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ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Planning Division

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May 16, 2005

Mr. Vincent J. Dunn, P.E.
Hill, Boring, Dunn & Associates, Inc.
7950 Belfort Parkway, Ste 1600
Jacksonville, FL 32256

Re: Small Adjustment to Planned Unit Development Ordinance Number 2002-56, as amended, known as St. Johns Forest (PUD File Number 2001-06)

Dear Mr. Dunn:

The Planning Division application dated April 27, 2005 (File Number SMADJ 2005-29) requests a Small Adjustment to the St. Johns Forest PUD, as approved by Ordinance 2002-56. The purpose of this request is to revise the MDP to reflect a revision in the North/South Road right of way reservation alignment per St. Johns County and a related minor layout revision to the westernmost area of the PUD. Page 8 of the text entitled "Vehicular Access" will also be revised to reflect this revision. After reviewing the submitted information, the Planning Division has determined that the request may be approved as a Small Adjustment to the PUD pursuant to Sections 5.03.05.A of the St. Johns County Land Development Code. The Planning Division finds that each of the following conditions are met:

1. The changes are in accordance with all applicable regulations currently in effect and the PUD regulations of this Code;
2. The changes do not reduce the number of parking spaces, below that which is required for the Uses within the PUD by more than two percent (2%);
3. The changes do not reduce the amount of open space/recreation area or change the location of open space/recreation area;
4. The changes do not change the location, number, or type of pedestrian or vehicular accesses;
5. The changes do not increase the Structure height;
6. The changes do not decrease any required Yards;
7. The changes do not increase the traffic generation more than two percent (2%); and
8. The changes are not determined to be a Minor Modification or Major Modification under the provisions of this section.

Accordingly, this letter serves as approval of the requested Small Adjustment to the St. Johns Forest PUD, approved by Ordinance No. 2002-56, as amended, specifically allowing and limited to the following:

The Master Development Plan map shall be modified to reflect a revision in the North/South Road right of way reservation alignment per St. Johns County and a related minor layout revision to the westernmost area of the PUD. Page 8 of the text entitled "Vehicular Access" will also be revised to reflect this revision.

All other terms and provisions of the St. Johns Forest PUD Ordinance 2002-56, as amended, shall remain applicable to this Development Project, unless otherwise modified pursuant to Section 5.03.05 of the Land Development Code. Also, please indicate by notation on the revised Master Development Plan Map that this MDP has been approved pursuant to SMADJ 2005-29, and include the revision date. In order for this Small Adjustment to be effective, and pursuant to Section 5.03.05.E of the Land Development Code, this letter must be recorded with the Clerk of the Circuit Court of St. Johns County.

Sincerely,

Bruce Ford, Chief Planner

cc: Rosemary Yeoman, Zoning Administrator

Requested Change to Approved Taylor Woodrow/St. Johns Forest PUD:

The second paragraph of the section of the MDP Text entitled Vehicular Access on page 8 of the approved PUD will be deleted in its entirety and the following language will be inserted in its place:

The area identified on the MDP Map as the "North/South Road right-of-way" has been or shall be conveyed for construction of future North/South Road to Durbin Crossing LLC, the Durbin Crossing Community Development District or (dedicated to St. Johns County. The original approved PUD contained a 200-foot right-of-way reservation (the "Reservation") along the westerly boundary of the Project for construction of the future North/South Road. St. Johns County has agreed that only a portion of the Reservation is necessary for the construction of the future North/South Road. Accordingly, the MDP Map has been revised to depict only the portion of the Reservation that will be required. In addition the MDP map has been updated to depict minor layout revisions pursuant to the Reservation.

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