

18

ORDINANCE NUMBER: 2008- 51

Public Records of  
St. Johns County, FL  
Clerk # 2008060279,  
O.R. 3139 PG 383-400  
11/12/2008 at 08:56 AM,  
REC. \$73.00 SUR. \$81.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE MISSION TRACE (PUD) ORDINANCE NUMBER 2007-88, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS Staci Rewis Esq., on behalf of the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2008-08 for a Major Modification to the Mission Trace PUD, Ordinance Number 2004-110 as amended, an application dated May 22, 2008, as described hereinafter, and after required notice was published, a public hearing was held on the 14<sup>th</sup> day of October, 2008, at 9:00AM on said application.

SECTION 1. That development of lands within the Mission Trace PUD shall proceed in accordance with Ordinance No. 2007-88, as amended, including the Application for Major Modification dated May 22, 2008 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Mission Trace PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification and rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Mission Trace PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Policy A.1.3.12.
3. As modified, the Mission Trace PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Mission Trace PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Mission Trace PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Mission Trace PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance Number 2007-88, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

*Jackie Y. King*  
*CMR*

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. 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.

**SECTION 5.** That the terms of this modification to the Mission Trace PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS** 14<sup>th</sup> **DAY OF** October **2008.**

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

BY: Cyndi Stevenson  
Cyndi Stevenson, Vice Chair

**RENDITION DATE** 10-16-08

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Wonnae King  
Deputy Clerk

**EFFECTIVE DATE:** 10-22-08



DESCRIPTION BY SURVEYOR

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 10 WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD No.16; THENCE SOUTH 89°53'26" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 419.87 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 922.33 FEET TO THE WEST RIGHT OF WAY LINE OF KENTON MORRISON ROAD; THENCE SOUTH 00°45'30" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 652.28 FEET; THENCE NORTH 89°53'26" WEST, A DISTANCE OF 742.13 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 352 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 14°43'50" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 352, A DISTANCE OF 674.74 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 542,813.17 SQUARE FEET OR 12.46 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

Exhibit A

DESCRIPTION BY SURVEYOR

A PARCEL OF LAND SITUATED IN SECTIONS 10, 37 AND 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 10 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE S 14°40'06" E ALONG SAID EAST LINE OF SECTION 10 AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 387, PAGE 352 AND OFFICIAL RECORDS BOOK 1177, PAGE 1024 ALL OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 874.55 FEET; THENCE S 89°52'50" E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1177, PAGE 1024 A DISTANCE OF 420.87 FEET; THENCE N 14°43'50" W ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1177, PAGE 1024 A DISTANCE OF 200.14 FEET; THENCE S 89°53'26" E, 742.13 FEET TO THE WEST LINE OF KENTON MORRISON ROAD; THENCE S 00°45'30" W ALONG SAID WEST LINE OF KENTON MORRISON ROAD 800.41 FEET; THENCE CONTINUE ALONG SAID WEST LINE S 00°16'23" W, 224.67 FEET; THENCE CONTINUE ALONG SAID KENTON MORRISON ROAD N 89°18'04" W, 21.45 FEET TO A POINT OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3870.00 FEET, A CENTRAL ANGLE OF 02°28'40", AN ARC LENGTH OF 167.37 FEET AND A CHORD LENGTH AND BEARING OF 167.36 FEET - S 00°35'57" E; THENCE SOUTH ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE 167.36 FEET; THENCE S 88°01'48" W, 769.70 FEET; THENCE S 33°03'56" W, 65.85 FEET TO THE NORTHERLY LINE OF FOUR MILE ROAD; THENCE N 59°02'32" W ALONG SAID NORTHERLY LINE 399.19 FEET; THENCE N 05°07'49" W, 1730.11 FEET TO THE POINT OF BEGINNING.  
THE AFOREDESCRIBE PARCEL CONTAINS 32.3 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

LEGAL DESCRIPTION (BY SURVEYOR)

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF WEST LINE OF SAID SECTION 10; THENCE SOUTH 05°07'49" EAST, A DISTANCE OF 1,730.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD; THENCE SOUTH 59°02'32" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 399.19 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 33°03'56" EAST, A DISTANCE OF 65.85 FEET; THENCE NORTH 88°01'48" EAST, A DISTANCE OF 769.70 FEET TO THE WEST RIGHT OF WAY LINE OF KENTON MORRISON ROAD AND A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 88°09'43" EAST, A RADIAL DISTANCE OF 3,870.08 FEET; THENCE SOUTHERLY ALONG THE ARC AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°16'11", A DISTANCE OF 18.22 FEET; THENCE SOUTH 02°06'39" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 323.93 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 87°52'22" WEST, A RADIAL DISTANCE OF 3,778.75 FEET; THENCE SOUTHERLY ALONG THE ARC AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°47'13", A DISTANCE OF 117.85 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD; THENCE NORTH 69°46'14" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 215.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,724.07 FEET AND A CENTRAL ANGLE OF 10°49'52"; THENCE NORTHWESTERLY ALONG THE ARC AND SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 325.92 FEET; THENCE SOUTH 31°03'39" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 27.46 FEET; THENCE NORTH 59°02'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 362.06 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 222,098.93 SQUARE FEET OR 5.10 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

A parcel of land lying in Section 10, Township 7 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

From the intersection of the West line of said Section 10 (being also the West line of Government Lot 1) and the now existing southerly right of way line of State Road No. 16, run S 14°50' E, along the West line of said Section 10, for a distance of 674.8 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue S 14°50' E along the West line of said Section 10, for a distance of 200.00 feet to a point thence run S 89°59' E, for a distance of 420.00 feet to a point; thence run N 14°50' W, for a distance of 200.00 feet to a point; thence run N 89°59' W, for a distance of 420.00 feet to the Point of Beginning.

Together with an easement for ingress and egress recorded in Official Records Book 397, page 354 being described as follows:

A parcel of land lying in Section 10, Township 7 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

From the intersection of the West line of said Section 10 (also being the West line of Government Lot 1) and the now existing southerly right of way line of State Road No. 16, run S 89°59' E, along the said southerly right of way line of State Road No. 16, for a distance of 400 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue S 89°59' E, along the said southerly right of way line of State Road No. 16, for a distance of 20 feet to a point; thence run S 14°50' E, parallel with the West line of said Section 10, for a distance of 674.8 feet to a point; thence run N 89°59' W, for a distance of 20 feet to a point; thence run N 14°50' W, for a distance of 674.8 feet to the Point of Beginning.

Containing 1.87 acres more or less.

**Revised Master Development Plan Text  
Mission Trace PUD  
June 27, 2008**

- A. Project Description:** The property to be rezoned consists of 51.72 acres located on State Road 16 and includes a 1.87 acre parcel to be used for stormwater purposes (the "Added Land"). The property is currently zoned Open Rural (OR). The applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for the construction of up to ninety-one (91) residential units with associated recreation and ancillary facilities and up to 80,000 square feet of commercial shopping center space. The development will be known as **Mission Trace Planned Unit Development (Mission Trace PUD)**.
- B. Development Size:** There is a total of 51.72 acres of property.
- C. Wetlands:** The 51.72 acres contains 4.502 acres of isolated wetlands.
- D. Development Area:** The project will use a total of 47.218 acres of developable property. The following table identifies land use acreages:

|                            | Mixed Use District | Residential C | Totals    |
|----------------------------|--------------------|---------------|-----------|
| Uplands                    | 30.488 ac          | 16.73 ac      | 47.218 ac |
| Wetlands                   | 0.60 ac            | 3.56 ac       | 4.16 ac   |
| Wetlands impacted (filled) | .002 ac            | 0.34 ac       | 0.342 ac  |
| Totals                     | 31.09 ac           | 20.63 ac      | 51.72 ac  |

- E. Dwelling Units:** The site is planned for ninety-one (91) single-family residential homes on 32.29 acres for an overall net density of 2.82 units per acre. It should be noted that the property is located in both the Mixed Use District and Residential C FLUM categories which provides for densities ranging from 13 units per acre and two (2) to six (6) units per acre respectively. The density for this project is therefore within the allowable densities for the area and provides for lot sizes and unit types consistent with the overall area.

Population for the development, based upon 2.44 residents per household, will equal two hundred and twenty-two (222) residents at build-out. At a ratio of 0.35 children per household, the project will generate thirty-two (32) school age children.

- F. Non-Residential Development:** A total of 80,000 square feet of commercial/shopping center space will be located on the northern most 12.46 acres (along State Road 16) and along the southern most 5.1 acres (along Four Mile Road) with associated parking. The 5.1-acre commercial parcel is located in Residential C future land use designation and therefore will be restricted to neighborhood and community type commercial uses as permitted by the St. Johns County Comprehensive Plan.

**G. Site Development Criteria:**

**1. Lot Sizes and Building Area:**

- a. Commercial:** The 17.56 acres of commercial may be developed as a shopping center or divided into individual "out parcels". There shall be no minimum lot size for the commercial parcels. The maximum Floor Area Ratio shall be 50% and the maximum impervious surface shall be 70%.
- b. Residential:** The residential lots shall have a minimum lot width of 53 feet and a minimum lot size of 5,000 square feet (except on cul de sacs and curves where the average lot width shall be 90 ft.). Maximum lot coverage by all building shall be 50%. Maximum impervious surface shall be 70%.

**2. Permitted Uses:**

- a. Residential:** 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 single-family residential dwellings with all typical residential accessory and ancillary uses allowed as outlined in the Land Development Code.
- b. Commercial:** The development will be permitted those uses as defined by Section 2.02.01 of the Land Development Code in the following categories: Cultural/Institutional Uses, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, High Intensity Commercial Uses and Office and Professional Services including those uses as permitted by Special Use also including but not limited to the following:
  - Retail outlets for the sale of food and drugs with or without drive-thru, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not a pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.
  - Service establishments such as barber or beauty shop, shoe repair shop, restaurant with or without drive thru, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, tailor or dressmaker, dry cleaning and laundry package plants in

completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, (may include drive-thru for pick up/drop off) and similar activities.

- Medical and dental offices and clinics.
  - Professional and business offices.
  - Bank and financial institutions (including stand-alone drive-up or walk-up ATM machines), travel agencies, employment offices, and similar establishments with drive-thru services allowed.
  - Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
  - Sale of alcoholic beverages for on or off site consumption.
  - Drive-in (or thru) restaurants.
  - Retail plant nurseries.
  - Private schools and daycare facilities.
  - Personal property mini-warehousing. (Not to be permitted in the Residential C future land use designation located in Phase III commercial.)
  - The above uses are subject to the following limitations:
    - Sale, display and preparation and storage is to be conducted within a completely enclosed building, except special events for Spring, Autumn, Christmas, Fourth of July, sales, etc., which may be displayed in front of the retail establishment. No outside displays shall interfere with safe pedestrian and/or vehicular travel. No more than 30% of floor space may be devoted to storage. (Not to be permitted in the Residential C future land use designation located in Phase III commercial).
  - Note: High Intensity Commercial Uses shall be restricted to Mixed Use District land use.
- c. **Stormwater Pond:** Stormwater ponds will be permitted within the Mission Trace PUD as generally shown on the revised Master Development Plan Map and allowed within the PUD setbacks.

3. **Setbacks:** Setbacks shall be measured per the Land Development Code from the portion of the structure from thirty (30) inches above the general 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 limitation and requirements limiting obstruction of visibility, to the property line and shall be as follows:

**a. Residential:**

1. **Front setback:** Twenty (20) feet from the edge of the Right-of-Way. Corner lots may reduce the second front yard to fifteen (15) feet. The front yard setback for lots on cul-de-sacs and curves shall be as stated above regardless of the width of the lot so long as side yard setbacks are met.
2. **Side setback:** Five (5) feet with no permitted projections.
3. **Rear setback:** Ten (10) feet. Should the twenty-two (22) feet of reserved right-of-way on Kenton Morrison Road be acquired by St. Johns County, those lots that have rear yards along Kenton Morrison Road (lots 11-1 and 55-56) shall have a rear yard setback of twenty-eight (28) feet.
4. **Accessory uses:** Within the rear or side yards at a minimum of five (5) feet from the property boundary, including, but not limited to, decks, patios, pools, pool enclosures, including the pool decking, storage sheds, garages, workshops, and guest houses.

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

**b. Commercial:**

1. **Front setback:** Twenty (20) feet.
2. **Side setback:** Five (5) feet.
3. **Side setback (internal property boundaries):** Zero (0) feet.
4. **Rear setback:** Twenty (20) feet.

Note: Commercial portions shall maintain a minimum twenty (20) foot setback for buildings, parking or storage areas that are adjacent to a right-of-way or residential area.

4. **Building Height:** Residential structures shall not exceed thirty-five (35) feet in height. Commercial structures shall not exceed forty (40) feet in height. Commercial structures exceeding thirty-five (35) feet in height shall require a building sprinkler system per St. Johns County Land Development Code and Florida State Fire Code.

5. **Parking:**

a. **Residential:** The required two (2) parking spaces per residential unit will be provided either by combination of garage and/or driveway apron large enough to accommodate two (2) vehicles.

b. **Commercial:** The commercial acreage is part of Phase II and Phase III and will utilize the provisions of Section 5.03.02.G.2 of the Land Development Code by providing an Incremental Master Development Plan however the parking provisions of the St. Johns County Land Development Code will be met depending on future uses.

6. **Signage:** The applicant is requesting the following signs which will conform to the Land Development Code requirements in effect at the time of permitting, except as described below.

Within the PUD there may be erected a main sign to identify the businesses located on the property. There may also be a minor sign at the entrance to each business, which may be located on the building face. All signs will conform to Article VII of the St. Johns County Land Development Code, except as described below, and will be integrated into the unified plan of the PUD. Temporary signage and special use signs may be utilized and will be shown on the Master Development Plan map and construction plans. Exact size and design of the signage shall be depicted within individual site construction plans as each parcel develops. Signs may be landscaped and lighted. The maximum height of the signs will be 30 feet on State Road 16 and 20 feet on the other right-of-way frontages.

The following signage requirements shall apply to the non-residential portion of the PUD. Two (2) project identification type signs shall be allowed in Phase II of the PUD: one (1) sign along Kenton Morrison Road and one (1) sign along SR 16. One (1) project identification type sign shall be allowed in Phase III of the PUD on either Kenton Morrison Road or Four Mile Road. The project identification signs shall be consistent with Section 7.06.01(B), Land Development Code, which allows one (1) identification sign at major access points within mixed use projects. However, the maximum height for identification signs shall be 30 feet on State Road 16 and 20 feet on the other right-of-way frontages, and the location of the signs may be at any access point within the non-residential portion of the PUD. Phase II and Phase III have over

500 feet of road frontage. Therefore, pursuant to Part 7.02.00, Land Development Code, four (4) ground signs may be located in each phase consistent with this section of the Land Development Code. Façade signs shall also be allowed for each tenant within each building or structure within the non-residential portions of the PUD consistent with Part 7.02.00, Land Development Code. The non-residential portion of the PUD may also contain special use signs and temporary use signs consistent with Article VII of the Land Development Code, including Part 7.03.00 of the Land Development Code, relating to special use signs.

7. **Fencing:** Fencing will be in accordance with the Land Development Code. A maximum six (6) foot high opaque fence will be allowed in the rear and rear/side yards. Front yard fencing shall be prohibited.
8. **Lighting:** Project illumination for both residential and commercial uses will be in compliance with the St. Johns County Land Development Code, Section 5.03.06.H.

#### **H. Infrastructure:**

1. **Stormwater:** The stormwater management facility and all common areas may be operated and maintained by a future Property Owners Association with covenants and restrictions approved and recorded in the Public Records of St. Johns County. The development will be required to construct a Stormwater Management System to meet the requirements of the St. Johns County Land Development Code, St. Johns River Water Management District (SJRWMD) and Florida Department of Transportation (FDOT) if a drainage connection permit is required.
2. **Vehicular Access / Interconnectivity:** The project will have one (1) access point off of State Road 16 (subject to FDOT approval), four (4) access points off of Kenton Morrison Road and one (1) access point off of Four Mile Road as depicted on the revised Master Development Plan Map. The northern most access along Kenton Morrison Road shall be a right-in/right-out only access and all other accesses for the project shall provide full access. Access to the residential portion will be provided via a new roadway, designed to meet St. Johns County standards per the Land Development Code, located directly on Kenton Morrison Road.

Primarily the sidewalk system as well as vehicular access points along State Road 16, Kenton Morrison Road and Four Mile Road will provide interconnectivity to adjacent properties. The "out parcel" labeled residential is currently developed with a single-family residence where interconnectivity by this project is not feasible on the northern portion of the parcel. The Added Land comprises the southern portion of this parcel. However, every possible effort will be

made to interconnect the commercial parcels with the residential development via pedestrian sidewalks/pathways. The exact location of all access points on Kenton Morrison Road and Four Mile Road are subject to compliance with Section 6.04.05 of the St. Johns County Land Development Code. The following interconnections are proposed as depicted on the revised MDP map:

- North – vehicular and pedestrian connection to Phase II commercial,
- East – three driveways from Phase II and III commercial and one roadway from Phase I residential,
- South – no interconnectivity is possible due to the large existing wetland system and
- West – one driveway from Phase III commercial and a potential future vehicular and/or pedestrian connection.

3. **Pedestrian Access / Sidewalks:** Internal project sidewalks shall be a minimum of four (4) feet wide and will be provided along a minimum of one side of the interior roadway adjacent to the lots and located as required in the commercial phase. A minimum five (5) foot wide sidewalk shall be provided three (3) feet inside of the county right-of-way along Kenton Morrison Road and Four Mile Road to be consistent with the LDC. Also, a potential pedestrian sidewalk connection has been labeled and delineated on the MDP for connecting access to the commercial parcel to the north.
4. **Parks / Recreation:** Both active and passive recreation opportunities are provided as shown on the revised Master Development Plan Map labeled as Park and Open Space. A minimum of one (1) acre of active recreational opportunities shall be provided in three designated recreation areas within the project as depicted on the MDP map, which shall include at a minimum a child's playscape/"tot lot" and may include an exercise/walking/jogging path, a grassed field and a passive park with benches.
5. **Open Space:** Open Space and green space will be provided on the site throughout the recreation area, the upland and perimeter buffers, the retention areas and small open space "park" areas interspersed throughout the project. A minimum of twenty-five (25%) percent, or 12.93 acres of the project shall be open space. It is projected that the project will provide the following:
  - Perimeter buffers – 2.70 acres
  - 25' upland buffer – 2.53 acres
  - Wetlands – 4.502 acres
  - Proposed lakes – 3.14 acres
  - Recreation areas – 1.35 acres
  - Total – 14.222 acres

The revised Mission Trace PUD includes an additional 2.07 acres of proposed lakes or a total of 5.21 acres of proposed lakes as shown on the revised Master Development Plan Map.

6. **Potable Water / Sanitary Sewer:** Central water and sewer service will be provided by the St. Johns County Utility Department.
  7. **Fire Protection:** The project will comply with the requirements of the St. Johns County Fire Services according to Section 6.03.00 of the St. Johns County Land Development Code.
- I. **Potable Water / Sanitary Sewer:** Central water and sewer service will be provided by the St. Johns County Utility Department. The residential portion of the development is projected to use 27,300 gpd of potable water and 27,300 gpd of sanitary sewer. The commercial portions of the development are projected to use 8,000 gpd of potable water and 8,000 gpd of sanitary sewer.
  - J. **Topography and Soils:** The property falls within Zone X of the Federal Emergency Management Agency (FEMA) flood zones, outside any one hundred (100) or five hundred (500) year floodplains.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identified five (5) main soil types on the site: 3 Myakka fine sand, 2 Astatula fine sand, 23 Paola fine sand, 36 Riviera fine sand and 58 Eau Gallie fine sand.

- 3 Myakka fine sand: This soil group exists along the western portion of the property, along the western edge of the wetland slough in the south central area of the site. The soil is nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy materials. The water table is within ten (10) inches for one (1) to four (4) months in most years. It is at a depth of more than forty (40) inches during dry seasons. Potential for community development is medium.
- 2 Astatula fine sand: This soil group is excessively drained, nearly level to sloping soil on knolls and broad ridges. The seasonal high water table is at a depth of more than 72 inches under natural conditions. Typically, the surface layer is light brownish gray fine sand five (5) inches thick. Below that, to a depth of eighty (80) inches or more, it is light yellowish brown to yellow fine sand.
- 23 Paola fine sand: This soil is the predominant type found on site and covers most of the upland portions of the Project area. The soil is an excessively drained, nearly level to sloping soil on narrow to broad ridges and on hillsides adjoining marshes and drainage ways. Under natural conditions, the water table is more than seventy-two (72) inches. Permeability is very rapid. Potential for community development is very high.

- 36 Riviera fine sand, frequently flooded: This is the soil group identified as one of the wetland area soil groups. The soil is a nearly level, poorly drained soil that occurs in poorly defined drainage ways and on flood plains. The water table is within ten (10) inches for two (2) to four (4) months in most years. It is at a depth of more than forty (40) inches during driest seasons. This soil is subject to flooding for up to three (3) months during times of high rainfall. Potential for community development is very low.
- 58 Eau Gallie fine sand: This soil type is likely another component of the wetland system in the southern part of the site. This soil is nearly level soil on low knoll ridges, adjacent to depressions and drainage ways in the flatwoods. The water table is within ten (10) inches for one (1) to four (4) months and within forty (40) inches for more than six (6) months. Potential for community development is medium.

The soil survey conducted by Environmental Resource Solutions, Inc. identified three soils types on the Added Land: (1) Myakka fine sand, (2) Paola fine sand and (3) Riviera fine sand.

- K. Site Vegetation and Habitat:** Forest types, wetlands vegetation and FLUCCS Codes are shown in the attached environmental report prepared by Environmental Services, Inc. which include 434 Hardwood-Conifer Mixed, 617 Mixed Wetland Hardwoods and 630 Wetland Forested Mixed.

Forest Types, wetland vegetation and FLUCFCS codes are shown in the attached environmental report prepared by Environmental Resource Solutions, Inc. for the Added Land, which include 434 Hardwood-Conifer Mixed and 617 Mixed Wetland Hardwoods.

- L. Significant Natural Communities Habitat:** Environmental Services, Inc. observed the site for wildlife utilization and reported that there is no evidence of any endangered or threatened species, species of special concern or significant natural communities habitat was noted within the site boundaries.

Environmental Resource Solutions, Inc. observed the Added Land for wildlife utilization and reported that there is no evidence of any endangered or threatened species, species of special concern or significant natural communities habitat within the Added Land.

- M. Historic Resources:** The site is located in a “medium-probability” area as designated by St. Johns County Final Archaeological Predictive Model, Figure No. 8.4 therefore a Reconnaissance study has been completed and filed with the State of Florida. A copy of this report and its corresponding SHPO letter from the State is attached.

Environmental Services, Inc. conducted an intensive cultural resource assessment survey of the Added Land and determined that the Added Land has a low probability for containing significant archaeological deposits. Robin

Moore, MA/RPA, a historic resource specialist with the St. Johns County Planning Division, concurred with the determination made by Environmental Services, Inc. regarding the Added Land. A copy of the historical resource report prepared by Environmental Services, Inc. is attached along with a letter from Robin Moore dated June 1, 2007, concurring with the report results.

**N. Buffers:** In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as shown on the revised Master Development Plan Map shall include:

1. A natural buffer, a minimum of ten (10) feet in width, will be provided along the project perimeter. This buffer may be augmented with native/natural vegetation of required by the Land Development Code or if desired. The applicant agrees to donate the twenty-two (22) feet of reserved right-of-way along Kenton Morrison Road to St. Johns County at the time of platting; therefore, the ten (10) foot project perimeter buffer will be relocated to the new project boundary.
2. A twenty-five (25) foot 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 wetlands on the western portion of the site. This upland buffer is to remain a natural vegetative undisturbed buffer.

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.

- O. Special District:** The project is not located in any special districts as defined by Article III of the Land Development Code.
- P. Temporary Uses:** The development of the PUD and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and/or temporary access all in accordance with the St. Johns County Land Development Code.

Model homes may be constructed, provided the number does not exceed ten (10) percent of the total number of residential units, which allows up to nine (9). The model homes may be constructed during construction of the infrastructure and may be used for sales, administration and construction offices, after receipt of a Certificate of Occupancy. Parking for the model homes and sales offices will be located within the driveway or adjacent lot.

- Q. Accessory Uses:** Standard residential accessory uses will be allowed within the building areas of the site, including, but not limited to: decks, patios, air conditioning units, walkways and sidewalks. 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 the structure. Specifically:

1. Residential Accessory Uses:

- a. 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.
- b. Residential accessory uses attached to the residence will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary.
- c. Air conditioning units and pool equipment are not considered structures and may be included within the setback line without violating the setback requirements.
- d. Accessory uses, such as Home Offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

2. Commercial Accessory Uses may be allowed per the requirements of the Land Development Code.

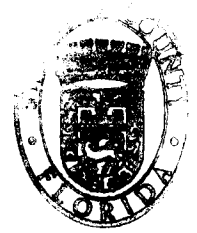
**R. Phasing: Mission Trace PUD** shall be developed in three (3), five (5) year phases and shall be commenced within three (3) years of approval of the PUD. The phasing schedule shall be as follows:

2005-2010 – Phase I – 91 Single Family Units  
2010-2015 – Phase II – 75,000 square feet shopping center space  
2015-2020 – Phase III – 5,000 square feet general commercial

Commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the approval of as-builts. Completion shall be within fifteen (15) years of approval of the PUD.

Notwithstanding the projected phasing schedule, future phases (or a portion thereof) may be combined with current phases so long as a phase is 50% complete before moving to the next phase. Individual buildings may receive separate building permits and certificates of occupancy so long as sufficient infrastructure to support such individual buildings has been completed and

HEK...  
S.A. ...  
ON RECORD... JOHN'S COUNTY...  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 17<sup>th</sup> DAY OF November 2008  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners  
BY: L'Vonne King D.C.



approved.

S. **Project Impact:** The PUD consists of in-fill development and is centrally located to all projects within the State Road 16 corridor. The proposed commercial and residential uses are consistent and compatible with surrounding zoning classifications and land uses. The proposed PUD is consistent with Objective A.1.2 (Control of Urban Sprawl) of the Comprehensive Plan. The rezoning will not expand the existing Development Area. Approval of the PUD will allow a neighborhood shopping center in an in-fill area, providing a compact, contiguous development pattern, consistent with the Objectives of Section A.1.2.5(a), A.1.2.5(e) and A.1.2.5(f) of the Comprehensive Plan. The proposed development is centrally located between Interstate 95 and U.S. 1 and will be "inside" the development located in the vicinity of the intersection of State Road 16 and Interstate 95.

T. **Waivers / Variances / Deviations:** This application requests one waiver as follows:

**Section 5.03.03.B.1** to allow for the reduction of the fifty (50) foot setback from the Right-of-Way of Arterials & Major Collectors for any residential Lot to twenty-eight (28) feet. This waiver request is justified in order for the project to provide twenty-two (22) feet of reserved Right-of-Way along Kenton Morrison Road, for its anticipated use of drainage and sidewalks per the St. Johns County Engineering Division.

The applicant maintains the right to request small adjustments, and/or minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the Code.

U. **Ownership / Agreement to Comply:** The applicant agrees to proceed with the Project in accordance with the adopted PUD and such conditions and safeguards as may be set by the Board of County Commissioners in the adopting Ordinance and to bind its successors in title to the commitments and conditions of the revised Master Development Plan.

V. **Future Land Use Designation:** The project is located within the Mixed Use District (Md) and the Residential C future land use designations. Of the projects 51.72 total acres, 30.488 developable (upland) acres and 0.602 acres of wetlands are located in the Mixed Use District future land use designation and 16.73 developable (upland) acres and 3.90 acres of wetlands are located in the Residential C future land use designation as delineated on the corresponding revised Master Development Plan Map.

OCT - 2 2008

# The St. Augustine Record

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**

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

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

that the attached copy of advertisement being a **NOTICE OF HEARING**

In/ the matter of **PROPOSED MAJOR MOD/MAJMOD 2008-08/MISSION**

was published in said newspaper **SEPT 29, 2008.**

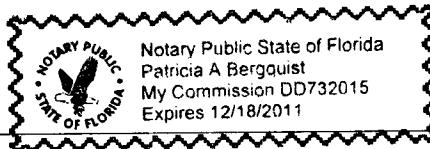
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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

Sworn to and subscribed before me this 30<sup>th</sup> day of SEPTEMBER 2008.

by Sarah Selfridge who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

Patricia A Bergquist

(Signature of Notary Public)  
PATRICIA A BERGQUIST

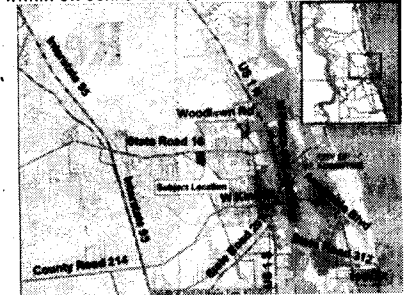


(Seal)

## NOTICE OF A PROPOSED MAJOR MODIFICATION MISSION TRACE PUD

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 14, 2008 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a major modification to amend the Mission Trace PUD access point requirements for Kenton Morrison Road, commercial parking requirements, the non-residential signage requirements and modify the Master Development Plan.

The subject property is located between State Road 16, Four Mile Road and Kenton Morrison Road within St. Johns County, Florida.



Items not heard by 6pm shall automatically be continued until 9am the following day, unless otherwise directed by the Board.

This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS,  
ST. JOHNS COUNTY, FLORIDA  
THE HONORABLE MANUEL, CHAIRMAN  
FILE NUMBER: 2008-08 Mission Trace PUD

L2008-8 Sep 29, 2008