forth below and in accordance with the following subsections of Section 6.01.03 of the Land Development Code as set forth in Section G.2.g below:
 - a. *Side Yard.* The minimum side yards setback shall be 5 feet with no permitted projections, providing for a minimum clearance of 10 feet between any structures. Driveways may be located within the side yard setbacks.
 - b. *Front Yard.* The minimum front yard setback shall be 20 feet to the nearer of the face of the garage or home. Driveways may be located within the front yard setbacks.
 - c. *Rear Yard.* Minimum rear yard setbacks shall be 10 feet.

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- d. *Corner Lot.* The setbacks for corner lots shall be in accordance with the requirements of the Land Development Code.
- e. *Accessory Structures.* Accessory Structures shall be allowed as per Section 2.02.04 of the Land Development Code. Detached Accessory Structures (other than guest houses and pools) that are separated from the main Structure by not less than 10 feet may be located in a required Side or Rear Yard but not less than 5 feet from any Lot line. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main structure may be located in any required side or rear yard but not less than 5 feet from any Lot line. There shall be no eave, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Pools shall meet the setback requirements of the main use structure. Street lighting shall be allowed and be constructed in accordance with the Land Development Code.
- f. *Yard Measurements.*

Definition of Yard

A required open space other than a court unoccupied and unobstructed by a Structure or portion of a Structure from thirty (30) inches above the general ground level of the graded Lot upward; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any Yard subject to height limitations and requirements limiting obstruction of visibility.

Lot Width Area and Yard Requirements

A. Lots, Measurement of Width

The width of a Lot shall be measured at the most direct angle across the front of the required minimum Front Yard setback line. Provided, however, the width between the side Lots at their foremost points where they intersect with the Street Line shall not be less than eighty percent (80%) of the required lot width except when a Lot fronts on a cul-de-sac or curve, the Lot width shall be a minimum of twenty-five (25) feet.

B. Lot Frontage

- 1. On Interior Lots, the Front of a Lot shall be construed as the portion nearest the Street.

2. On Corner Lots, the frontage of a Lot shall be construed as the shortest boundary to a Street. If the Lot has equal frontage on two (2) or more Streets, frontage shall be determined by the County Administrator in accordance with the prevailing Building pattern, or the prevailing lot pattern, if a Building pattern has not been established.
3. On Through Lots, all portions adjacent to Streets shall be considered as a Front Yard for regulatory purposes.

C. One Dwelling Unit Per Lot

For any district in which Single Family residential Uses are allowed, only one (1) Single Family Dwelling Unit shall be permitted per platted Lot unless otherwise permitted.

D. Lot Yards; Methods of Measurement; Special

Requirements

The following rules shall apply with regard to determinations of Yards on Lots:

1. Yards Adjacent to Streets

Required Yards adjacent to Streets shall be a minimum depth as prescribed in district regulations with the depth measured as perpendicular to the Street Line and the rear line of the required Yard parallel to the Street Lot line.

2. Front Yards on Interior Lots

Front Yards on Interior Lots shall be constructed as extending between side Lot lines across the frontage of the Lot.

3. Front Yards on Corner Lots

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by twenty percent (20%).

4. Front Yards on Corner Through Lots

Front Yards on Corner Through Lots shall be construed as extending across the Lot from the interior side Lot line to a point at which the Front Yards meet. Corner through Lots are considered to have two (2) or more Front Yards, and one Side yard. At least one of the Front Yards must meet minimum setback requirements. The required Front Yard of one or more of the other of the frontages may be reduced by up to twenty percent (20%).

5. Interior Side Yards

Interior Side Yards shall be construed as running from the rear line of the required Front Yard to the front line of the Rear Yard, if required or, if no Rear Yard is required, to the opposite Lot line. The width of a required Side Yard shall be measured perpendicular to the side Lot line and the inner line of the required Yard shall be parallel to such outer line, at the minimum distance therefrom prescribed in district regulations.

6. Interior Side Yards on Through Lots With More Than One (1) Front Yard

Interior Side Yards on Through Lots With More Than One (1) Front Yard shall be construed as running to the rear lines of the Front Yards involved.

7. Interior Side Yards on Corner Lots

On Corner Lots, the Side Yard is the Yard along any Interior Lot line which intersects with a Street Lot line. When a Corner Lot has four (4) sides, the two (2) sides not adjacent to the Streets are both Side Yards and the Lot has no Rear Yard. If the Corner Lot has more than four (4) sides, the Yards along Interior Lot lines which do not intersect with a Street Lot line shall be considered Rear Yards and must meet the district regulations for such Yards. In all cases the restrictions on maximum Lot coverage and maximum impervious area must be met.

8. Rear Yards

Rear Yards shall be construed as extending across the full width of the Lot at its rear. Required depth of Rear

Yards shall be determined in the same manner as required width of interior Side Yards.

9. **No Rear Yard Required on Corner Lots or Lots Providing Two (2) Front Yards**

On Through Lots Providing Two (2) Front Yards, and on Corner Lots, there will be no required Rear Yard, and Yards other than those adjacent to Streets shall be construed as Side Yards.

10. **Administrative Waivers for Errors in Yard Measurements**

If an error is discovered in the location of a Building or Structure relative to the minimum Yard requirements, the Property Owner, or their authorized representative, may file a request for an Administrative Waiver. The review of the request and the final decision shall be made by the County Administrator, and shall be made in conformance with the following criteria:

- a. Approval of the waiver shall not allow the Structure to exceed the required Yard setback more than ten percent (10%).
- b. The corresponding opposite Yard must be larger than required by the same distance as the waiver request (to insure that the waiver is not just an attempt to place a larger Building on the Lot) or the waiver request concerns an intrusion of only a small corner of the Building (such as a house too close to the front of a cul-de-sac Lot such that it violates the Side Yard requirements at the front corner but nowhere else.)
- c. Any waiver request which does not meet paragraphs a. and b. above shall be denied an Administrative Waiver and must comply with the Yard requirements or seek a minor modification pursuant to Section 5.03.05.B.
- d. LDC Section 6.03.01 has requirements when structures are closer than 10 feet as measured from furthest projection to furthest projection.

Either all structures must be protected with a fire system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 1000 gpm for 2 hours. Such flow shall be in addition to the required fire flow.

E. Special Yards

A Special Yard, for purposes of these regulations, shall be construed as a Yard other than adjacent to a Street, required to perform the same functions as a Side or Rear Yard, but adjacent to a Lot line so placed or oriented that neither the term "Side Yard" nor the term "Rear Yard," as generally determined, defined, or applied with respect to regular Lots, fits the circumstances of the case. In such instances, the Special Yard shall be considered a Rear Yard unless the County Administrator determines that Side Yard requirements for the district shall apply because of the relationship of the portion of the Lot or Lots, with due regard to the orientation of Structures and buildable areas thereon.

F. Permitted Projections Into Required Yards

1. Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than two and one half (2.5) feet into required Front and Rear Yards.
2. Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required Side Yard(s) or Rear Yard(s) but shall be not located within five (5) feet of any lot line, and may not project into the required Front Yards. No permanent improvements including eaves, mechanical equipment, pools and fencing with a foundation are permitted to encroach into any drainage easements.
3. Covered Patios and Covered Pools. For zoning districts requiring a Rear Yard setback twenty (20) feet or less, Covered Patios, Covered Pools, and similar Structures, as defined in the LDC, may intrude within five (5) feet of the rear property line (LDC Section 6.01.03.H.3) and shall not intrude into the required

Side or Front Yards except as listed below. In no case shall the permitted intrusion of the Covered Patio, Covered Pool, or similar Structure reduce the Yard provided to less than five (5) feet.

4. For Through Lots, a Covered Patio may intrude up to thirteen (13) feet into the required Front Yard which functions as a Rear Yard and has no access to a Street. In no case shall the permitted intrusion of the Covered Patio reduce the Yard provided to less than ten (10) feet.

G. Minimum Lot Dimension

The minimum dimension of the buildable Lot shall not be less than the required minimum Lot width at the Front Yard. In the case of Lots not meeting the minimum dimension at the minimum required Front Yard defined in Section G. of this PUD Text, the Front Yard shall be extended to the point at which the minimum dimension is met.

3. Parking. Parking for two vehicles shall be provided outside of the right-of-way within the parking area or a garage for each residential unit. Sufficient parking to serve any model homes will be located outside of the right-of-way within the driveway of the model homes; on adjacent lots/stabilized areas capable of accommodating more than two vehicles.
4. Fencing. Rear and side yards may be fenced with a maximum 6-foot high wood, vinyl, wire, chain-link or similar type fence and front yards may be fenced with a maximum 4-foot high wood, vinyl, wire, chain-link or similar type fence. No portion of any upland buffer or perimeter buffer as depicted on the MDP map shall be encroached upon by fencing. This restriction will not prohibit the Developer from installing perimeter fencing around the project's boundary.
5. Signage and Lighting.
 - a. *Project Identification Signage.* Project identification signs will be located at or near the entrance to the PUD and shall be limited to a total of two (2) such signs at each entrance. The project identification signs may be monument or ground signs and may be incorporated into a wall, fence, or other structure, and shall be no more than 15 feet in height. Pursuant to LDC Section 7.06.01.A., subdivision signs shall not exceed 32 square feet in advertising display area (ADA) per sign.

The project identification signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted

within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure, and shall be located no less than 5 feet from any property line and shall not obstruct visibility for vehicular traffic.

- b. *Internal Signage.* Various locational, directional, model home, and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Internal directional signage shall not exceed three (3) square feet in size or three (3) feet in height. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. In addition, one project identification single or two-sided sign not exceeding eight (8) square feet of ADA per sign side may be located at a major access point of the Amenity Center. Such sign shall be designated as a Monument or Ground Sign, shall not exceed 15 feet in height, may be internally or externally illuminated, and may be incorporated into a wall, fence or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of the LDC.
 - c. *Signage - Miscellaneous.* All signage ADA within the PUD shall not include the base structure or any decorative edging. Any of the signs within the PUD shall be permitted through the County Engineer's office. All of the signs within the PUD shall comply with Article VII of the Land Development Code except as stated herein.
 - d. *Street Lighting:* Street lighting shall comply with the minimum requirements of the St. Johns County Land Development Code.
6. Existing Wells and Septic. All existing wells and septic systems on the site will be properly abandoned consistent with the Florida Administrative Code and Environmental Health procedures prior to construction plan approval for any vertical construction. The only exception is for wells that may be used post-development if they are properly permitted. All wells and septic systems shall be located and abandoned prior to horizontal construction plan approval (clearing and grading).

H. Infrastructure:

1. Stormwater. Stormwater will be handled on site with a series of ponds or lakes throughout the site and conveyed via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code and other requirements in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District. The drainage easements for the stormwater lakes and ponds depicted on the MDP Map will be dedicated to an approved property owners association on future plats for maintenance, drainage and access

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purposes. The stormwater ponds and lakes may have fountains. Stormwater management facilities will incorporate natural features into their construction that provide native vegetation, including grasses, trees and understory planting, as well as buffers to promote wildlife habitat.

Any retention or other stormwater facilities along Moultrie Creek will need to address sedimentation, erosion control and dewatering activities as may be necessary during construction plan approval. Dewatering plans should demonstrate no adverse effect on Moultrie Creek. A stilling basin, phased construction, or dewatering into other project ponds will be implemented to the extent reasonably practicable during construction.

2. Vehicular Access/Interconnectivity. All roads, streets, and parking areas shall conform to the design standards specified in the St. Johns County Land Development Code. Any modification to the roadways will comply with the requirements of the Land Development Code in effect as of the date of approval.

- a. *Internal Roads.* Access to the property will be by one (1) entrance off State Road 207 and access points on each side of Hilltop Road. The internal roadways may be publicly owned and maintained, at the County's sole discretion. The MDP Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval and shall be designed in accordance with the LDC.
- b. *Interconnectivity.* Potential interconnectivity is not practical at this site because of the existing wetlands to the west and the existing residential development to the east that did not provide for interconnectivity. However, interconnectivity within the project will be maintained.
- c. *Access.* Roadway access improvements to State Road 207 and Hilltop Road will be at the Developer's expense and will include a right turn lane from SR 207 as depicted on the MDP Map and as determined by the County Engineering Department at construction plan approval.

Right-of-way will be reserved along Hilltop Road as required for site access, and as depicted on the MDP Map. The existing right-of-way width for Hilltop Road varies through the project frontage and right-of-way will be reserved along the project frontage that, at a minimum, will result in an 80' ROW width (minor collector) from the project access north; and a 60' ROW width (local road) south of the project access on Hilltop Road.

- d. Bikeway and pedestrian interconnectivity will be accommodated as depicted on the MDP Map.
 - e. No individual driveway access will be allowed from any lot directly to Hill Top Road. A non-access buffer is depicted on the MDP Map to prevent the possibility of direct driveway access.
3. Sidewalks. A 4-foot wide sidewalk shall be provided on one side of each internal road as depicted on the MDP Map.

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.

Project may pay into the sidewalk fund where the project boundaries front Hilltop Road right-of-way.

4. Parks/Recreation.

Active based recreational parks containing a minimum of 1.29 acres of active based recreation will be provided, such as a cabana and pool area, gazebos and/or tot lot, consistent with LDC Section 5.03.03.E.1. The primary park will be provided adjacent to the old sawmill area and will provide potential pedestrian connectivity to the County's Greenway Trail system, along with parking as depicted on the MDP Map.

The combination of a passive recreational amenity with a historic component will be an asset to the development as well as to the County in general. As depicted on the MDP Map, an "Historic Conservation Area" is adjacent to the recreational park, which area will remain accessible via the park and remain in its natural state and not disturbed. An interpretive sign detailing the history of this historic mill will be erected and maintained in the park, and the park will include a maintained, recreational trail (or pathway) leading to the Historic Conservation Area.

Connecting to the primary park will be a walking/jogging path which will circle the primary retention facility with active recreation stations placed along the path. Additional passive and active recreation may be provided through pedestrian connections between residential parcels and other residential and recreation areas and through any open space or preservation areas, subject to compliance with applicable permitting requirements and construction plan approval. The Developer shall be responsible for the construction of the park improvements described in this Subsection, and an approved property owners association or community development district shall be responsible for the maintenance of the improvements. To the extent the Florida Accessibility Code for Building Construction applies to the project, such Code Requirements shall be met.

5. Potable Water/Sanitary Sewer. Central water and sewer service shall be provided by St. Johns County Utility Department. The exact location of any required lift station will be determined upon construction plan approval but the MDP Map depicts the approximate location of the planned lift station site.
6. Fire/EMS Protection. Project shall comply with LDC Section 6.03.
7. Solid Waste. Solid waste collection shall be provided by the County-contracted waste collection company. Based upon an estimated generation of 5.71 pounds times 2.44 persons per dwelling unit, solid waste generation for 100 residential units results in an estimated 1,393 pounds per day.
8. Utilities. All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light.
9. Open Space. Wetlands conserved consist of approximately 17.49 acres or 34.99% of the Project. Upland conservation equates to another 4.77 acres or 9.54% of the Project. Additional open space will be provided within the upland buffer of approximately 1.81 acres or 3.62% of the project. The total percentage of open space will be almost 50% of the project.
10. Low Impact Development. It is the developer's intent 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 in the developer's discretion at the time of construction plan approval.

Irrigation shall be by reuse water if available. If reuse is unavailable, stormwater or the lowest quality water available shall be used until reuse becomes available. Any stormwater ponds with a surface area greater than one-half (0.5) acre shall be designed to utilize stormwater runoff for irrigation. (Policy D.3.2.6, E.2.1.6.g Comprehensive Plan, Section 6.06.02.E.3, Land Development Code)

11. Upland Vegetation. A minimum of 5% of upland natural vegetation will be conserved on-site within the upland buffers adjacent to contiguous and isolated wetlands, the natural/landscape buffers along the project boundaries, and the Development Edge. LDC Section 5.03.03.A.3.

- I. **Potable Water/Sanitary Sewer:** Central water and sewer service will be provided by St. Johns Utility Department, connecting to lines along State Road 207. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. Based upon an estimated use of 350 gallons per day per residence, water and sewer use for 100 residential units results in an estimated 35,000 gallons per day for potable water and an estimated 36,750 gallons per day for sanitary sewer. The source for irrigation

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onsite shall be reclaimed water. If reclaimed water is unavailable, stormwater management facilities larger than one acre shall be used as a source of irrigation, when not impracticable, until such time as reuse becomes available consistent with Comprehensive Plan Policy D.5.3.1, E.2.1.6.g.

1. All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD.

J. Soils: A copy of the Soils Map reflecting the soils within the PUD is attached to the Application.

13-ST. JOHNS FINE SAND
 15-POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
 16-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES
 18-FLORIDANA FINE SAND, FREQUENTLY FLOODED
 22-MANATEE FINE SANDY LOAM, FREQUENTLY FLOODED
 38-PITS
 4-MYAKKA FINE SAND, DEPRESSIONAL
 46-HOLOPAW FINE SAND
 5-ST. JOHNS FINE SAND, DEPRESSIONAL
 6-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
 7-IMMOKALEE FINE SAND

K. Site Vegetation: The Florida Land Use Cover and Classification System Map (FLUCCS) is attached to the Application.

160-Extractive
 411-Pine Flatwoods
 414-Pine/Mesic Oak
 421-Xeric Oak
 423-Oak-Pine-Hickory
 513-Ditch
 615-Bottomland Swamp
 616-Inland Pond

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621-Cypress
630-Wetland Forested Mixed

L. Significant Natural Communities Habitat:

<u>SIGNIFICANT NATURAL COMMUNITY HABITAT</u>	
EXISTING SNCH:	10.78 AC
SNCH TO BE PRESERVED:	3.02 AC
SNCH IMPACTED:	7.76 AC
PERCENT EXISTING PRESERVED:	28.01 %

Listed Species: The latest data documenting the occurrences of federal and state listed species were reviewed for the site and vicinity. The data was obtained from the Florida Fish and Wildlife Conservation Commission (the "FFWCC"), the Florida Department of Agriculture and Consumer Services, the U.S. Fish and Wildlife Service, and the Florida Natural Areas Inventory. No listed species observations or occurrences within the site or vicinity were shown in this data.

- M. Historic Resources:** The Intensive Cultural Resource Assessment Survey dated May 2014, conducted by Environmental Services, Inc., concluded that The Bushnell Water Saw Mill (8SJ3158) was located on the property but, no other cultural resources were encountered on the site. The project proposes no impact to The Bushnell Water Saw Mill, nor any of the area where positive shovel tests were obtained, as depicted on the Testing Results Map.
- N. Buffers:** A twenty-five foot averaged natural vegetative upland buffer shall be required from all contiguous wetlands and be measured from the state jurisdictional wetland line. Buffer areas and buffer area calculations shall be included on all construction plans submitted for review and shall be recorded on the plat. Land clearing plans will be submitted for the roads, recreation areas and drainage facilities with the construction plans. The development will conform to all land clearing and tree replacement requirements outlined within the Land Development Code effective at the time of permitting. The project shall have a ten (10) foot natural/landscape buffer along the project boundaries, which buffer may be located within the Development Edge.

Natural Vegetative Upland Buffers: A natural vegetative upland buffer with average width of twenty-five (25) feet or greater shall be provided around preserved, contiguous wetlands as shown on the MDP Map. This buffer shall be established to provide a greater overall acreage of buffer than a uniform minimum twenty-five (25) foot buffer. The minimum width of the buffer shall be ten (10) feet. Upland buffers and building setbacks shall be included on all construction plans submitted for review. The application of this natural vegetative upland buffer requirement shall be consistent with the LDC. The lot layout may be changed in accordance with LDC Section 5.03.05. Any building with a permanent foundation shall be set back twenty-five (25) feet from the average width natural vegetative upland buffer adjacent to contiguous wetlands.

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Landscaping and Irrigation: The development shall be subject to LDC Section 6.06.00 regarding landscaping and irrigation.

Lighting: Project lighting shall comply with LDC Section 6.09.00.

- O. Special Districts:** This PUD is not located in a Special District as defined by Article III of the St. Johns County Land Development Code.
- P. Temporary Uses:** All temporary uses allowed within the PUD will comply with the requirements of the Land Development Code. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage or temporary access. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. Approximate locations of temporary construction trailers will be shown on engineering and construction plans. Model homes may be used as temporary sales centers and construction offices after as-built approval. Parking for the model homes and sales offices will be located within the driveway or on adjacent stabilized areas until roadway improvements have been approved by the County. Model homes may have one sign each, located on the lot. As allowed by the Land Development Code, model homes may be constructed prior to platting. Model homes must be located on a residential lot shown on the approved MDP. Model homes shall not equal more than 10% of the total number of lots allowed under an approved development permit. No certificates of occupancy shall be released until a final plat has been recorded and As-Built's have been approved by the County. Model home sales shall be only for homes within the development. 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.
- Q. Accessory Uses:** All accessory uses and structures as provided in the Land Development Code are allowed within the project, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. The setbacks for accessory uses for residential development are addressed in subparagraph G. above. 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. Timing and Phasing:** The development will be developed in one 5-year phase, which shall commence within 5-years of the effective date of this PUD.

"Commencement" for purposes of this Section R is defined as approval of construction plans by the County. The project will be completed within five years of commencement.

"Completion" of development shall be defined as County approval of the as-built's for all improvements, which Completion shall be within five (5) years of Commencement.

The Developer will dedicate the Recreation Amenity Area to an approved property owners association and will clear, grade, and construct the improvements within the Recreation Amenity Area described in Section H.4 above.

- S. Project Impact:** The project will provide on-site stormwater drainage facilities. The overall design incorporates green space, open space and varied active on-site recreational opportunities. Utilities has capacity and will provide all of the water and sewer facilities for the project. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in northern St. Johns County. The project will meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning, allows the developer and the County greater control over development within this project.
- T. Waivers:**
1. Waivers of the Land Development Code are requested to Sections 5.03.03.F and 7.00.02.B.2 relating to Unified Sign Plans, as such requirements apply most directly to commercial development and this project is solely residential. Additionally, signage requirements are sufficiently addressed in the text of this MDP text.
- U. Ownership/Agreement:** All successors in title to the Property shall be bound to and agree to comply with the commitments and conditions of the approved PUD.
- V. Future Land Use Designation:** The project lies within the Mixed Use and Residential C Future Land Use designation. The total upland and wetland acreage for the project is addressed in subparagraphs B. and C. above and within the Development Summary contained in the MDP Map.

Endnotes:

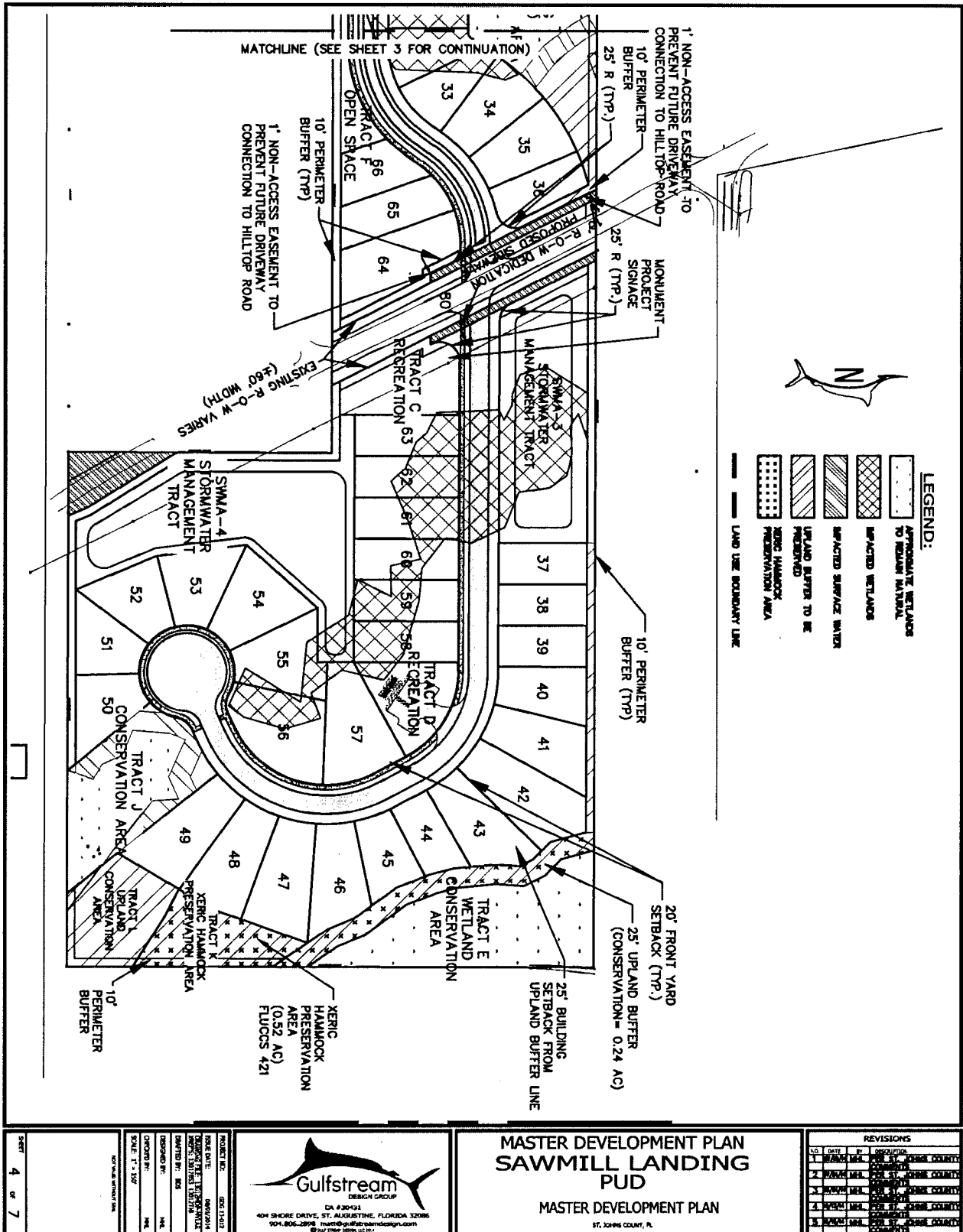
ⁱ All acreages contained within this Master Development Text are approximate to within one acre.







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LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEING AT THE SOUTHWEST CORNER OF TRACT 44, UNIT NO. 1 OF ST. AUGUSTINE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 28 THROUGH 29 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SOUTHWEST CORNER BEING A 4' X 4' CONCRETE MONUMENT NO IDENTIFICATION, AND THE MOST SOUTHEASTLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1343, PAGE 680, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°32'19" WEST, ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1343, PAGE 680, A DISTANCE OF 680.03 FEET TO A 4' X 4' CONCRETE MONUMENT NO IDENTIFICATION; THENCE NORTH 00°07'01" EAST, DEPARTING SAID SOUTH LINE OF SECTION 35 AND ALONG THE EASTERN LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 328.66 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", THENCE NORTH 89°32'47" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 680.19 FEET TO A 4' X 4' CONCRETE MONUMENT NO IDENTIFICATION; THENCE SOUTH 00°01'13" WEST, ALONG THE WESTERN LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 715, PAGE 1667, A DISTANCE OF 328.66 FEET TO A 4' X 4' CONCRETE MONUMENT NO IDENTIFICATION; SAID CONCRETE MONUMENT BEING ON THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°32'19" WEST, ALONG SAID SOUTH LINE OF SECTION 35, A DISTANCE OF 424 FEET MORE OR LESS TO THE APPROXIMATE CENTERLINE OF MOULTRE CREEK; THENCE NORTHWESTLY, BEARING SAID CENTERLINE OF MOULTRE CREEK, A DISTANCE OF 1750 FEET MORE OR LESS TO THE WESTERN LINE OF SAID SECTION 35; THENCE NORTH 07°46'47" EAST, ALONG SAID WESTERN LINE OF SECTION 35, A DISTANCE OF 178 FEET MORE OR LESS TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824" ON THE SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 38°22'11" EAST, ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 591.10 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1124, PAGE 270, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°32'41" EAST, ALONG SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1124, PAGE 270 AND THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1114, PAGE 56, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 894.64 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE WESTERN MONUMENTED RIGHT OF WAY LINE OF HILTOP ROAD (A VARIABLE WIDTH RIGHT OF WAY AS MAINTAINED); THENCE SOUTH 22°23'37" EAST, ALONG SAID WESTERN MONUMENTED RIGHT OF WAY LINE OF HILTOP ROAD, A DISTANCE OF 438.78 FEET TO A 3/4" IRON PIPE NO IDENTIFICATION, SAID IRON PIPE BEING AT THE MOST NORTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1364, PAGE 713, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°30'01" WEST, ALONG THE WESTERN LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1364, PAGE 713, THE WESTERN LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3002, PAGE 27, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE WESTERN LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3178, PAGE 156, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 812.78 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE : THENCE SOUTH 89°31'57" EAST, ALONG THE SOUTH LINE OF TRACT 44, UNIT NO. 1 OF ST. AUGUSTINE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 28 THROUGH 29 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1428.43 FEET TO A 4' X 4' CONCRETE MONUMENT NO IDENTIFICATION, SAID CONCRETE MONUMENT BEING A POINT ON THE WESTERN LINE OF SAID TRACT 44; THENCE SOUTH 00°01'01" WEST, ALONG THE WESTERN LINE OF SAID TRACT 44, A DISTANCE OF 680.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,207.450 SQUARE FEET OR 50.66 ACRES MORE OR LESS.

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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/08/14	ST. JOHNS COUNTY	
2	08/08/14	ST. JOHNS COUNTY	
3	08/08/14	ST. JOHNS COUNTY	
4	08/08/14	ST. JOHNS COUNTY	
5	08/08/14	ST. JOHNS COUNTY	



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MASTER DEVELOPMENT PLAN
SAWMILL LANDING
PUD
MASTER DEVELOPMENT PLAN
ST. JOHNS COUNTY, FL

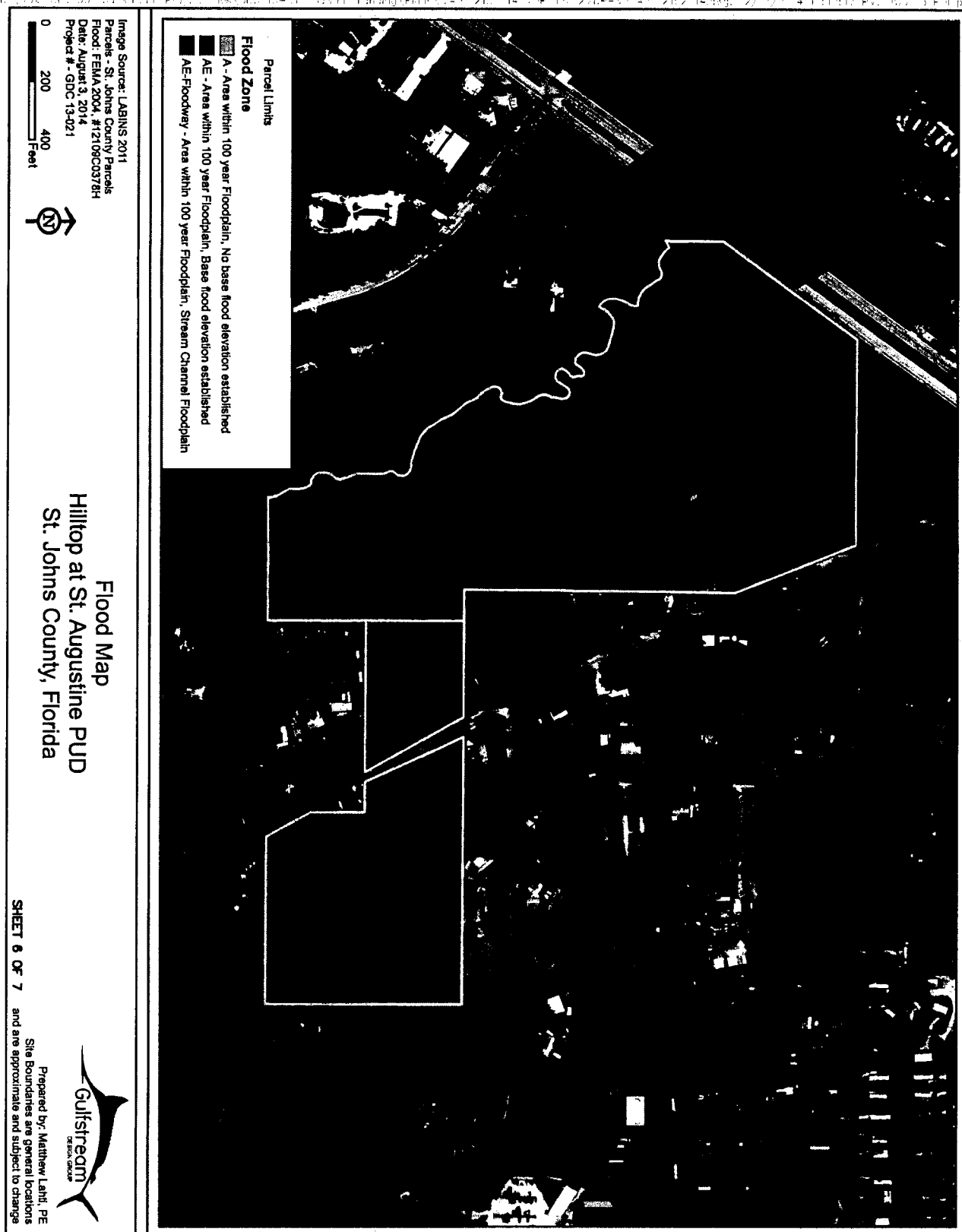
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DATE: 08/08/14
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CHECKED BY: JAC
SCALE: 1" = 150'
BY STATE OF FLORIDA SEAL

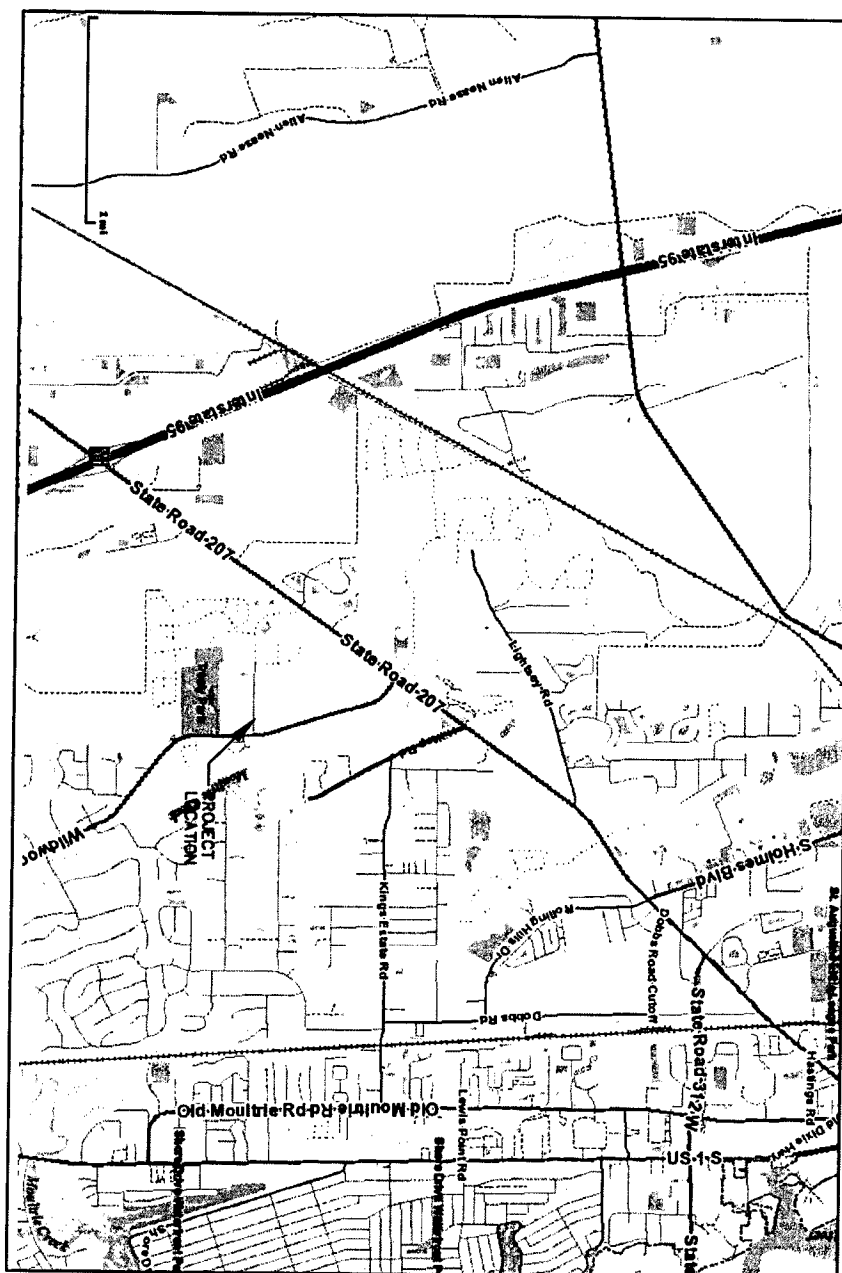
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**MASTER DEVELOPMENT PLAN
SAWMILL LANDING
PUD**

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE MASTER DEVELOPMENT PLAN THIS DAY OF May 2015 ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL

THIS 18th DAY OF May 2015

CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners

BY: Laverne King DC.

