

187

ORDINANCE NUMBER: 2005- 100

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

Public Records of
St. Johns County, FL
Clerk # 2005095431,
O.R. 2584 PG 547-733
11/16/2005 at 03:05 PM,
REC. \$749.00 SUR. \$842.00

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated January 11, 2005, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2005-02 RiverTown PUD, 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. Findings of Fact: that the need and justification for approval of the RiverTown PUD has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the goals, policies and objectives of the 2015 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 request 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.
4. The request meets all requirements of applicable general zoning, subdivision and other regulations.
5. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code.
6. The proposed PUD meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

For Ret - Y. King
BCC Secty

7. The zoning district designation of Planned Unit Development (PUD) is consistent with the land uses allowed in the land use designation of Mixed Use (Md), Residential C (Res-C), Residential B, and Parks and Open Space as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number PUD 2005-02 RiverTown, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. 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.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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 maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18th **DAY OF** October **2005.**

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

BY: Bruce A. Maguire
Bruce A. Maguire
Chairman

RENDITION DATE 10/20/05

ATTEST | **CHERYL STRICKLAND, CLERK**

BY: Luanne King
Deputy Clerk

EFFECTIVE DATE: 10/26/05

RECEIVED
JAN 11 2005
4:15 AM
ST. JOHNS COUNTY
PLANNING DEPARTMENT



January 11, 2005

Ms. Nicole Cubbedge AICP
St. Johns County Planning Division
4020 Lewis Speedway
St. Augustine, Florida 32095

Re: RiverTown Planned Unit Development

Dear Ms. Cubbedge:

We are pleased to present this application for rezoning of the proposed RiverTown Planned Unit Development.

Attached please find sixteen (16) copies of the following required information:

- Application (Exhibit A of MDP Text)
- Proof of Ownership (Exhibit H of MDP text)
- Legal Description (Exhibit B of MDP text)
- Owners Authorization for Agent (Exhibit G of MDP text)
- Proposed MDP text (Exhibit C of MDP text)
- Proposed MDP map set (Exhibit D of text and additional full sized set)
- Environmental Information Maps (Exhibit E of text)

In addition, the Application Fee of \$ 14,725.00 is included with your copy of the documents.

Included are courtesy copies of our application package for Scott Clem, Director of Growth Management, Teresa Bishop, Planning Director; and Betty Sue Stepp, Development Review Manager.

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Please route this application for review to all applicable departments. If you have any questions or need any additional information please do not hesitate to call.

Sincerely,



Margaret Jenness
President – North Florida Region

MJ/djm

Attachments

cc: Morgan Brown
Ellen Avery-Smith
Don Smith (ETM)
Rachael Bennett (ETM)
Kathryn Whittington (Pappas, Metcalf)



St. Johns County
Application for Rezoning

ETM 01-177-07

RECEIVED

From OR, PUD, PRD To PUD

JAN 11 2005

Date _____

ST. JOHNS COUNTY
PLANNING DEPARTMENT

Project Name: RiverTown Planned Unit Development

Owner/Applicant: THE ST. JOE COMPANY Attn: Margaret Jenness

Address: 240 St. Johns Golf Drive
St. Augustine, Florida 32092

Phone: 904-940-3080 Fax: 904-823-8764

E-mail Address: Margaret.Jenness@joe.com

Planning/Engineering Firm: England-Thims & Miller, Inc.

Address: 14775 St. Augustine Road
Jacksonville, Florida 32258

Phone: 904-642-8990 Fax: 904-646-9485

E-mail Address: bennetr@etminc.com

Person to Receive Comments: Margaret Jenness

Property Appraiser's Parcel No. 000700-0000; 000710-0000; 000960-0000; 000970-0000; 001170-0010

Name of Overlay District if applicable: Northwest Sector

Location: West of CR 210, south of Greenbriar Road

Census Tract: 020800 Property Appraiser's Map Sheet: 2C39E; 1C44J; 1C44D Acres: 4,170±

911 Address (if Known) _____

TAZ 98 & 99 Zone Class: OR Comp. Plan DSGN RES-B; RES-C; CC; Md; P&O

Present Use of Property: Timberland

Proposed Use of Property: Planned Unit Development

Water/Sewer Provider: JEA

Please list below any applications currently under review or recently approved which may assist in the review of this application: MAJMOD to Bartram Plantation (to be submitted)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signature: *Margaret Jenness*

Printed or typed name(s): Margaret Jenness, President - Northeast Florida Operations

RIVERTOWN PUD

Revised Legal Description

October 20, 2005

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTON

OVERALL BOUNDARY

PARCEL "A"

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a **POINT OF BEGINNING, BEGIN** at the most Northeasterly corner of the plat **BARTRAM PLANTATION PHASE TWO**, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of **GREENBRIAR ROAD**, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as *STATE ROAD No. 11* and/or *BOMBING RANGE ROAD*), and run thence, along the aforesaid Southerly Right of Way line of **GREENBRIAR ROAD**, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of **GREENBRIAR SECTION ONE**, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said **GREENBRAIR SECTION ONE**, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North

12°53'03" East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;
Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;
Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;
Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;
Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;
Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;
Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;
Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;
Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;
Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;
Course No. 11: South 82°37'22" East, a distance of 375.87 feet, to a point;
Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;
Course No. 13: North 49°06'30" East, a distance of 480.59 feet, to a point;
Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;
Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;
Course No. 2: South 87°17'21" East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatjo Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South 41°26'00" West, (also being the Westerly line of Section 28), a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of **WHITELOCK FARMS**, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South 41°25'04" West, (also being the Westerly boundary line of Tract "J", of aforesaid **WHITELOCK FARMS**, and the Westerly line of said Section 29), a distance of 2,321.16 feet, to a point;

Course No. 3: South 41°34'03" West, (a portion of this call is along the Westerly boundary line of aforesaid **WHITELOCK FARMS**), a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South 42°44'52" West, (also being the Westerly line of Section 40), a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State

Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of **STATE ROAD No. 13**, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,403.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 1,936.16 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,786.28 feet;

Course No. 4: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 6: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 8: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course NO. 9: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands

described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'38" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid **STATE ROAD No. 13**; run thence, along the aforesaid Easterly Right of Way line of **STATE ROAD No. 13**, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the **HALLOWES TRACT**, (also being the Southerly line of the **ST. ELMO TRACT**, and the Southerly line of aforesaid **BARTRAM PLANTATION PHASE TWO**); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the **HALLOWES TRACT**, (also being the Southerly line of **ST. ELMO TRACT**), run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of **BARTRAM PLANTATION PHASE TWO**:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;

Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;

Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;

Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;

Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;

Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;

Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;

Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;

Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;

Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;

Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;

Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;

Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of **GREENBRIAR ROAD**, and the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

RIVERTOWN
RESERVE AREA NO. 3

PART OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE LARGE BLAZED CYPRESS TREE AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "K", PAGE 347 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87°25'37" WEST ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 290.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 08°29'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2120.71 FEET TO POINT OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 2914.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1051.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01°50'56" WEST AND A CHORD DISTANCE OF 1045.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°10'56" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 553.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73°34'35" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.72 FEET; THENCE SOUTH 87°08'44" EAST, A DISTANCE OF 70.61 FEET; THENCE SOUTH 67°53'32" EAST, A DISTANCE OF 169.04 FEET; THENCE NORTH 75°54'37" EAST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 54°37'54" EAST, A DISTANCE OF 34.48 FEET; THENCE NORTH 53°58'24" EAST, A DISTANCE OF 89.63 FEET; THENCE SOUTH 57°49'42" EAST, A DISTANCE OF 33.29 FEET; THENCE SOUTH 36°36'24" WEST, A DISTANCE OF 88.59 FEET; THENCE SOUTH 20°42'49" WEST, A DISTANCE OF 50.21 FEET; THENCE SOUTH 35°58'41" EAST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 06°08'49" EAST, A DISTANCE OF 70.84 FEET; THENCE NORTH 83°17'00" EAST, A DISTANCE OF 210.69 FEET; THENCE NORTH 50°14'35" EAST, A DISTANCE OF 27.80 FEET; THENCE NORTH 85°20'04" EAST, A DISTANCE OF 74.33 FEET; THENCE SOUTH 65°51'25" EAST, A DISTANCE OF 39.81 FEET; THENCE SOUTH 47°11'37" EAST, A DISTANCE OF 55.57 FEET; THENCE SOUTH 65°33'36" EAST, A DISTANCE OF 38.83 FEET; THENCE SOUTH 86°28'55" EAST, A DISTANCE OF 96.26 FEET; THENCE NORTH 17°12'33" WEST, A DISTANCE OF 26.08 FEET; THENCE NORTH 82°25'40" EAST, A DISTANCE OF 61.85 FEET; THENCE SOUTH 85°50'18" EAST, A DISTANCE OF 96.61 FEET; THENCE NORTH 75°09'21" EAST, A DISTANCE OF 119.66 FEET; THENCE NORTH 12°40'16" EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 42°16'38" EAST, A DISTANCE OF 170.66 FEET; THENCE NORTH 12°09'07" EAST, A DISTANCE OF 103.79 FEET; THENCE NORTH 38°56'42" EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 82°54'33" EAST, A DISTANCE OF 60.11 FEET; THENCE NORTH 14°49'12" WEST, A DISTANCE OF 57.85 FEET; THENCE SOUTH 41°39'54" WEST, A DISTANCE OF 56.74 FEET; THENCE NORTH 03°06'04" WEST, A DISTANCE OF 87.49 FEET; THENCE NORTH 13°37'32" EAST, A DISTANCE OF 65.15 FEET; THENCE NORTH 13°10'04" WEST, A DISTANCE OF 51.62 FEET; THENCE SOUTH 61°22'15" WEST, A DISTANCE OF 70.26 FEET; THENCE NORTH 28°12'57" WEST, A DISTANCE OF 49.25 FEET; THENCE NORTH 59°38'03" EAST, A DISTANCE OF 56.80 FEET; THENCE NORTH 09°37'54" EAST, A DISTANCE OF 91.68 FEET; THENCE SOUTH 57°54'48" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 14°47'32" EAST, A DISTANCE OF 87.48 FEET; THENCE SOUTH 27°11'08" EAST, A DISTANCE OF 56.46 FEET; THENCE SOUTH 12°47'02" EAST, A DISTANCE OF 60.67 FEET; THENCE SOUTH 28°05'47" WEST, A DISTANCE OF 35.51 FEET; THENCE SOUTH 29°33'16" EAST, A DISTANCE OF 60.84 FEET; THENCE SOUTH 45°30'07" EAST, A DISTANCE OF 86.45 FEET; THENCE SOUTH 44°56'22" WEST, A DISTANCE OF 6.70 FEET; THENCE SOUTH 04°17'02" WEST, A DISTANCE OF 75.69 FEET; THENCE SOUTH 72°04'42" WEST, A DISTANCE OF 79.01 FEET; THENCE SOUTH 18°13'02" EAST, A DISTANCE OF 54.66 FEET; THENCE SOUTH 26°38'30" WEST, A DISTANCE OF 61.14 FEET; THENCE SOUTH 08°55'12" EAST, A DISTANCE OF 59.60 FEET; THENCE SOUTH 25°24'37" EAST, A DISTANCE OF 64.15 FEET; THENCE SOUTH 26°27'16" EAST, A DISTANCE OF 86.35 FEET; THENCE SOUTH 25°36'00" EAST, A DISTANCE OF 21.43 FEET; THENCE SOUTH 32°46'59" EAST, A DISTANCE OF 44.77 FEET; THENCE SOUTH 45°27'43" WEST, A DISTANCE OF 92.34 FEET; THENCE SOUTH 10°37'44" EAST, A DISTANCE OF 138.22 FEET; THENCE SOUTH 75°15'59" EAST, A DISTANCE OF 26.95 FEET; THENCE NORTH 89°38'03" EAST, A DISTANCE OF 120.48 FEET; THENCE NORTH 85°02'31" EAST, A DISTANCE OF 86.87 FEET; THENCE NORTH 89°59'20" EAST, A DISTANCE OF 51.28 FEET; THENCE NORTH 39°01'59" EAST, A DISTANCE OF 27.90 FEET; THENCE NORTH 00°03'43" WEST, A DISTANCE 172.39 FEET; THENCE NORTH 02°58'33" WEST, A DISTANCE OF 115.59 FEET; THENCE NORTH 12°49'59" WEST, A DISTANCE OF 93.56 FEET; THENCE NORTH 24°04'34" WEST, A DISTANCE OF 106.48 FEET; THENCE NORTH 13°53'47" WEST, A DISTANCE OF 69.84 FEET; THENCE NORTH 03°34'17" WEST, A DISTANCE OF 57.02 FEET; THENCE NORTH 32°58'37" EAST, A DISTANCE OF 47.55 FEET; THENCE NORTH 81°47'21" EAST, A DISTANCE OF 40.93 FEET; THENCE NORTH 32°19'23" EAST, A

DISTANCE OF 5.07 FEET; THENCE SOUTH 66°16'35" EAST, A DISTANCE OF 53.41 FEET; THENCE SOUTH 50°27'49" EAST, A DISTANCE OF 40.43 FEET; THENCE SOUTH 76°44'32" EAST, A DISTANCE OF 48.10 FEET; THENCE NORTH 74°16'27" EAST, A DISTANCE OF 61.15 FEET; THENCE NORTH 62°01'03" EAST, A DISTANCE OF 64.41 FEET; THENCE NORTH 53°58'04" EAST, A DISTANCE OF 47.30 FEET; THENCE NORTH 54°00'44" EAST, A DISTANCE OF 33.57 FEET; THENCE NORTH 45°53'09" EAST, A DISTANCE OF 184.75 FEET; THENCE NORTH 42°04'54" EAST, A DISTANCE OF 193.85 FEET; THENCE NORTH 47°50'09" EAST, A DISTANCE OF 180.81 FEET; THENCE NORTH 37°33'33" EAST, A DISTANCE OF 102.44 FEET; THENCE NORTH 28°33'13" EAST, A DISTANCE OF 180.79 FEET; THENCE NORTH 50°21'45" EAST, A DISTANCE OF 80.94 FEET; THENCE NORTH 75°28'40" EAST, A DISTANCE OF 74.08 FEET; THENCE NORTH 63°58'14" EAST, A DISTANCE OF 66.83 FEET; THENCE NORTH 53°50'09" EAST, A DISTANCE OF 77.99 FEET; THENCE NORTH 59°07'27" EAST, A DISTANCE OF 84.44 FEET; THENCE NORTH 68°01'45" EAST, A DISTANCE OF 101.24 FEET; THENCE SOUTH 86°21'39" EAST, A DISTANCE OF 97.52 FEET; THENCE SOUTH 64°21'46" EAST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 33°51'22" EAST, A DISTANCE OF 65.85 FEET; THENCE SOUTH 68°00'48" EAST, A DISTANCE OF 32.35 FEET; THENCE NORTH 79°07'40" EAST, A DISTANCE OF 47.49 FEET; THENCE NORTH 87°27'44" EAST, A DISTANCE OF 106.56 FEET; THENCE SOUTH 79°07'15" EAST, A DISTANCE OF 65.54 FEET; THENCE SOUTH 73°02'33" EAST, A DISTANCE OF 67.06 FEET; THENCE SOUTH 86°50'28" EAST, A DISTANCE OF 131.06 FEET; THENCE NORTH 85°14'32" EAST, A DISTANCE OF 84.43 FEET; THENCE SOUTH 78°12'19" EAST, A DISTANCE OF 105.47 FEET; THENCE SOUTH 74°20'27" EAST, A DISTANCE OF 79.83 FEET; THENCE SOUTH 58°35'16" EAST, A DISTANCE OF 59.75 FEET; THENCE SOUTH 11°56'16" WEST, A DISTANCE OF 31.66 FEET; THENCE SOUTH 44°28'16" WEST, A DISTANCE OF 84.81 FEET; THENCE SOUTH 50°30'17" WEST, A DISTANCE OF 60.58 FEET; THENCE SOUTH 83°55'58" WEST, A DISTANCE OF 64.52 FEET; THENCE NORTH 74°06'18" WEST, A DISTANCE OF 114.52 FEET; THENCE NORTH 69°54'53" WEST, A DISTANCE OF 129.61 FEET; THENCE NORTH 76°37'54" WEST, A DISTANCE OF 242.23 FEET; THENCE SOUTH 89°39'23" WEST, A DISTANCE OF 108.73 FEET; THENCE SOUTH 74°50'03" WEST A DISTANCE OF 57.62 FEET; THENCE SOUTH 34°04'09" WEST, A DISTANCE OF 64.28 FEET; THENCE SOUTH 26°06'11" WEST, A DISTANCE OF 73.66 FEET; THENCE SOUTH 23°13'46" WEST, A DISTANCE OF 76.40 FEET; THENCE SOUTH 60°12'36" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 69°03'38" WEST, A DISTANCE OF 38.91 FEET; THENCE NORTH 40°44'54" WEST, A DISTANCE OF 65.03 FEET; THENCE NORTH 52°33'41" WEST, A DISTANCE OF 153.43 FEET; THENCE NORTH 56°18'27" WEST, A DISTANCE OF 64.95 FEET; THENCE NORTH 85°24'39" WEST, A DISTANCE OF 64.79 FEET; THENCE SOUTH 58°04'16" WEST, A DISTANCE OF 48.97 FEET; THENCE SOUTH 28°48'51" WEST, A DISTANCE OF 42.16 FEET; THENCE SOUTH 12°40'22" WEST, A DISTANCE OF 67.53 FEET; THENCE SOUTH 29°25'14" WEST, A DISTANCE OF 149.73 FEET; THENCE SOUTH 36°29'00" WEST, A DISTANCE OF 110.81 FEET; THENCE SOUTH 45°30'10" WEST, A DISTANCE OF 102.84 FEET; THENCE SOUTH 25°37'35" WEST, A DISTANCE OF 189.57 FEET; THENCE SOUTH 49°15'05" WEST, A DISTANCE OF 104.04 FEET; THENCE SOUTH 47°08'54" WEST, A DISTANCE OF 162.11 FEET; THENCE SOUTH 48°47'24" WEST, A DISTANCE OF 16.99 FEET; THENCE SOUTH 56°16'53" WEST, A DISTANCE OF 92.22 FEET; THENCE SOUTH 59°54'47" WEST, A DISTANCE OF 38.94 FEET; THENCE SOUTH 48°18'42" EAST, A DISTANCE OF 275.45 FEET; THENCE SOUTH 40°02'15" EAST, A DISTANCE OF 70.31 FEET; THENCE SOUTH 39°04'24" EAST, A DISTANCE OF 552.68 FEET; THENCE SOUTH 38°26'38" EAST, A DISTANCE OF 175.74 FEET; THENCE SOUTH 33°05'01" EAST, A DISTANCE OF 153.81 FEET; THENCE SOUTH 23°15'28" EAST, A DISTANCE OF 94.95 FEET; THENCE SOUTH 46°32'11" EAST, A DISTANCE OF 56.04 FEET; THENCE SOUTH 14°49'04" WEST, A DISTANCE OF 48.79 FEET; THENCE SOUTH 41°37'51" EAST, A DISTANCE OF 65.12 FEET; THENCE NORTH 07°58'45" EAST, A DISTANCE OF 54.04 FEET; THENCE SOUTH 09°27'21" EAST, A DISTANCE OF 134.19 FEET; THENCE SOUTH 17°58'45" EAST, A DISTANCE OF 121.44 FEET; THENCE SOUTH 71°26'27" EAST, A DISTANCE OF 39.50 FEET; THENCE SOUTH 26°06'41" EAST, A DISTANCE OF 68.25 FEET; THENCE SOUTH 14°15'25" EAST, A DISTANCE OF 39.48 FEET; THENCE SOUTH 88°45'38" EAST, A DISTANCE OF 239.64 FEET; THENCE NORTH 15°39'06" EAST, A DISTANCE OF 29.83 FEET; THENCE NORTH 07°51'27" WEST, A DISTANCE OF 47.81 FEET; THENCE NORTH 15°35'32" WEST, A DISTANCE OF 40.18 FEET; THENCE NORTH 44°20'25" WEST, A DISTANCE OF 58.76 FEET; THENCE NORTH 23°32'21" WEST, A DISTANCE OF 48.60 FEET; THENCE NORTH 00°06'13" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 05°04'05" EAST, A DISTANCE OF 41.01 FEET; THENCE NORTH 18°51'57" EAST, A DISTANCE OF 43.47 FEET; THENCE NORTH 47°50'28" EAST, A DISTANCE OF 29.95 FEET; THENCE NORTH 61°46'09" EAST, A DISTANCE OF 8.03 FEET; THENCE NORTH 28°04'01" WEST, A DISTANCE OF 111.52 FEET; THENCE NORTH 61°55'59" EAST, A DISTANCE OF 608.98 FEET; THENCE SOUTH 28°04'01" EAST, A DISTANCE OF 109.77 FEET; THENCE SOUTH 73°34'01" EAST, A DISTANCE OF 22.80 FEET; THENCE SOUTH 21°26'18" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 18°59'14" WEST, A DISTANCE OF 35.47 FEET; THENCE SOUTH 26°24'35" EAST, A DISTANCE OF 92.35 FEET; THENCE SOUTH 31°41'21" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 65.63 FEET; THENCE SOUTH 00°02'04" EAST, A DISTANCE OF 86.37 FEET; THENCE SOUTH 20°20'52" WEST, A DISTANCE OF 53.85 FEET; THENCE SOUTH 18°40'57" EAST, A DISTANCE OF 59.09 FEET; THENCE SOUTH 03°35'46" WEST, A

DISTANCE OF 68.03 FEET; THENCE SOUTH 06°50'30" EAST, A DISTANCE OF 42.88 FEET; THENCE SOUTH 52°05'00" EAST, A DISTANCE OF 37.70 FEET; THENCE SOUTH 19°21'27" EAST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 25°31'02" EAST, A DISTANCE OF 36.12 FEET; THENCE SOUTH 22°08'58" EAST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 30°16'53" EAST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 87°41'34" EAST, A DISTANCE OF 71.39 FEET; THENCE NORTH 45°36'55" EAST, A DISTANCE OF 68.94 FEET; THENCE NORTH 73°09'12" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 75°32'51" EAST, A DISTANCE OF 40.22 FEET; THENCE NORTH 30°55'11" EAST, A DISTANCE OF 57.63 FEET; THENCE NORTH 00°25'48" EAST, A DISTANCE OF 21.45 FEET; THENCE NORTH 20°09'47" WEST, A DISTANCE OF 80.96 FEET; THENCE SOUTH 39°05'54" EAST, A DISTANCE OF 74.95 FEET; THENCE NORTH 55°43'53" EAST, A DISTANCE OF 97.82 FEET; THENCE NORTH 34°04'33" EAST, A DISTANCE OF 195.82 FEET; THENCE NORTH 12°29'17" EAST, A DISTANCE OF 198.27 FEET; THENCE NORTH 09°20'48" WEST, A DISTANCE OF 97.29 FEET; THENCE NORTH 07°20'39" EAST, A DISTANCE OF 20.57 FEET; THENCE NORTH 44°31'00" WEST, A DISTANCE OF 106.27 FEET; THENCE NORTH 13°54'16" WEST, A DISTANCE OF 36.35 FEET; THENCE NORTH 33°58'26" EAST, A DISTANCE OF 30.23 FEET; THENCE NORTH 25°01'13" WEST, A DISTANCE OF 119.23 FEET; THENCE NORTH 11°38'55" EAST, A DISTANCE OF 72.53 FEET; THENCE NORTH 50°01'57" EAST, A DISTANCE OF 76.16 FEET; THENCE NORTH 62°09'58" EAST, A DISTANCE OF 102.26 FEET; THENCE NORTH 61°49'47" EAST, A DISTANCE OF 24.95 FEET; THENCE NORTH 39°52'09" EAST, A DISTANCE OF 81.10 FEET; THENCE NORTH 07°48'18" EAST, A DISTANCE OF 43.91 FEET; THENCE NORTH 07°52'09" WEST, A DISTANCE OF 54.45 FEET; THENCE NORTH 42°46'13" EAST, A DISTANCE OF 75.50 FEET; THENCE NORTH 16°36'11" EAST, A DISTANCE OF 39.32 FEET; THENCE NORTH 54°17'48" EAST, A DISTANCE OF 31.11 FEET; THENCE NORTH 88°51'35" EAST, A DISTANCE OF 38.64 FEET; THENCE SOUTH 18°15'15" EAST, A DISTANCE OF 25.94 FEET; THENCE SOUTH 44°39'32" WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 18°31'39" WEST, A DISTANCE OF 60.23 FEET; THENCE SOUTH 35°45'11" WEST, A DISTANCE OF 27.02 FEET; THENCE SOUTH 03°58'44" WEST, A DISTANCE OF 77.10 FEET; THENCE SOUTH 26°16'55" WEST, A DISTANCE OF 39.81 FEET; THENCE SOUTH 40°09'54" WEST, A DISTANCE OF 75.06 FEET; THENCE SOUTH 14°13'59" WEST, A DISTANCE OF 69.15 FEET; THENCE SOUTH 64°28'57" WEST, A DISTANCE OF 44.20 FEET; THENCE SOUTH 32°54'28" WEST, A DISTANCE OF 47.27 FEET; THENCE SOUTH 10°20'04" EAST, A DISTANCE OF 32.77 FEET; THENCE SOUTH 00°56'40" WEST, A DISTANCE OF 18.50 FEET; THENCE SOUTH 30°16'43" WEST, A DISTANCE OF 81.90 FEET; THENCE SOUTH 12°20'57" EAST, A DISTANCE OF 60.83 FEET; THENCE SOUTH 35°12'13" EAST, A DISTANCE OF 64.76 FEET; THENCE SOUTH 19°05'07" EAST, A DISTANCE OF 126.14 FEET; THENCE SOUTH 16°28'44" WEST, A DISTANCE OF 114.09 FEET; THENCE SOUTH 11°44'30" WEST, A DISTANCE OF 79.91 FEET; THENCE SOUTH 01°33'12" WEST, A DISTANCE OF 46.49 FEET; THENCE SOUTH 10°58'38" EAST, A DISTANCE OF 50.32 FEET; THENCE SOUTH 82°54'46" EAST, A DISTANCE OF 69.55 FEET; THENCE NORTH 53°49'56" EAST, A DISTANCE OF 79.93 FEET; THENCE NORTH 46°42'44" EAST, A DISTANCE OF 41.56 FEET; THENCE NORTH 76°26'10" EAST, A DISTANCE OF 59.23 FEET; THENCE SOUTH 68°27'48" EAST, A DISTANCE OF 45.28 FEET; THENCE SOUTH 61°32'26" EAST, A DISTANCE OF 24.22 FEET; THENCE NORTH 71°10'46" EAST, A DISTANCE OF 105.88 FEET; THENCE NORTH 83°24'59" EAST, A DISTANCE OF 167.59 FEET; THENCE SOUTH 76°32'00" EAST, A DISTANCE OF 59.51 FEET; THENCE NORTH 71°09'09" EAST, A DISTANCE OF 61.52 FEET; THENCE SOUTH 60°21'57" EAST, A DISTANCE OF 30.48 FEET; THENCE NORTH 37°11'45" EAST, A DISTANCE OF 67.65 FEET; THENCE NORTH 24°23'35" EAST, A DISTANCE OF 79.17 FEET; THENCE NORTH 70°51'33" EAST, A DISTANCE OF 44.41 FEET; THENCE NORTH 38°53'36" EAST, A DISTANCE OF 46.50 FEET; THENCE NORTH 62°01'47" WEST, A DISTANCE OF 22.18 FEET; THENCE NORTH 04°02'02" WEST, A DISTANCE OF 28.30 FEET; THENCE NORTH 68°15'05" EAST, A DISTANCE OF 77.34 FEET; THENCE NORTH 37°00'01" WEST, A DISTANCE OF 35.08 FEET; THENCE NORTH 08°36'13" WEST, A DISTANCE OF 81.93 FEET; THENCE NORTH 17°36'08" EAST, A DISTANCE OF 80.63 FEET; THENCE NORTH 31°45'28" EAST, A DISTANCE OF 155.33 FEET; THENCE NORTH 42°57'24" EAST, A DISTANCE OF 63.93 FEET; THENCE NORTH 63°52'48" EAST, A DISTANCE OF 77.52 FEET; THENCE NORTH 68°46'47" EAST, A DISTANCE OF 138.53 FEET; THENCE NORTH 83°54'25" EAST, A DISTANCE OF 60.43 FEET; THENCE NORTH 88°21'03" EAST, A DISTANCE OF 87.18 FEET; THENCE SOUTH 75°51'56" EAST, A DISTANCE OF 142.41 FEET; THENCE SOUTH 66°50'16" EAST, A DISTANCE OF 121.16 FEET; THENCE SOUTH 62°47'20" EAST, A DISTANCE OF 71.80 FEET; THENCE SOUTH 51°46'28" EAST, A DISTANCE OF 62.77 FEET; THENCE SOUTH 19°59'59" EAST, A DISTANCE OF 56.65 FEET; THENCE SOUTH 19°14'46" WEST, A DISTANCE OF 83.85 FEET; THENCE SOUTH 56°16'59" WEST, A DISTANCE OF 49.86 FEET; THENCE SOUTH 82°22'14" WEST, A DISTANCE OF 45.30 FEET; THENCE NORTH 76°57'50" WEST, A DISTANCE OF 79.88 FEET; THENCE NORTH 54°59'58" WEST, A DISTANCE OF 133.12 FEET; THENCE NORTH 70°39'48" WEST, A DISTANCE OF 96.48 FEET; THENCE NORTH 83°34'58" WEST, A DISTANCE OF 74.55 FEET; THENCE SOUTH 78°47'16" WEST, A DISTANCE OF 134.27 FEET; THENCE SOUTH 54°37'53" WEST, A DISTANCE OF 131.77 FEET; THENCE SOUTH 39°54'07" WEST, A DISTANCE OF 63.82 FEET; THENCE SOUTH 09°54'41" WEST, A DISTANCE OF 48.38 FEET; THENCE SOUTH 05°08'14" WEST, A DISTANCE OF 61.85 FEET; THENCE SOUTH 37°46'41" WEST, A DISTANCE OF 82.20 FEET; THENCE SOUTH 31°51'02"

WEST, A DISTANCE OF 59.14 FEET; THENCE SOUTH 52°03'23" WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 32°46'09" WEST, A DISTANCE OF 47.38 FEET; THENCE SOUTH 44°30'39" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 38°49'10" WEST, A DISTANCE OF 54.67 FEET; THENCE SOUTH 54°32'54" WEST, A DISTANCE OF 51.48 FEET; THENCE SOUTH 72°28'08" WEST, A DISTANCE OF 102.59 FEET; THENCE NORTH 81°09'02" WEST, A DISTANCE OF 141.74 FEET; THENCE SOUTH 88°21'09" WEST, A DISTANCE OF 35.51 FEET; THENCE NORTH 62°04'57" WEST, A DISTANCE OF 14.21 FEET; THENCE SOUTH 74°31'02" WEST, A DISTANCE OF 104.04 FEET; THENCE NORTH 73°54'21" WEST, A DISTANCE OF 33.30 FEET; THENCE SOUTH 44°25'23" WEST, A DISTANCE OF 57.58 FEET; THENCE SOUTH 59°33'05" WEST, A DISTANCE OF 55.23 FEET; THENCE SOUTH 78°31'43" WEST, A DISTANCE OF 54.57 FEET; THENCE SOUTH 71°22'45" WEST, A DISTANCE OF 86.58 FEET; THENCE SOUTH 89°00'23" WEST, A DISTANCE OF 85.17 FEET; THENCE NORTH 62°35'45" WEST, A DISTANCE OF 17.07 FEET; THENCE NORTH 59°50'19" WEST, A DISTANCE OF 49.37 FEET; THENCE SOUTH 19°52'34" WEST, A DISTANCE OF 114.00 FEET; THENCE NORTH 82°36'52" WEST, A DISTANCE OF 13.34 FEET; THENCE SOUTH 72°00'39" WEST, A DISTANCE OF 30.61 FEET; THENCE SOUTH 04°57'15" WEST, A DISTANCE OF 30.08 FEET; THENCE SOUTH 24°22'55" WEST, A DISTANCE OF 52.13 FEET; THENCE SOUTH 53°26'04" WEST, A DISTANCE OF 39.56 FEET; THENCE NORTH 56°36'56" WEST, A DISTANCE OF 50.80 FEET; THENCE SOUTH 53°58'01" WEST, A DISTANCE OF 70.60 FEET; THENCE SOUTH 33°47'21" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 68°05'22" WEST, A DISTANCE OF 77.03 FEET; THENCE SOUTH 53°44'05" WEST, A DISTANCE OF 76.92 FEET; THENCE SOUTH 01°44'24" WEST, A DISTANCE OF 79.27 FEET; THENCE SOUTH 49°24'45" WEST, A DISTANCE OF 41.77 FEET; THENCE SOUTH 27°00'52" WEST, A DISTANCE OF 48.75 FEET; THENCE SOUTH 40°00'54" WEST, A DISTANCE OF 94.21 FEET; THENCE SOUTH 41°06'47" WEST, A DISTANCE OF 62.65 FEET; THENCE SOUTH 22°27'03" WEST, A DISTANCE OF 89.14 FEET; THENCE NORTH 66°21'15" WEST, A DISTANCE OF 26.91 FEET; THENCE SOUTH 41°33'58" EAST, A DISTANCE OF 43.96 FEET; THENCE SOUTH 03°07'54" EAST, A DISTANCE OF 170.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID STATE ROAD NO. 13, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2914.90 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°36'34" WEST AND A CHORD DISTANCE OF 153.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°07'04" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2739.90 FEET TO A POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1387.49 FEET; THENCE WESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 213.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°41'44" WEST AND A CHORD DISTANCE OF 213.21 FEET TO A POINT ON SAID CURVE; THENCE NORTH 39°27'18" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 648.60 FEET; THENCE NORTH 51°35'03" WEST, A DISTANCE OF 1332.27 FEET; THENCE SOUTH 89°13'40" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, A DISTANCE OF 516.85 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1387.49 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 335.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°14'28" EAST AND A CHORD DISTANCE OF 334.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°10'56" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, A DISTANCE OF 616.21 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF SAID OVERALL BOUNDARY OF PARCEL "A", LESS AND EXCEPT SAID RESERVE AREA NO. 3, CONTAINS 3,553.75 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF RESERVE AREA NO. 3 PROVIDED TO THIS FIRM BY CLIENT.
TAKEN FROM MAP BY BESSENT, HAMMACK & RUCKMAN, INC., DATED: NOVEMBER 10, 1999.

Legal Description of overall Parcel "A" was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton (Bndry), dated September 14, 2004 (revised Sept. 12, 2005).

Document Name: RIVERTON-OVERALL_parcelA-minus-RESERVE.doc

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL. BARTRAM PLANTATION PUD.

A portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, also being those lands described and recorded in Official Records Book, 1406, page 1827 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of State Road No. 13, a 100 foot right of way as now established, with the former Southerly right of way line of Greenbriar Road, County Road No. 11 (formerly known as Bombing Range Road), a 66 foot right of way as formerly established; thence South 77°29'34" East, along said former Southerly right of way line, 763.00 feet to its intersection with the current Southerly right of way line of said Greenbriar Road, a variable width right of way as now established; thence continue South 77°29'34" East, along said Southerly right of way line, 2033.35 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Southerly right of way line of Greenbriar Road, County Road No. 11, the following three (3) courses: Course 1, thence South 77°29'34" East, 741.74 feet; Course 2, thence South 12°30'26" West, 17.00 feet; Course 3, thence South 77°29'34" East, 207.17 feet to a point lying on the Westerly line of Greenbriar Section One as recorded in Map Book 14, pages 57 and 58 of said Public Records; thence South 34°44'44" West, departing said Southerly right of way line and along said Westerly line, 1260.72 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1409, page 1425 of said Public Records; thence North 89°59'16" West, departing said Westerly line and along said Northerly line, 242.76 feet to the Southeasterly corner of Bartram Plantation Phase Two as recorded in Map Book 46, pages 78 through 89 of said Public Records; thence Northeasterly and Northwesterly, along the Easterly line of said Bartram Plantation Phase Two, the following thirteen (13) courses; Course 1, thence North 04°51'06" East, 228.90 feet; Course 2, thence North 29°04'31" East, 230.63 feet; Course 3, thence North 20° 46' 07" East, 43.96 feet; Course 4, thence North 85°22'09" West, 65.01 feet; Course 5, thence North 33°11'42" West, 98.40 feet; Course 6, thence North 19°25'50" East, 79.61 feet; Course 7, thence North 64°00'59" East, 36.01 feet; Course 8, thence North 11°43'50" West, 167.86 feet; Course 9, thence North 67°09'14" West, 51.93 feet; Course 10, thence North 46°46'59" East, 103.39 feet; Course 11, thence North 40°12'43" West, 99.33 feet; Course 12, thence North 24°01'04" West, 92.86 feet; Course 13, thence North 17°16'09" East, 201.88 feet to the Point of Beginning.

Containing 15.76 acres, more or less.

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTON

OVERALL BOUNDARY

PARCEL "B"

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said **STATE ROAD NO. 13**, and the **POINT OF BEGINNING.**

From the **POINT OF BEGINNING**, thus described, run thence, along the Southwesterly Right of Way line of said **STATE ROAD No. 13**, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 62°27'26" West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 4: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,436.52 feet;

Course No. 6: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,035.87 feet;

Course No. 8: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of 10°53'45" to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 83°32'33" West 281.53 feet, to the Northeasterly corner of Lot 22, **REMINGTON PARK**, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South 40°31'00" West, along the Easterly line of said Lot 22, **REMINGTON PARK**, 749 feet, more or less, to a point on the Northerly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,316 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallowes, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North 79°20'10" East, a distance of 390 feet, more or less, to a point;

Course No. 2: North 10°08'19" East, a distance of 636.87 feet, to a point;

Course No. 3: South 88°06'31" East, a distance of 581.67 feet, to a point;

Course No. 4: South 03°40'34" West, a distance of 742.73 feet, to a point;

Course No. 3: South 45°25'02" West, a distance of 874 feet, more or less, to a point on said Northerly "Mean High Water Line", of the St. Johns River; run thence Southerly, Easterly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 17,486 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to a point on the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 463.4 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton-A-B-NO-CDD), REVISED April 15, 2005.

Document Name: RIVERTON-Parcel B-combined.doc

Master Plan Development Text

a.) Description

1. Introduction

RiverTown is a planned community that will occupy an important place in both the geography and the history of St. Johns County. Constituting a major part of the Northwest Sector area's primary growth corridor for the next decade and beyond, RiverTown has been designed to exemplify the stated goal of the Northwest Sector Overlay contained within the St. Johns County Comprehensive Plan:

“To ensure that the Northwest Sector of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people, and provide a healthy social and cultural environment for all residents”.

The development of RiverTown offers a rare opportunity to create an innovative and sustainable model community with an authentic sense of place, which replaces the “sprawl development pattern of single use and disconnected residential ‘bedroom’ subdivision development” referenced in the Northwest Sector Overlay Vision Statement. The region has many exemplary traditional neighborhoods upon which this model can be based: historic St. Augustine, Ortega, Riverside and San Marco. These places have been a major source of inspiration and guidance in the planning of RiverTown.

Development of the RiverTown PUD will be in accordance with the RiverTown Development of Regional Impact (the “DRI”), a Development Order for which was approved by Board of County Commissioners (the “BCC”) on February 24, 2004 as Resolution 2004-45 (the “DRI Development Order”). The RiverTown property, which is owned by The St. Joe Company (the “Owner”), consists of approximately 4,170 acres and includes more than 3.5 miles of frontage on the St. Johns River. The RiverTown PUD covers approximately 3,995 acres, and the balance of approximately 160 acres is located in the RiverTown PRD Reserve Area, which will be developed as a community park in conjunction with the PUD. The approximately 15-acre Community Commercial property at Greenbriar Road will be added to the PUD in the future.

2. Principles of the Plan

The RiverTown Master Development Plan (the “MDP”) is based on a set of traditional neighborhood design principles addressing three key aspects of the built community environment, transportation and development patterns. These principles are consistent with the objectives of the Northwest Sector Overlay (*see 6. Compliance with the Northwest Sector Plan*).

2.1. Environment

The plan is organized around the natural attributes of the land. Most importantly, it respects and celebrates the site's connection to the river via a series of natural ravine corridors. The corridors and their associated wetland systems, which support the property's diverse vegetation and wildlife, are to be carefully preserved as the RiverTown community's environmental framework. They will serve multiple purposes: (a) to keep intact the property's hydrology and biodiversity; (b) to serve as edges between neighborhoods; and (c) to provide routes for greenway connections linking RiverTown residents to the St. Johns River.

2.2. Transportation

The plan offers a balanced transportation system that provides freedom of choice and promotes walkability. It accommodates the requirements of the automobile, but strives to minimize its negative impacts and offer convenient alternative travel modes to encourage walking and biking. While the plan affords good regional street connectivity, it seeks to internalize trips by providing convenient on-site access to residents' daily needs. A clear hierarchy of appropriately-scaled streets, walks, and bikeways link the plan's centrally located Town Center, and strategically-placed destinations such as schools and other civic facilities, to RiverTown neighborhoods and to the surrounding area. A grid street pattern will be utilized in the Town Center. In order to promote walkability, pedestrian-scale streets are proposed throughout the plan.

On-street parking, curvilinear streets and other traffic-calming measures are incorporated to deter speeding and achieve a safe, traditional neighborhood character. By creating a well-connected network of internal streets, this plan avoids reliance on the common suburban pattern of local cul-de-sac streets feeding into progressively wider and higher-speed collectors, which become barriers to pedestrian movement.

2.3. Development Patterns

The plan provides for a continuum of land uses and residential densities to support a variety of lifestyle choices and market needs. Applying the patterns of Traditional Neighborhood Design ("TND") that appear in historic small town America, it incorporates mixed uses and higher density neighborhoods near the Town Center, with neighborhood density decreasing with distance from the community's core. Neighborhood design is guided by the fundamental principles of townbuilding, dictating an intimate relationship between the building and street. This framework creates a walkable community with a vibrant public realm while accommodating the individual's need for private space. Although the Comprehensive Plan for St. Johns County promotes TND design, specifically through the Northwest Sector Overlay, the St. Johns County Land Development Code (the "LDC") does not contain provisions that allow the implementation of TND design. Accordingly, the Owner has included waivers to various sections of the Land Development Code that conflict with TND design criteria in order to comply with the Northwest Sector Overlay.

Land uses blend in several ways to enrich the character of each neighborhood. One form varies residential types and densities within a block so that single-family homes exist on the same street with townhomes or condominiums. Another configuration combines different land uses within the block, such as residences sharing the street with places of worship, civic or other non-residential uses. The most detailed and interesting mixture occurs when different land uses are placed vertically within the same building. Emblematic of this approach are the traditional "Main Street" storefronts where retail shops inhabit the ground floor while residential flats or small offices reside in the floors above. The application of these patterns creates a rich neighborhood fabric that evolves with and responds to continually changing community needs.

This return to more compact TND patterns is part of a national trend toward more sustainable forms of development that minimize environmental impacts, preserve open space and increase infrastructure efficiency. Pedestrian-scaled streets, smaller lot sizes, and house placements closer to the street all reduce the quantity of paved surfaces and high-maintenance individual landscapes found in typical suburban neighborhoods, in favor of a sustainable, livable, community-oriented environment.

Traditional Neighborhood Design is a comprehensive design strategy that is increasingly being utilized to create livable and sustainable communities across the full continuum of development, from rural villages to urban downtowns. In order to achieve vibrant and enduring communities, TND employs development patterns derived from historic planning principles of the late 19th and early 20th centuries. Key characteristics of TND communities include:

- A mixture of land uses
- Interconnected street patterns
- Architectural character based on local environmental and cultural influences
- A focus on pedestrian circulation and walkable neighborhoods
- A range of housing choices
- Reduced land consumption and preservation of open space
- Integration of a variety of passive and active parks and public spaces
- Designed around a discernable center often within a short walk or bike ride of residences

As the benefits of TND have been recognized, many local governments throughout the United States have incorporated TND design criteria into their land development codes. In Florida, the cities of Orlando, Gainesville and Jacksonville have implemented code sections that include mandatory or optional TND provisions. A variety of other local governments such as Chattanooga, Tennessee, Fort Collins, Colorado, Seattle, Washington, Davidson, North Carolina, Sonoma, California, Portland, Oregon and Austin, Texas have adopted codes that allow for the implementation of traditional neighborhood design as well. TND methods were also approved by the U.S. Department of Housing and Urban Development in 1996.

Further support of TND can be found in the 2001 report of the National Governors Association for Best Practices entitled "Community Design to the Rescue". The report acknowledges that TND principles can be used to "create vibrant neighborhoods of housing, parks and schools within walking distance of shops, civic services, jobs and transit – in short, a modern version of the traditional American town of times past." The report also states that TND projects can help improve public health, preserve open space and enhance environmental quality.

As TND developments have progressed, they have been critically recognized for their excellence in planning by organizations such as the Urban Land Institute, a national non-profit real estate research and education forum, and the American Institute of Architects. In recent years, several projects in the state of Florida have been recognized with awards including Seaside, Florida; Celebration, Florida; Baldwin Park, Orlando; WaterColor, Seagrove Beach; and SouthWood, Tallahassee.

The PUD process is the primary mechanism for achieving the densities, integration of uses and variations in development standards required for the implementation of TND.

See What is Smart Growth by Michael Pawlukiewicz; New Urbanism: Comprehensive Report & Best Practices Guide by Robert Steuteville, Philip Langdon and Special Contributors, Third Edition; Traditional Town Planning: Town of Blending of Design Approaches, Urban Land Magazine, August 1992; Restoring Community through Traditional Neighborhood Design: A Case Study of Diggs Town Public Housing, Housing Policy Debate, Volume 9, Issue 1, 1998; A New Theory of Urbanism, Scientific American, December 2000.

3. Environment

3.1. Preservation Measures

In addition to its distinctive system of ravines, wetlands and upland buffers adjacent to wetlands, the RiverTown plan preserves a number of special natural features. Additional slope protection has been provided along ravines through development of a greenway system that may include trails. An identified bald eagle's nest on the property and a recently discovered nest on adjacent property will be protected within this system of greenways and in accordance with Land Development Code regulations. An Incidental Take Permit has been received for gopher tortoise mitigation. Much of the property's frontage along the river is set aside as part of a public riverfront park or wetland preservation area along Hallows Cove. Community and shared docks are planned to limit the number of riverfront docks within the PUD.

3.2. Wetland Recharge

The plan incorporates a series of interconnected stormwater management and recreational lakes throughout the property. These lakes have been carefully conceived to work in concert with the property's natural linear ravine drainage system and reinforce the health of this system. These lakes also provide the following community benefits:

- a. create wildlife habitat and support abundant native vegetation
- b. accommodate plentiful littoral planting of aquatic vegetation, which will help to “biofilter” stormwater runoff, reducing pollutant loading
- c. assist in recharge of the local groundwater aquifer
- d. provide visual and recreational amenities for residents and visitors and enhance community identity

3.3. Conservation Measures

The RiverTown development will follow best management practices to minimize environmental impacts and promote sustainability, including the following:

- a. Effluent water re-use: Re-use water lines will be installed to provide for irrigation of landscaping within residential and non-residential development areas, on the golf course and within common areas.
- b. Xeriscaping: Traditional neighborhood design will result in smaller average lot sizes, with limited irrigated lawn areas. Emphasis will be placed on the use of native, drought-tolerant landscape materials throughout the community. The proposed community garden center will provide RiverTown residents with both a source for these materials and instruction in their proper use.
- c. Promotion of non-motorized transportation modes (biking and walking): RiverTown’s extensive network of walks and multi-purpose trails will reduce dependence on the automobile, resulting in reduced fuel consumption and improved health for residents.
- d. Energy-efficient construction techniques: The Owner will continue to explore the viability of utilizing recycled and energy-efficient materials and “green” building technologies in its construction program.
- e. Golf course maintenance: The golf course will be designed by golf course architects nationally recognized for their environmentally sensitive designs. It will utilize current best practice maintenance techniques to minimize impact on the environment.
- f. Use of pervious paving: Where practical, the Owner will explore the use of pervious paving strategies to minimize tree root damage and disruption of natural drainage patterns.
- g. Education: At selected community facilities, including the riverfront park and the community garden center, the Owner may institute educational programs intended to promote understanding and stewardship for the community’s natural and historic resources. RiverTown parks, greenways and preserve areas will be made available to the community’s schools as environmental education resources.

4. Transportation

4.1. Street Network

RiverTown will be served by an interconnected network of streets designed to distribute traffic loads evenly throughout the community reducing the reliance on undesirable high-volume/ high-speed collector roads. The main “spokes” of this street system lead from outlying neighborhoods to the town center, with multiple interconnections to provide alternative routes. This extensive internal street network will allow residents to access destinations within RiverTown, including commercial and community facilities, without having to travel on external roads. The use of cul-de-sac streets is minimized. Because this street grid network is not recognized by the Land Development Code, the Owner will require various waivers to the Code, which are discussed in the waivers section of this document.

The RiverTown property is accessed from County Road 244 (“CR 244”, otherwise known as “RiverTown Parkway”), Greenbriar Road and State Road 13 (“SR 13”). The plan allows for possible future connections to adjoining properties. In order to reduce impacts on SR 13, the number of street connections along its length has been minimized. Connections from the river side of SR 13 have been reduced through the provision of private drives in lieu of individual or shared driveways serving a limited number of homes. This is consistent with the RiverTown DRI Development Order requirement to reduce the driveway connections along SR 13. The graphics standards, included as Exhibit F-2, show how private drives will be configured.

To provide for regional connectivity and improved mobility for through traffic, the Owner will construct (or cause a community development district to construct) CR 244 RiverTown Parkway from Greenbriar Road to County Road 210 (“CR 210”) as a two-lane road within a 130-foot-wide right-of-way. This road will provide multiple access points for north- and south-bound RiverTown traffic and will provide access to community schools and civic and commercial facilities.

4.2. Street Hierarchy

The proposed RiverTown roadway system is made up of a hierarchy of street types that range from divided boulevards to rear alleys, and from “urban” (with vertical curbs) to “rural” (without curbs). See *Exhibit F-2, Right-of-Way Sections & Standards*. Each type, including its rights-of-way and pavement width, is designed to serve a certain condition within the plan. Since the provisions of the Land Development Code conflict with TND road design principles, the Owner is requesting that, through this PUD, the proposed street cross-sections for RiverTown be approved. The Owner is also requesting in the event not all required waivers for the proposed roadway system are specifically identified within this PUD text, the graphic configurations attached to this PUD be accepted as the standard for site plan and construction plan approval. There may be a need to vary from the standards to address utility or safety issues such as line of sight,

and such variations will be addressed during construction plan review. The goal is to deter high-speed traffic and promote a safe, pedestrian-friendly street environment throughout the community. The Owner understands that the County will review proposed adjustments to the MDP consistent with the provisions of LDC Section 5.03.03.

Many street types provide for parallel on-street parking to serve adjoining uses and to promote traffic calming. In certain portions of the plan – especially in higher-density areas and in locations where appearance of the streetscape is of particular importance – access to off-street parking is provided via alleys located at the rear of residential lots. This removes driveways and garages from dominating the street frontage, strengthens the relationship between the sidewalk and the front door, and creates a pedestrian-oriented public realm. A distinguishing feature of collector streets is that rear alleys or other similar arrangements serve all lots along their length so that no direct driveway access to the street is planned.

4.3. Walkability

RiverTown is served by a network of pedestrian and bicycle routes, both on- and off-street, which will link all neighborhoods to important destinations within the community and to the larger region beyond. In addition, certain streets will include a paved multi-use trail (eight-foot minimum width), sometimes within the right-of-way, sometimes just beyond it. All trail crossings at collector streets will either be grade-separated or will occur at controlled intersections. These on-street walks and trails are supplemented by an extensive system of multi-purpose paved and unpaved greenway trails. This comprehensive network of trail routes will make it possible for children from many RiverTown neighborhoods to walk or bike to school or to the Town Center.

5. Development Patterns

5.1. Neighborhood Identity

In response to the natural attributes of various parts of the RiverTown property, the plan is conceived as a series of seven neighborhoods - each with its own distinctly different character, identity and community amenities – woven together by a shared relationship to the river.

At the heart of the plan is the **Town Center**, the focus of the Main Street neighborhood. Inspired by traditional riverfront towns of the South, the Town Center will be a vibrant, mixed-use environment with multi-story buildings lining wide sidewalks along pedestrian-scale streets. Some buildings in the Town Center will serve multiple uses: for example, a building might have retail and office uses on the lower floors and residential units on the upper floors. Although this more compact, mixed-use form of development is typical of American towns built before World War II, it has not been a typical land use configuration in recent decades. Accordingly, its implementation requires flexibility with regard to building setbacks, proximity of street trees to the curb, street design standards, utility placement and other development details.

In order to achieve the intended differences in character from neighborhood to neighborhood, a wide variety of development patterns and flexibility in their application, is desirable.

In order to lend support, vitality and a more walkable, urban character around the **Town Center**, the **Main Street District** neighborhood is programmed for a higher residential density than other RiverTown districts. Predominant residential building types will include small-lot, single-family detached homes, attached townhomes and live/work units, apartments and condominiums. Rear alleys will serve the majority of Main Street lots, and many homes will front onto small neighborhood parks. Please see *Exhibit F-1, Traditional Neighborhood Design (TND) Standards* for details.

Across SR 13 from the Town Center is the **Riverfront Park**, RiverTown's 58-acre "front yard" and public civic space on the river. The Riverfront Park includes over one-half mile of frontage along the St. Johns River and is adjacent to the Hallows Cove conservation area, which protects another one-half mile of river frontage. The Riverfront Park is open to all residents of St. Johns County and provides an unprecedented opportunity for all residents to enjoy this natural resource. A second vital public amenity – RiverTown's "back yard" – is the 100-acre **Community Park**, with ball fields and sports facilities shared by all residents and with the surrounding community. Other civic components, located strategically throughout the community, include three schools, a fire station site, places of worship, a library site and numerous neighborhood parks.

While the community's activity hub is its Town Center, the plan provides for two additional commercial sub-centers, located for ease of access on the northern edge of RiverTown. The area with Mixed Use Comprehensive Plan designation to the east is planned as a Commercial Village, oriented to CR 244 (RiverTown Parkway), and will accommodate professional offices and service-oriented businesses, as well as the potential for higher-density residential uses. Greenbriar Square, at the community's western entrance from Greenbriar Road, will contain commercial and convenience uses.

Radiating from its traditional Town Center in the Main Street neighborhood, RiverTown's six other neighborhoods provide for a diverse assortment of residential settings, generally diminishing in density with distance from the Town Center. Those neighborhoods are described briefly as follows:

RiverTown Bungalows is a tightly knit neighborhood of bungalow-style homes with front porches nestled under a live oak canopy. Backyard lanes and frontyard streets orient to riverfront pocket parks. The **Community Dock** provides water access for all neighborhoods of RiverTown.

The plan respects the existing native landscape in the Bungalows. Accordingly, homes may be raised above the ground on piers, and driveways and streets may be constructed of pervious materials, if necessary to minimize impacts. Landscape enhancements will favor the use of native plants.

RiverTown Cove is an estate home neighborhood adjacent to Hallows Cove. Cove neighborhood lots will be accessed from private shared driveways with the design form of narrow lanes fronting SR 13 in lieu of individual driveway connections to SR 13. Many of the lots will back up to a large preservation area around Hallows Cove.

RiverTown Golf is a country club neighborhood surrounding an 18-hole championship golf course. The central golf club and practice facilities provide a shared link between this neighborhood and the rest of RiverTown. An architect nationally recognized for his environmentally sensitive planning will design the course.

A wide variety of lot types and sizes will respond to differing site conditions. Golf-course front homes will have porches oriented to golf views, while woodland-view homes will feature more private rear yards. In keeping with the manicured turf and native grasses of the golf course, larger lots will permit more generous lawn areas.

RiverTown Lakes is a waterfront neighborhood of homes and cottages sited along the shores of the RiverTown lakes. "Urban" lakes, with smaller lots and the central Community Boat House, are oriented to public lake edges, where porches front onto a shared lakefront walkway. "Rural" lakes, where larger lots have individual private lake frontage, provide for more secluded lakefront living.

RiverTown Trails is a family-oriented neighborhood intertwined with expansive conservation areas. A system of trails and boardwalks through ravines and woodlands offers the opportunity for nature walks and observation. The planned community **Swim/Tennis Center** provides a dynamic activity center for this neighborhood.

The main landscape emphasis on Trails lots will be on enhancement of the existing woodland environment. This theme will carry through to the treatment of neighborhood parks and common areas.

RiverTown Farms is a rural setting for estates along fence-lined country lanes. The planned **Community Gardens**, open pasture and the **Farmer's Market** are the signature elements of this neighborhood on the edge of town. Because of their spaciousness, Farms lots permit a wider range of house siting options and greater freedom of architectural expression. Gracious front yards, and landscape standards encouraging an agrarian character, will reinforce the rural identity of this District.

6. Compliance with Northwest Sector Overlay

6.1 Community Goals

- **Development Edges** – The PUD provides for development edges that are consistent with the Northwest Sector Overlay.
- **Recreational Trail System** – The PUD provides for a system of bike lanes and bike/pedestrian paths. A Pedestrian/ Bicycle Circulation System Plan depicting the trail system through greenway areas is included as Sheet 11 of the MDP.

- **Scenic Edges** – A scenic edge is provided adjacent to the Northwest Sector Overlay Roadways of SR 13, Greenbriar Road and CR 244 (RiverTown Parkway) except as otherwise allowed in Comprehensive Plan Policy A.2.1.4.

- **Compatibility between new and existing development:** The planned RiverTown community is consistent with development patterns in the Northwest Sector. The proposed residential density will vary throughout the project, with an overall average of approximately one (1) unit per gross acre. Development densities adjacent to properties outside of the project will be compatible with the surrounding area. The property to the east of RiverTown has been developed as residential or is vacant. To the north are Bartram Trail High School and unimproved properties with Rural/Silviculture, Mixed Use and Residential B future land use designations. Residential development is adjacent to the northwest boundary. The western edge of the property is bordered by the St. Johns River and existing waterfront development.

- **Balance of Land Uses and Housing** – RiverTown is a master planned community that includes the following components: a Main Street District that will incorporate a range of development types at a pedestrian scale, a Community Commercial area, a 58-acre Riverfront Park, a 100-acre Community Park, passive parks, a network of bike and pedestrian paths, active recreation centers, riverfront access points, community centers, amenity centers, three school sites, civic uses, and office, commercial, residential and light industrial development. Community support facilities will be available within the development and residents will be able to use the internal roadway and multi-purpose path systems to access those facilities.

- **Diverse Commercial Centers** – The RiverTown community includes mixed-use design with office and commercial areas of varying scales and intensities, together with light industrial uses. Most of the commercial uses are located in the Main Street District in the south-central portion of the site and in the Mixed Use District adjacent to the northeastern portion of CR 244 (RiverTown Parkway). There is also a small Community Commercial center in the northwest portion of the project.

- **Neighborhood Design** – The overall design scheme includes a traditional river town supported by residential districts of varying architectural and target market design, with a variety of lot sizes and housing opportunities. The wetlands systems help define the neighborhoods. The neighborhoods contain passive parks and civic spaces and are interconnected by a pedestrian and bike path system. Each residential district is designed to have a community focal point that can also be enjoyed by residents of other districts.

- **Community Planning Approach** – Community meetings will be held in accordance with the Comprehensive Plan Northwest Sector Overlay requirements.

- **Pedestrian and Bicycle System** – The neighborhoods and districts will be linked with pedestrian/bicycle paths and trail systems. A Pedestrian/ Bicycle Circulation System plan is provided on Sheet 11 of the MDP.

- **Accessible Open Spaces** – The RiverTown Master Development Plan provides for a number of smaller parks and civic spaces in addition to larger recreation areas, community parks and amenity centers. These recreation and open spaces will be accessible to the community through bike lanes, sidewalks and local roadways.

- **Traffic Calming** – Roundabouts may be provided at various points within the neighborhoods and, if approved by the Florida Department of Transportation (the “FDOT”), at points of connection to SR 13. Traffic calming devices such as wildlife

crossing signs and reduced speed limit designations will be implemented along project roads at designated wildlife crossing areas.

6.2 Neighborhood Sustainability Indicators

- **Development edges** are provided around the neighborhoods consistent with the RiverTown DRI Development Order and the Northwest Sector Overlay. Approximate acres in Phase 1 - 26 acres.

- **Scenic edges** are provided adjacent to roads shown on the Northwest Sector Overlay Map consistent with Comprehensive Plan standards and allowances. Approximate acres in Phase 1 - 84 acres.

- **Acres of land donated/conveyed to school sites:** The developer previously provided the land upon which Bartram Trail High School has been built. Additional land within the project will be donated to accommodate two elementary schools and a middle school. Approximate acres in Phase 1 - 20 acres.

- **Acres allocated to public parks, greens and squares** will be in compliance with the Northwest Sector Overlay and Comprehensive Plan allocations. Approximate acres in Phase 1 - 113 acres.

- **Number of activity-based recreation, civic and cultural facilities developed:** The plan provides for a 100-acre Community Park that will include ball fields and multi-purpose fields. Civic functions will be located in the Main Street District. The 58-acre Riverfront Park may also be the site for cultural events such as music or art festivals.

- **Acres of wetlands created, enhanced, preserved or mitigated:** Approximately 1,298 acres of wetlands presently exists on the DRI property, of which 125 acres of wetland area is proposed to be impacted during project development and 1,173 acres of wetlands will be preserved. In addition, approximately 66 acres of wetlands will be created or restored, and approximately 108 acres of wetlands will be enhanced. The final number of impacted and preserved wetland acres will be determined during the environmental permitting process. Within the PUD property, there are approximately 1,247 acres of wetlands.

- **Number and types of schools:** Bartram Trail High School is located at the northern boundary of the community. The Owner will donate two elementary school sites and one middle school site within the project boundaries to the St. Johns County School Board. As required by the RiverTown DRI Development Order ("DRI D.O."), either the Owner or a Community Development District will cause public schools to be constructed on two of the school sites.

- **Connection of roads, trails, bikeways and bike paths** to adjacent neighborhoods and communities: The Owner will build a pedestrian/bike system that connects the various neighborhoods and districts within and adjacent to the RiverTown community. Pedestrian and bike connections will be provided at the major external locations as shown on *Exhibit E-5* and on the MDP.

- **Ratio of Non-Residential Square Footage to Residential Units:** 111 square feet per unit.

- **Number of public health care facilities developed:** None planned at this time.

- **Miles of Bike Ways/Recreational Trails to Sidewalks:** In excess of 14 miles of bike lanes and pedestrian/bike paths will be provided, as shown on the *Pedestrian/Bike Circulation System on Sheet 11 of the MDP*.

- **Diversification of Housing Types** within Neighborhood/Neighborhood Districts: The residential and mixed-use districts within RiverTown will provide a variety of housing options. Residential units may be located above commercial space in the Main Street District.

- **Acres of land reserved or permanently protected from development:** The RiverTown DRI provides for the preservation of approximately 1,173 acres of wetlands in addition to upland buffers and upland preservation areas. There will also be approximately 7.1 acres of essential habitat conservation.

- **Number of archeological and historical sites identified and protected:** Of the located potential archeological and historical sites, only one has been determined to be significant. The PUD will be consistent with the RiverTown DRI Development Order with regard to the site.

6.3 Community Center District

The design of the Community Center District is consistent with the Northwest Sector Overlay as described below.

- Main Street District design provides for a unique sense of place.
- The mix of uses includes: residential, retail, office, institutional, public/civic, parks, and cultural facilities.
- Emphasizes human-scale, pedestrian-oriented design with buildings fronting the sidewalk and street, short blocks, wide sidewalks, benches, tables and other resting places along the streets.
- The Community Center District serves the needs of the surrounding neighborhoods.
- The District can accommodate bus service if it becomes available.
- On-street parking and narrower street widths shall be utilized to promote traffic calming.
- Parking other than on-street parking shall typically be located to the rear or side of commercial buildings.
- Street trees shall be provided along pedestrian ways, paths, and streets.
- The park shall be at least 10 acres.

TABLE A-1 COMMUNITY CENTER DISTRICT			
USE	MINIMUM PERCENTAGE	MINIMUM ACREAGE	PROVIDED ACREAGE
Residential	20%	9.1	14.8
Retail and Services	25%	11.3	11.7
Office	10%	4.4	4.9
Public and Civic	10%	4.5	5.0
Public Squares & Greens	5%	2.3	8.9

b.) Total Number of Acres within the Project

The RiverTown PUD is completely within the RiverTown DRI boundaries. The DRI area is 4,170 acres; the PUD area is approximately 3,995 acres, and the PRD Reserve Area is approximately 160 acres. The approximately 15-acre Community Commercial property at Greenbriar Road will be added to the PUD in the future.

c.) Total Number of Wetland Acres

Based on the flagging and surveying of wetlands, there are approximately 1,298 acres of wetlands within the boundaries of the RiverTown DRI (1,247 acres within the PUD). Consistent with the DRI Development Order, up to 125 acres of wetlands may be impacted within the area covered by the PUD and PRD Reserve Area. A total of 1,173 acres of on-site wetlands will be preserved in the DRI . Approximately 66 acres of wetlands will be created and 108 acres of wetlands will be enhanced. These numbers could change as a result of review by applicable environmental agencies.

d.) Development Area and Land Use

Acreages allocated to each land use will be determined at the time an incremental Master Development Plan is submitted for the area. The development for the overall PUD is as shown in Table D-1.

Table D-1 DEVELOPMENT TOTALS

USE	ESTIMATED DEVELOPMENT
Residential / Single-Family	3,700 du
Residential / Multi-Family	800 du
Retail / Commercial / Service	300,000 sf
Light Industrial	100,000 sf
Office	100,000 sf
Recreation / Open Space (minimum)*	1,318 acres
School Sites (Elementary School)	2 sites
School Sites (Middle School)	1 site
UNDEVELOPED ACREAGE	
Wetlands Conserved	+/-1,173
Wetlands Created	√66
Essential Habitat Conservation	7.1
Total Minimum Undeveloped Acreage	1,246.1

*The 1,318 acres of Recreation/Open Space includes the 100-acre Community Park located within the RiverTown DRI but outside of the boundaries of the PUD.

An allowable use matrix is provided below in Table D-2.

Table D-2 ALLOWABLE LAND USE MATRIX

USE	DISTRICT by General Development Type					
	RESIDENTIAL	MAIN STREET	FARMS	MIXED USE	COMMUNITY COMMERCIAL	SCHOOL SITES
S.F. Residential ¹	A	A	A	A	A	A (accessory)
M.F. Residential ¹	A	A	A	A		A (accessory)
Commercial	A*	A	A **	A	A	A***
School Sites	A	A	A	A	A	A
Civic	A	A	A	A	A	A
Community Facilities	A	A	A	A	A	A
Recreation	A	A	A	A	A	A
Agricultural	A	A	A	A	A	A
Light Industrial				A		

A = Allowed (Provided as allowed by Comprehensive Plan)

1. The Owner will designate the single-family or multi-family lot type on applicable construction plans.
2. All areas not located within a designated district boundary or within a conservation area are considered to be part of the residential district.

*Commercial uses may be allowed in residential districts in conjunction with concession stands at parks or similar compatible accessory uses.

**The Farms District shall be allowed an agricultural Farmers Market, a General Store and other commercial services supportive of rural development. Community park and recreational facilities located within residential districts may have accessory commercial activities necessary for the enjoyment of such facilities by residents. Rural Home Industries, as defined in the Land Development Code, are allowable, there will be no prohibition against public access or against items that are not wholly produced on the property. Other commercial uses as allowed by the Comprehensive Plan may be permitted as noted.

***School sites may host temporary fairs and/or other cultural events, which may be commercial in nature.

The Town Center within the Main Street District has a future land use designation of Residential C and may include the following uses: single-family, multi-family and Community Commercial uses as defined by the Land Development Code, this PUD text and the Comprehensive Plan. Residential uses (single-family or multi-family) may be included as a mixed use within a single structure: in this case, there is no requirement for designating which use is accessory as long as all of the uses within the structure are allowable in the district. Community Commercial development may include the following uses: Neighborhood Business and Commercial; General Business and Commercial; Cultural/ Institutional; Office and Professional; Neighborhood Public Service; and accessory Residential uses, as defined in LDC Section 2.02.01.

Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in **Table D-3 Special Use Matrix**.

Residential areas designated with future land uses of Residential B and Residential C may include: residential single-family and multi-family at appropriate density ratios; Outdoor/Passive; Neighborhood Public Service; Schools; Agricultural uses (when not incompatible with surrounding residential uses); and support services and facilities, as defined in LDC Section 2.02.00.

Residential B areas may also include Neighborhood Commercial uses as defined by the Comprehensive Plan. The areas developed as Neighborhood Commercial may include: Residential uses (single-family or multi-family) that may be designed as a mixed use with commercial or other non-residential uses within a single structure: in this case, there is no requirement for designating which use is accessory as long as all of the uses within the structure are allowable in the district. Other permitted uses within the Neighborhood Commercial areas include Neighborhood Business and Commercial; Cultural/Institutional; Office and Professional; Neighborhood Public Service; and all other uses allowed by LDC Section 2.02.01. Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in **Table D-3 Special Use Matrix**.

Lands within the Residential C areas may include all of the permitted uses in the Residential B area, as well as Community Commercial uses as defined by the Comprehensive Plan on a scale compatible with the surrounding residential uses. Uses allowed by Special Use shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in **Table D-3 Special Use Matrix**.

A commercial center planned for the Greenbriar Road intersection at the northwest property line has a future land use designation of Community Commercial. In accordance with the DRI Development Order, development within the Community Commercial site adjacent to Greenbriar Road will provide a minimum fifty (50) foot development edge along all of the boundaries of the property that are adjacent to existing residential development. All commercial structures will be oriented away from Greenbriar Road. The development will have a cluster design and will not be developed in a linear pattern. Prior to submittal of an incremental MDP for this Community Commercial site, the Owner will hold a community meeting with residents of the subdivisions adjacent to this site to obtain their comments on the proposed plan. Permitted uses within the Community Commercial areas include Neighborhood Business and Commercial; General Business and Commercial; Cultural/Institutional; Office and Professional; Neighborhood Public Service; accessory Residential uses; and all other uses allowed by LDC Section 2.02.01. Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC, and as listed in **Table D-3 Special Use Matrix**.

Lands designated as Mixed Use may include all land uses, as provided for in the County Comprehensive Plan and County Land Development Code. Uses allowed by Special Use shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and 6.08.00 of the LDC.

The Riverfront Park has a future land use designation of Parks & Open Space. Permitted uses shall include active and passive parks and recreational facilities, together with permitted accessory uses and all ancillary structures. Temporary uses including but not limited to use of recreation facilities as temporary construction, sales or administrative offices shall be allowed as a matter of right. The Owner shall not be required to obtain a permit for such temporary uses from the County or register such uses with the County. Overnight camping will not be allowed within the Riverfront Park except as may be permitted by the Owner for temporary events.

Parks and Open Space uses allowed by Special Use shall be allowable by right, subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC; and as listed in *Table D-3 Special Use Matrix*.

Residential areas adjacent to SR 13 shall not be required to install screening along SR 13 except as required by scenic edge or William Bartram Scenic Highway buffer requirements. The requirement to install screening may be met by the use of landscaping in lieu of berms or fencing.

The Farms District includes all uses allowable in the Open Rural and the RS-3 zoning districts as may be allowed by the Comprehensive Plan and as further defined by LDC Section 2.02.02, including those uses listed in *Table D-3 Special Use Matrix* that are allowed in those zoning districts by Special Use as defined in LDC Section 2.03.01. Other residential uses include all uses allowable in the RS-3 zoning district as defined by LDC Section 2.02.02, as well as those uses listed below as Special Uses as defined by LDC Section 2.03.01.

A portion of the Farms District has a future land use designation of Mixed Use (Md) on the 2015 FLUM and may have all uses in accordance with the Comprehensive Plan allowances for mixed-use development.

Where a "district" has several future land use designations, the allowable uses will adhere to the applicable future land use designation and the district allowances.

Table D-3 Special Land Use Matrix identifies which Special Uses may be located within this PUD. Special Uses so designated shall be allowed by right, subject to compliance with the requirements in Parts 2.03.00 and 6.08.00 of the LDC except as noted otherwise. This allowance shall supersede the public hearing requirements specified in the Land Development Code. The temporary uses shall comply with all other requirements of LDC Section 2.02.05 relative to frequency, duration and provision of facilities. The term "Other Areas" refers to all areas within the PUD not designated to a specific development

type, such as open space and undeveloped uplands, but not including wetlands or required upland buffers.

TABLE D-3 SPECIAL USE MATRIX

Special Use	Residential	Main Street	Mixed Use	Neighborhood Commercial & Community Commercial	Community Center/ Amenity Areas	School Sites	Parks	Other Areas
Alcoholic Beverages		A*	A*	A*	A*		A*	
Child & Adult Care	A	A	A	A	A	A		
Home Occupation	A	A	A	A				
Second Main Use Structure	A	A	A	A	A	A	A	A
Accessory Residence	A	A	A	A	A	A	A	
Churches	A	A	A	A	A	A		A
Off-site/ unpaved parking	A	A	A	A	A	A	A	A
Personal Property Mini-Warehouses			A	A				
Bed & Breakfast	A	A	A	A	A			
General Store	A (Farms)		A	A				
Private Schools	A	A	A	A	A	A		
Special Care Housing	A	A	A	A		A		
Antenna Towers	A	A	A	A	A	A	A#	A
Animal Boarding Facilities	A (Farms)	A	A	A	A		A**	A
Outdoor Dining and Sales & Display	A (Farms)	A	A	A	A	A	A	
Outdoor Sales and Service	A (Farms)	A	A	A	A	A	A	
Special Event Tents	A	A	A	A	A	A	A	A
Electric Substations and Reuse Pump Station	A	A	A	A	A	A	A	A
Private Clubs	A	A	A	A	A		A***	
Veterinary Offices and Animal hospitals	A (Farms)	A	A	A	A			

A = Allowed by right (if compatible with Comprehensive Plan)

1. Other Areas refers to upland areas that are not within a prescribed buffer or any of the other named use areas. The special use conditions contained in Part 2.03 of the LDC would apply unless specifically addressed in this PUD.

* The sale of alcoholic beverages will not be subject to the distance of separation requirements specified in Section 2.03.02 of the LDC.

** Stables or similar use may be in parks.

***Rowing clubs, recreational and social clubs or similar use may be in the Riverfront Park or Lakes district park. The clubs may be non-profit or for-profit.

No antenna towers will be allowed within 600 feet of the centerline of SR 13.

The golf course, parks, recreation areas, neighborhood and community commercial areas, and community centers may have accessory concessionary sales, including the sale of alcohol as permitted by the State of Florida. Alcoholic beverages may be sold at the Riverfront Park in conjunction with special events such as music festivals. Other temporary uses may also include rental facilities administrative offices, public and community service facilities, accessory maintenance facilities, and temporary accessory facilities pending permanent construction. Temporary uses including but not limited to construction trailers, sales trailers and offices, temporary signage, model homes and temporary access ways shall be allowed to be placed or constructed anywhere within the

PUD. Such temporary facilities and uses may be moved throughout the site as phasing changes, in accordance with the Land Development Code, except where specified otherwise in this text. Temporary uses shall be removed within 30 days after the issuance of a certificate of occupancy for the final building in each phase of development. The Owner shall not be required to obtain a permit for such temporary uses from the County or to register such uses with the County. Temporary outdoor events, as defined by LDC Sec. 2.02.05, are allowable by right. However, any special event with a parking requirement of 200 or more spaces requires notification to the Sheriff's Department at least 21 days in advance so that security and traffic plans can be formulated. This provision does not apply to schools, churches or County sponsored functions who would follow their normal traffic control procedures for special events.

Uses proposed for each development area will be specified on the applicable Master Development Plan. Development within the Town Center may designate space for flex use: that is, either residential or commercial. In this case, the space so designated will have dual designations assigned and will be calculated dually in the development allowances.

e. Total Residential Units and Density

Table E-1 provides maximum residential densities for lands with the certain future land use designations. The table below was prepared in response to the Land Development Code requirement to identify maximum cumulative residential density for each future land use category within a development. Table E-2 reflects the residential density authorized by the RiverTown DRI Development Order.

TABLE E-1 DWELLING UNITS PER FLUM DESIGNATION

Future Land Use Designation	Acreage		Base Density	Density Bonus For TND	Density Bonus For Dedicated Public Lands	Density Bonus For Riverfront Park	Adjusted Density	Dwelling Units Allowable
	Uplands	Wetlands						
Residential B	2,530	1,168	2				2	5,294
Residential C	176	1	6	2			8	1,408
Riverfront Park	51	7	0			4	4	204
Community Park	83	28	0		2		2	166
School	20	0	0		2		2	40
Total Res C								1,818
Mixed Use (Md)	36	12	13	2			15	558
Dwelling Units Allowable								7,670

The Owner requests the density bonuses summarized in Table E-1 based on the following: (i) dedication of 58-acre Riverfront Park – 4 units per acre; (ii) dedication of 100-acre Community Park – 2 units per acre; (iii) dedication of land for middle school site – 2 units per acre; and (iv) Traditional Neighborhood Design – 2 units per acre. The Owner requests the density bonus for the Residential C future land use area to ensure that it can meet the applicable maximum density in the Town Center District, which will

include a variety of multi-family housing. The Owner requests the density bonus for the Mixed Use area to ensure that clustering of multi-family homes is allowable.

*Allowable residential density will be calculated based on net acreage and as permitted in various provisions of the Comprehensive Plan. Compliance will be demonstrated at the time of incremental MDP submittal. Residential density will be calculated based on the entire land area within each Comprehensive Plan designation and not within each development area.

TABLE E-2 **PROJECT POPULATION**

USE	UNITS	POPULATION (@2.44 PERSONS/ DU)	SCHOOL AGE CHILDREN (@0.72 CHILDREN/DU)
Single-family	3,700	9,028	2,664
Multi-family	800	1,952	576
Total	4,500	10,980	3,240

The overall population for the RiverTown project is calculated at 2.44 persons per dwelling unit or 10,980 people. The estimate of school age children is calculated as 0.72 students per dwelling unit, consistent with the findings of the St. Johns County School Board student projections for the Northwest Sector and the RiverTown DRI Development Order.

The total number of dwelling units shown in the above tables is for the overall PUD. Actual density within different areas of the development will differ according to Comprehensive Plan allowances. Residential densities within each development cluster will be in compliance with Comprehensive Plan Policy A.1.11.1 (h), as permitted by the provisions of the PUD. Residential development within the PUD may be credited with density bonuses in accordance with the Comprehensive Plan. Accessory residences will either be in compliance with the Land Development Code definition of 'Guest House' and therefore not included in the density calculation, or will be considered an allowable residence and therefore counted as single-family units and included in the density calculation. The minimum size for a lot with a second main use structure (i.e., a second dwelling unit residence) shall be determined by the minimum lot size specified on the MDP, regardless of the second main use structure.

f. Total Intensity of Non-Residential Development

The non-residential development authorized by the RiverTown DRI Development Order is as shown in *Table F-1*.

TABLE F-1**NON-RESIDENTIAL DEVELOPMENT**

USE	DEVELOPMENT TOTALS	MAXIMUM AVERAGE DENSITY (S.F./ACRE)	MINIMUM DEVELOPMENT ACREAGE
Commercial/ Retail	300,000 sf	10-12,000 sf/acre	25-30 acres
Office	100,000 sf	10-12,000 sf/acre	8.3-10 acres
Light Industrial	100,000 sf	N/A (see below)	N/A

The maximum non-residential density allowable shall be in compliance with the applicable Comprehensive Plan future land use designation for each parcel. On lands designated Residential B, the maximum non-residential density allowable is 10,000 square feet per acre. On lands designated Residential C or Community Commercial, the maximum non-residential density allowable is 12,000 square feet per acre. No maximum non-residential density is specified for lands designated as Mixed Use (Md) except as may be limited by the maximum allowable floor area ratio ("FAR") and impervious surface ratio ("ISR") for that area. Non-residential development within each PUD 'district' as shown on *Table D-2* shall be in compliance with the allowances of the Comprehensive Plan and this PUD text and may be shown on incremental MDPs.

Recreational facilities are not considered commercial and are accessory to the PUD. Square footage dedicated to commercial/office use within the accessory recreational facilities, as may be allowed by the Comprehensive Plan and the PUD, will be listed in the total square footage for non-residential use. Square footage for these amenity facilities will be determined on the applicable MDP. The golf course may operate as a public course or as a private club.

In every case, single structures containing both residential and non-residential uses are allowable.

g.) Development Criteria

Table G-1, which follows the description of each development area, summarizes the design standards for each development form. Residential districts may include a mixture of housing types as specified in *Table D-2*. The housing mix within each development area will be determined at the time of construction plan submittal.

Shared driveways or private drives may be provided for up to twenty (20) residences per driveway, and such residences will not be required to have a minimum frontage on a platted right-of-way. The use of private drives is planned for three special areas within Phase 1 – two locations in the Hallows Cove area and one in the Golf District. The locations of these private drives are depicted on the MDP. A cross-section depicting such private drives is provided in Exhibit F-2. Along the Hallows Cove area of SR 13, the use of private drives is necessary to reduce the number of driveway connections onto SR 13 and to minimize the environmental impacts, consistent with the RiverTown DRI Development Order. The Owner may need to construct additional private drives in future

phases to minimize the number of driveway connections onto SR 13 and minor collector roads, subject to approval by St. Johns County. Flag lots are permitted, but there may be no more than three (3) flag lots in succession in any given location. Maximum ISR will comply with Comprehensive Plan allowances for the future land use district in which the use is located and shall be calculated based on the overall development area as shown on the MDP.

Civic development may include governmental buildings such as a post office, a fire station, a police station, houses of worship, a museum, schools, pavilions, plazas, community amenities, a YMCA, or any other similar use.

Development details for the areas not shown on the overall Master Development Plan shall be shown in incremental MDPs. Development criteria shall be specified on incremental MDPs and shall be in compliance with allowances of the RiverTown DRI Development Order, Comprehensive Plan, Land Development Code and the PUD text.

The Sector Overlay promotes creative design forms such as TND. However, many requirements in the Land Development Code do not permit acceptable TND design criteria. Accordingly, waivers for conflicting requirements must be granted in order to allow for construction of TND neighborhoods. The Owner and County staff have attempted to identify all sections of the Land Development Code from which waivers are required to construct to the standards identified in the TND Graphic Standards attached to this PUD text. In the event that there are Land Development Code sections that are substantially similar to or have collateral effects on the Code provisions not specifically depicted or enumerated in the Graphic Standards or provisions in the text, the TND design criteria shall apply.

Single-Family Lot Type I

Setbacks

Front	5 feet
Alley	3 feet
Side	5 feet*
Rear	5 feet

*(except accessory uses and structures)

Minimum clearance of 5 feet between the furthest projections of the structures on adjacent lots.

Minimum Lot Width 32 feet

Minimum Lot Area 3,200 square feet

Maximum Height of Structures 60 feet

Maximum Lot Coverage by Buildings 75 percent

Maximum Impervious Surface Ratio ("ISR") 75 percent**

*Where alternate vehicular access is provided to the 'rear' of the property, the side setback may be reduced to 3 feet. In all residential districts, guest quarters, offices or other living spaces may be constructed above the garage. Also, topography, off-grade construction, architectural detailing on the top floor of a residence and other design details may cause a residence to exceed 35 feet in height. (See Graphic Standards Exhibit F-6).

**Limited to 70 percent in Res B and Res C areas.

Setbacks are measured from the furthest projection of each structure. Such projections may encroach into setbacks up to a maximum of two and one-half (2.5) feet. Traditional neighborhood development patterns may include buildings with a mixture of residential and commercial/office uses, a variety of housing types, and alley access. These variations may be located within parcels designated for single-family, multi-family, Main Street District or mixed use.

Single-family housing developed as a mixed use within a building shall not be required to follow the setback set forth above. Such development will be in compliance with the setbacks for the land use on the groundfloor of the building.

In the case of corner and corner through lots, at the time of the building permit application, one frontage shall be designated as a front yard and shall have the required minimum front yard setback. Other frontage(s) of the lot shall be considered a side yard unless designated as an alley front yard as above. When access is gained from an alley the front yard setback shall be as defined for the alley.

Accessory uses and structures are permitted and may be located within two feet of any lot boundary. In no event will the distance separation between structures be less than five (5) feet, as measured from the furthest projections of the applicable structures. Parking may be provided by means of driveways, garages and on-street parking. On-street parking shall not interfere with customary uses and regulations of rights-of-way. On-street parking areas may have a tower speed limit, as approved by St. Johns County. Streets with on-street parking shall be designed with sufficient right-of-way to assure safe movement of through traffic.

Accessory structures shall be allowed per Section 2.02.04 of the LDC and as further described in the PUD text, with a minimum setback of five feet from any top of bank of any lake (if applicable). Accessory structures allowed within the Farms District shall be per LDC Section 2.02.04B & E. Rural activities such as boarding horses shall be allowed in the Farms District. Accessory structures and private garages may exceed the height of the main residence, but shall not exceed 60 feet.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any yard without a minimum setback to the lot line. However, a minimum separation of six feet must be maintained between the mechanical equipment on one lot and the mechanical equipment on the adjacent lot. This separation will allow for lawn mowers, bobcats and other equipment to access rear yards. No air conditioning or electrical equipment, masonry walls, pools, pool decks, or pool enclosures may be located within drainage or underground utility easements.

TND Graphic Standards, including on-street parking and alley design, are included as *Exhibits F-1, F-2, F-3, F-5 and F-6* to provide additional development criteria. If on-street parking is proposed, plan or cross-sections shall be submitted with the relevant Master Development Plan that is in accordance with the conceptual cross-sections included in the above exhibits.

Alleys or other forms of vehicular access to properties shall be allowed. Such alleys may constitute the sole access frontage and/or may provide the main point of access to homes. Garages may be located anywhere within a lot, including adjacent to the alley. Residential alleys may be located within a right-of-way, tract or easement with a minimum width of 16 feet and a minimum pavement width of 12-feet.

TND Graphic Standards Exhibit F-6 demonstrates the need for a 60-foot height limitation on residential structures. The product design may include a raised first floor elevation with a crawl space. There may also be architectural features such as a widow's walk at the top of the structure.

Single-Family Lot Type II

Setbacks

Front	10 feet
Alley	5 feet
Side	5 feet*
Rear	10 feet

*(except accessory uses and structures)

Minimum clearance of 5 feet between the furthest projections of the structures on adjacent lots.

Minimum Lot Width 50 feet

Minimum Lot Area 5,000 square feet

Maximum Height of Structures 60 feet

Maximum Lot Coverage by Buildings 75 percent

Maximum Impervious Surface Ratio ("ISR") 75 percent**

*In all residential districts, guest quarters, offices or other living spaces may be constructed above the garage. Also, topography, off-grade construction, architectural detailing on the top floor of a residence and other design details may cause a residence to exceed 35 feet in height. (See Graphic Standards Exhibit F-6)

**Limited to 70 percent in Res B and Res C areas.

Setbacks are measured from the furthest projection of each main structure. Such projections may encroach into setbacks up to a maximum of two and one-half (2.5) feet. Traditional neighborhood development patterns may include buildings with a mixture of residential and commercial/office uses, a variety of housing types, and alley access.

These variations may be located within parcels designated for single-family, multi-family Main Street District, or mixed use.

Single-family housing developed as a mixed use within a building shall not be required to follow the setbacks set forth above. Such development will be in compliance with the setbacks for the land use on the ground floor of the building.

In the case of corner and corner through lots, at the time of the building permit application, one frontage shall be designated as a front yard and shall have the required minimum front yard setback. Other frontage(s) of the lot shall be considered a side yard unless designated as an alley front yard as above. When access is gained from an alley, the front yard setback shall be as defined for the alley.

Accessory uses and structures are permitted and may be located within two feet of any lot boundary. In no event will the distance separation between structures be less than five (5) feet, as measured from the furthest projections of the applicable structures. Parking may be provided by means of driveways, garages and on-street parking. On-street parking shall not interfere with customary uses and regulations of rights-of-way. On-street parking areas may have a lower speed limit, as approved by St. Johns County. Streets with on-street parking shall be designed with sufficient right-of-way to assure safe movement of through traffic.

Accessory structures shall be allowed per Section 2.02.04 of the LDC and as further described in the PUD text, with a minimum setback of five feet from any top of bank of any lake (if applicable). Accessory structures allowed within the Farms District shall be per LDC Sections 2.02.04 B & E. Rural activities such as boarding horses shall be allowed in the Farms District. Accessory structures and private garages may exceed the height of the main residence, but shall not exceed 60 feet.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any yard without a minimum setback to the lot line. However, a minimum separation of six feet must be maintained between the mechanical equipment on one lot and the mechanical equipment on the adjacent lot. This separation will allow for lawn mowers, bobcats and other equipment to access rear yards. No air conditioning or electrical equipment, masonry walls, pools, pool decks or pool enclosures may be located within drainage or underground utility easements.

Single-Family Lot Type III

Setbacks

Front	20 feet
Garage Front	18 feet*
Side	5 feet**
Rear	10 feet

Minimum clearance of 5 feet between the furthest projections of the structures on adjacent lots.

Minimum Lot Width	65 feet
Minimum Lot Area	6,000 square feet
Maximum Height of Structures	45 feet***
Maximum Lot Coverage by Buildings	55 percent
Maximum Impervious Surface Ratio ("ISR")	75 percent*****

* The Garage Front setback shall apply to only the garage portion of the structure.

**If the lot width is 75 feet or greater, the side setback will be a minimum of 7.5 feet, as measured from the furthest projection.

***Agricultural structures allowable within the Farms District shall be in compliance with LDC Section 2.02.04E. In all residential districts, guest quarters, offices or other living spaces may be constructed above the garage. Also, topography; off-grade construction, architectural detailing on the top floor of a residence may cause a residence to exceed 35 feet in height.

*****Limited to 70 percent in Res B and Res C areas.

Density shall be as permitted by the Comprehensive Plan, including density bonus allowances where applicable.

For cul-de-sac lots, the minimum lot width shall be met at the front yard setback.

Setbacks are measured from the furthest projections of each main structure. Such projections may encroach into setbacks up to a maximum of two and one-half (2.5) feet. The residential setback from major collectors and arterials is 50 feet and may be located within a scenic or a development edge, as applicable. Garages may be detached from the main residences.

Parking shall be supplied based on a minimum of two spaces per dwelling unit exclusive of any on-street parking. In the case of corner, through, and corner through lots, at the time of the building permit application one frontage shall be designated as a front yard and shall have the required minimum front yard setback. Other frontage(s) of the lot shall be considered a side yard.

Accessory structures shall be allowed as per Section 2.02.04 of the LDC and as further described in the PUD text and may be located in a required side or rear yard with a minimum setback of five feet from any property line or top of bank of any lake (if applicable). In no event will the distance separation between structures be less than five (5) feet, as measured from the furthest projections of the applicable structures. Accessory structures allowed within the Farms District shall be as per LDC Sections 2.02.04B & E. Accessory structures and private garages may exceed the height of the main residence but shall not exceed 60 feet.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any yard without a minimum setback to the lot line. However, a minimum separation of six feet must be maintained

between the mechanical equipment on one lot and the mechanical equipment on the adjacent lot. This separation will allow for lawn mowers, bobcats and other equipment to access rear yards. No air conditioning or electrical equipment, masonry walls, pools, pool decks or pool enclosures may be located within drainage or underground utility easements.

Multi-Family

There will be two types of multi-family development in RiverTown, as described below. For Multi-family Type A, development shall have the following setbacks:

Building setbacks from the parent parcel property line:

Front	20 feet
Alley Front	5 feet
Side	10 feet
Rear	10 feet

Minimum Parcel Width	75 feet
Minimum Parcel Size	7,500 square feet
Maximum Height	60 feet
Maximum Coverage by Buildings	75 percent
Maximum Impervious Surface Ratio ("ISR")	75 percent*

*Limited to 70 percent in Res B and Res C areas.

For Multi-family Type B, development shall have the following setbacks:

Building setbacks from parent parcel property line:

Front	0 feet
Alley Front	5 feet
Side	0 feet
Rear	0 feet

Minimum Parcel Width	75 feet
Minimum Parcel Size	7,500 square feet
Maximum Height	60 feet
Maximum Coverage by Buildings	75 percent
Maximum Impervious Surface Ratio ("ISR")	75 percent*

*Limited to 70 percent in Res B and Res C areas.

Multi-family development may consist of apartments, condominiums, town homes or other forms of attached housing. For attached units, the setbacks shall apply to the building and not the individual unit or platted lot.

Setbacks are measured in accordance with LDC Section 6.01.04.C, from the boundary of the original parcel prior to subdividing to the building or cluster of buildings and not to the individual dwelling unit.

Coverage by buildings is based on the entire multi-family parcel or area within the master drainage plan area, and not on individual lots. The minimum lot width and area shall apply to the overall property and not units or building within the property. Townhomes by definition have a zero side yard setback between interior units.

Maximum ISR and Floor Area Ratio ("FAR") will comply with Comprehensive Plan allowances for the future land use district in which the use is located and shall be calculated based on the overall development area as shown on the MDP.

Driveway connections from individual townhome units are not subject to the residential access management requirements as specified in LDC Section 6.04.05 and Table 6.03. The minimum spacing from the street corner shall be as specified in Table 6.03. There shall be no minimum spacing between driveways or from driveway to the property line. The minimum angle of connection shall be 80 degrees.

Setbacks are measured to the furthest projection of the structure. Such projections may encroach into setbacks up to a maximum of two and one-half (2.5) feet.

Allowable density shall use the base density established for each area by the Comprehensive Plan. Areas designed as Multi-family Type B shall be allowed density per the Comprehensive Plan with an additional density of two-units per acre for TND design. Density bonuses shall also be allowed for "Dedication of Upland Adjacent to State Owned Navigable Waters for Public Benefit with Public Access and Parking" (Riverfront Park) and for Dedication of Public Lands/(Community Park and School Site). ISR shall be calculated based on the area shown on the MDP and not on individual lot areas.

Accessory structures shall be allowed per LDC Section 2.02.04 and as further described in the PUD text, and may be located in any yard with a minimum setback of two-feet from any property line or top of bank of any lake (if applicable). Accessory structures allowed within the Farms District shall be per LDC Sections 2.02.04.B & E. Accessory structures and private garages may exceed the height of the main residence, but may not exceed 60 feet.

Alleys or other forms of vehicular access to the properties shall be allowed. Such alleys may constitute the sole vehicular access and may provide the main point of access to homes. Garages may be located anywhere within the lot, including adjacent to the alley. Alleys may be located within a right-of-way, tract, or easement with a minimum width of 16 feet and a minimum pavement width of 12 feet. Parking provided will be calculated at a minimum of two parking spaces per dwelling unit and may be provided on common property for all multi-family housing types within the multi-family parcels or within individual lots for town home development. Parking may be accomplished through the

use of on street parking as outlined in *Exhibits F-2 & F-3*. Alleys, parking areas and other common elements within multi-family parcels shall be maintained by either a community development district (“CDD”) or an HOA/POA.

On-street parking will have no landscape buffer requirement. Shared and off-site common parking facilities are allowed as a method of meeting parking requirements for both residential and non-residential uses.

Community & Recreation Facilities

Building setbacks from the parent parcel property line for community and stand-alone recreation facilities and buildings other than those in the Town Center district shall be as follows:

Setbacks

Front	10 feet
Alley	5 feet
Side	10 feet
Rear	10 feet

Maximum Building Height 60 feet

Building setbacks from the parent parcel property line within the Town Center shall be as follows:

Setbacks

Front	10 feet
Alley	5 feet
Side	10 feet
Rear	10 feet

Maximum Building Height 60 feet

Maximum ISR and Floor Area Ratio (FAR) will comply with Comprehensive Plan allowances for the future land use district in which the use is located and shall be calculated based on the overall development area as shown on the MDP.

Setbacks are measured to the furthest projection of the building.

Alleys or another form of vehicular access to properties shall be allowed. Alleys shall be located within a right-of-way, tract or easement with a minimum width of 16 feet and a minimum pavement width of 12 feet.

Parking, where required, will be calculated at one space required per 500 square feet of building area. Parking may be provided on site, on-street or may be shared with adjacent parcels. Parking shall be in accordance with Graphics Standards included in this PUD. Additional parking may be provided at community facilities. This parking may be shared with other adjacent sites. There will be no parking requirement for any facility considered accessory to the residential development. Parking areas are not subject to minimum setback requirements, and on-street parking will have no landscape buffer requirement.

Commercial & Cultural/Institutional & Civic

Building setbacks from the overall commercial parcel line in areas other than the Town Center district shall be as follows:

Setbacks:

Front	5 feet*
Alley	5 feet
Side	5 feet*
Rear	5 feet*

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	80 feet
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*Twenty-foot setbacks shall govern for buildings, parking and/or storage areas adjacent to residential uses other than Single-family Lot Types I and II and Multi-family Type B and Town Center uses. Parking areas have no minimum setback from adjacent rights-of-way or from other commercial uses.

Setbacks are measured to the furthest projection of the building.

Maximum ISR and FAR will comply with Comprehensive Plan allowances for the future land use designation in which the use is located and shall be calculated based on the overall development area as shown on the MDP.

For the purposes of determining setbacks, alleyways are not considered public rights-of-way. For the purposes of determining landscape buffers in commercial areas, property lines (or lease lines, etc) within the overall commercial parcel shall not indicate the requirement for a landscape buffer. All parking and vehicular use areas adjacent to external commercial parcel boundaries shall supply landscape buffers as specified in the Land Development Code or as shown in the Graphics Standards. In TND areas, the landscape strip between parking spaces and adjacent roadways may be provided in or outside of the right-of-way.

The parking calculation for all non-residential development shall be one space per 500 gross square feet of enclosed building area. Shared parking is allowed and will be based

on ULI standards and methodology. Appropriate cross-access easements will be provided in accordance with LDC Section 6.05.02.B. Parking may be provided in off-site lots shared by several uses and may be provided by on-street parking. On-street parking will have no landscape buffer requirements.

Alleys or another form of vehicular access to properties shall be allowed. Alleys may be located within a right-of-way, tract or easement with a minimum width of 16 feet.

Main Street District

Building setbacks from the overall development parcel line shall be as follows:

Setbacks:

Front	0 feet
Alley	0 feet
Side	0 feet
Rear	0 feet

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	80 feet
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Maximum ISR and FAR will comply with Comprehensive Plan allowances for the future land use designation in which the use is located and shall be calculated based on the overall area shown on the MDP.

The Main Street District lies within areas with future land use designations of Residential B and Residential C, and the allowable uses shall be per the applicable future land use designation, with residential units allowed in combination with commercial and office uses.

The entire Main Street District shall be considered a single premise for the purposes of provision of on-site parking. Non-residential parking requirements will be based on one parking space per 500 gross square feet of enclosed building area. Parking requirements may be met with any combination of on-street and off-street parking, central parking lots or parking structures, and shared parking. On-street parking will not require a landscape buffer.

Setbacks shall be measured to the furthest projection of each building. Building canopies, awnings, colonnades and similar structures may overhang sidewalks and other common property, and signage may be allowed on the awning, colonnade or canopy. Balconies and other structural / architectural elements on second stories or above may extend over the property line as conceptually depicted in the Graphic Standards. These

overhanging structures shall maintain a vertical clearance of 10 feet above any pedestrian use area and 18 feet above any vehicular use area.

Privately owned streets may have arched structures spanning them laterally as long as the vertical clearance is a minimum of 18 feet above any vehicular use area, and a minimum of 10 feet above any pedestrian use area. These Main Street structures will have no setback requirements as long as no sight safety distances are compromised. Cafes and other outdoor vendors may extend sales and service areas onto common property as long as fire lanes and other safety considerations are not violated.

Alleys or another form of vehicular access to the properties shall be allowed. Alleys will be located within a right-of-way, tract or easement with a minimum width of 16 feet and a minimum pavement width of 12 feet.

Buildings, parking, and/or storage areas adjacent to residential uses other than TND uses shall have a 20-foot setback. Otherwise, parking areas and buildings shall have no minimum setback from adjacent rights-of-way or from other commercial or TND uses. For the purposes of determining setbacks, alleyways are not considered public rights-of-way.

For the purposes of determining landscape buffers in commercial areas, property lines (or lease lines, etc.) within the overall commercial parcel shall not indicate the requirement for a landscape buffer. All parking and vehicular use areas adjacent to external commercial parcel boundaries shall supply landscape buffers as specified in the Land Development Code or as shown in the Graphics Standards.

In the case of mixed-use buildings, the minimum setbacks shall be as described above regardless of the use within the building or the percentage of use mixture.

Industrial

Building setbacks from the overall parcel boundary shall be as follows:

Setbacks:

Front	20 feet*
Side	10 feet*
Rear	15 feet*

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	80 feet
Maximum Floor Area Ratio	70 percent
Maximum Impervious Surface Ratio ("ISR")	75 percent

*A minimum twenty-foot setback shall govern for buildings, parking and/or storage areas along property lines adjacent to residential uses. Appropriate screening and buffering shall be provided between industrial and residential uses. No setback is required from rights-of-way.

Parking shall be supplied in compliance with the LDC for the developed use. ISR shall be calculated based on the area shown on the MDP.

Table G-1 provides a summary of the development criteria for the various uses set forth below.

Design Standard	Single-Family Lot Type I	Single-Family Lot Type II	Single-Family Lot Type III	Multi-Family Type A	Multi-Family Type B	Main Street District	Industrial
Min Lot Width	32 feet	50 feet	65 feet	75 feet	75 feet	None	None
Min Lot Area	3,200 s.f.	5,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	None	None
Max Height	60 feet	60 feet	45 feet	60 feet	60 feet	80 feet	80 feet
Maximum Lot Coverage	75 percent	75 percent	55 percent	75 percent	75 percent	75 percent	70 percent
Maximum ISR	75 percent	75 percent	75 percent	75 percent	75 percent	75 percent	75 percent
Setbacks							
Front	5 feet	10 feet	20 feet	20 feet	0 feet	0 feet	20 feet
Alley	3 feet	5 feet	N/A	5 feet	5 feet	0 feet	N/A
Side	5 feet*	5 feet	5 feet**	10 feet	0 feet	0 feet	10 feet
Rear	5 feet	10 feet	10 feet	10 feet	0 feet	0 feet	15 feet

*Where alternate vehicular access is provided to the "rear" of the property, the side setback may be reduced to 3 feet. Also, typography, off-grade construction, architectural detailing on the top floor of a residence and other design details may cause a residence to exceed 35 feet in height. (See Graphic Standards Exhibit F-6).

**For Single-Family Lot Type III, if the lot width is 75 feet or greater, the side setback will be a minimum of 7.5-feet, as measured from the furthest projection of each structure. Such projections may encroach into setbacks up to a maximum of two and one-half (2.5) feet.

Clearing and Grading

As provided for in the RiverTown DRI Development Order, bona fide agricultural and silvicultural practices may continue in areas of the property where construction has not commenced (except in the upland buffer, wetland areas or required scenic edges). Trees in upland buffer areas may be used for the purposes of maintaining 25 tree credits per acre following silvicultural operations. Construction will be considered to have been commenced upon securing a development/clearing permit pursuant to engineering plan approval through St. Johns County Development Services Division. The silvicultural operations may not compromise any conditions of the RiverTown DRI Development Order or the PUD conservation or buffering obligations.

The Owner shall submit Neighborhood Site Plans with all infrastructure construction plan reviews. Information on such plans (drainage patterns, elevations, etc.) shall be in compliance with all requirements of the Land Development Code. The Neighborhood Site Plan is to be approved in accordance with a complete construction plan submittal for the area covered by the Site Plan. Early clearing and filling shall be allowed consistent

with LDC Section 4.01.05.F. A waiver is requested to LDC Section 4.01.05.F.1.b to allow for land clearing and tree removal on Single-Family Lot Type I in conformance with LDC Section 4.01.05.F.1.a instead of LDC Section 4.01.05.F.1.b. In such case, a tally of tree credits of all protected trees to be removed under the final approved construction plans will be submitted with landscape plans illustrating the maximum tree credits to be reasonably earned by replacement planted trees. Tree mitigation for such tree removal on the lot areas shall consist of either a payment of sixty dollars (\$60) per lost tree inch for any unavoidable loss into the St. Johns County Tree Bank Fund or replacement plantings that equal sixty percent (60%) of the number of tree inches lost will be made within the project boundaries, outside of the lot areas. These replacement trees will not count in the infrastructure calculations. This waiver is necessary to allow for development of smaller yards in conformance with traditional neighborhood design.

The Owner, or any successor in interest to the Owner, shall mitigate for any protected trees to be removed by clearing activity from areas outside of platted lots as required by the Land Development Code. As allowed by the Land Development Code, the Owner, or its successors in interest, may pay into the St. Johns County Tree Bank Fund a sum of \$100 per lost tree credit in mitigation for the removal of protected trees. For each phase of construction, the total tree mitigation requirement shall be computed based on construction plan drawings. After all reasonable efforts have been made to plant trees to satisfy the tree mitigation requirement, the Owner may bond for the unmet mitigation requirement. Then, the bond amount may be reduced through planting trees anywhere on the RiverTown property or payment into the tree fund. The total bond amount for tree mitigation will be adjusted as mitigation requirements for additional phases are included. Trees required to meet the minimum tree credit on single-family lots may be planted up to 25 feet outside such lots.

Signs

Within a PUD for which signage is authorized and regulated pursuant to an approved Unified Sign Plan, the area of the PUD regulated by the Unified Sign Plan shall be considered a single premise for the purposes of sign regulations, without regard to ownership of individual PUD parcels. This shall not reduce individual parcel signage allowances. The project signage may be lighted or externally/internally illuminated and may be landscaped. All permanent signs permitted within the PUD that are monument type or ground signs may be lighted or externally/internally illuminated, may be landscaped and may be incorporated into a wall, fence or other structure. Signs may be located within the rights-of-way of roads not being dedicated to St. Johns County.

An architectural feature may be incorporated into project signage features. For the purposes of regulation, the 'height of the sign' shall be deemed to be the height of the Advertising Display Area ("ADA") unless the sign is regulated by Scenic Highway standards set forth in the Land Development Code.

Non-specific repetitive decorative elements and/or logos shall not be considered signage, provided such signs do not advertise a specific product. Signs may be located without

setback to a property line. In no case will signage obstruct the sight triangle at vehicular right-of-way intersections. Signs shall be placed so as not to interfere with traffic.

Traffic control signage may have aesthetic enhancement as may be acceptable to FDOT and the County, and may be installed by the Owner within right-of-ways throughout the project.

Historic markers are allowable by right and are not considered site signage. Such markers are not required to be shown on any MDP, and may be permitted within the PUD through the sign permitting process of St. Johns County Development Services. All such markers will be in compliance with LDC Section 7.03.01.I with the exception that historic markers not associated with buildings are allowable with a maximum of six square feet 'ADA' and a maximum height of eight feet.

Building murals are allowable and are not considered signs. Such murals are considered public art and will not require sign permitting through St. Johns County Development Services. Murals shall not contain advertising display or copy.

The general location of allowable permanent signage may be shown on the MDP map or any applicable modified or incremental MDP map. Certain signage may be allowed within roadway and/or driveway median islands provided those islands are either within a private or Community Development District-owned right-of-way, on privately owned common property, or the median is a separate parcel that is outside of right-of-way dedicated to St. Johns County.

Permanent signage on parcels contiguous with the SR 13 right-of-way will comply with allowance given in LDC Part 7.07.00 Scenic Highway Signage. All other signage, whether on the MDP map or on a modified or incremental MDP, will comply with the following allowances:

Project identification signs shall be permitted at or near the main entrances to the property from all external points, as shown on the MDP map or on incremental MDPs. Project identification signs may be monument or ground signs, or may be incorporated into a wall, fence, architectural element or other structure. The project identification signs that are monument or ground signs may be no more than 15 feet in height with a maximum ADA of up to 100 square feet per allowable sign face. There may also be entrance features such as waterfalls, architectural features or landscaped areas at the entrances to the property at external points of entry. If project identification signage is part of a building element, the height of the signage shall be as governed by fascia signage allowances but shall be allowed to be 150 square feet of ADA per allowable sign.

Entrance signage for neighborhood areas may be placed at the approximate boundary of the area and along the roadway. Such signs may have maximum height of 15 feet and a maximum ADA of 32 square feet per allowable sign face. Allowable signage shall be either one (1) two-sided sign at each boundary or two (2) one-sided signs at each boundary. They may be incorporated into a wall, fence or other structure and shall be

located no less than five feet from any property line. This signage shall be limited to the size allowances of LDC Section 7.07.01.h for signage located on parcels that are contiguous to the SR 13 right-of-way.

Each residential subdivision or cluster may have subdivision entrance signage. Such signs may have maximum height of 15 feet and a maximum ADA of 32 square feet per allowable sign face. Allowable signage shall be either one (1) two-sided sign or two (2) one-sided signs at each entrance. They may be incorporated into a wall, fence or other structure and shall be located no less than five feet from any property line. This signage shall be limited to the size allowance of LDC Section 7.07.01.h for signage located on parcels that are contiguous to the SR 13 right-of-way.

Home Offices and other allowable home businesses shall be allowed one sign per building face fronting a street. Signage shall be limited to 10 square feet and may be mounted on the building, under the eaves or on a ground sign. If mounted as a ground sign, the entire sign structure shall be included in the maximum signage size.

Community Center, Civic, Cultural/ Institutional, Recreation and other community amenity signs shall be allowed at 32 square feet of ADA and a maximum height of 10 feet. Such non-commercial sites may have one identification sign per road frontage. This signage shall be limited to the size allowance of LDC Section 7.07.01.h for signage located on parcels that are contiguous to the SR 13 right-of-way.

Commercial business site parcels may have commercial signage in accordance with LDC Part 7.02.00 except that signage on business site parcels directly contiguous with the SR 13 right-of-way shall comply with signage allowances of LDC Part 7.07.00. The locations of the commercial signage may be shown at the time of incremental MDP submittal. Signage for commercial sites may be located within common property tracts or sign easements.

Wayfarer signs direct travelers to the various districts and facilities within the community and are allowable. The number of wayfarer signs shall not be limited, and signs may have a height up to eight feet and an ADA of up to 32 square feet. Wayfarer signs may be located within common property, signage easements or private road rights-of-way and shall be considered on-site signage. The wayfarer signs may be located within a median provided such median is not part of a public right-of-way. Temporary wayfarer signage may be erected at the proposed location of permanent signage and may have the same square footage allowance as the permanent signage. This signage shall be limited to the size allowance of LDC Section 7.07.01.h for signage located on parcels that are contiguous to the SR 13 right-of-way. Wayfarer and public information signage may be constructed subject to sign permitting review and will not be required to be shown on construction plans or MDPs.

Banners shall be permitted as temporary or permanent decorative elements and may be used as signage in addition to other signage allowances. The Riverfront Park and the Main Street Town Center shall be allowed banners as a part of the streetscape and such

banners may be located on individual poles, light poles, building facades or other architectural or streetscape element. Banners may bear the logo of the development, or seasonal or event logo as decorative elements, or messages of public information. Banners may carry sponsors' names in conjunction with special events. Banners shall not be considered signage. There shall be no limit on the number of banners or flags allowed per parcel. Temporary banners may span privately owned streets as long as a minimum vertical clearance of 18 feet is maintained above vehicular use areas and a minimum vertical clearance of 10 feet is maintained above pedestrian use areas.

Signage in the Main Street Town Center area shall be allowed to extend over sidewalks and may be located on arcades, canopies, overhangs, marquees, bays and other structural supports. A minimum vertical clearance of 10 feet shall be maintained over all pedestrian walkways.

There may be **temporary signage** relative to individual lot and home sales (i.e. for sale, contractor and sale signs, model home signs, rentals and information signs). This temporary signage shall be in accordance with the Land Development Code.

Temporary Marketing and Development Signage

For the purposes of this allowance, the entire PUD is considered a single site and temporary marketing and development signage may be erected anywhere within the PUD boundaries as long as the ADA is relevant to lands within the PUD. A maximum of 40 such signs (other than individual residential lot sales signs) shall be allowed at any time. The temporary marketing and development signage shall have a maximum of 32 square feet of ADA and a maximum height of 15 feet regardless of the surrounding development type.

Temporary district, neighborhood subdivision and/or wayfarer signage is allowed and will be in accordance with permanent signage allowances as provided in the PUD text and may be installed prior to approval of master development and construction plans. Such signage will be removed upon construction of permanent signage.

Fencing

The Owner, at its option, may erect fences up to eight (8) feet high along all or parts of the perimeter of the property. This fence may be considered part of the perimeter screening in accordance with the Land Development Code. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the development edge or interior to the scenic edge as enhanced landscaping. Individual lot owners may construct fences up to eight feet in height along any property line as long as no vehicular right-of-way intersection sight distances are compromised. Non-residential fencing shall be in compliance with fencing allowances for commercial districts given in the Land Development Code.

Infrastructure

1. Drainage

Graphic Standards Road Right-of-way Sections and Standards Exhibit F-2 depicts the design concept for various road configurations throughout the project. Certain sections of roadways may utilize swale sections, may have curbing only on the “uphill” side of the road cross-section and may modify other road cross-section geometry. For example, in the case where homes are located across the street from a golf course or park, the residential side of the street may have a curb and the park/golf side of the street may have a swale. In all cases, engineering calculations supplied at the time of engineering construction plan review will demonstrate that the alternate road cross-section will meet stormwater demands. Modifications to the cross sections shall be in conformance with LDC Section 5.03.05. The type of curbing shown in the Graphic Standards (Miami, Standard, Header, Valley, FDOT “F”, etc) does not necessarily reflect the actual curb type that will be used in the final construction plans. The graphic indicates whether the roadway will be curbed or uncurbed. Any curb type approved by St. Johns County and/or FDOT is acceptable.

The master stormwater system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District (SJRWMD). Drainage and retention facilities may also be constructed below grade. Stormwater ponds with a surface area greater than one acre will be designed for irrigation supply. After completion of development the master drainage system will be owned and maintained by either a Homeowners Association (“HOA”), Property Owners Association (“POA”) or Community Development District (“CDD”).

Drainage facilities may be master planned so multiple areas are served by the same retention facilities regardless of the developed use of the areas. Drainage facilities may be planned such that they are located in a separate parcel or location regardless of the intervening use or the use of the parcel in which they are located. In every case, drainage calculations will show that the shared or ‘separated’ facilities are sufficient to meet stormwater demands in compliance with Land Development Code and other jurisdictional requirements.

2. Roads

The road locations shown on the MDP map are conceptual and subject to change on the construction plans and in accordance with LDC Section 5.03.05.

Access to the project shall be from Greenbriar Road, CR 244 (RiverTown Parkway) and SR 13. The Owner plans to construct an internal roadway connection to Greenbriar Road where the RiverTown property abuts Greenbriar at the northwest portion of the property. The Owner will construct RiverTown Parkway (CR 244) as a two-lane divided urban section roadway from CR 210 to Greenbriar Road.

There are currently 19 access points shown on Map H. Consistent with Condition 23(a) of the RiverTown DRI Development Order, the number of access points on SR 13 will be

reduced during the PUD and incremental MDPs approval processes through the use of private drives or other methods. The access points will be monitored via tracking tables with incremental MDP submittals.

The internal road systems shall be designed in accordance with the RiverTown DRI Development Order. Road cross-sections are provided in **Exhibit F-2 Road ROW Sections and Standards**. Cross-sections are conceptual and specific elements may be adjusted according to design concepts for each project except that stated minimum dimensions will not be reduced nor will stated maximum dimensions be increased unless modified in conformance with LDC Section 5.03.05. The type of curbing shown in the Graphic Standards (Miami, Standard, Header, Valley, FDOT "F", etc.) does not necessarily reflect the actual curb type that will be used in the final construction plans. The graphic indicates whether the roadway will be curbed or uncurbed. Any curb type approved by St. Johns County and/or FDOT is acceptable. The cross-sections for CR 244 (RiverTown Parkway) and CR 223 shall apply to on-site and off-site segments of those roadways. Acceptable curb types shall include: Miami, Standard and Header.

There will be no individual driveway connections on internal roads classified as minor collectors.

Local roads may be constructed with two lifts of asphalt. Permanent certificates of occupancy for structures abutting such roads may be issued prior to the last lift of asphalt being installed as long as a performance bond is provided for the finishing roadwork. The second lift must be completed within two years after the first certificate of occupancy is obtained. Prior to application of the second lift of asphalt, affected homeowners shall be notified via electronic communication or U.S. mail. This provision does not apply to collector or arterial roads or to any roads that will be conveyed to St. Johns County.

Portions of the interior roadway system may remain private, may be conveyed to a CDD or may be proposed for dedication to St. Johns County. The Owner / CDD / HOA / POA will enter into a hold-harmless agreement with the County for maintenance of roads and any landscape or hardscaped improvements located within public rights-of-way. There may be private roads and gated subdivisions in selected portions of the project. Gating will not affect the interconnectivity of the trail system.

Privately owned streets may have arched structures spanning them laterally as long as the vertical clearance is a minimum of 18 feet above any vehicular use area and a minimum of 10 feet above any pedestrian use area. These structures will have no setback requirements as long as no sight safety distances are compromised.

Roundabouts, as supported by the Comprehensive Plan, will be permitted throughout the PUD. Alley vehicular access is considered an integral concept to TND design.

Parking facilities, including those facilities providing required parking, may be shared regardless of the use that they serve. The size of centralized parking areas for which no interior buffers are required shall be limited to 400 spaces unless otherwise approved by

County staff. Where buildings abut central parking areas, the sidewalks shall include landscaping. Where no buildings abut central parking areas, enhanced landscaping shall be provided at the perimeter of the parking area.

In accordance with the RiverTown DRI Development Order, the residents of Popo Point have been granted an access easement over the existing access road from SR 13. A new access road to be provided to the existing residents will be with an access of equal or better condition than that of the existing access road. Access for the existing residents will be maintained at all times during the construction of the new road. The Owner will either relocate the existing access to a newly constructed road or maintain the existing access in its current location. If the Owner proposes to relocate the existing access to a newly constructed road or proposes to temporarily relocate the existing access during development of the Popo Point area, the Owner will give the residents of Popo Point thirty (30) days notice of such relocation by certified mail, return receipt requested. Also, the Owner will hold a meeting with the residents of Popo Point prior to the submittal of any new incremental MDP for the Popo Point area to obtain their comments about the proposed plan.

Graphic Standards Exhibits F-1, F-2, and F-3 give conceptual design criteria for parking, alley access, utilities, landscaping, pedestrian crossings and road design in various development areas. The Graphic Standards may be adjusted in accordance with LDC Section 5.03.05.

3. Non-Vehicular Access

A system of bike lanes and pedestrian/bike paths consistent with conditions set forth in the RiverTown DRI Development Order is shown on the *Pedestrian/Bicycle Circulation System Exhibit E-5* and on the MDP. This non-vehicular network provides interconnectivity between development areas and amenities, thereby reducing the need for vehicular travel. Unless an alternate path is provided, bike lanes will be constructed on all arterial and major collector roadways. Bike racks shall be provided at all schools, recreation facilities, community facilities, shopping centers and multi-family sites to facilitate the bicycle mode of travel.

A six-foot (minimum width) sidewalk shall be provided adjacent to school parcels and park sites. A five-foot (minimum width) sidewalk and a bike path or multi-use path shall be provided on both sides of all arterials and major collectors constructed by the applicant, including portions of CR 244 outside the project limits. In lieu of five-foot sidewalks on both sides of SR 13, the applicant proposes to construct an eight-foot multi-use path on the east side of SR 13. This multi-use path will meander through the Community Park, as shown conceptually on the RiverTown Greenway Management Plan. A five-foot (minimum) sidewalk shall be provided on both sides of all minor collectors constructed by the applicant. A four-foot (minimum) sidewalk or pathway shall be provided on at least one side of all local roads within project boundaries serving more than 20 residences.

Construction of all sidewalks in front of individually platted lots shall be performed concurrently with the construction of the residence for that lot.

All sidewalks and multi-use paths may meander throughout the right-of-way and may cross into adjacent parcels, provided an acceptable easement is provided. Required sidewalks in rural settings and natural areas may be constructed of permeable material. Pedestrian trails and sidewalks may meander through the development edge and scenic edge.

A four-foot (minimum width) sidewalk allowing safe pedestrian access to buildings from the parking areas shall be provided in all commercial, multi-family and civic areas.

Additional non-vehicular circulation design concepts are shown in *Exhibit F* for various development types. The standards given may be adjusted in accordance with LDC Section 5.03.05.

4. Interconnectivity

The main internal roads within RiverTown provide interconnectivity between the development areas and reduce the need to use the regional roadway system. CR 244 (RiverTown Parkway) and the main internal roadway system provide connectivity to adjacent development. The MDP also provides for possible future connections to adjacent vacant land when it is developed, consistent with the RiverTown DRI Development Order.

Existing development and the extensive wetland systems surrounding certain of the RiverTown development districts prohibit other connections to adjacent land without significant wetland impacts.

5. Parks/Recreation/Community Centers

The Owner will construct, or cause the CDD to construct within the Community Park, a minimum of four baseball fields, four multi-purpose fields, associated parking, entry roads, adequate conduit for future lighting of the fields, a bathroom/ concession facility and picnic areas. Development of the Community Park will be in accordance with the RiverTown DRI Development Order. The Community Park may be constructed on the RiverTown PRD Reserve Area, which lies outside of the boundaries of this PUD. Since this park is within the boundaries of the RiverTown DRI and is required by the RiverTown DRI Development Order, it will count toward the recreational requirements of the RiverTown PUD set forth in the Land Development Code.

The Riverfront Park will offer recreation to residents of the community and the County. Boat launch facilities for non-motorized water craft will be available, as well as day docks that will allow temporary mooring for motorized and non-motorized watercraft. There will be no boat fueling in connection with the Riverfront Park. The facility provided will supply temporary or short-term tie-ups to allow boating participants to enjoy the Riverfront Park facilities and the pedestrian-scale opportunities offered in the Main Street area. Dry-docking for non-motorized boats such as canoes, kayaks and

rowboats will be made available. Overnight camping will not be allowed within the Riverfront Park except as may be permitted by the Owner for temporary events.

Smaller passive parks and civic spaces are located within the neighborhoods. These parks may be located in the center of neighborhoods, may have a perimeter road of reduced speed limit, or may be located in cul-de-sac islands when the speed limit of the surrounding road meets the criteria shown in the Graphic Standards. Safe access to all parks shall be demonstrated at the time of construction plan review. Appropriate means will be taken to assure safe access and may include crosswalks or signage.

The community and civic facilities to be provided will meet or exceed the Sector Overlay requirements for community support. Section 5.03.03 of the LDC requires five acres of recreation per 1,000 persons (pro rata), or 54.9 acres for the projected population of 10,980 at build-out of RiverTown. The number of recreational areas provided within the RiverTown property exceeds this requirement. The requirement for 33 acres, or at least 60 percent of the cumulative total to be developed as community parks (ball fields, multi-use fields, etc.), will also be exceeded with the proposed development of the 100-acre Community Park.

All parks, recreation areas and community centers may have accessory concessionary sales and/or rental facilities, as well as administrative offices, public and community service facilities, accessory maintenance, and other ancillary facilities. Outdoor cultural, art, educational, recreational or music events are allowable by right, as are temporary structures accessory to such events.

Passive recreation and open space as provided in the upland preserve and wetland preservation areas total approximately 1,318 acres.

The Owner/CDD/HOA/POA may enter into an interlocal or other type of agreement with the County for the operation and maintenance of on-site parks.

6. Utilities

The project will be served by central water, sewer and re-use water, all of which will be provided by JEA. Re-use water will be the primary source of landscape irrigation, with stormwater ponds serving as a backup source. Utility service, including water mains, sewer force mains and re-use lines, will be extended to serve this project. The exact locations of the lift station sites are not known at this time and will be shown on the construction plans.

As permitted by the RiverTown DRI Development Order, certain remote, low-volume sewage uses such as restrooms associated with recreational uses may use septic systems.

There are currently above-ground utilities within the right-of-way of SR 13. Such above-ground utilities may remain in place, may be temporarily or permanently relocated as necessary to accommodate infrastructure and other construction, and may be modified by the utility provider without being required to be constructed below ground. All new

utility services within the PUD boundaries, except as noted along SR 13, shall be located below ground, as required by the Land Development Code.

A site may be developed for a JEA re-use water pumping station. This use, and all uses accessory to this use, are permitted in the PUD and may be developed without MDP review. No additional screening from adjacent land uses interior to the PUD will be required for the facility development.

Re-use water lines will be installed within the golf course portion of the development at the time of initial construction in accordance with the RiverTown DRI Development Order.

The generalized location of utility lines, easements and other improvements are shown in Graphic Standards. The standards are conceptual and subject to change based on utility provider requirements and engineering best practices. Changes to the Graphic Standards may be approved in accordance with LDC Section 5.03.05. Location of utility easements and infrastructure will be shown on construction plans and are not required to be shown on MDPs. Utility infrastructure cabinets, tanks, housings and other facilities shall not be considered structures and shall have no setback from property lines except that it shall be demonstrated at construction plan review that location of such facilities shall not violate vehicular sight line requirements.

7. Fire Protection

Fire protection will be installed in accordance with LDC Part 6.03.00. In accordance with the RiverTown DRI Development Order, a two-acre site shall be reserved within RiverTown and shall be conveyed to St. Johns County within 180 days from receipt of a request for the same. The RiverTown project will be developed in conformance with the 2005 Florida Fire Prevention Code, as may be amended from time to time.

8. Solid Waste

St. Johns County vendors shall provide solid waste collection for residential uses. Private contractors may be used for non-residential establishments and facilities. Alley and rear yard pick-up will be permitted.

9. Schools

The Owner previously provided the site for the development of Bartram Trail High School. The Owner will donate three additional school sites, at locations depicted on the MDP, or as agreed to by the Owner and the St. Johns County School Board. The school parcels are located near community recreation facilities to allow for shared use. The Owner or CDD shall cause schools to be constructed on two of the school sites, consistent with the Memorandum of Agreement between the Owner and the St. Johns County School Board.

School facilities shall be developed according to Civic development standards of the Comprehensive Plan and Land Development Code.

Schools may be constructed with all accessory uses deemed necessary by the St. Johns County School Board, including recreational facilities, accessory outdoor uses, agricultural endeavors, radio communications facilities, temporary and permanent classrooms and other building facilities. The total square footage of buildings within the school sites is not limited but will comply with maximum ISR and FAR percentages set forth in the Comprehensive Plan.

Development of school sites shall be in compliance with the Memorandum of Understanding between the Owner and the St. Johns County School Board, including amendments thereto.

i.) Water and Sewer

Water and sewer services will be provided by JEA. The estimated potable demand at build-out is as shown in Table I-1.

TABLE I-1 WATER DEMAND

LAND USE	USAGE FACTOR	QUANTITY	DEMAND (MGD)
Residential – SF	350 gpd/unit	3,700 units	1.295
Residential - MF	300 gpd/unit	800 units	0.240
Commercial	150 gpd/1,000 sf	300,000 sf	0.045
Office	150 gpd/1,000 sf	100,000 sf	0.015
Light Industrial	100 gpd/1,000 sf	100,000 sf	0.010
Golf Course	25,000 gpd	18 holes	0.025
Parks Buildings	200 gpd/1,000 sf	5,000 sf	0.001
Schools- Elementary	20 gpd/student	1400 students	0.028
Schools- Middle	25 gpd/student	1,000 students	0.022
Total Demand			1.684

The estimated wastewater generation at build-out is as follows:

TABLE I-2 WASTEWATER GENERATION

LAND USE	FACTOR	QUANTITY	GENERATION (MGD)
Residential- SF	280 gpd/unit	3,700 units	1.036
Residential - MF	230 gpd/ unit	800 units	0.184
Commercial	150 gpd/ 1,000 sf	300,000 sf	0.045
Office	150 gpd/1,000 sf	100,000 sf	0.015
Light Industrial	100 gpd/ 1,000 sf	100,000 sf	0.010
Golf Course	25,000 gpd	18 holes	0.025
Parks Buildings	200 gpd/ 1,000 sf	5,000 sf	0.001
Schools- Elementary	20 gpd/ student	1,400 students	0.028
Schools- Middle	25 gpd/ student	1,000 students	0.022
Total Generation			1.366

Elementary school-aged children are assumed to comprise 45.08 percent of the total school aged children, and middle school children are assumed to comprise 24.49 percent

j.) Soils

A soils map is included in the Map Exhibits, **Exhibit E-1** to this PUD. The soil types and community development potential are identified in a table located behind the soils map.

k.) Upland Forest and Wetlands

A copy of the FLUCFCS map is provided in the Map Exhibits, **Exhibit E-3**. The Land Development Code requires conservation of 5 percent of upland natural vegetation on site, which may be included in the upland buffers. This requirement has been met.

l.) Significant Natural Communities Habitat

The significant natural communities habitat areas will be incorporated into the greenway system of the PUD in order to protect them from future development.

Bald Eagle Nest

The location of an identified on-site bald eagle nest is depicted on the MDP. The Owner will establish a primary zone that meets the requirements set forth in LDC Section 4.01.10.B., extending a minimum radius of 750 feet outward from the nest tree. This area will be designated bald eagle primary zone and will be shown on all development and construction plans for this portion of the RiverTown PUD and will be subject to the provisions of LDC Section 4.01.10. The primary zone will be incorporated in the RiverTown greenway and will be subject to the Greenway Management Plan. In addition, the Owner will establish a secondary zone meeting all of the requirements set forth in LDC Section 4.01.10.B.2. The secondary zone will extend a minimum distance of 750 feet outward from the boundary of the primary zone. All development planned within the secondary zone associated with the nest will conform to *Habitat Guidelines for the Bald Eagle in the Southeast Region* (U.S. Department of Interior, Fish & Wildlife Service 1987) and comply with the requirements of the Land Development Code for the protection of eagle nests.

An eagle's nest was discovered on an adjacent property in the Popo Point area subsequent to the approval of the DRI Development Order. The Owner will abide by the conditions of the Bald Eagle Management Plan approved in accordance with the standards and guidelines of Section 4.01.10 of the Land Development Code. Management of Bald Eagle Nest SJ-024 will either be in accordance with Section 4.01.10 of the Land Development Code or as provided by the alternate plan as approved by the St. Johns County Board of County Commissioners on September 20, 2005.

Gopher Tortoise

The Owner has obtained a Gopher Tortoise Incidental Take Permit from the Florida Fish & Wildlife Conservation Commission ("FFWCC") pursuant to the RiverTown DRI Development Order, for mitigation of 62.89 acres.

Protected Plants

The Owner will comply with the conditions of the RiverTown DRI Development Order relative to management of the area devoted to encouragement of the protected plants (i.e. Bartram's Ixia) within the PUD boundaries.

Significant Natural Communities Habitat

The Owner will preserve a minimum of 10 percent of the Significant Natural Communities Habitat on-site in accordance with LDC Section 4.01.07. If the Owner does not choose on-site gopher tortoise preservation of at least 7.1 acres as part of its mitigation plan under the conditions of the RiverTown DRI Development Order, the Owner will preserve 7.1 contiguous acres along the eastern side of Kendall Creek within the sandhill community in accordance with LDC Section 4.01.07.

m.) Known or Observed Historic Resources

Potential historical and archeological sites within the project were examined during the RiverTown DRI review process. The PUD shall comply with Special Condition 28 of the RiverTown DRI Development Order with regard to archeological sites. The State of Florida has approved phase one and two archeological assessments for sites within the RiverTown property and has authorized a phase three study for one site. A copy of the approval letter is included as **Exhibit G**.

n.) Buffering and Landscaping

1. Perimeter Buffer

In accordance with LDC Section 5.03.03.A.4, a 10-foot buffer shall be provided around the perimeter of the PUD. Such buffer is shown on the MDP. The buffer may be included within other required edges or buffers or within the lots. Where perimeter buffers are adjacent to common areas, the POA/HOA or CDD shall be responsible for maintenance. Where perimeter buffers are located on the lots, applicable homeowners shall be responsible for maintenance. The Owner may construct a fence up to eight (8) feet high on all or some of the perimeter, at its option. Fencing may be located on the perimeter of the property. The Owner may construct a wall, decorative fencing or project signage within the perimeter buffer, at its option. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the development edge or interior to the scenic edge as enhanced landscaping.

2. Adjacent Land Use and Buffering

Buffering and screening between adjacent properties and the PUD land shall be provided in accordance with LDC Section 6.06.04, except where extensive wetlands or the construction of stormwater ponds (designed as a site amenity) or an intervening road serves to satisfy the requirement for adjacent buffering and screening. All uses interior to the PUD shall be considered compatible, and no buffering or screening will be required. Except appropriate buffering and screening shall be provided between industrial and residential uses. In accordance with the screening provisions, a wooden or vinyl-clad

fence or masonry wall may be provided in lieu of an opaque vegetated buffer. The Owner may construct a fence up to eight feet high on all or some of the perimeter, at its option. Fencing may be located on the perimeter as long as it is located within the area designated as development edge or interior to the scenic edge unless determined to be allowable by the County Administrator.

In order to allow an open view shed and to prevent visual segmentation, residential development adjacent to arterial and major collectors will provide buffering from those roads but will not be required to erect masonry walls or fences along the right-of-way as screening.

All common areas, excluding recreation and amenity areas but including ponds, entrance ways and open space, shall be left in a natural vegetative state or grassed and landscaped. Within project common areas, commercial areas and multi-family residential complexes 50 percent of planted vegetation, by aerial extent, will consist of native, drought-tolerant or xeriscape vegetation. Landscaped areas include planted vegetation and mulch. However, they do not include hardscaped areas.

3. Upland Buffers

Upland buffers will be provided consistent with LDC Section 4.01.06, except as follows:

- A fifty (50) foot upland buffer will be established along Hallows Cove.
- A fifty (50) foot upland buffer will be established along the St. Johns River and the portions of the tributaries, streams or other water bodies connected to the St. Johns River. Such portions of these tributaries, streams, or other water bodies will be established by the mean high water line of the applicable tributary, stream or other body.
- For non-impacted, isolated wetlands that are not located in areas used for restoration and enhancement, an average twenty-five (25) foot buffer (10 foot minimum) will be established.

Bank stabilization such as headwalls or post-and-beam structures may be constructed at the land terminus of the community dock at the Riverfront Park in the area of the minimal clearing of the upland and wetland vegetation as specified in the Land Development Code. Armoring will be limited to 25 feet either side of the community dock.

For all other areas (i.e., not contiguous with the St. Johns River), an average 25-foot upland buffer shall be provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B. The averaged upland buffer shall not be less than 10 feet in any area, except in areas such as road and utility crossings. Such buffers shall achieve an overall greater upland buffer than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans, provided the average upland buffer requirement is not reduced. Where upland buffers and other buffers overlap, the upland buffer may not be cleared and planted.

Per LDC Section 4.01.02.G, minimum clearing of upland and wetland vegetation necessary to construct a dock or other improvement shall be permitted to provide access

to navigable waters in accordance with a validly issued and unexpired permit from the Florida Department of Environmental Protection ("FDEP"), SJRWMD or other agency having jurisdiction. In addition, the Owner shall be permitted to conduct minimal clearing of upland vegetation within the 50-foot buffer along the St. Johns River to provide for access to docks or viewing areas. Such accessways shall generally run perpendicular to the river.

All native vegetation shall be preserved within all upland buffers; provided, however, that in buffers along the St. Johns River, located adjacent to the Riverfront Park or other neighborhood parks along the river, limited trimming to create vistas shall be allowed consistent with ANSI Standard 300. This trimming method shall leave ground vegetation and canopy vegetation but provide a "slot" for limb removal so "scenic views" may be provided. The "slot" shall have a minimum clearance of four (4) feet above natural ground and a maximum height of 50 percent of tree height.

Except where a 50-foot buffer is required by the Land Development Code, there shall be a 25-foot building setback from the averaged 25-foot natural vegetative upland buffer to contiguous wetlands (with the exception of those areas shown on the MDP as 'dot lots'). For the 'dot' lots, the required building setback from the upland buffer may be reduced to a minimum of 10 feet, provided the parcels or areas for which a reduced building setback is requested are shown on the applicable MDP including incremental MDPs. The Phase 1 MDP provides for a total of 22 "dot" lots. The locations of additional "dot" lots may be approved by staff on incremental MDPs. Staff may approve the relocation of "dot" lots due to site plan revisions. In accordance with LDC Section 4.01.06.B.2, accessory uses provided in LDC Section 2.02.04 shall be permitted within the building setback. Stormwater ponds, recreational trails, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback.

4. Development Edge

A development edge of 35 feet shall be located along the PUD boundary adjacent to other properties in accordance with Northwest Sector Overlay Policy A.2.1.3. A minimum 50-foot development edge will be provided along the commercial area located adjacent to Greenbriar Road wherever that development is adjacent to existing residential development.

Development edges shall be identified on the MDP map or will be identified on appropriate incremental MDPs. Development edges may be left in a natural state or landscaped. Development edges may include hiking and biking trails, sidewalks, community garden areas and passive parks, and stormwater ponds or pond slopes (if designed as an amenity). Dispersion ponds, utility or access easements, and drainage outfalls may be located within development edges, provided adequate landscape screening is constructed. Signs, decorative walls or fences and architectural features (clock, bell tower, shelters, etc.) may be located within development edges if they are incorporated as entry features. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the scenic edge or development edge as enhanced landscaping.

5. Scenic Edge

Scenic edges shall be provided adjacent to the following Northwest Sector Overlay arterial and major collector roads depicted on the Northwest Sector Overlay map: SR 13, CR 244 (RiverTown Parkway); and that portion of Greenbriar Road contiguous to the PUD boundary. The scenic edge may be a minimum of 30 feet, but shall provide for an average of 75 feet except as otherwise allowed by Comprehensive Plan Policy A.2.1.4. The MDP gives a graphic delineation of the general location and width of the scenic edge. General location and width of the scenic edge shall be shown on MDPs. Specific locations and widths of the scenic edges shall be shown on construction plans.

An average scenic edge of 75 feet shall be maintained along both sides of SR 13. The scenic edge adjacent to the Town Center and entrance to the Riverfront Park shall be reduced to a 30-foot minimum. The location of those areas is shown on Sheet 5 of the MDP and depicted on Graphic Standard Exhibit F-4 (SR 13 at Town Center). Landscaping in the scenic edge adjacent to the Town Center may be a designed and maintained landscape. Nuisance and exotic vegetation may be removed, and maintenance of the area to control the invasion of nuisance and exotic vegetation is permitted. The Northwest Sector Overlay allowance for a reduction in scenic edge where lots are less than 500 feet deep would apply to the lots along SR 13 in the vicinity of Hallows Cove. This area is also shown on the MDP.

Per Comprehensive Plan Policy A.2.1.4 (a), breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features and to provide view corridors to community center districts, parks, scenic areas and other publicly accessible areas. Commercial properties located adjacent to the scenic edge shall be allowed to maintain visibility to commercial structures, signage and entrance features. Trails and multi-use paths may meander in and out of the scenic edge. Comprehensive Plan Policy A.2.1.4(a) states: "Scenic edges are also an integral part of the development edges and recreational trail system that provide trails, sidewalks and cart paths".

Scenic edges may be left in a natural state or landscaped. Stormwater ponds or pond slopes (if designed as an amenity), dispersion ponds, utility or access easements and drainage outfalls may be located within the scenic edges, provided adequate landscape screening is constructed. Signs, decorative walls or fences and architectural features (clock, bell towers, shelters, etc.) may be located within scenic edges if they are incorporated as an entry features. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features and to provide views corresponding to village commercial, community centers, parks, scenic areas and other publicly accessible areas. Fences with a combination of canopy trees and other landscape plants that result in a natural rural appearance may be allowed within the development edge or interior to the scenic edge as enhanced landscaping.

6. Wildlife Crossings

The general locations of the wildlife crossings are shown on the MDP. The Owner shall install wildlife crossings at the time of construction of the project roads in the locations identified on the MDP and as specified on Exhibit 3 of the RiverTown DRI Development Order. As stated in Special Condition 15(e) of the RiverTown DRI Development Order, each wildlife crossing within the project will consist of either (i) a prefabricated and arched concrete structure, a corrugated pipe or a structure of similar design, with a horizontal opening width no less than one-tenth of the width of the road and right-of-way being traversed or ten (10) feet, whichever is larger, and a minimum vertical clearance of four (4) feet ("Type A"); or (ii) a prefabricated and arched concrete structure, a corrugated pipe or a structure of similar design, with an opening of a minimum of twenty (20) square feet and a minimum vertical clearance of four (4) feet ("Type B"); or (iii) an at-grade crossing designed by posting speed limit signs not to exceed 35 miles per hour and placing signs identifying the area as a wildlife crossing ("Type C"). Type A and B crossings shall be located landward of the jurisdictional wetland line or shall include a contiguous dry portion of at least twenty-five percent (25%) of the total width of the crossing that is above the 10-year mean base flow of the drainage system or, where the 10-year mean base flow has not been established, the jurisdictional line.

Wildlife crossing signs and reduced speed limit designations will be posted on project roads in the vicinity of the wildlife crossings. Additional details of the proposed wildlife crossings shall be subject to approval of St. Johns County, the SJRWMD and the U.S. Army Corps of Engineers ("ACOE"), and will be detailed in the permits to be issued by the agencies authorizing the road crossings and wetland impacts.

7. Greenway System

The RiverTown greenway system (the "RiverTown Greenway") will be comprised of preserved wetlands and associated upland buffers, any required protected species habitat, the trail system, and other parks and open spaces within the RiverTown project.

The RiverTown Greenway is conceptually depicted on **Exhibit E-4 Greenways**. The Greenway will be either: (i) placed under conservation easements as part of the SJRWMD Environmental Resource Permit ("ERP Permit"); (ii) conveyed to a POA/HOA; (iii) retained by the Owner, its successors or assigns; or (iv) conveyed to a CDD.

The Greenway will be subject to a greenway management plan. Allowable uses within the Greenway will include conservation, recreation, drainage features, limited silvicultural activities designed to achieve conservation objectives (including prescribed burns), road crossings, utilities and limited parking for users of the Greenway.

The precise boundaries of the Greenway will be adjusted as necessary based upon the final jurisdictional wetland delineation. The Greenway will connect all major amenities, schools, recreational areas, the St. Johns River, the Riverfront Park and the various districts within the RiverTown PUD using various types of paths and connections, including mulched, paved or graveled paths.

8. Ravines

The ravines within the project boundaries will be protected in compliance with RiverTown DRI Development Order Special Condition 16(b), as may be amended. *Exhibit E-4 Greenways & Ravines System Map* shows the general locations of areas determined to be ravines. Estimated ravine locations will be shown on applicable incremental MDPs, with more detailed locations shown on applicable engineering construction plans. All uses within and adjacent to the ravines will be as allowed in the RiverTown DRI Development Order Special Condition 16(b). All proposed activities within a ravine will be submitted to the County for review and approval. In those areas where the ravines do not lie within wetland areas or upland buffer areas (i.e. the ravine line falls on the upland side of the wetland line and upland buffer line), elevated boardwalks and viewing platforms with minimal clearing necessary to install the boardwalk or platform may be proposed. Allowable uses within the ravine protection one will include unpaved nature trails, boardwalks, viewing platforms, and the removal, trimming, pruning, or alteration of any unprotected tree or other vegetation to install an allowable use or as otherwise permitted under Section 4.01.05 of the LDC. Impacts to wetlands, upland buffers, ravines and ravine protection zones are allowed for the construction of roadways, drainage structures and utility infrastructure provided such impacts are approved by the County and the necessary permits are obtained from the appropriate wetland regulatory agencies having wetland impact/permitting regulatory authority. The top of slope of the ravine and ravine protection zone will be depicted on all applicable construction plans.

9. Landscaping Standards

For each phase of construction, the total tree mitigation requirement shall be computed based on construction plan drawings. Trees required for mitigation may be planted anywhere within the project boundaries, excluding individual residential lots. Likewise, trees preserved may be counted for mitigation toward the requirements of any area within the MDP, as set forth in the Clearing and Grading section above. If such planting is not feasible, the Owner may pay into the St. Johns County Tree Bank Fund at the rate of \$100 per deficient tree credit, as allowed by the Land Development Code. After all reasonable efforts have been made to plant trees to satisfy the tree mitigation requirement, the Owner may bond for the unmet mitigation requirement. Then, the bond amount may be reduced through planting trees anywhere within the RiverTown property or payment into the tree fund. The total bond amount for tree mitigation will be adjusted as mitigation requirements are satisfied, or as new mitigation requirements for additional phases are added to the total. Trees required to meet the minimum tree credit on single-family lots may be planted up to 25 feet outside such lots.

Graphic Standards Exhibit F contains various landscape standards for parking, road rights-of-way, Town Center development and other areas within the PUD. Tree planting island requirements in parking lots may be combined and congregated for better plant health and landscape impact. Individual islands will have a maximum spacing of 100 feet, and tree plantings may be done in groups rather than in a linear fashion. Trees within perimeter landscape areas immediately adjacent to parking spaces that are close

enough to provide tree canopy to the parking spaces may be counted toward the parking island spacing requirement.

For the purposes of determining landscape buffers in commercial areas, property lines (or lease lines, etc.) within the overall commercial parcel shall not indicate the requirement for a landscape buffer. All parking and vehicular use areas adjacent to external commercial or Main Street Town Center parcel boundaries shall supply landscape buffers as specified in the Land Development Code or as shown in the Graphics Standards.

Parking lots may provide tree planting areas in the form of 'diamonds' in lieu of parking lot islands. The "diamond" tree islands will be four-feet by four-feet in size to allow for the survival and growth of trees and other vegetation planted therein. The trees within the diamond tree islands must be protected from damage from vehicles by appropriate barriers such as walls, bollards or wheel stops. A tree planting detail is provided in the Graphic Standards. Existing trees will be preserved within parking areas wherever practicable. When new trees are required, the Owner will plant canopy-type trees. The Owner will also be providing extensive landscaping or other screening outside of parking areas, some of which may be included in sidewalk planters. General location of diamonds are shown on the MDP. Final location will be determined at the time of construction and engineering plan submittal.

In the case of road rights-of-way, lakes and retention ponds (of greater than 3-acre surface area) and golf course development, a tree inventory will be permitted in lieu of a tree survey. The tree inventory will include a GPS location, with site plan and overlay of trees identified and shown. A professional landscape architect, arborist or other professional deemed acceptable by St. Johns County Administrator or his representative shall prepare the tree inventory.

Trees required for tree credit mitigation will be allowed within road rights-of-way. For trees planted along public roads, a right-of-way permit and hold harmless agreement shall be entered into with the County. For Single-Family Lot Types I and II and Multi-Family Type B, street trees may be used for tree credits for the project as a whole or for the property immediately adjacent to the location of the planting. Trees required to meet the tree credit or mitigation requirements may be located up to 25 feet outside the lot line.

10. William Bartram Highway Landscaping Standards

The scenic highway buffer along both sides of SR 13 shall be 30 feet, consistent with LDC Section 6.06.02.G.2.b. However, at the Town Center and entrance to the Riverfront Park, the scenic highway buffer may be a designed and maintained landscape. The location of this special buffer is the same location as the 30-foot scenic edge at Town Center and the Riverfront Park as shown on the MDP. The scenic buffer in this area will be 30 feet in width, may be disturbed and enhanced with supplemental plantings as an alternative to leaving uncontrolled plant growth. This area of a special scenic buffer is limited to approximately 900 linear feet out of the approximately 20,000 linear feet of SR 13 frontage for RiverTown. The conceptual landscape for that area of the PUD is shown on *Exhibit F-4 SR 13 at Town Center* Conceptual Plan. The extent of such enhanced

landscaping shall be as shown on the applicable MDP. Minimum tree plantings in this area shall comply with LDC Section 6.06.02.G.2.b with respect to the number and type of required trees; provided that such trees may be planted in clusters and the clusters may be spaced more than 100 feet apart. Except for the area where the Town Center abuts the Riverfront Park, the existing vegetation shall be left in place where the existing vegetation meets or exceeds the scenic buffer requirements. Trails and multi-use paths may meander in and out of the scenic highway buffer.

o.) PUDs in special districts

This PUD is not located in a Special District as defined by Article III of the Land Development Code.

p.) Temporary Uses

Temporary uses including but not limited to construction trailers, sales trailers and/or office units, temporary signage, model homes and temporary access ways shall be allowed to be placed or constructed anywhere within the PUD. Such temporary facilities and uses may be moved throughout the site as phasing changes, in accordance with the Land Development Code, except where specified otherwise in this text. Temporary uses shall be removed within 30 days after the issuance of a certificate of occupancy for the final building in each phase of development. If construction activity ceases for a period of one year within a phase of development, as defined by the construction plans for that phase, the temporary use must be terminated until construction is recommenced. The Owner shall not be required to obtain a permit for such temporary uses from the County or to register such uses with the County. Temporary outdoor events are allowable by right and will comply with the requirements of LDC Section 2.02.05.

Temporary uses may not be located in the preservation areas, uplands buffers, ravine protection zone, significant natural communities habitat preservation area, Greenway system or Bald Eagle Primary Protection Zone, and will be limited on times in the Bald Eagle Secondary Zone.

Access to the Community Park may be relocated as construction phasing changes. The 'temporary' access may be in place for longer than five years, but may change location without modification to the PUD as long as the proposed access is shown on an applicable MDP and a Small Adjustment request is filed to remove the former access from the MDP on which it was shown. The temporary access may be located within an access easement.

Soil removed from the stormwater ponds or wetland creation areas may be used on site. Soil that is excavated or imported may be stockpiled anywhere within the boundaries of the PUD (except in the upland buffer, preserved wetland areas, or required scenic or development edges or transported off-site. Temporary roads to excavation and stockpile areas are allowable as long as the connection to any paved road is provided with a paved apron to protect the road edge. Certain areas may be exempted by LDC Section 6.04.09.

Air curtain incinerators or burn sites may also be located within the PUD and are not required to be shown on MDPs.

As provided for in the RiverTown DRI Development Order, bona fide agricultural and silvicultural practices may be conducted in areas of the property where construction has not commenced (except in the upland buffer, preserved wetland areas, or required scenic edges). These operations may not compromise any conditions of the RiverTown DRI Development Order or the PUD conservation or buffering obligations. Trees in buffer areas may mitigate the requirement for silvicultural operations to leave 25 tree credits per acre.

Temporary signage is allowed per the Land Development Code and the applicable sections of the PUD text.

Model homes may be built on no more than ten percent (10%) of the total number of lots within each residential development area receiving approval.

Sales offices may be allowed within model homes subsequent to acceptance of as-built drawings for the infrastructure serving the area. Model homes shall provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete or asphalt, in a manner acceptable to the County Administrator. Model home banks may be established such that all model homes allowed within a district may be located in a single defined area.

Temporary uses allowed by LDC Section 2.02.05 and any temporary outdoor event shall be considered allowable by right within all non-residential districts and within community facilities or recreation sites in residential districts. If the County should adopt an ordinance dealing with special event regulations, this PUD would not override such ordinance unless specifically addressed in the PUD and approved by the Board of County Commissioners. Temporary uses allowed by the Land Development Code within residential zoning districts shall be permitted by right in the residential districts within the PUD. Temporary uses allowed by LDC Section 2.02.05.B shall be permitted by right within all districts in the PUD. This allowance shall supersede the public hearing requirements specified in the Land Development Code. The temporary uses shall comply with all other requirements of Land Development Code Section 2.02.05 relative to frequency, duration and provision of facilities.

Seasonal, temporary and intermittent uses such as fairs, expositions, festivals, and flea and farmers markets may utilize unpaved parking areas as a matter of right. Such areas may be grassed, graveled or otherwise covered with permeable material. For special events where the projected parking need exceeds 200 spaces, the Sheriff's Department shall be notified 21 days in advance so that security and traffic plans can be formulated. This provision does not apply to schools, churches or County sponsored events who would follow their normal traffic control procedures for special events.

A temporary golf clubhouse facility may be erected or placed prior to the permanent facility. All uses permitted in the permanent facility shall be allowable in the temporary facility.

q.) Accessory Uses

Accessory uses shall be as allowed by the Land Development Code unless specified otherwise in the PUD text.

Agricultural uses, including boarding stables and any other agricultural uses that may be considered a Special Use by the Land Development Code, are allowed by right within the areas designated as Farms District as an accessory to the district development, to the residences or to the community. These uses must be consistent with the Comprehensive Plan. Commercial stables must comply with requirements in LDC Section 6.08.35.

The golf course, parks, recreation areas, community commercial areas and community centers may have accessory concessionary sales, including the sale of alcoholic beverages as permitted by the State of Florida, and rental facilities, administrative offices, public and community service facilities and accessory maintenance facilities.

The golf course may have accessory restroom facilities associated with the clubhouse and on the golf course, as well as a pro shop, cart barns, gazebos and other outdoor structures, maintenance and storage sheds, greenhouse, caddy shack(s), pump stations, equipment carpools, cart paths and other typical accessory structures and uses. A temporary golf clubhouse facility may be erected prior to the permanent facility. All uses allowable in the permanent facility shall be permitted in the temporary facility.

Accessory structures shall be allowed per LDC Section 2.02.04 and as further described in the PUD text and may be located with a minimum setback of five feet from the top of bank of any lake (if applicable). Otherwise, the structures may meet the yard requirements if the minimum yard is less than five feet. Accessory structures allowed within the Farms District shall be per LDC Section 2.02.04.B & E. Accessory structures and private garages may exceed the height of the main residence and may be used as Home Offices or for other home-based business. Accessory structures used as Home Offices may receive the public as long as adequate parking is provided based on calculation of one parking space per 500 square feet of area used for the office.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any yard without a minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls, pools, pool decks or pool enclosures may be located within drainage or underground utility easements.

Temporary outdoor events, as defined by LDC Section 2.02.05, are permitted by right.

Indoor and outdoor areas for the storage of recreational vehicles, boats and similar equipment shall be allowed throughout the PUD. Such storage areas shall be accessory to the residents of the community and will not be available for public rental unless that use is permitted by right in the district in which it is located. Outdoor storage of non-motorized watercraft at any concession that is an accessory to a park or recreational facility shall be allowable.

Non-habitable structures for civic, recreational and passive/ open space development such as gazebos, arbors, viewing platforms, docks, boardwalks, and utility infrastructure construction will be shown on specific engineering development permit plans and will be in compliance with all PUD and Land Development Code requirements. Such accessory structures and infrastructure construction is not required to be shown on MDPs. Such structures will not be located within any wetland or required buffer.

Consistent with Special Condition 15(h) of the DRI Development Order, up to a total of 30 docks will be permitted within the RiverTown DRI along the St. Johns River. Of the 30 docks, up to a maximum of two docks will be community docks, up to a maximum of 11 will be private shared docks, and the remainder of the docks will be private individual docks. One of the two community docks will be located in the Riverfront Park. Boat repair facilities or services, fuel sales and pump out facilities will be prohibited west of SR 13 within the RiverTown DRI. The community dock at the Riverfront Park will allow temporary or short-term tie-ups for no more than 12 powerboats. Overnight docking will be prohibited at the Riverfront Park community dock, unless otherwise authorized by the County through separate individual event approval. The second community dock will be designed for up to five boats that will be available for use by the residents of RiverTown. Up to 6 motorized boats will be permitted on each private shared dock. Powerboat launching facilities and powerboat ramps will be prohibited west of SR 13 within the RiverTown DRI. No docks will be located within Hallows Cove in the Coves District except within the area of Popo Point that is shaded on Exhibit 3, (Figure 26-1). Dry storage for non-motorized boats will be allowed in the Riverfront Park.

The Riverfront Park may have all accessory uses typical of public gathering areas including a band shell, picnic and gazebo structures, parking facilities, accessory concessionary structures, and tents and other accessory and/or temporary structures typical of outdoor cultural or festival events.

r.) Phasing Schedule

The project phasing is subject to market conditions and can only be estimated at this time. The project will be commenced within two (2) years of the effective date of the PUD rezoning approval. The PUD will be implemented in three phases of five (5) years per phase. A progress report shall be provided every five years, in compliance with Land Development Code requirements.

TABLE R-1

PROJECT PHASING

USE	UNITS	PHASE 1 2005-2009	PHASE 2 2010-2014	PHASE 3 2015-2019	TOTAL
Residential					
Single-family	Lots	1,600	1,100	1,000	3,700
Multi-family	Units	250	250	300	800
Total Residential		1,850	1,350	1,300	4,500
Commercial	Square Feet	50,000	110,000	140,000	300,000
Office	Square Feet	50,000	50,000	0	100,000
Light Industrial	Square Feet	10,000	40,000	50,000	100,000
Golf course	Holes	18	-	-	18
Community & Neighborhood Parks	Acres	126	40	40	206
Riverfront Park	Acres	58	-	-	58
Elementary School Sites (2)	Acres	15	-	15	30
Middle School Site	Acres	25	-	-	25

Commencement is defined as approval of receipt of a clearing permit of any part of each phase. Completion shall be defined as approval of as-built drawings for horizontal infrastructure for that phase or sub-phase of development. Approval of units for purposes of this subsection should be defined as approval of construction plans for horizontal infrastructure to serve such residential units. The Owner may submit construction plans for future phases before the previous phase is constructed. Any development rights not completed during one phase may be transferred to a later phase.

Acceleration of phases is provided for in General Condition 3 of the RiverTown DRI Development Order as follows: "Phase I will last six (6) years and Phase II will last five (5) years unless extended pursuant to Section 380.06(19), Florida Statutes (2003), or unless the Developer elects to accelerate the beginning date of Phase II, provided that all mitigation requirements for Phase II have been met. The end date of Phase II will not be affected by an acceleration of the beginning date. Unused development rights from Phase I will carry over into Phase II until build-out". The Owner will be permitted to accelerate phases pursuant to the provisions of the RiverTown DRI Development Order.

Civic buildings may include governmental buildings such as a post office, a fire station, a police station, houses of worship, a museum, schools, pavilions, a YMCA, community amenities and any other structure designed to serve the public interest.

s.) Project Impact and Benefits

There is adequate public service capacity to serve this project, including water sewer and roads. RiverTown has been designed as a master planned community with amenities such as Town Center Main Street district, a Riverfront Park, neighborhood parks, community amenity centers, a Community Park with fields for league sports play, school sites, an interconnected system of roadways, and pedestrian/bike trails. A fire station site has been reserved. The design meets the requirements of the Comprehensive Plan

Northwest Sector Overlay for St. Johns County. A mix of housing types will be provided.

Justification for this project is as follows:

1. The RiverTown community provides a significant public benefit in the provision of a Riverfront Park, a Community Park, three school sites, fire and/or police station sites, and millions of dollars in improvements to the regional roadway network.
2. The project includes lands with Mixed Use, Community Commercial, Residential B, Residential C and Parks & Open Space future land use designations. The proposed development is consistent with those designations.
3. The regional impacts from this project have been duly considered in the Development of Regional Impact process, and the proposed development is consistent with, and helps to implement, the conditions in the RiverTown DRI Development Order.
4. The project is consistent with and will not adversely affect the orderly development of St. Johns County as embodied by the St. Johns County Comprehensive Plan and Land Development Code.
5. The proposed development is compatible with the zoning and Comprehensive Plan future land use designations of surrounding properties as well as the overall development trend in the area.
6. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers of varying economic means.
7. The project will not adversely affect the health, safety or welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties, and will accomplish the objectives, standards and criteria set forth in the Land Development Code.
8. The infrastructure, recreational and community support amenities to serve this project are in place or will be constructed. Such amenities will benefit both RiverTown and surrounding communities.

t.) Waivers, Variances, or Deviations

1. Traditional Neighborhood Design (TND)

The Northwest Sector Overlay of the St. Johns County Comprehensive Plan supports and promotes creative design concepts such as TND. Because the provisions of the Northwest Sector Overlay have not yet been incorporated into the Land Development Code, there are many criteria within the Code that prohibit creative design concepts such as TND. Until such time as the Code is updated to incorporate TND design

criteria, it is necessary for projects that wish to implement traditional neighborhood design to request extensive waivers to provisions of the Land Development Code. The waivers enumerated below are necessary in order for the Owner to successfully implement TND within the RiverTown community. RiverTown has been designed as an old river town. Applying the patterns of TND that appear in historic small town America, the plan incorporates a vibrant mix of uses. There are higher density neighborhoods near the Town Center (Main Street District), with neighborhood density decreasing with distance from the community's core. Neighborhood design is guided by the fundamental principles of town building, dictating intimate relationships between the building and the street. This framework creates a walkable community with a vibrant public realm while accommodating the individual's need for private space.

As stated in Section 2.3 of this Exhibit C, the return to more compact TND patterns is part of a national trend toward more sustainable forms of development that minimize environmental impacts, preserve open space and increase infrastructure efficiency. Pedestrian-scaled streets, smaller lot sizes and house placements closer to the street all reduce the quantity of paved surfaces and high-maintenance individual landscapes found in typical suburban neighborhoods.

Land uses blend in several ways to enrich the character of each neighborhood. One form varies residential types and densities within a block so that single-family homes exist on the same street with townhomes or condominiums. Another configuration combines different land uses within the block, such as residences sharing the same street with places of worship, civic or other non-residential uses. The most detailed and interesting mixture occurs when different land uses are placed vertically within the same building. Emblematic of this approach are the traditional "main street" store fronts where retail shops inhabit the ground floor while residential flats or small offices reside in the building above. The application of these patterns creates a rich neighborhood fabric that evolves in response to continually changing community needs.

The implementation of TND design within RiverTown requires various waivers from the provisions of the Land Development Code, as enumerated in Section t below. It is intended that the PUD text contained Exhibit C and related graphical standards contained in Exhibit F will govern development of RiverTown in lieu of conflicting provisions of the Land Development Code. It is also intended that the graphical standards in Exhibit F be approved as road cross-sections to be utilized in RiverTown. Because the Land Development Code is very detailed, it is possible that during review of the RiverTown PUD the Owner and County have not specifically identified in the waivers section below every technical standard set forth in the Code for which a conflicting provision is addressed in either the PUD text or related graphical standards. Therefore, it is contemplated that where construction plans submitted for sections of RiverTown contain textual or graphic information that is (i) identical or materially similar to Land Development Code provisions addressed in Section t below and (ii) specifically addressed in either the textual or graphic information

within this PUD document, but in either case is not specifically enumerated in that waivers section, County staff shall have the authority to approve such plans, except that where, in the reasonable determination of County staff, there is an unforeseen or unintended consequence of the PUD text which conflicts with the LDC in a materially detrimental manner, further review and approval will be required to avoid the conflict.

- a. **LDC Sections 2.02.04.A.1 and 6.05.02.A** Waiver to the requirement that all accessory uses be located on the same lot as the principal use. Waiver is justified to allow docks as accessory uses to residences in the various neighborhoods (i.e., to permit docks to be located across the street or on commonly owned property). Waiver is also requested to allow accessory uses such as retention ponds and parking areas to be centrally located and jointly used. This waiver is justified because the PUD as a whole is considered a single premise with consistent land use and zoning, and sharing of infrastructure is a more efficient land planning technique. A critical element of the Main Street District design is that central parking and stormwater would be provided for uses in this district.
- b. **LDC Sections 2.02.04.B.2 and 4.** This waiver is requested to allow guest houses to exceed the height of the main structure. Included in the RiverTown design is the concept of guest quarters above detached garages. It is possible that the garage structure will exceed the height of the main house. Since TND design includes a mix of uses within the Main Street District, having a garage with a greater height than the main residence does not cause visual problems. The accessory use must meet the height limitation for the applicable residential area.
- c. **LDC Sections 2.02.04.B.5 and 2.02.04.C.3.** Waiver is requested to allow air conditioners and other mechanical equipment to be located anywhere on the lot except in drainage or utility easements. In order to accomplish the creative design of TND areas, it is necessary to have flexibility with respect to the location of accessory uses and mechanical equipment. However, a minimum separation of six feet must be maintained between the mechanical equipment on one lot and the mechanical equipment on the adjacent lot.
- d. **LDC Section 2.03.02.** This waiver addresses the separation requirements between businesses serving alcoholic beverages and schools and churches. This waiver is requested for the Main Street district only. so that these uses may be co-located in the Town Center. A school and churches, are proposed to be located adjacent to restaurants, wine shops, and similar uses all to be located within the Main Street district. This waiver would not apply to areas of RiverTown outside of the Main Street district. The separation between private schools or churches and businesses serving alcoholic beverages is reduced to a minimum of 200 feet.
- e. **LDC Section 2.03.07.H.** Waiver is requested to allow antique shops, bakeries, barber and beauty shops, studios, medical and professional offices to be allowed as home occupations in the TND areas. This waiver is limited to the Main Street District. Signs up to 6 square feet will be allowed in TND areas. These uses are consistent with the design theme of an old-style town

and help to promote a mix of uses in close proximity and within walking distance to other uses in the Main Street District. Home occupations shall be an accessory use to the principal residential use.

- f. **LDC Sections 2.04.08 and 2.03.28.** This waiver involves allowing more than one main use structure on a residential lot. This waiver is requested to allow a second residence (other than a guest house) on a residential lot regardless of minimum lot size as long as the density does not exceed the allowable density for the applicable development district and provided the property is sufficient in size to allow each structure to meet the impervious surface limits set forth in the Comprehensive Plan. The number of main use structures shall be tracked and documented on the construction plans.
- g. **LDC Section 4.01.05.F.1.b.** This waiver is requested for development of lots to allow for land clearing and tree removal to occur on Single-Family Lot Type I in conformance with LDC Section 4.01.05.F.1.a instead of LDC Section 4.01.05.F.1.b. In such case, a tally of tree credits of all protected trees to be removed under the final approved construction plans will be submitted with landscape plans illustrating the maximum tree credits to be reasonably earned by replacement planted trees. Tree mitigation for such tree removal on the lot areas shall consist of either a payment of sixty dollars (\$60) per lost tree inch for any unavoidable loss into the St. Johns County Tree Bank Fund or replacement plantings that equal sixty percent (60%) of the number of tree inches lost will be made within the project boundaries, outside of the lot areas. These replacement trees will not count in the infrastructure calculations. This waiver is necessary to allow for development of smaller yards in conformance with traditional neighborhood design.
- h. **LDC Sections 5.03.03.A.5 and 6.06.02.G.2.b.** The scenic edge along SR 13 within RiverTown is an average of 75 feet. There are two locations where the scenic edge is reduced to 30 feet, consistent with Northwest Sector Overlay policies, and as shown on the MDP. Consistent with Sector Overlay Policies A.1.2.3(b) and A.2.1.4(a), breaks in the scenic and development edges are allowed to provide view corridors to parks. This provision is also consistent with the Comprehensive Plan amendment for RiverTown. At the Town Center and the entrance to the Riverfront Park, the scenic edge is 30-feet on both sides of SR 13 for a limited distance. This is necessary to allow for the interaction between the Town Center and the park. Along the south side of SR 13 at Hallows Cove, the lot depths are limited and the scenic edge is 30-feet, as allowed by the Northwest Sector Overlay. LDC Section 6.06.02.G.2.b provides for a 30-foot scenic highway buffer within the development area boundaries, which section would apply to road frontage within RiverTown. A waiver is requested to Section 5.03.03.A.5 to clarify that the buffer cited therein is not applicable to the RiverTown property and shall be consistent with LDC Section 6.06.G.2. A waiver is requested to LDC Section 6.06.02.G.2.b to allow for a planted landscape area where the Town Center abuts the Riverfront Park. This waiver is requested to have flexibility in landscape design within approximately 900 linear feet along SR 13 where the Main Street district abuts SR 13 in order to allow for the location of the Town

Center adjacent to SR 13 and the Riverfront Park, consistent with TND principles of locating public uses close to one another and to roadways. Minimum tree plantings in this area shall comply with LDC Section 6.06.02.G.2b with respect to the number and type of required trees; provided that such trees may be planted in clusters and the clusters may be spaced more than 100 feet apart. In lieu of a sidewalk on both sides of SR 13, the Owner may construct a multi-use path that meanders in and out of the scenic edge and scenic highway buffer. Except for the area where the Town Center abuts the Riverfront Park, where the existing vegetation meets or exceeds the scenic highway buffer requirements, the existing vegetation shall remain in place and may be enhanced by the Owner.

- i. **LDC Section 5.03.03.B.1.b, c and d.** A waiver is requested in residential areas to allow reduction in front and side yard setbacks and setbacks for Accessory Structures. Section g lists the various minimum front and side yard setbacks and setbacks from Accessory structures necessary to implement TND principles. The Owner will measure all setbacks from the furthest projection of each structure; provided, however, such projections shall be permitted to encroach into setbacks up to a maximum of two and one-half (2.5) feet.
- j. **LDC Section 5.03.03.B.2.** This waiver is to allow buildings and parking areas to be located along property lines adjacent to right-of-way and residential uses. The design for Main Street includes bringing buildings right up to the road in some locations. TND design principles advocate placement of commercial buildings enfronting the sidewalk, to create a traditional pedestrian-oriented "main street" environment, with "mid-block" shared-use parking generally placed behind buildings. When commercial parcel boundaries bisect these shared parking fields, parking setbacks from such property lines are counterproductive ADA compliance shall be demonstrated at the time of construction plan submittal.
- k. **LDC Section 6.01.03.C.3 and E.3-Front Yard.** A waiver is requested in residential areas to define the yard adjacent to an alley as a side yard for regulatory purposes and to allow setbacks listed for this yard. The waiver is requested whether or not the alley serves as the primary access to the residence. In TND design, homes are placed closer to the streets and access is provided at the rear of the property. Further, only one frontage on a corner or corner through lot will be considered a front yard and the other frontage is considered side yard.
- l. **LDC Section 6.01.3.H.** A waiver is requested to allow canopies and balconies to overhang the yard setback. The presence of canopies, balconies and other "overhanging facilities" is inherent in TND design. Limitations will be placed to assure sufficient vertical clearance. A minimum clearance of 10 feet must be maintained above all pedestrian use areas, and a minimum of 18 feet must be maintained above any vehicle use area. If canopies or other projections intrude on a setback, there will be maintenance easements provided where projections extend over the property line. There shall be a minimum of 10 feet vertical clearance over underground utility or drainage easements. The Owner or tenant of each building or storefront to which a

canopy, balcony or other “overhanging facility” is attached shall be responsible for maintaining the same. If there are multiple overhangs in a multi-tenant or multi-family building, the building owner or designated HOA/POA shall be responsible for such maintenance.

- m. **LDC Sections 6.02.01.B and 6.04.07.B.2.** A waiver is requested to the limitation that a maximum of two lots may be served by an access easement. The cross-sections in Exhibit F-2 include a private drive that is intended to serve up to 20 residential units. The proposed private drives would be located within an access easement instead of a private roadway. A private drive would be used in only limited locations within the RiverTown development in order to reduce the number of traffic connections onto SR 13 and to minimize environmental impacts. The number of private drives proposed on the MDP attached to this PUD text is three, as described in Section g of the PUD.
- n. **LDC Section 6.02.02.B.** This waiver is requested to allow pocket parks, plazas and other recreational open space to be designated as parks. The innovative neighborhood design proposed for the project will include a number of creative passive park concepts. This is also consistent with the Sector Overlay objective of providing passive pocket parks within walking distance of most residences. Safe access to all parks shall be demonstrated at the time of construction plan review. Appropriate means will be taken to assure safe access and may include crosswalks or signage.
- o. **LDC Sections 6.04.04.B and F.** This waiver is requested to allow trees, other landscaping and irrigation improvements to be installed in the rights-of-way. Planting of trees and other landscaping within the rights-of-way is required to allow the implementation of street tree program and to enhance the overall aesthetics of the project. One of the goals of traditional neighborhood design is to promote walkable neighborhoods, and providing street trees to give shade to pedestrians is consistent with that goal. FDOT clearance criteria will apply to the distance between trees and travel lanes. The Owner may also construct decorative fencing or signage within any right-of-way that is not dedicated to St. Johns County.
- p. **LDC Section 6.04.05 Access Management and Table 6.03.** This waiver is requested in TND areas to allow for: smaller blocks and less distance between road connections; closer spacing of commercial driveways consistent with TND design; and classification and design of alleyway intersections with local streets as “residential driveways” with respect to access management. This variance is justified by the TND design approach and the limited traffic volume and size of vehicles the alleyways will serve. This request does not include permission to deviate from meeting the provisions of Section 18, Chapter 633, Florida Statutes, or the latest fire department access and water supply codes, when alleyways are designated for fire truck access. This waiver also does not request any alteration to line of sight provisions of the Land Development Code for alleyways. This waiver is also requested to allow minimum corner radius for TND street intersections “curb radius” to be 12 feet instead of the 25 feet listed. The request is justified in keeping with the TND approach and will assist in making the roadways as pedestrian

friendly as possible. This request does not allow any waiver from meeting line of sight or Fire Access Code requirements. This waiver is requested to allow median cuts at reduced separation distances and to allow commercial access drives off deceleration lanes in TND areas only. The compactness of TND design requires a reduction in these standards. The applicable cross-sections shall be identified at construction plan submittal.

- q. **LDC Sections 6.04.07.C.1, 2 and 4 and Section 6.04.07.L.** As described above, tighter road cross-sections are required to implement TND design. Included as Exhibit F-2 to the PUD (Graphic Standards) are proposed roadway cross-sections for RiverTown. This waiver will request to allow swale sections in certain rural settings such as the Farms District and in special use areas, regardless of roadway type or minimum lot size. In the case of residences across the street from a park or golf course, the residential side of the street may have a curb and the park/golf course side of the road may have a swale. Drainage calculations will be provided with the construction plans to demonstrate stormwater is handled adequately. Corner clips shall not be required at intersections within the Main Street District. This is required in order to enhance the walkability of the community consistent with TND design standards. This waiver is justified by the use of an easement to achieve the utility installations at intersections rather than right-of-way. This waiver does not request any alteration of the need to demonstrate adequate line of sight at intersections for drivers and pedestrians.
- r. **LDC Section 6.04.07.D.** A waiver is requested to allow narrower lane widths within portions of the Main Street District and other areas, as shown on the cross-sections in Exhibit F. This reduction in lane width is justified based on the compact TND design.
- s. **LDC Section 6.04.07E.3.** Waiver is to allow minimum cul-de-sac pavement radii to be 33 feet. This waiver is justified due to the TND approach and the requirement that cul-de-sac design will have to meet AASHTO Geometric Design criteria. The design will also be required to demonstrate Fire Access Code criteria are met or are not applicable.
- t. **LDC Sections 6.04.07.H and 6.02.06.A.** This waiver is requested to allow sidewalks to meander within and outside of the right-of-way; to allow construction of a multi-use path on one side of the roadway in lieu of smaller sidewalks on both sides; and to allow sidewalks to be constructed of pervious or impervious materials in special use areas. These waivers are requested because of the creative design of the pedestrian/bike system within the RiverTown community. All areas of this 4,200-acre community will be connected to the Main Street District via an extensive bike, trail and sidewalk system.
- u. **LDC Sections 6.05.02.A and 5.03.06.H.8.** Waiver is requested to allow on-street parking consistent with the cross-sections provided in Exhibit F-2. A component of TND design is to allow for on-street parking. On-street parking is also supported by Comprehensive Plan Policy 2.1.10(c)(4).

- v. **Sections 6.05.02.B, D and H.** Waiver is requested to allow the joint use and shared use of all parking facilities, regardless of the distance to the use served. The Main Street District has been designed to create central parking areas to support the uses in the Town Center area. Separating Town Center uses by parking areas detracts from the synergy that accrues to co-locating uses. It is expected that patrons of the Town Center will visit more than one use and so are better served by centralized parking. The sharing of parking reduces the total number of parking spaces required. The size of centralized parking areas with no exterior buffer shall be limited to 400 spaces unless approved by County staff. Where buildings abut central parking areas, the sidewalks shall include landscaping. Where no buildings abut central parking areas, enhanced landscaping shall be provided at the perimeter of the lot. Waiver to Table 6.18 to allow parking stall depths of 18 feet and aisle widths to be 24 feet consistent with national standards. Waiver to allow minimum parking space width to be 8 feet and include the concrete gutter portion of the concrete curb and gutter in the measurement of the width. Small car parking spaces shall be limited to 30 percent of the total parking requirement, consistent with the Land Development Code. This waiver is justified by the use of the TND design approach for the development with traffic calming street design and low speeds.
- w. **LDC Sections 6.05.02.H.1 and 2.** Waiver is requested to allow temporary, seasonal or intermittent uses to utilize unpaved parking in vehicle use areas by right without a temporary use permit or other special use allowance. The intent is to allow unpaved parking in support of special events such as a music festival in the County Park.
- x. **LDC Sections 6.06.02.G and 5.03.03.** The design for RiverTown intentionally locates the Riverfront Park across SR 13 from the Main Street District. Consistent with Sector Overlay Policies A.2.1.3.(b) and A.2.1.4(a), breaks in the scenic and development edges are allowed to provide view corridors to parks. This provision is also consistent with the Comprehensive Plan amendment for RiverTown.
- y. **LDC Sections 6.06.03.C, D, E and F.** This waiver is necessary to allow for development in the Main Street District. The waiver would allow elimination of landscape buffer areas along property lines interior to the commercial development parcels. This waiver is justified because the interior property lines do not require use buffers and are often screened from view by surrounding buildings. TND design principles advocate “mid-block” parking, shared where possible between adjacent buildings. In this context, requiring buffers between separate parking areas for each building pad defeats the goal of shared parking and serves no purpose. A waiver is also requested to the buffering and screening requirements between land uses internal to the PUD. Light industrial uses shall be screened and buffered from residential uses. Buffering and screening standards will be adhered to between uses adjacent to the external PUD boundary. By design, the internal land uses are compatible and do not require separation buffers. It is a critical component of the TND design to bring a mix of uses together.

- z. **LDC Section 6.06.03.G.2.** A waiver is requested to permit diamond-shaped landscape islands as part of the parking lot design. "Diamond" tree islands, as proposed in the Graphic Standards, serve the same stated purpose of providing "visual and climatic relief from broad expanses of pavement", with the same number of trees and without eliminating parking spaces, resulting in more efficient and therefore smaller parking lots. The "diamond" tree islands will be four-feet by four-feet in size to allow for the survival and growth of trees and other vegetation planted therein. A tree planting detail is provided in the Graphic Standards. Existing trees will be preserved within parking areas wherever practicable. The Owner will also be providing extensive landscaping or other screening outside of parking areas, some of which may be incorporated in sidewalk planters.
- aa. **LDC Sections 6.06.04.A and B.** This waiver is necessary to allow for development in the Main Street District. Waiver would allow elimination of landscape buffer areas along property lines interior to the commercial development parcels. This waiver is justified because the interior "property lines" do not require use buffers and are often screened from view by surrounding buildings. TND design principles advocate "mid-block" parking, shared where possible between adjacent buildings. In this context, requiring buffers between separate parking areas for each building pad defeats the goal of shared parking and serves no purpose. A waiver is also requested to the buffering and screening requirements between land uses internal to the PUD. Appropriate screening and buffering will be provided between light industrial and residential uses. Buffering and screening standards will be adhered to for uses adjacent to the external PUD boundary. By design, the internal land uses are compatible and do not require separation buffers. It is a critical component of the TND design to bring a mix of uses together.

2. **County Riverfront Park and water related amenities.**

The Owner will be dedicating a 58-acre Riverfront Park with approximately one-half mile of frontage along the St. Johns River. The Riverfront Park will be a public park open to all residents of St. Johns County and will allow people who do not own land on the St. Johns River to enjoy the waterway. Since access to the St. Johns River has been severely restricted to the public due to private ownership along most of the river frontage, this is a unique opportunity for St. Johns County residents to enjoy this public place. Immediately north of and adjacent to the County Park is the Hallows Cove preservation area, which preserves another one-half mile of river frontage. The Riverfront Park is separated from the St. Johns River by a 50-foot upland buffer adjacent to wetlands along the river. In order to be able to see and enjoy the river, it will be necessary to allow for certain limited activities such as access to a dock and fishing pier, trails and boardwalks.

- a. **LDC Section 4.01.06.A.2.** A waiver is requested to provide for guidelines for limited trimming of the upland buffer along the St. Johns River adjacent to the Riverfront Park and other neighborhood parks along the river. In these areas, limited trimming to create vistas shall be allowed consistent with ANSI Standard 300. The trimming method shall leave ground vegetation and canopy vegetation in place but provide a "slot" for limb removal so "scenic

views” may be provided. The “slot” shall have a minimum clearance of four (4) feet above natural ground and a maximum height of 50 percent of tree height.

- b. **LDC Sections 6.02.05.C.6 and 6.06.04.B.6 and 5.03.03.B.1.** This waiver is to the screening requirements for residential areas adjacent to collectors and arterials. Residential areas adjacent to SR 13 shall not be required to install screening along SR 13 except as required by scenic edge or William Bartram Scenic Highway buffer requirements. The requirement to install screening may be provided through use of a landscaped area in lieu of a wall, berm or fence.
3. **Other waivers necessary for implementation of RiverTown DRI Development Order.** The RiverTown DRI Development Order contains certain provisions related to development of the project. The following waivers are requested to effectuate conditions in the Development Order and for construction of a high-quality project.
- a. **LDC Section 4.01.06.B.1. Building Setback.** A waiver is requested to allow minimum 10-foot building setback from the upland buffers on “dot” lots. The dot lots required for Phase 1 are shown on the Phase 1 MDP and are limited to just 22 lots. For future phases, the Owner is requesting that that the locations of any “dot” lots be allowed to be shown on incremental MDPs to be approved by staff. This waiver will allow the Owner to reduce wetland impacts that would otherwise be required.
 - b. **LDC Section 5.03.02.G.1.r – Phasing.** The applicant requests a waiver to allow Phase 2 residential development to be accelerated upon completion of Phase I residential development. No purpose is served by stopping residential development to wait for the Phase 2 commencement date. In accordance with DRI Development Order, the pipelined transportation improvements and the parks to support the entire development will be completed in Phase 1.
 - c. **LDC Section 5.03.02.G.2.a.** This waiver is to allow for specialized, small-scale structures such as ticket booths, gazebos, and the like to be shown on construction plans or other development permits. This waiver is justified because there are no impacts associated with the erection of these special structures. The RiverTown plan provides for a special amenity area in each residential district, and the detailed designs for those areas are still in process. These structures will not be located within wetland areas or any required buffers.
 - d. **LDC. Section 5.03.06.H.7.** This waiver is requested to allow existing utilities to remain above ground or to be relocated above ground if necessary. This waiver is limited to the overhead utility lines along SR 13, Bartram Scenic Highway. The installation of underground utilities would require significant impacts to the tree canopy along the Bartram Scenic Highway. The scenic highway buffer will be left in a natural state except at the interface of the Town Center and Riverfront Park and at neighborhood entrances where the tree canopy may be disturbed during road construction. At that location, the Owner shall cause the utilities to be relocated underground. The existing

overhead utilities are consistent with the rural character fostered by the Sector Overlay and scenic highway buffers.

- e. **LDC Sections 6.04.01.C and 6.04.04.F.** This waiver is to allow local (non-County) roads to be completed in two lifts. Although this practice is more expensive to construct, it provides the affected homeowners with a new road after construction is complete. The current practice is to complete the entire road to serve initial lot development. The development of future lots and heavy truck traffic tears up the roads and leaves them in a less-than-perfect-condition. Prior to application of the second lift of asphalt, affected homeowners shall be notified via electronic communication or mail. This waiver would not be applied to any collector or higher classified roads or to any roads to be dedicated to the County. This waiver is limited to local roads that are owned by the CDD or HOA/POA (i.e. those serving neighborhoods). The Owner will provide a performance bond to guarantee construction of the second lift of asphalt.
- f. **LDC Section. 7.03.01.E.1 and 7.03.01.C.** A waiver is requested to allow wayfarer signs such as directional signage, to allow for more than 3 signs, and to allow signage up to 8 feet high with a sign area (ADA) up to 32 square feet. This waiver is justified by the increase in public safety provided by clearly visible and readable directional signage along interior roadways. This waiver would allow for a maximum of 20 temporary real estate marketing signs (not including individual lot signs) within the PUD at any one time, and permit such signs to be a maximum of 32 square feet of ADA regardless of the district in which they are located. This waiver is justified because the RiverTown project has a development program of 4,500 residential units and 500,000 square feet of non-residential space on a total of 4,170 acres.
- g. **LDC Section 7.03.01.D.** This waiver is requested to allow flags and banners to be used as decorative streetscape elements without restriction and to classify these as decorative elements, and not signage, with the allowance for logos and other decorative elements. This waiver is requested to allow seasonal banners, festival decorations and the like to be placed throughout RiverTown. Any commercial advertising associated with these flags will be limited to special event sponsorship. This waiver would allow banners to be strung overhead over streets, a practice which has historically been done in many small towns throughout Florida. Any banners hung overhead would maintain a minimum clearance of at least 10 feet over pedestrian use areas and 18 feet over vehicle use areas. No overhead banners would be allowed on County rights-of-way.

u.) Binding all Successors and Assigns entitled to the same

The Owner and its successors and assigns shall proceed with the proposed development in accordance with the PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The Owner, on behalf of itself and its successors and assigns, also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD. The project is within the

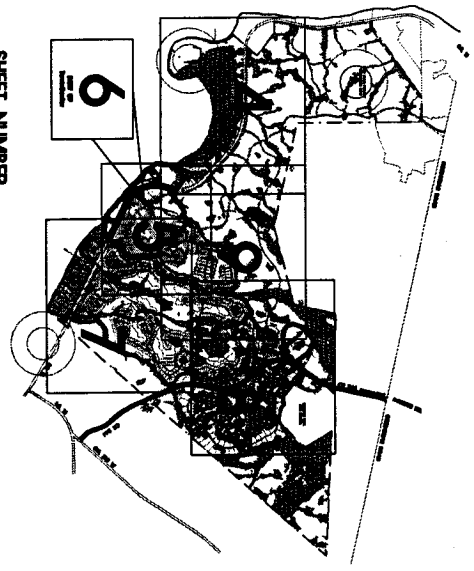
following land use designations. A map of land use areas is provided with the map exhibits. The acreage breakdown is as follows:

v.) If designated as more than one future land use designation

TABLE V-1 2015 FUTURE LAND USE MAP DESIGNATION (PUD)

LAND USE	UPLAND ACRES	WETLAND ACRES	TOTAL ACRES
Residential B	2,530	1,168	3,697
Residential C	176	1	177
Community Commercial	15	0	15
Mixed Use	36	12	48
Parks & Open Space	51	7	58
Total	2,808	1,188	3,995

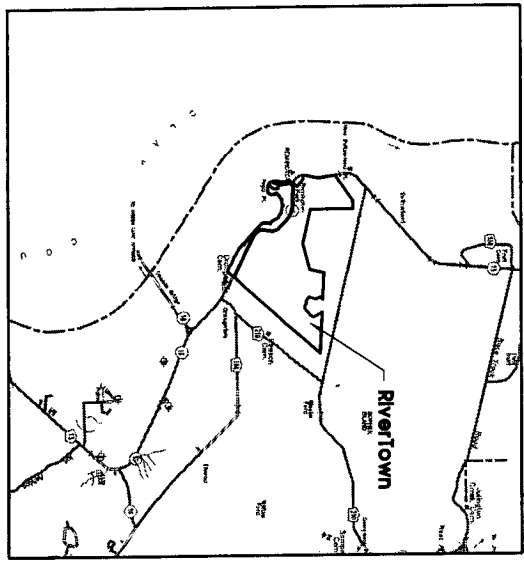
THE PROPERTY DEPICTED IN THE MAP IS SUBJECT TO THE RIVERTOWN DEVELOPMENT OF REGIONAL DEVELOPMENT ORDER, AS APPROVED BY ST. JOHNS COUNTY ON FEBRUARY 24, 2004 (THE "DR DO").



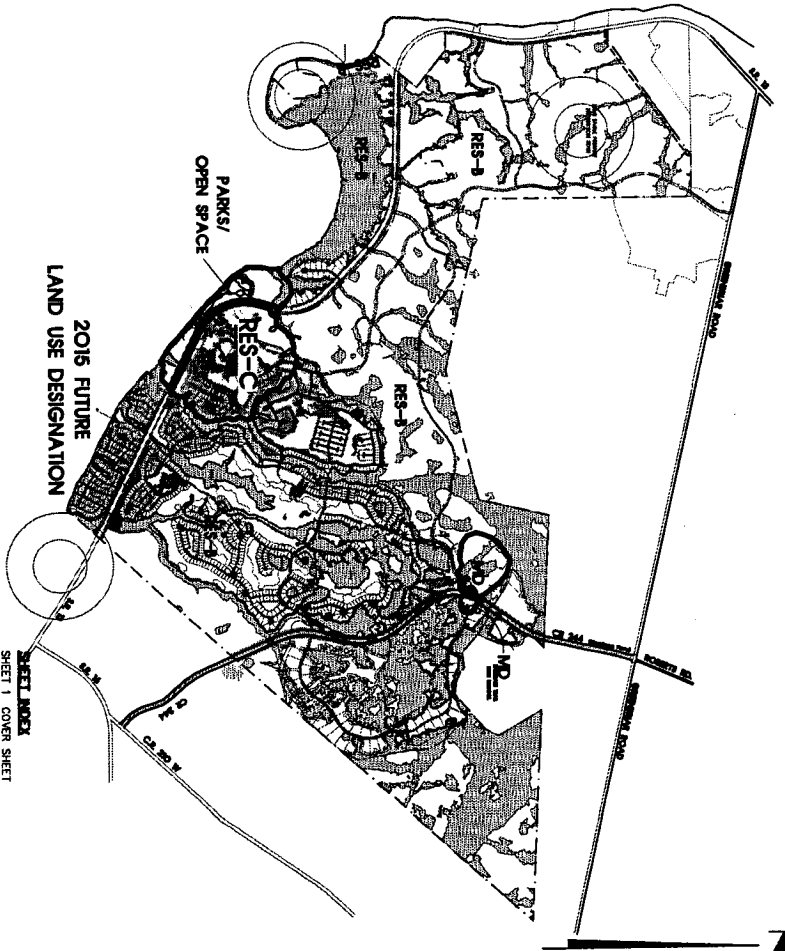
SHEET NUMBER
KEY MAP

PUD ORDINANCE: 2005-100
PUD FILE: 2005-002

LAND USE	DEVELOPMENT TOTALS
Single-family	3,700 dwelling units
Multi-family	800 dwelling units
Hotel	150,000 square feet
Retail/Commercial service	300,000 square feet
Light Industrial	100,000 square feet
Golf course	18 holes
Medical School	1 school site
Elementary School	2 school sites
Community Park	86 acres
Recreation/Open Space	1,318 acres



VICINITY MAP
N.T.S.



2016 FUTURE
LAND USE DESIGNATION

- GENERAL LEGEND (ALL SHEETS)**
- DENOTES GENERAL LOCATION OF WETLANDS (CONSERVATION)
 - APPROXIMATE WETLAND LINE
 - 25' AVERAGE, 10' MINIMUM UPLAND BUFFER *
 - 25' BUILDING SETBACK ADJACENT TO CONTIGUOUS UPLAND BUFFER
 - PROPOSED WETLAND IMPACT
 - Rivertown PUD BOUNDARY LINE
 - DISTRICT BOUNDARY LINE
 - PHASE 1 BOUNDARY LINE
 - FLOOD ZONE - FLOOD PLAIN INFORMATION AS SHOWN IS THE REVISED PRE-DEVELOPMENT CONDITION.
 - SCENIC EDGE: 30' MIN, 75' AVERAGE
 - 35' DEVELOPMENT EDGE
 - (10' PUD PERMETER BUFFER WITHIN BOUNDARY DEVELOPMENT EDGE)
 - NEIGHBORHOOD DEVELOPMENT EDGE - 35'
 - PARKS
 - LAKE EDGE LINE
 - 100' LOT AS DESCRIBED IN PUD TEXT (22)
 - OPTIONAL SIGNAGE LOCATIONS

* UPLAND BUFFER ADJACENT TO HALLOWES COVE AND THE ST. JOHNS RIVER, WITH ITS TRIBUTARIES AND STREAMS, UP TO THE MEAN HIGH WATER LINE, SHALL BE 50' IN ACCORDANCE WITH THE LUC AND THE RIVERTOWN DRI DEVELOPMENT ORDER, AS SHOWN ON MAP.

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 LEGAL DESCRIPTION
- SHEET 3 PUD PLAN
- SHEET 4 NEIGHBORHOOD
- SHEET 5 MAIN STREET
- SHEET 6 TOWN CENTER / GOLF NEIGHBORHOOD
- SHEET 7 BUNGALOWS NEIGHBORHOOD
- SHEET 8 FARMS DISTRICT / GOLF NEIGHBORHOOD
- SHEET 9 SAVANNAH NEIGHBORHOOD / GOLF NEIGHBORHOOD
- SHEET 10 SAVANNAH NEIGHBORHOOD / GOLF NEIGHBORHOOD
- SHEET 11 BICYCLE & PEDESTRIAN TRAILS
- SHEET 12 SIDEWALK PLAN
- SHEET 13 NEIGHBORHOOD DESIGNATION PLAN

NOTES

1. THE PROJECT IS CONCEPTUAL AND MAY BE SUBJECT TO THE DISTRIBUTION PLANS ON BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 03.03.05.
2. TEMPORARY CONSTRUCTION AND SALES TRAILING LOTS BE LOCATED AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN ROUNDED CORNERS.
3. CONING LANE USE, RESERVATIONS, AND USE SHOWN ON THE MAP ARE SUBJECT TO THE MASTER DEVELOPMENT PLAN.
4. TEMPORARY LOCATIONS AND UTILITY EXHIBITS WILL BE EXPEDITED ON CONSTRUCTION PLANS.
5. ENVIRONMENTAL BUFFERS, UPLAND BUFFERS AND BUILDING SETBACKS TO BE SHOWN ON INDIVIDUAL WATERS DEVELOPMENT PLANS WILL BE SHOWN ON INDIVIDUAL WATERS DEVELOPMENT PLANS.
6. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGNALS) FOR ALL DEVELOPMENT AREAS OUTSIDE OF THE PHASE 1 LOTS AND/OR LARGED DEVELOPMENT PLANS WILL BE SHOWN ON INDIVIDUAL WATERS DEVELOPMENT PLANS.
7. MINIMUM ACCESS SHOWING OUTSIDE OF PHASE 1 AND/OR TO FUTURE DEVELOPMENT IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH LDC SECTION 03.05.
8. MULTI-UNIT "CHAMBER" PLANT LINES WILL BE SHOWN ON INDIVIDUAL WATERS DEVELOPMENT PLANS.

The Master Development Plan, Item B, is a general representation of the proposed plan of development. Final construction and other details of the PUD/MDP and other related items shall be determined by the PUD/MDP and other related items and shall be subject to the approval of the local government.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

ETM. NO. E 01-177-07	LAST REVISED: 07/21/05 - RESPONSE TO COMMENTS
DRAWN BY: J./AD	08/15/05 - RESPONSE TO COMMENTS
CHECKED BY: RLS/ALFORD	08/23/05 - RESPONSE TO COMMENTS
DATE: Oct 21, 2005	08/27/05 - RESPONSE TO COMMENTS
	10/20/05 - BCC ADOPTION HEARING



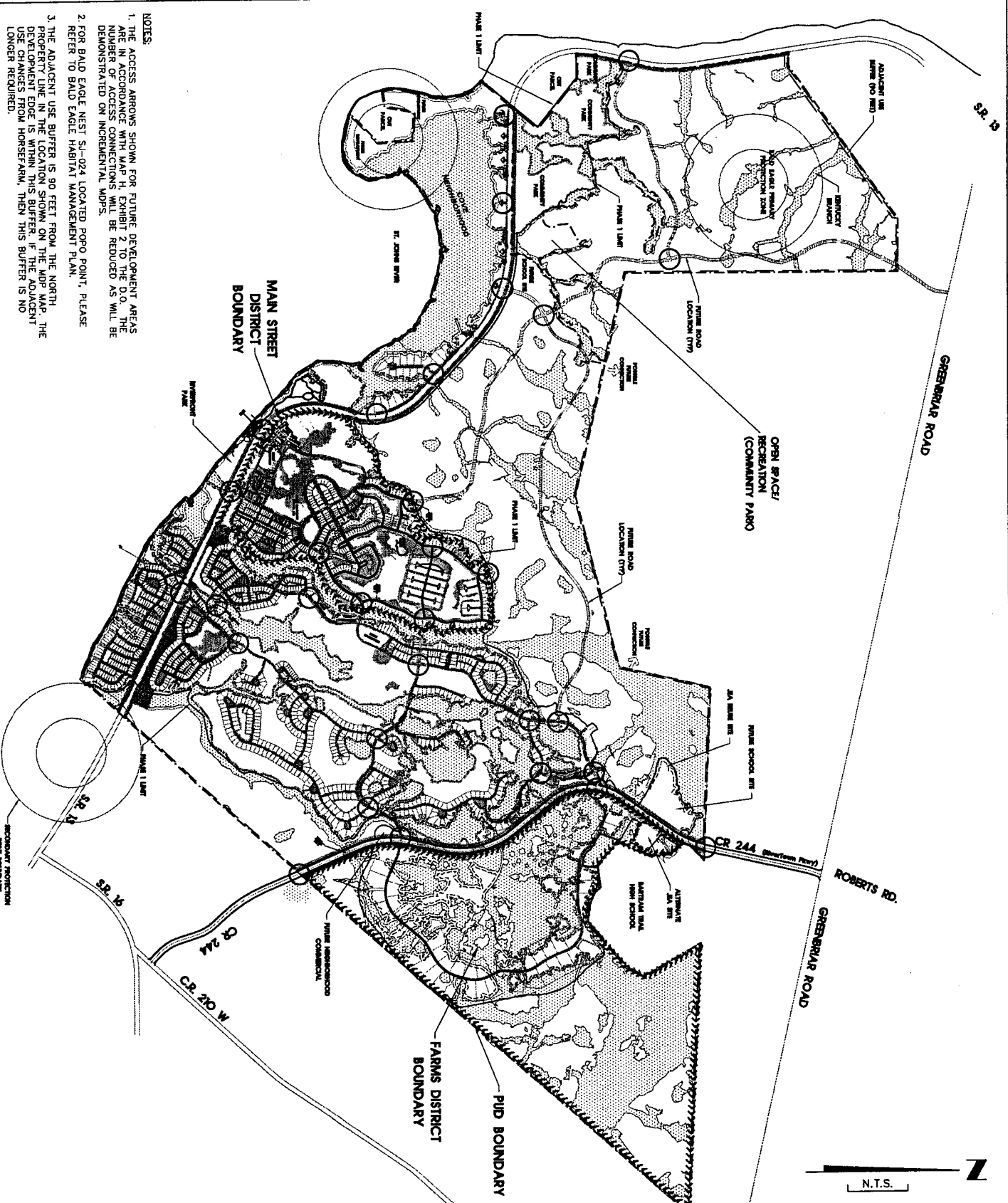
RIVERTOWN
FLORIDA • Founded 2003

England, Thimby & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER 2584
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

MASTER DEVELOPMENT PLAN (PHASE 1)

ORDINANCE BOOK 38 PAGE 352

DRAWING NO.
1 OF 13



- NOTES
1. THE ACCESS ARROWS SHOWN FOR FUTURE DEVELOPMENT AREAS ARE IN ACCORDANCE WITH MAP H, EXHIBIT 2 TO THE D.O. THE NUMBER OF ACCESS CONNECTIONS WILL BE REDUCED AS WILL BE DEMONSTRATED ON INCREMENTAL MDP'S.
 2. FOR BALD EAGLE NEST SA-024 LOCATED POPO POINT, PLEASE REFER TO BALD EAGLE HABITAT MANAGEMENT PLAN.
 3. THE ADJACENT USE BUFFER IS 90 FEET FROM THE NORTH PROPERTY LINE IN THE LOCATION SHOWN ON THE MDP MAP. THE DEVELOPMENT EDGE IS WITHIN THIS BUFFER. IF THE ADJACENT USE CHANGES FROM HORSEFARM, THEN THIS BUFFER IS NO LONGER REQUIRED.

PUD PLAN

3 OF 13
DRAWING NO.



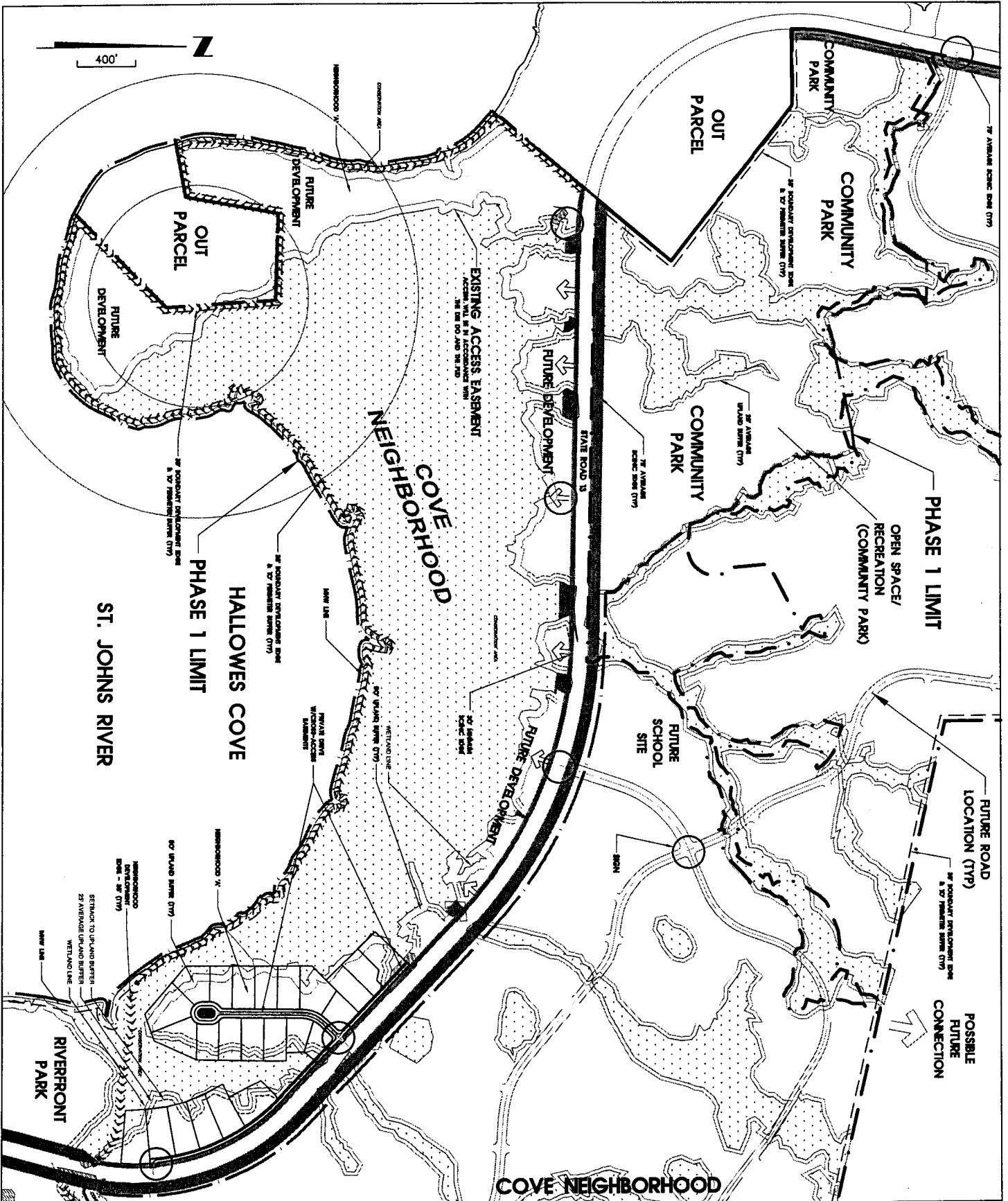
England-Thimly & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2564
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485



RIVERTOWN
FLORIDA • FOUNDED 2002

MASTER DEVELOPMENT PLAN (PHASE I)

ETM. NO. E 01-177-07	LAST REVISED: 07/21/05 - RESPONSE TO COMMENTS
DRAWN BY: JL/AD	08/18/05 - RESPONSE TO COMMENTS
CHECKED BY: RLB/ALFORD	08/25/05 - RESPONSE TO COMMENTS
DATE: Oct 21, 2005	06/27/05 - RESPONSE TO COMMENTS
	10/20/05 - BCC ADOPTION HEARING

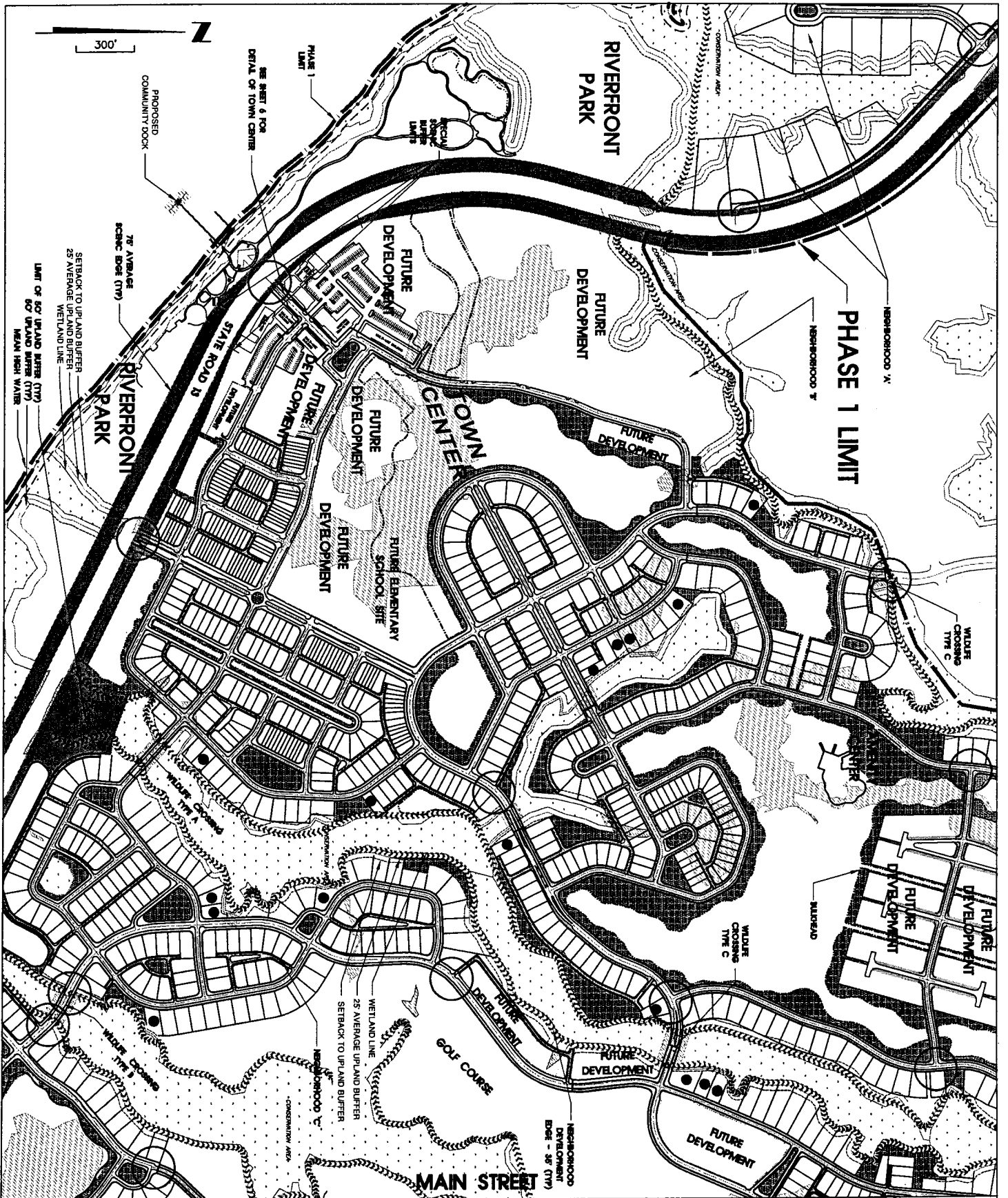


4 OF 13

England, Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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RIVERTOWN
 FLORIDA • FOUNDED 2002
MASTER DEVELOPMENT PLAN (PHASE I)

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DATE: Oct 21, 2005	09/27/05 - RESPONSE TO COMMENTS
	10/20/05 - BCC ADOPTION HEARING

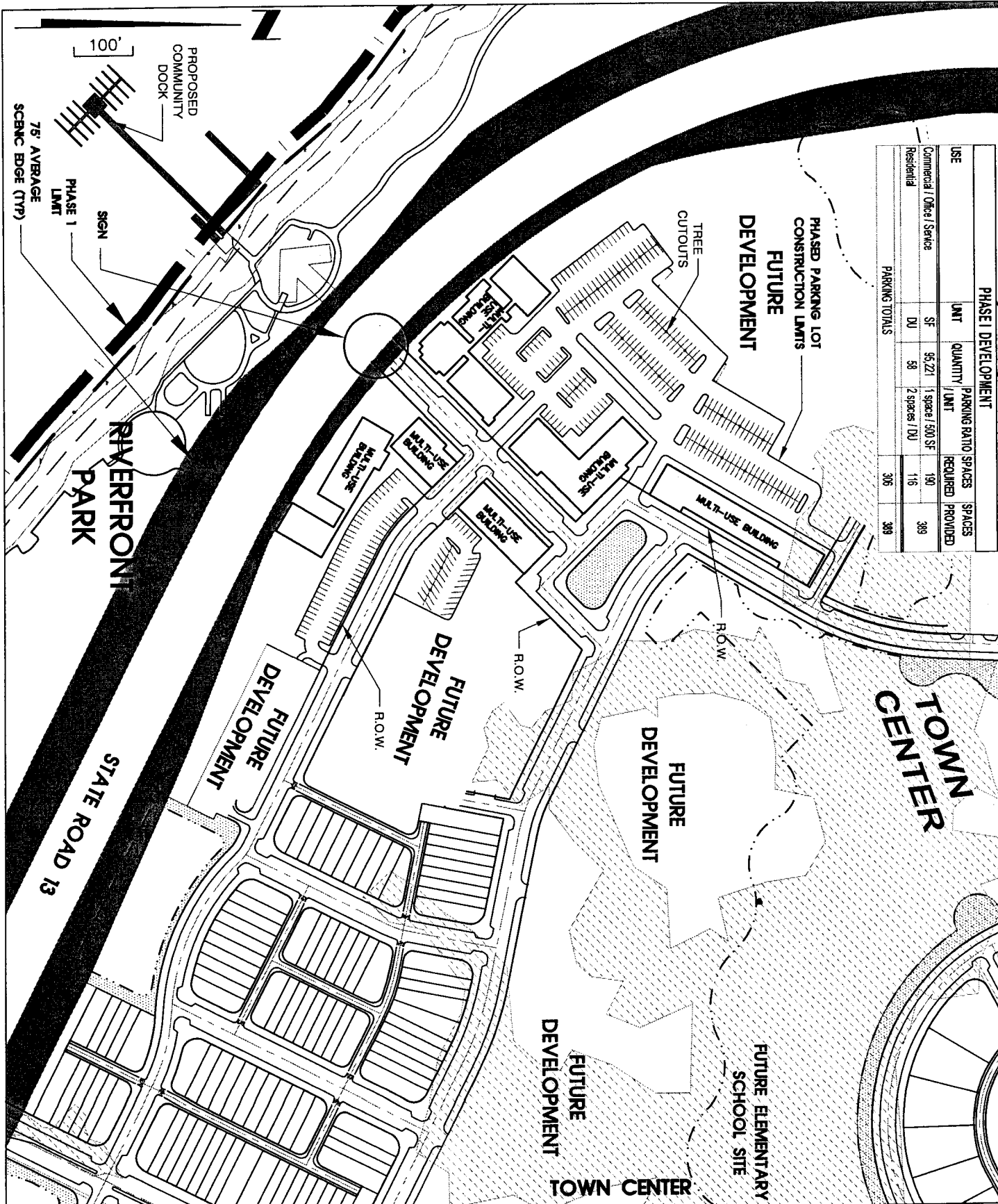


5 OF 13
DRAWING NO.

England, Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14776 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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RIVERTOWN
 FLORIDA • FOUNDED 2002
 MASTER DEVELOPMENT PLAN (PHASE 1)

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DATE: Oct 21, 2005	09/27/05 - RESPONSE TO COMMENTS
	10/20/05 - BCC ADOPTION HEARING



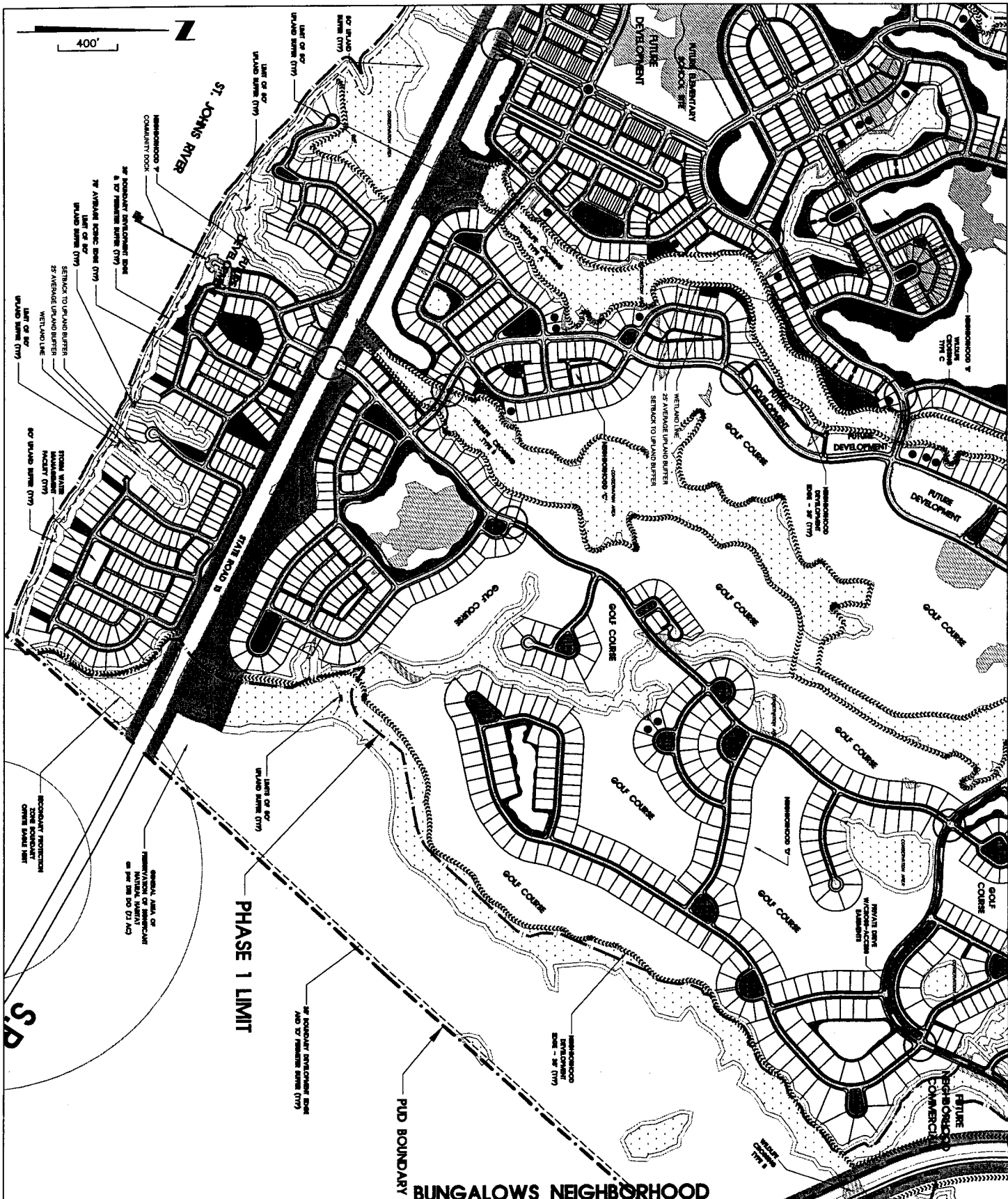
PHASE I DEVELOPMENT			
USE	UNIT	QUANTITY / UNIT	PARKING RATIO SPACES REQUIRED / PROVIDED
Commercial / Office Service	SF	95,221	1 space / 500 SF
Residential	DU	58	2 spaces / DU
PARKING TOTALS			305 / 389

6 OF 13
DRAWING NO.

England-Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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 FLORIDA - FOUNDED 2002
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	10/20/05 - SCC ADOPTION HEARING



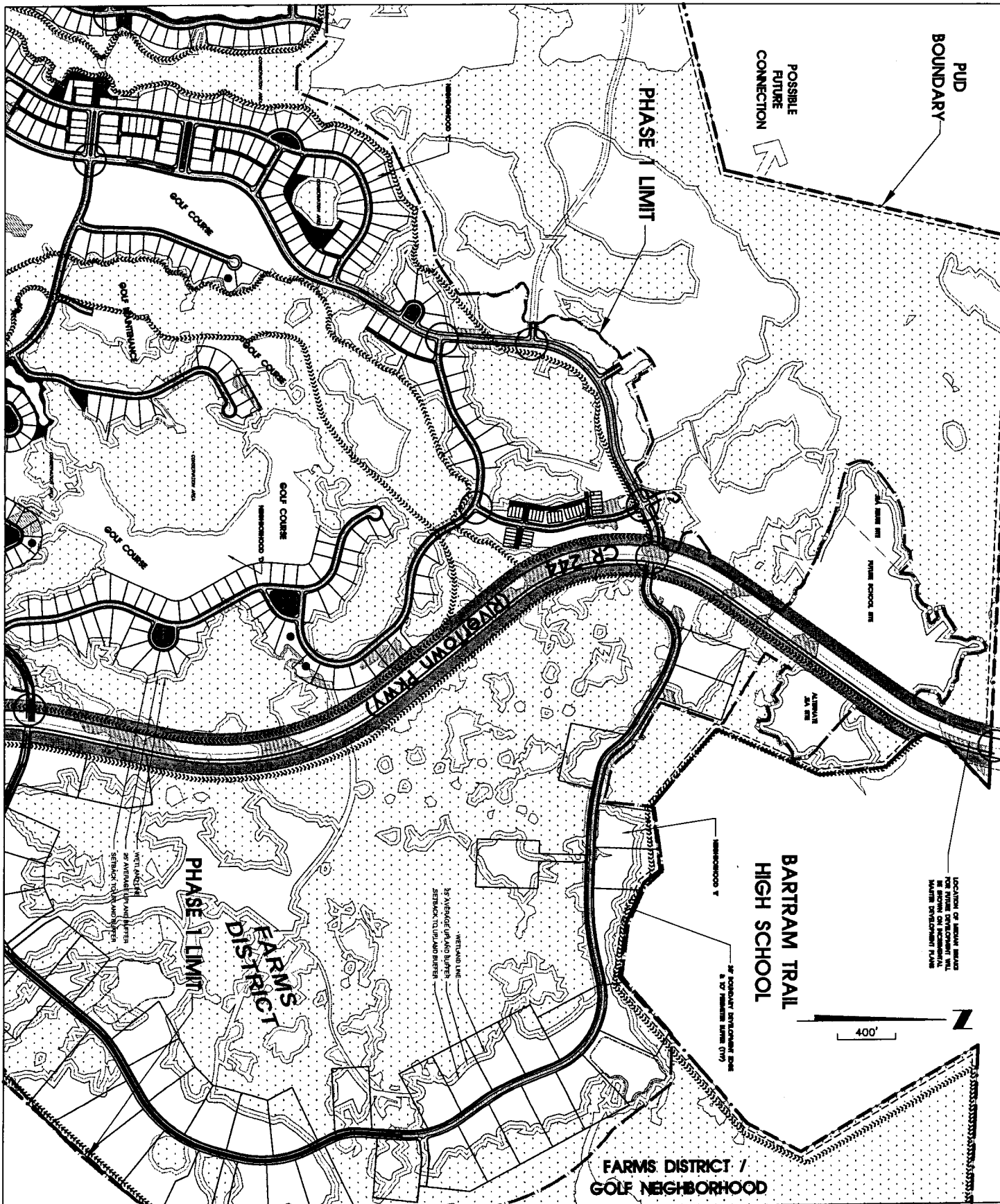
BUNGALOWS NEIGHBORHOOD

7 OF 13
DRAWING NO.

England-Thiny & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
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RIVERTOWN
 FLORIDA • Founded 2001
MASTER DEVELOPMENT PLAN (PHASE 1)

ETM. NO. E 01-177-07	LAST REVISED: 07/21/05 - RESPONSE TO COMMENTS 08/15/05 - RESPONSE TO COMMENTS 08/25/05 - RESPONSE TO COMMENTS 09/27/05 - RESPONSE TO COMMENTS 10/20/05 - BCC ADOPTION HEARING
DRAWN BY: J./AD	
CHECKED BY: RLS/ALFORD	
DATE: Oct 21, 2005	

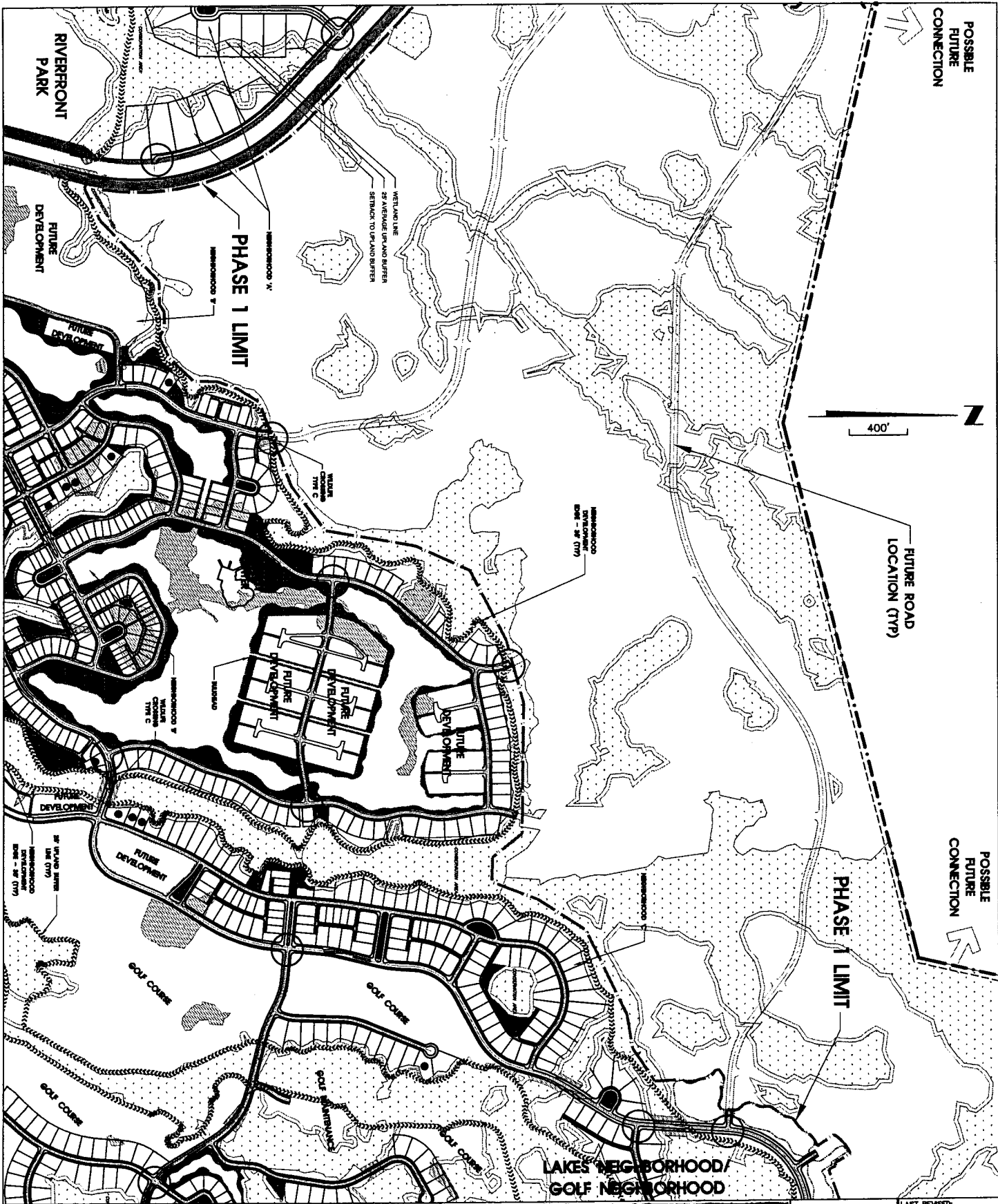


8 OF 13

England-Thiny & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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 FLORIDA • Founded 2002
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DATE: Oct 21, 2005	08/27/05 - RESPONSE TO COMMENTS
	10/20/05 - BCC ADOPTION HEARING



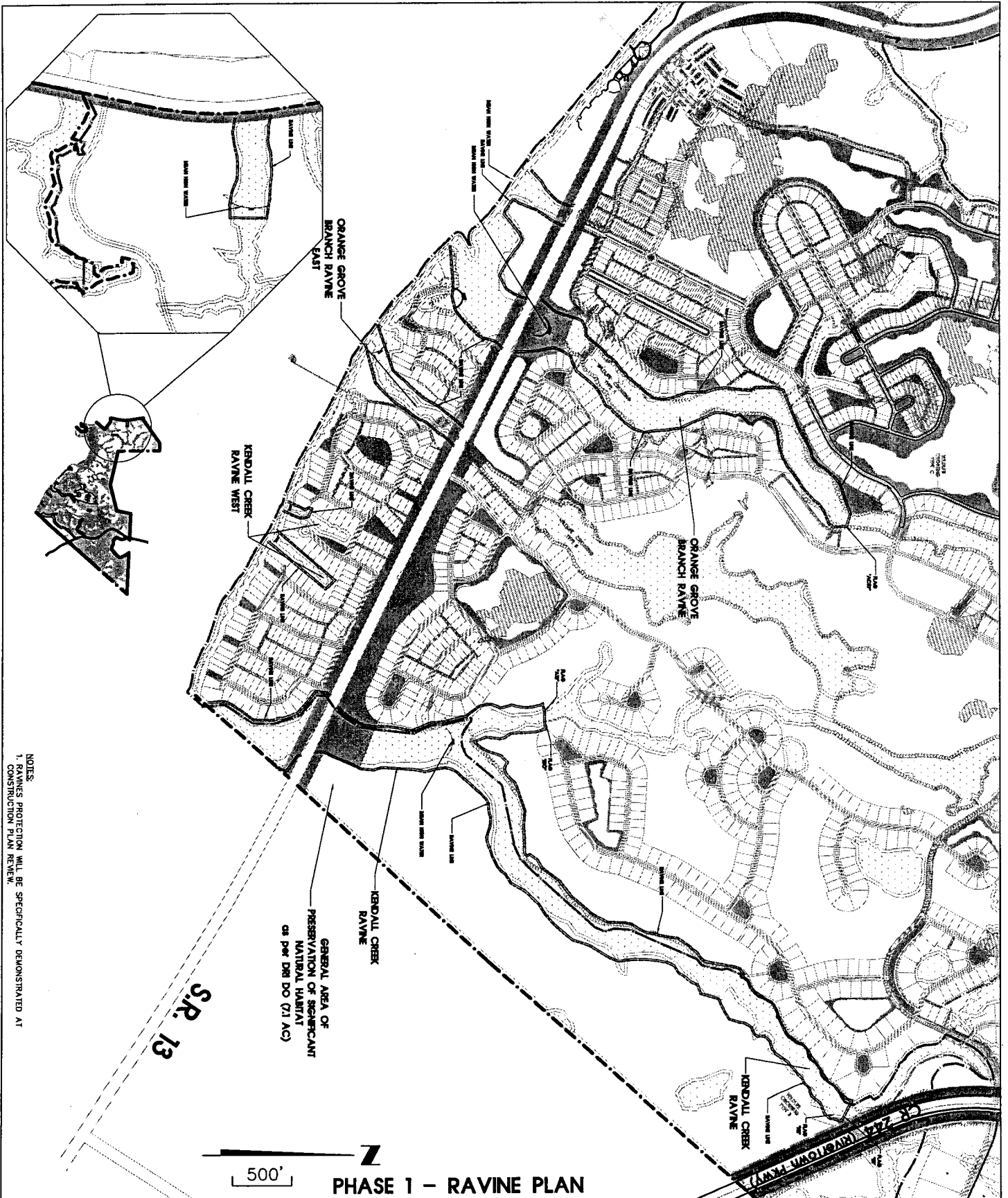
9 OF 13
DRAWING NO.

England-Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
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RIVERTOWN
 FLORIDA • Founded 2002
MASTER DEVELOPMENT PLAN (PHASE 1)

ETM. NO. E 01-177-07
DRAWN BY: J./AD
CHECKED BY: RLB/ALFORD
DATE: Oct 21, 2005

LAST REVISED: 07/21/05 - RESPONSE TO COMMENTS 08/15/05 - RESPONSE TO COMMENTS 08/23/05 - RESPONSE TO COMMENTS 09/27/05 - RESPONSE TO COMMENTS 10/20/05 - BCC ADOPTION HEARING
--



NOTES:
 1. EROSION PROTECTION SHALL BE SPECIFICALLY DEMONSTRATED AT CONSTRUCTION PLAN REVIEW.

10 OF 13
 DRAWING NO.

England-Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

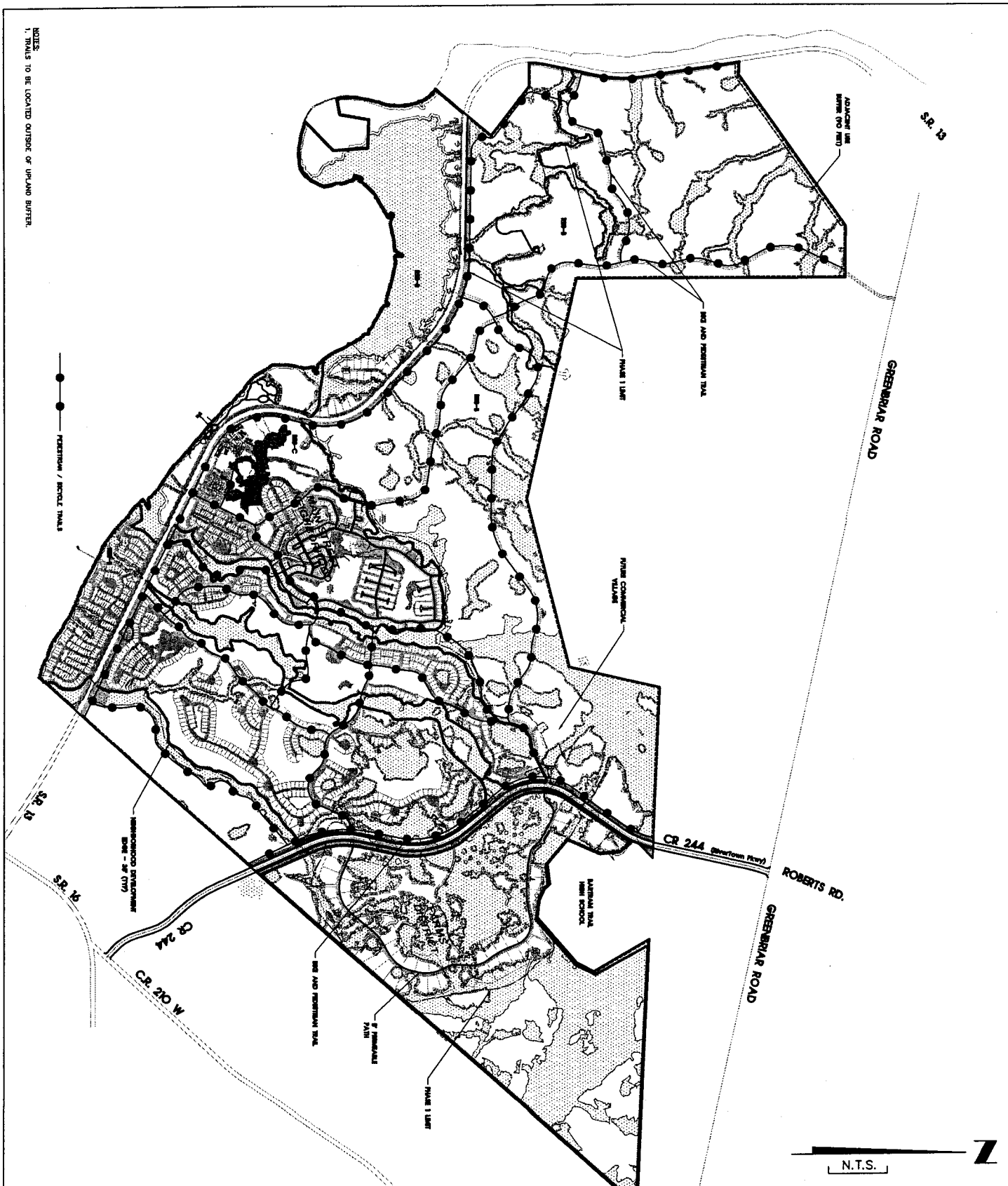
RIVERTOWN
 FLORIDA • Founded 2000
MASTER DEVELOPMENT PLAN (PHASE 1)

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CHECKED BY: RLB/ALFORD
DATE: Oct 21, 2005

LAST REVISED: 07/21/05 - RESPONSE TO COMMENTS 08/15/05 - RESPONSE TO COMMENTS 08/25/05 - RESPONSE TO COMMENTS 09/27/05 - RESPONSE TO COMMENTS 10/20/05 - BCC ADOPTION HEARING
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NOTES:
1. TRAILS TO BE LOCATED OUTSIDE OF UPLAND BUFFER.

PERMITS / BICYCLE TRAILS



BICYCLE & PREDESTRIAN TRAILS

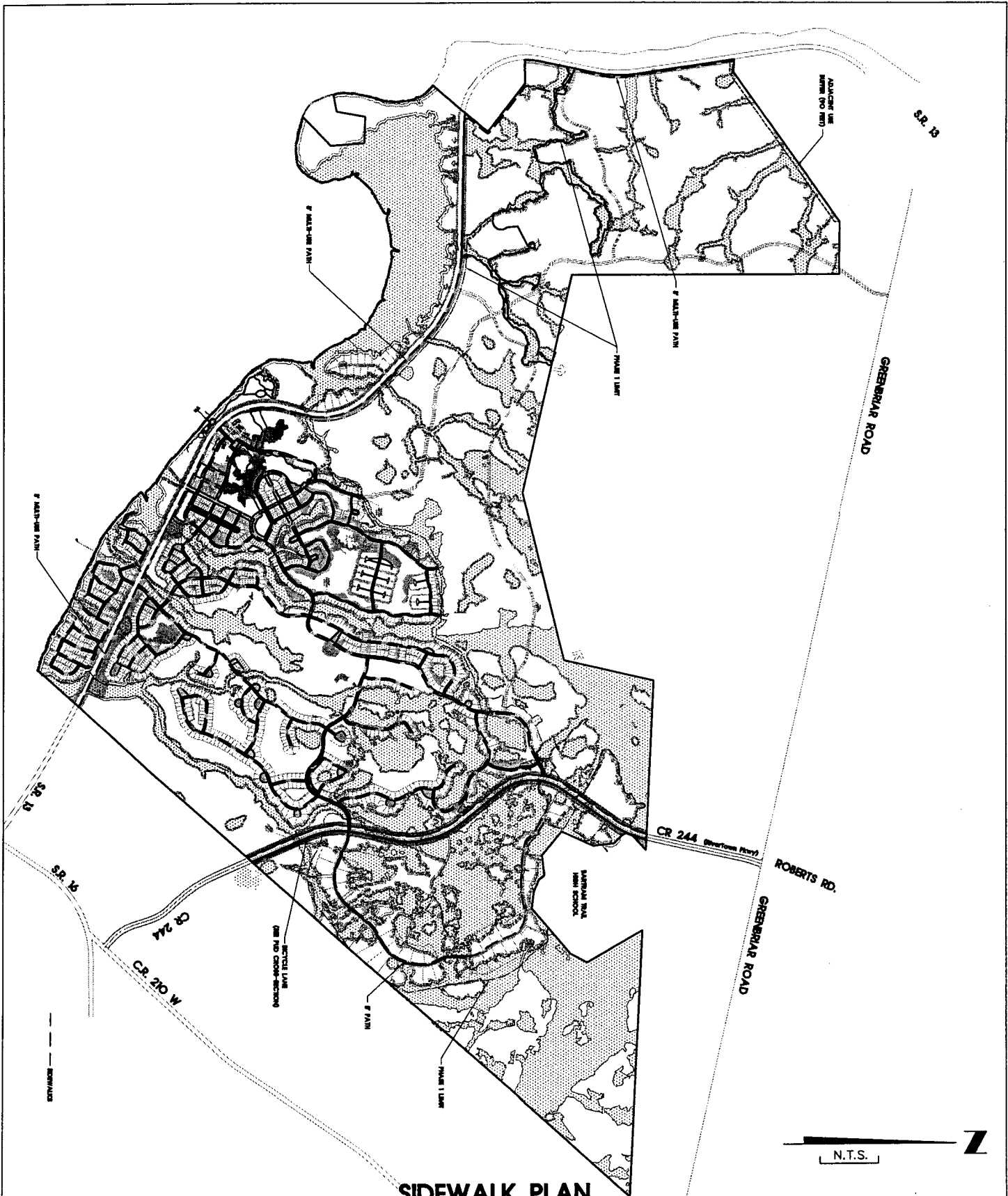
71 OF 13
DRAWING NO.

England-Thimly & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256
CERTIFICATE OF AUTHORIZATION NUMBER: 2584
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

RIVERTOWN
FLORIDA • Founded 2002
MASTER DEVELOPMENT PLAN (PHASE 1)

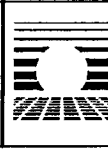
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CHECKED BY: RLB/ALFORD
DATE: Oct 21, 2005

LAST REVISED:
07/21/05 - RESPONSE TO COMMENTS
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08/25/05 - RESPONSE TO COMMENTS
09/27/05 - RESPONSE TO COMMENTS
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SIDEWALK PLAN

12 OF 13
DRAWING NO.



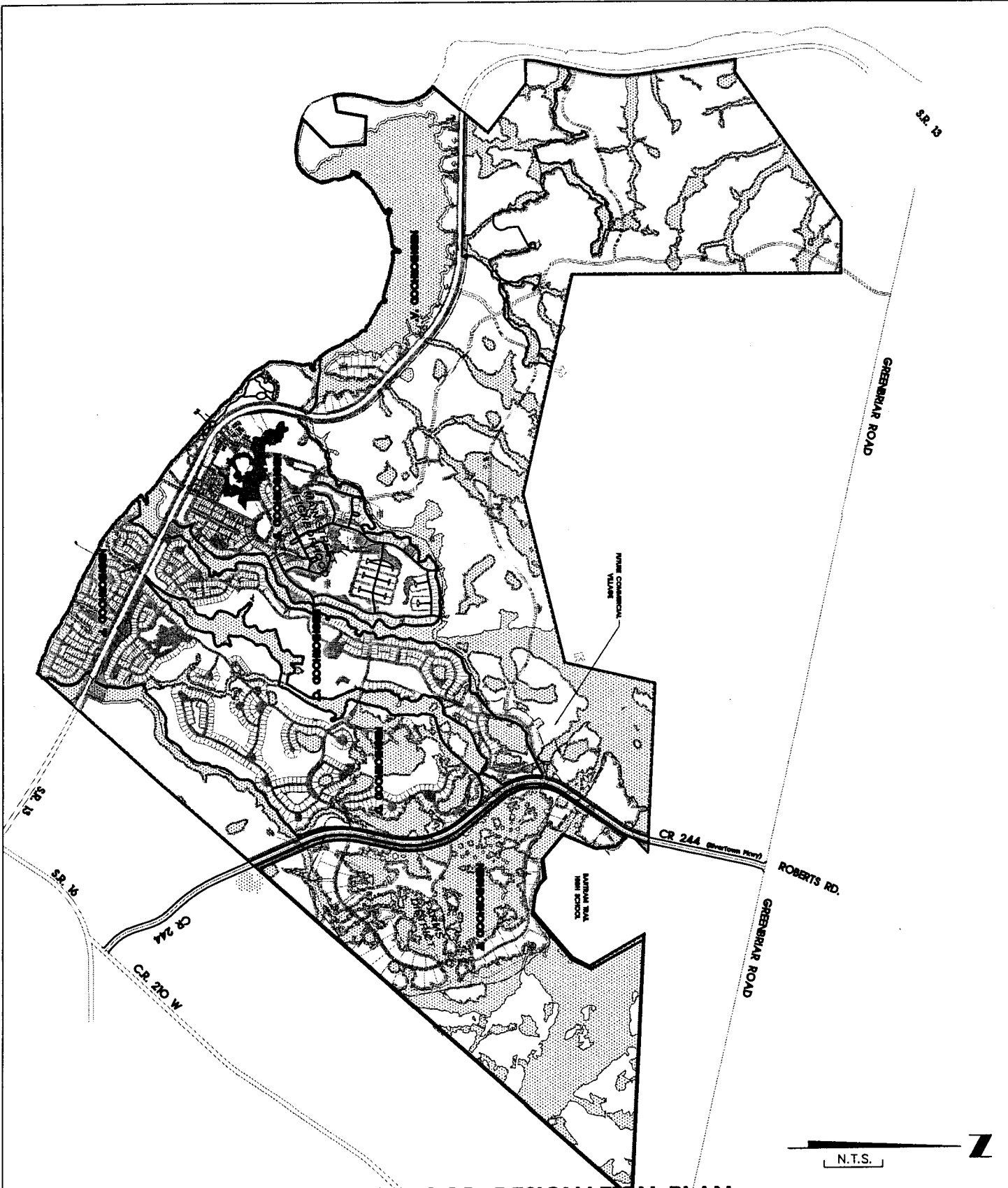
England-Thimms & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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RIVERTOWN
 FLORIDA • FOUNDED 2002
MASTER DEVELOPMENT PLAN (PHASE 1)

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 08/27/05 - RESPONSE TO COMMENTS
 10/20/05 - 8CC ADOPTION HEARING



NEIGHBORHOOD DESIGNATION PLAN

13 OF 13

England-Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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RIVERTOWN
 FLORIDA • *Founded 2002*
MASTER DEVELOPMENT PLAN (PHASE 1)

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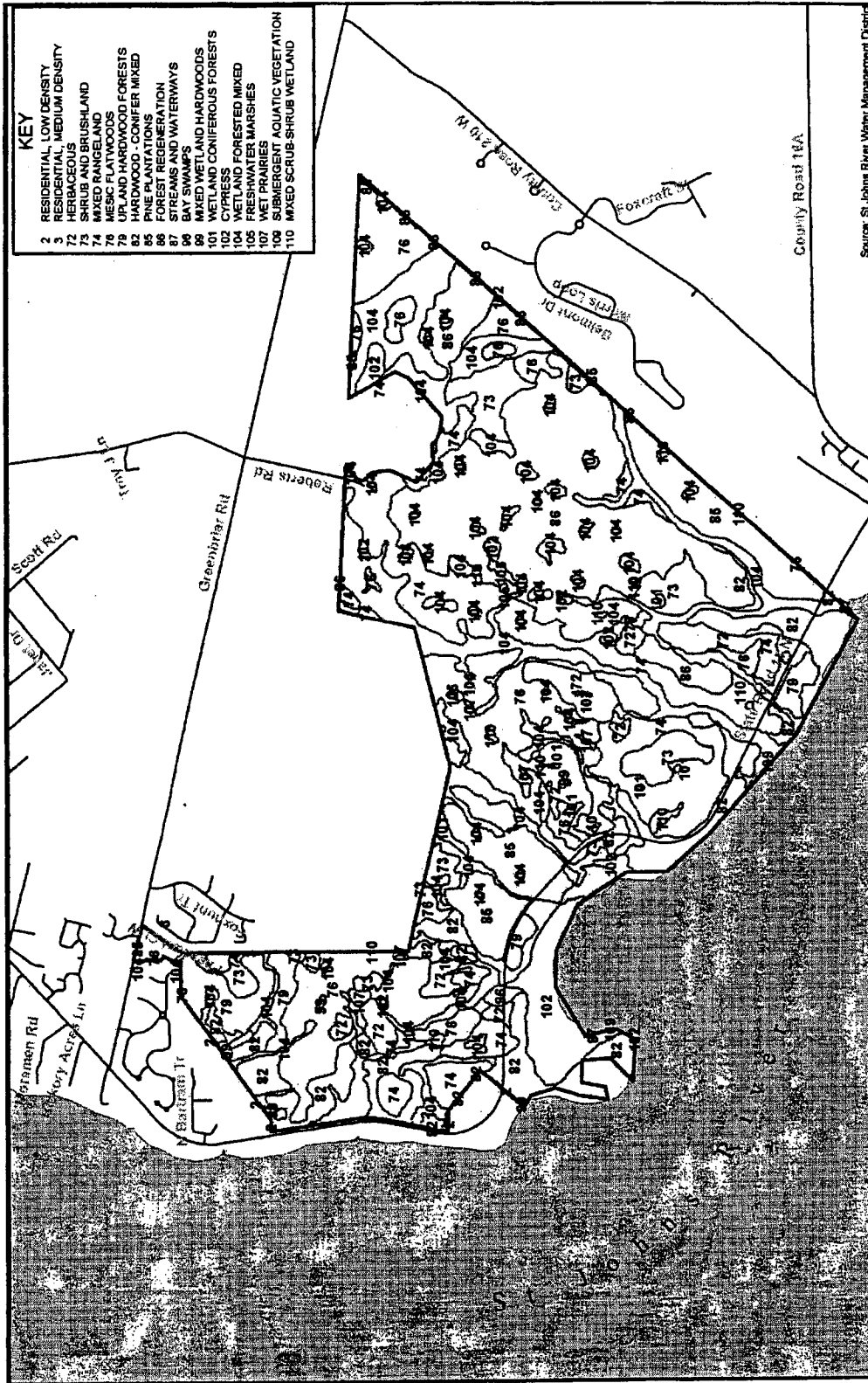
E-1 Soils Map and Soils Classification Table

MAP NO.	SOILS NAME	BRIEF DESCRIPTION	DEGREE OF LIMITATION FOR COMMUNITY DEVELOPMENT
1	Adamsville Fine Sand	Nearly level, somewhat poorly drained soil in broad flat areas and low knolls. Slopes smooth to convex from 0 to 2% slopes	Moderate
2	Astatula Fine Sand	Nearly level to sloping excessively drained soil on knolls and ridges. Slopes are convex and range 0-9%	Slight
3	Myakka Fine Sand	Nearly level, poorly drained soil in flatwoods, formed from sandy marine deposits. Slopes 0-2%	Severe
6	Tavares Fine Sand	Nearly level to gently sloping, moderately well drained soil in knolls and ridges. Slopes convex from 0-5%	Slight
7	Immokalee Fine Sand	Nearly level, poorly drained soil on broad flats and low knolls in flatwoods. Slopes 0-2%	Severe
8	Zolfo Fine Sand	Nearly level, somewhat poorly drained soil on broad landscapes, slightly higher than adjacent flatwoods. Slopes are convex from 0-2%	Moderate
9	Pomona Fine Sand	Nearly level, poorly drained soil on broad flats and low knolls in flatwoods. Slopes 0-2%	Severe
11	Smyrna Fine Sand	Nearly level, poorly drained soil on broad areas in flatwoods. Slopes 0-2%	Severe
12	Ona Fine Sand	Nearly level, poorly drained soil in flatwoods. Areas are irregular in shape, with slopes 0-2%	Severe
14	Cassia Fine Sand	Nearly level, somewhat poorly drained soil on low ridges, slightly higher than adjacent flatwoods. Slopes convex from 0-2%	Moderate
26	Samsula Muck	Very poorly drained soils in swamps and depressional flatwoods areas. Slopes less than 1% and concave	Severe
30	Wesconnett Fine Sand	Nearly level, very poorly drained soil in weakly defined drainageways in flatwoods. Concave slopes range from 0-2%	Severe
34	Tocoi Fine Sand	Nearly level, poorly drained soil in flatwood areas. Slopes 0-2%	Severe
36	Riviera Fine Sand	Nearly level, poorly drained soils in poorly defined drainageways and on floodplains. Slopes 0-2%	Severe
44	Sparr Fine Sand	Nearly level to gently sloping somewhat poorly drained soil adjacent to drainageways and in low knolls. Slopes 0-5%	Moderate
46	Holopaw Fine Sand	Nearly level, poorly drained soil in low flatwoods areas. Slopes irregular 0-2%	Severe
47	Holopaw Fine Sand, Frequently Flooded	Very poorly drained, nearly level sandy soil in broad shallow drainageways. Slopes 0-2%	Severe
48	Winder Fine Sand, Frequently Flooded	Poorly drained, nearly level soil formed in loamy marine materials. Found on floodplains and in poorly defined drainageways. Slopes less than 2%	Severe
58	Eau Gallie Fine Sand	Nearly level, poorly drained soil on low knolls and ridges adjacent to flatwoods depressions and drainageways. Slopes 0-2%	Severe
66	Terra Ceia Muck	Nearly level, very poorly drained soil on narrow to broad floodplains along rivers and streams. Slopes less than 1%	Severe
69	Bakersville Muck	Nearly level, very poorly drained soil in depressional flatwoods areas. Slopes less than 2%	Severe

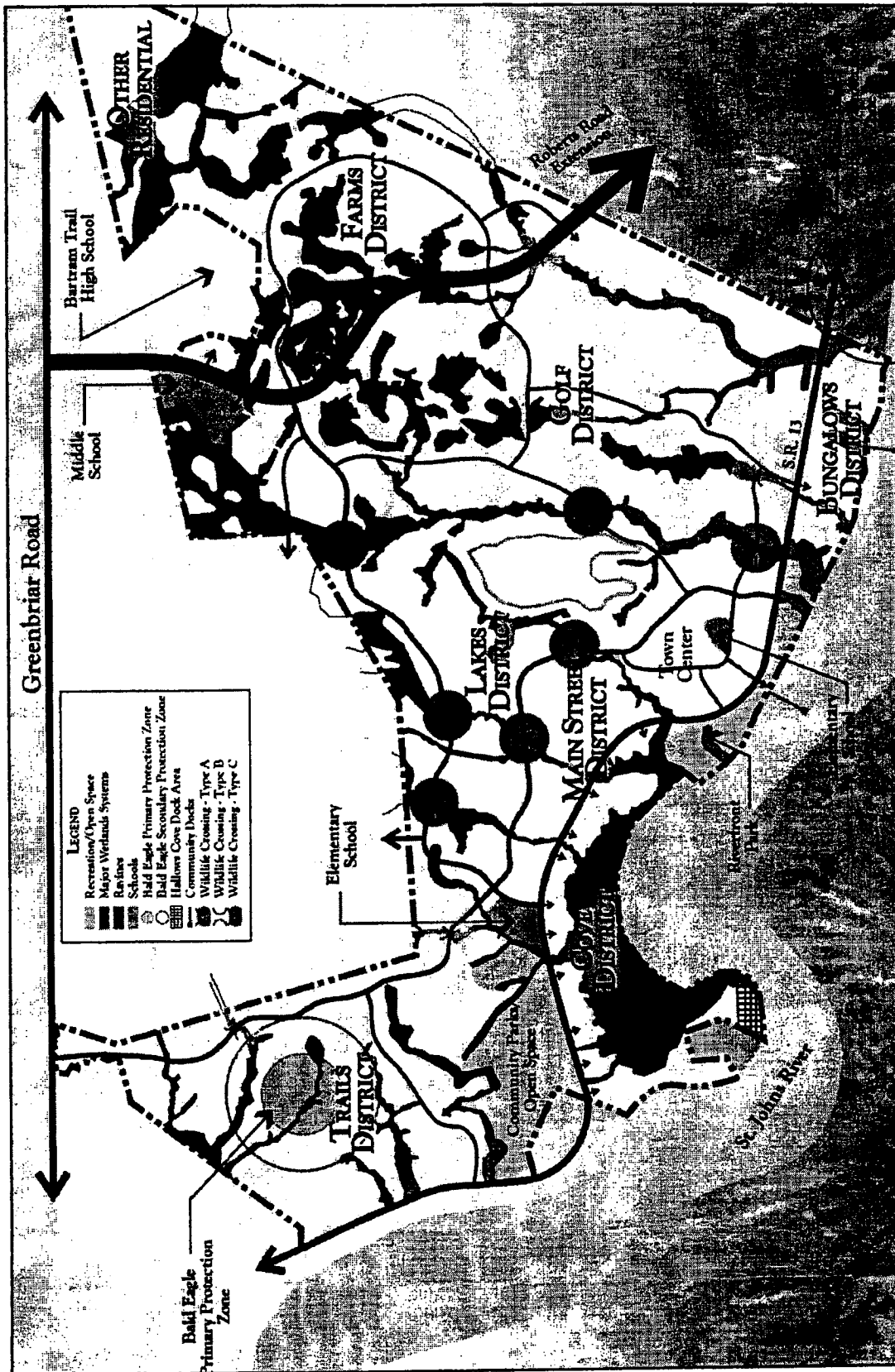


E-2) Wetlands Map

RIVERTOWN



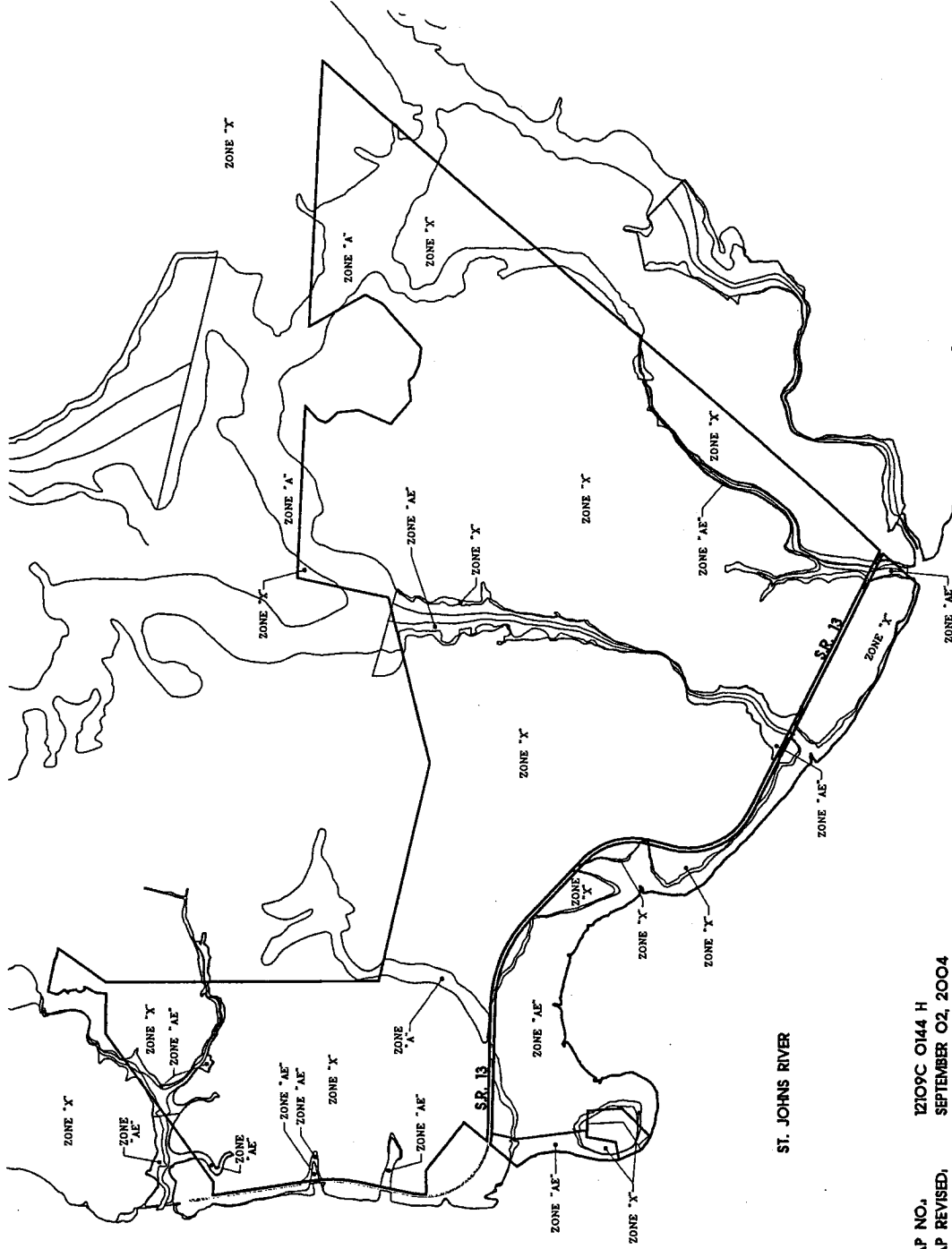
E-3) FLUCCS Map



F-4) Greenways & Ravines System Map

RIVERTOWN

Planned Unit Development



ST. JOHNS RIVER

FEMA MAP NO. 12109C 0144 H
 FEMA MAP REVISED, SEPTEMBER 02, 2004

RECEIVED
 AUG 25 2005
 ST. JOHNS COUNTY
 PLANNING DEPARTMENT

RIVERTOWN FEMA MAP



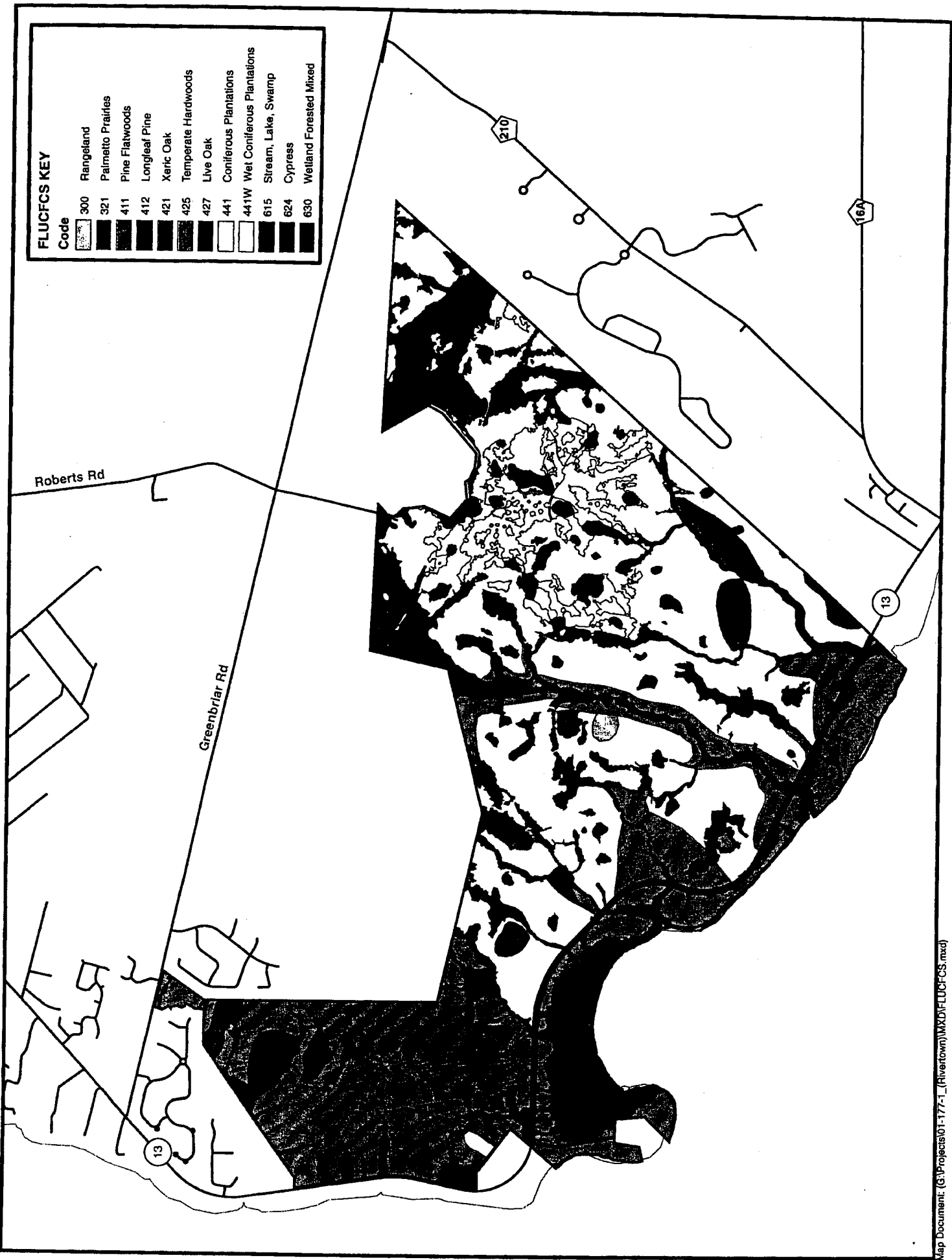
BIKE & PEDESTRIAN TRAIL

E-5) Pedestrian/Bicycle Circulation System

RIVERTOWN

FLUCFCS KEY

Code	Description
300	Rangeland
321	Palmetto Prairies
411	Pine Flatwoods
412	Longleaf Pine
421	Xeric Oak
425	Temperate Hardwoods
427	Live Oak
441	Coniferous Plantations
441W	Wet Coniferous Plantations
615	Stream, Lake, Swamp
624	Cypress
630	Wetland Forested Mixed



Map Document: (G:\Projects\01-177-1 (Rivertown)\MXD\FLUCFCS.mxd)

August 12, 2005



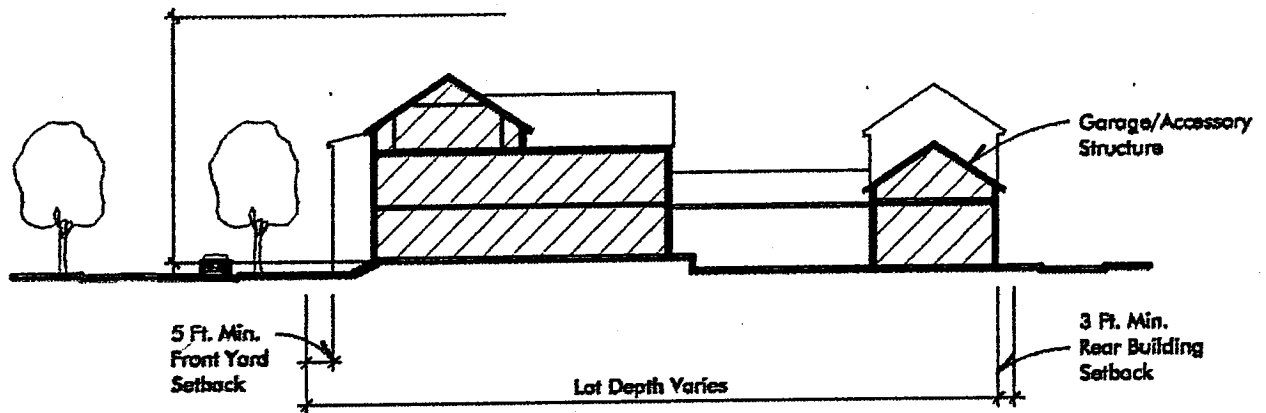
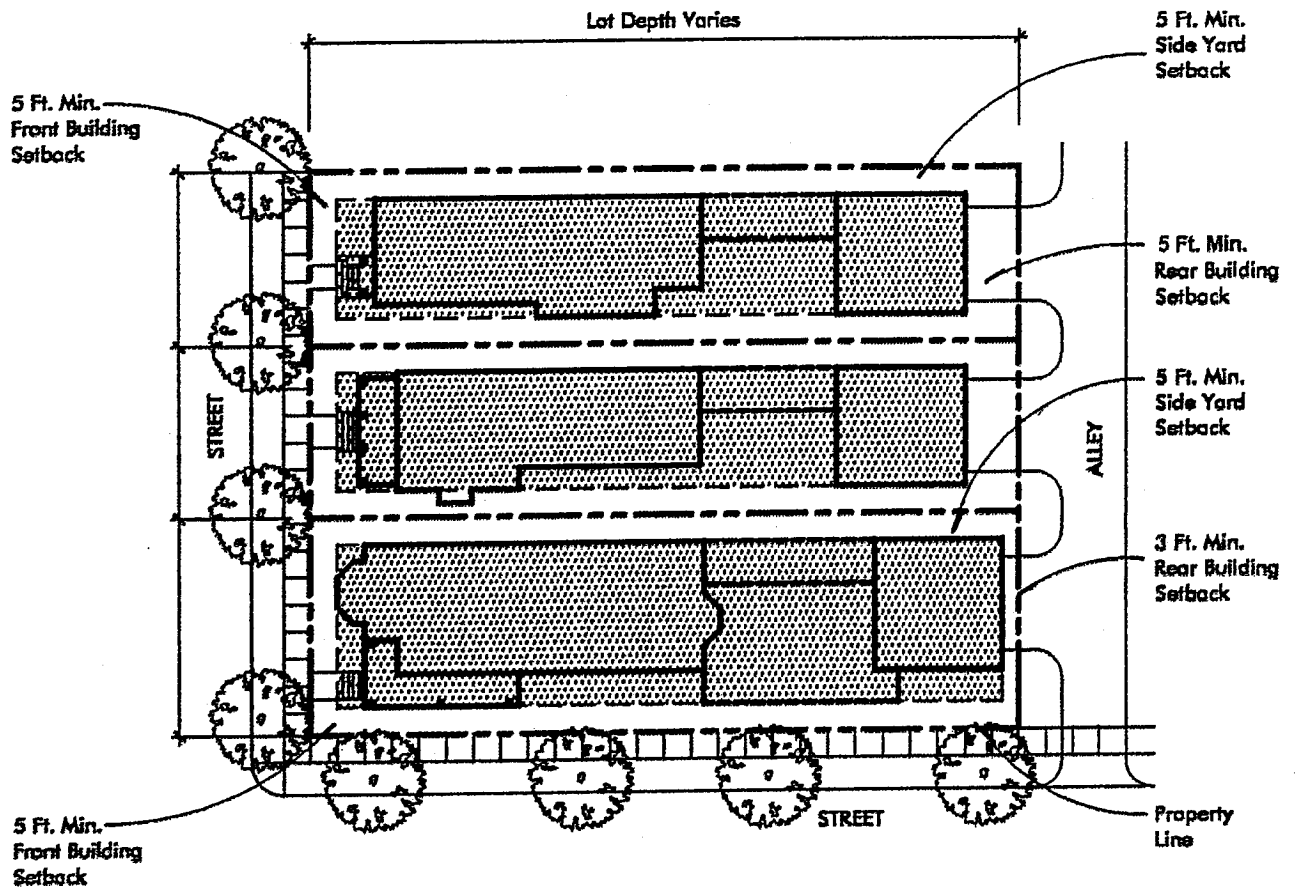
Planned Unit Development

Exhibit F Graphic Standards Attachments

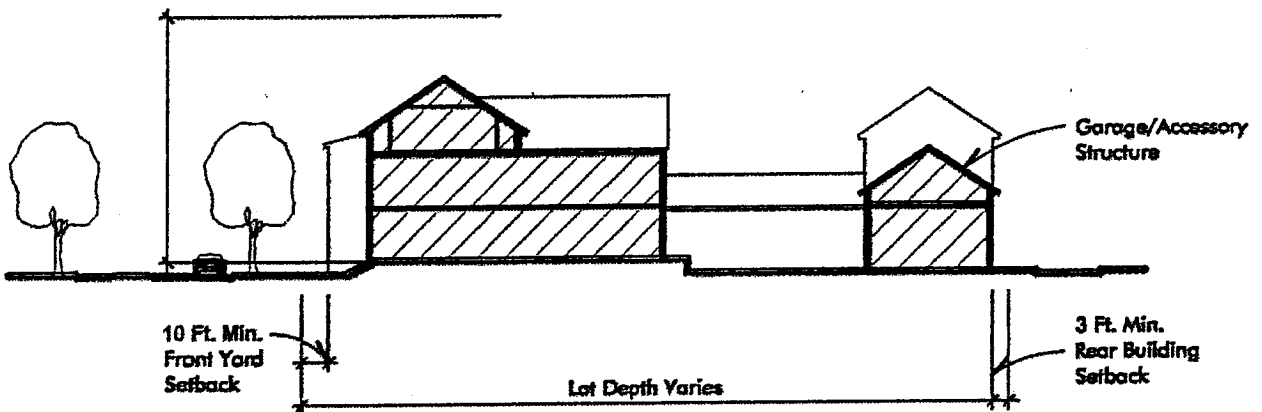
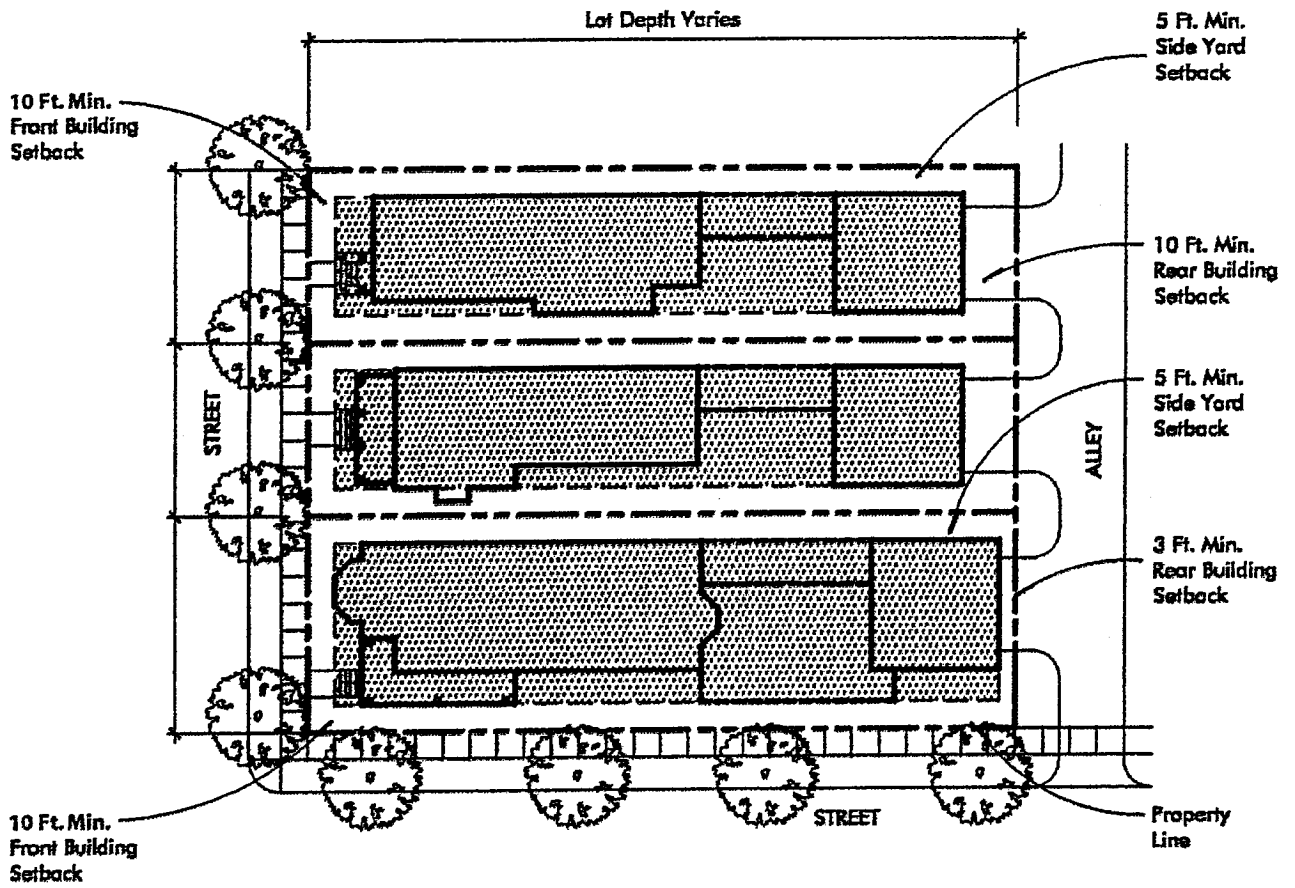
- Exhibit F-1
TND Standards
- Exhibit F-2
Road Right-of-Way Sections and Standards
- Exhibit F-3
Parking Standards
- Exhibit F-4
Scenic Edge, Buffers and Landscape Standards
- Exhibit F-5
Town Center Standards
- Exhibit F-6
Building Height Justification



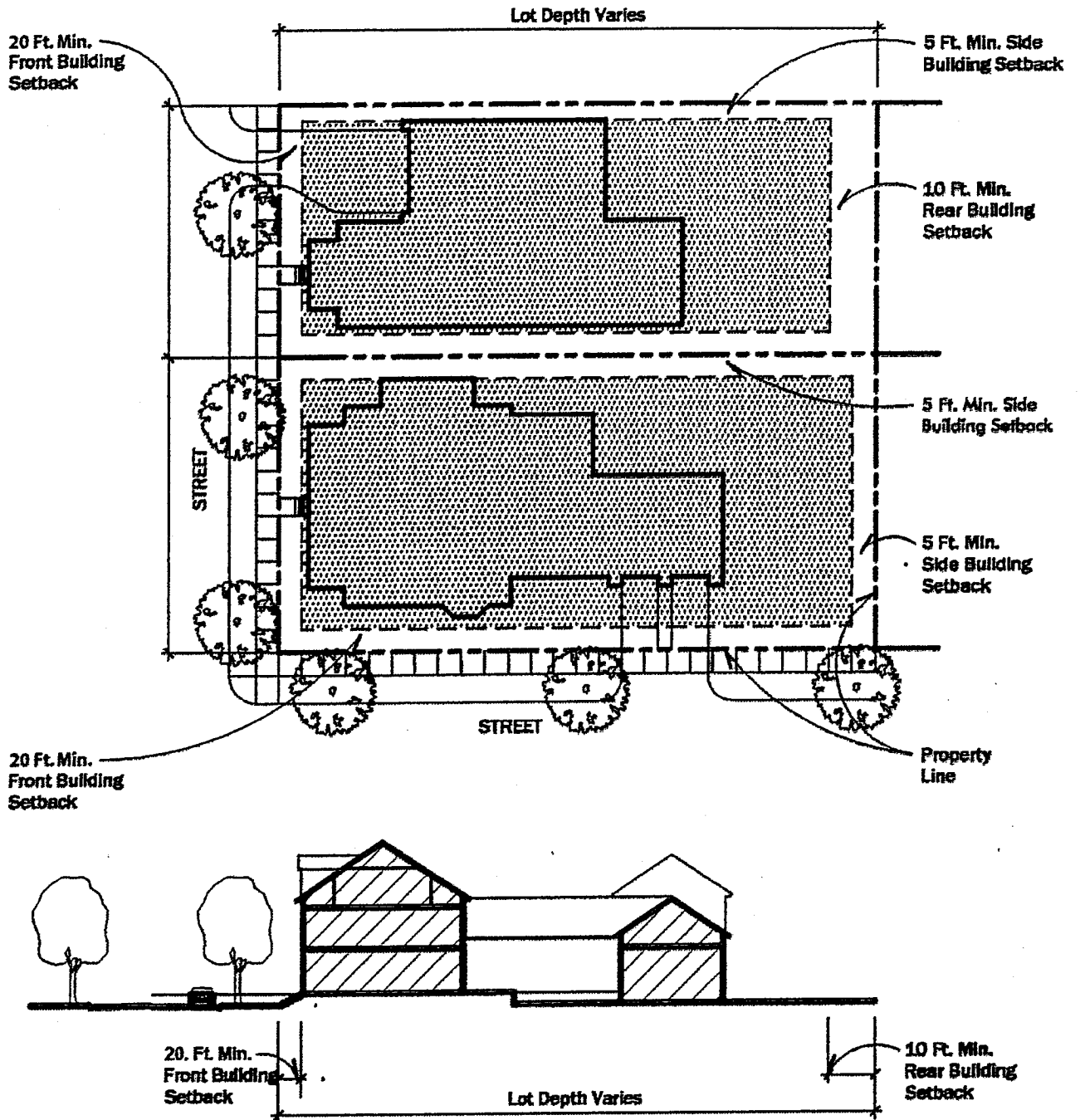
F-1) Traditional Neighborhood Design Standards



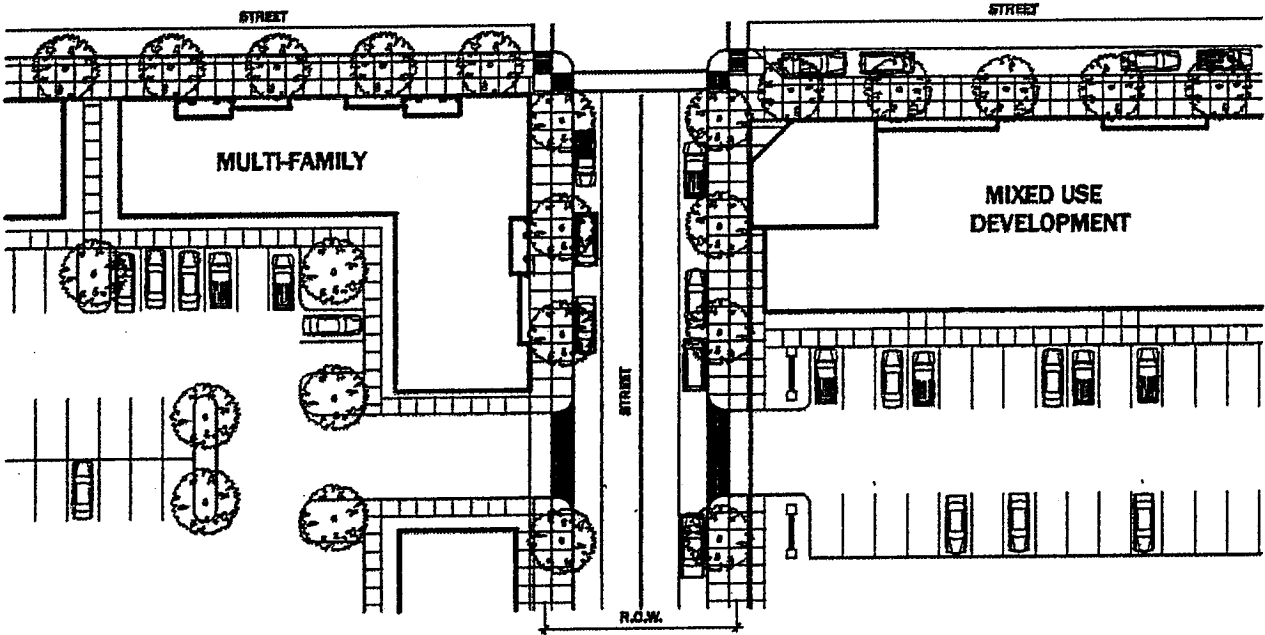
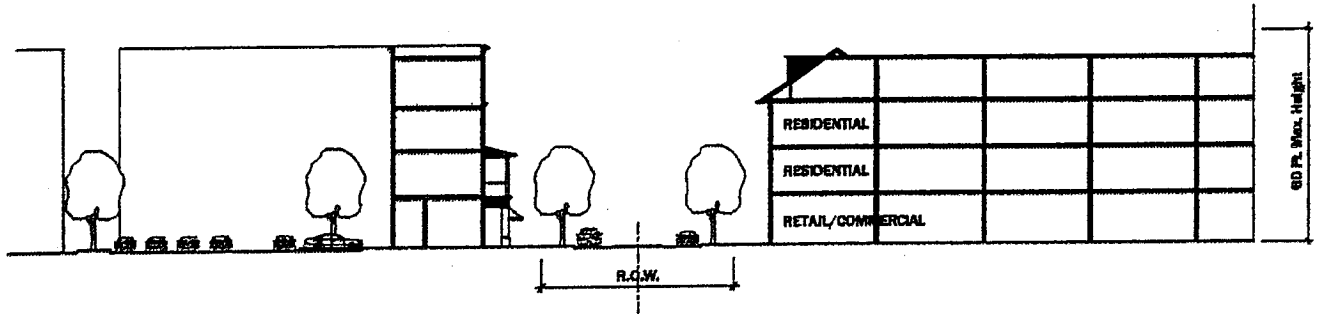
Single Family Lot Type I



Single Family Lot Type II

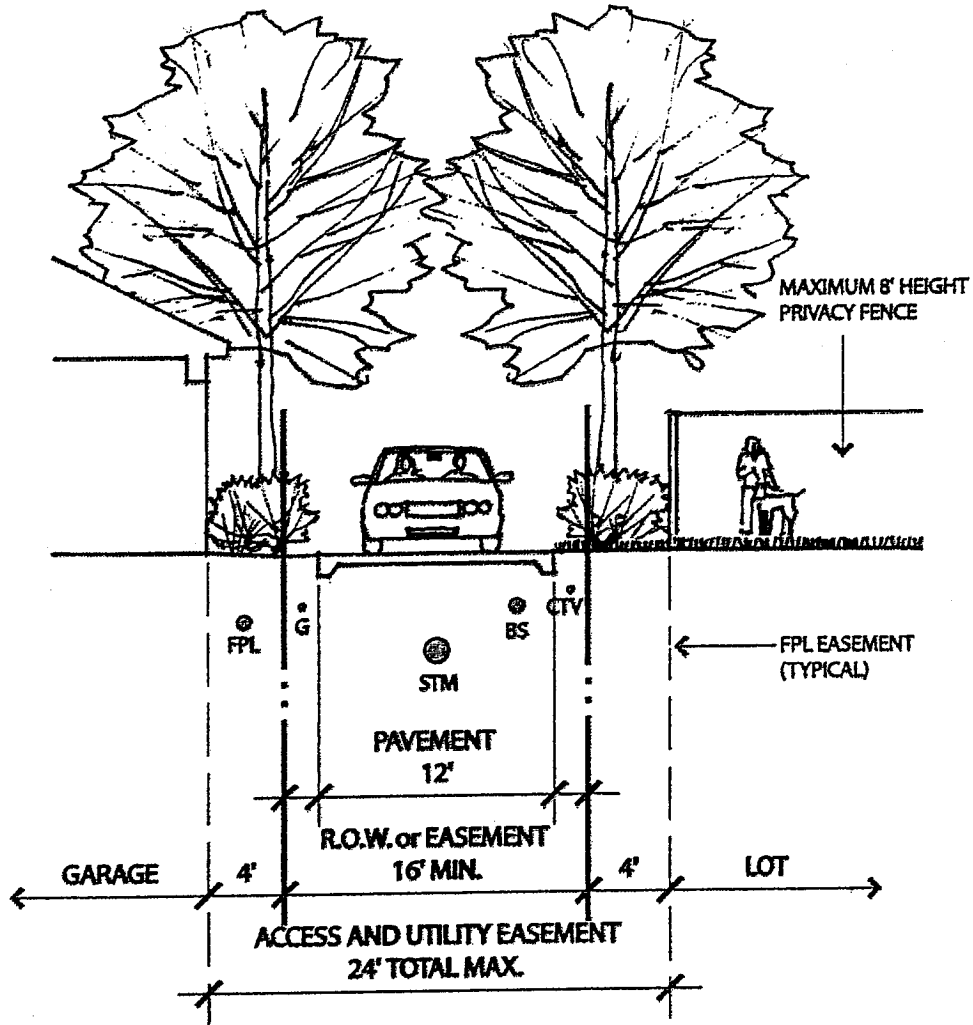


Single Family Lot Type III



Multi Family Development

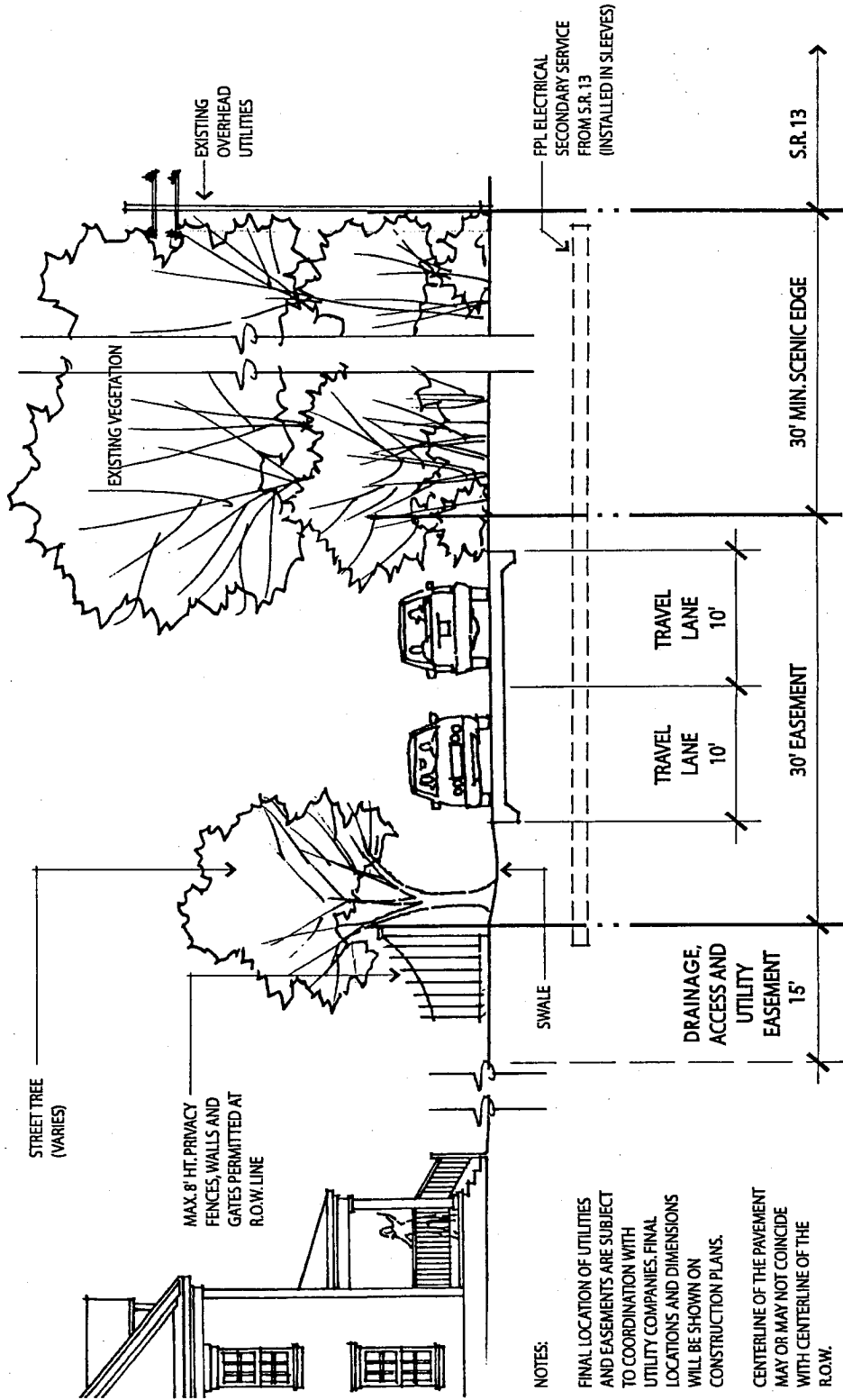
F-2) Road Right-of-Way Sections and Standards



TYPICAL CROSS SECTION

RIVERTOWN AL-16-12
ALLEY WAY (ONE WAY)

(RIGHT-OF-WAY MAY BE A TRACT OR AN EASEMENT FOR ALLEYS. NOTE: ALLEY MAY BE TWO WAY TRAFFIC IF TRACT OR EASEMENT IS MIN. OF 35' WIDE AND PAVEMENT IS MIN. 20' WIDE)

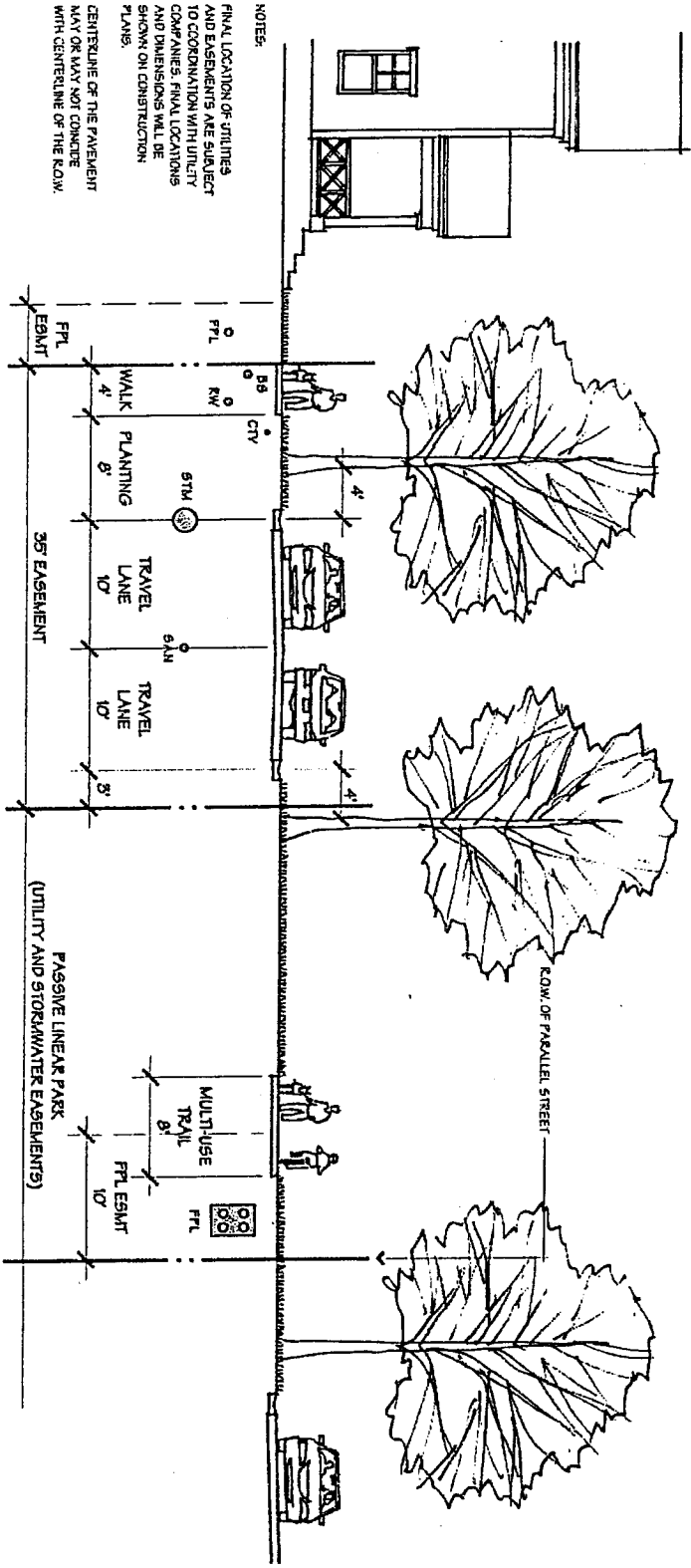


NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

TYPICAL CROSS SECTION

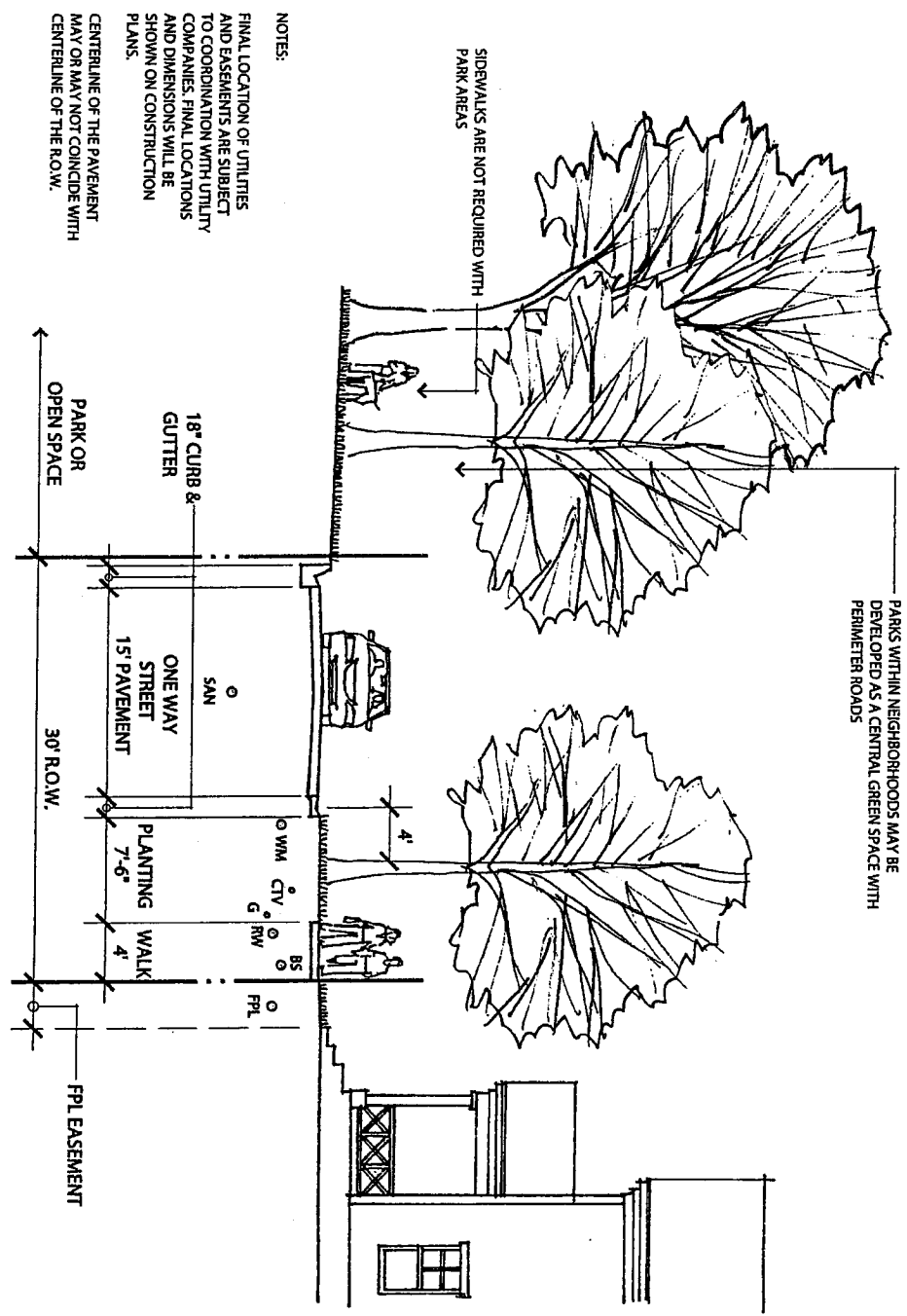
PL-30-20 PRIVATE LANE/DRIVE





NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PARALLEL MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE ROW.

TYPICAL CROSS SECTION
 PL-35-20 PRIVATE DRIVEWAY WITH LINEAR PARK

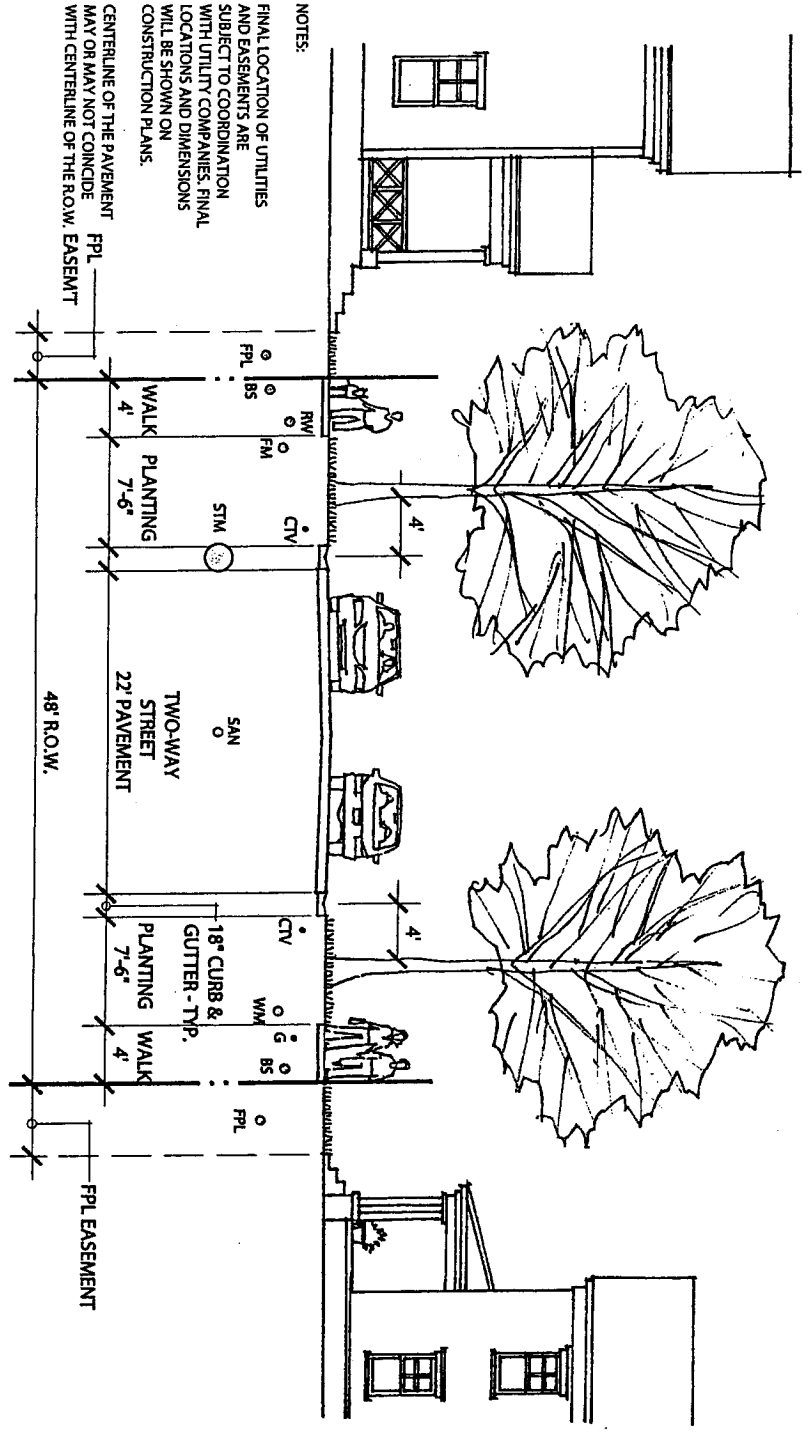


NOTES:

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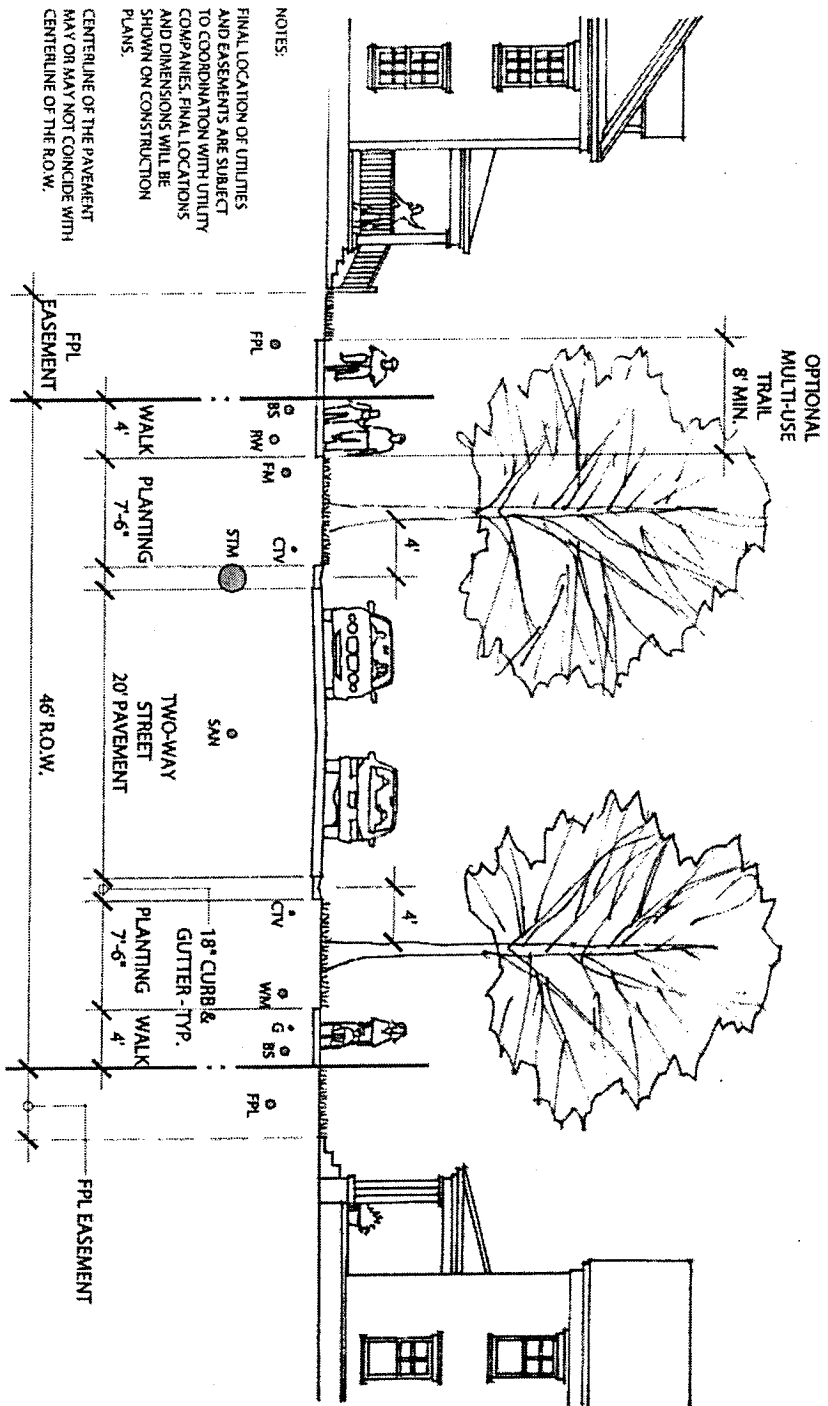
CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

TYPICAL CROSS SECTION
ONE-WAY STREET ST-30-17



NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W. EASEMENT

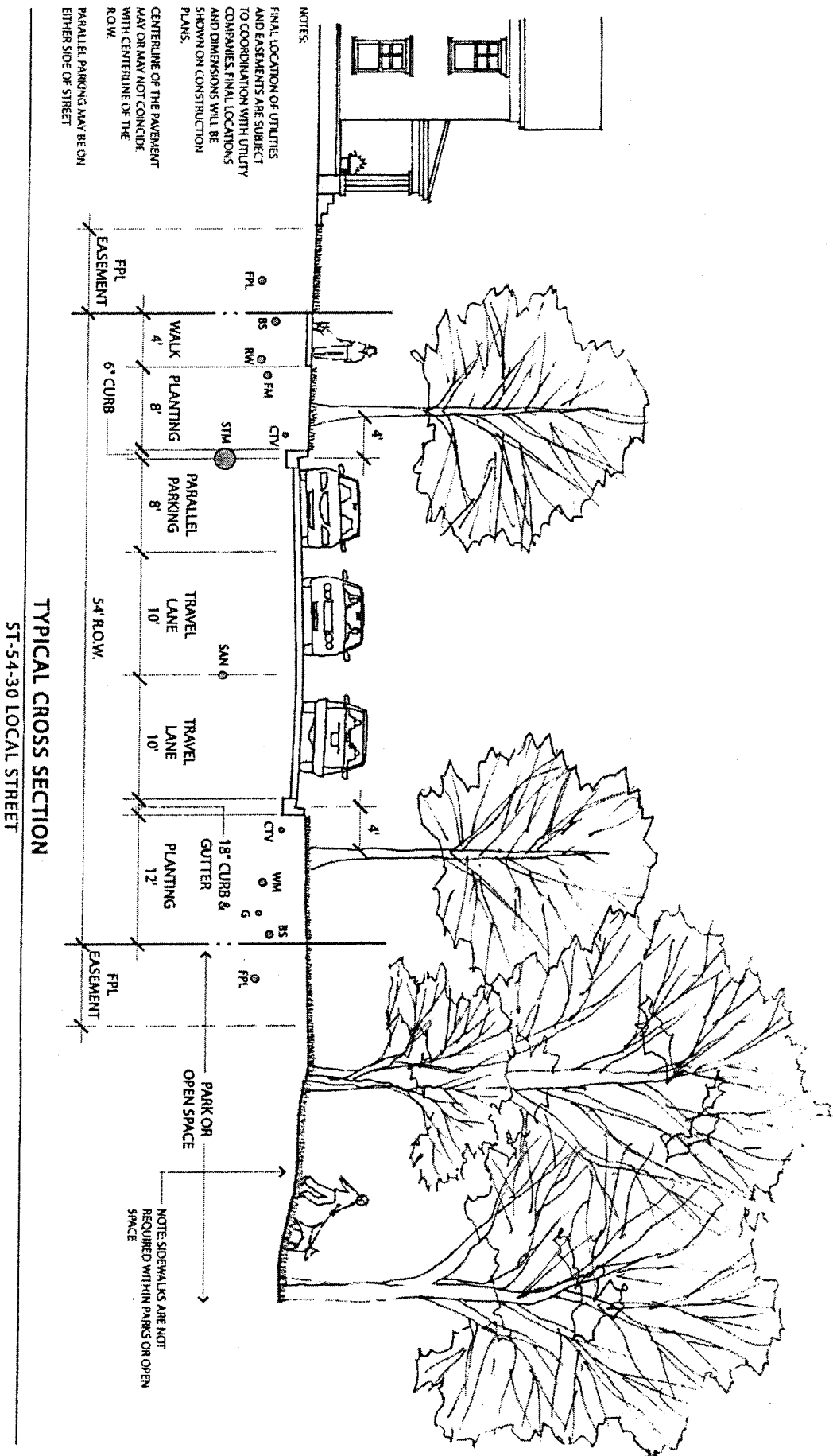
TYPICAL CROSS SECTION
ST-48-24 LOCAL STREET



NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

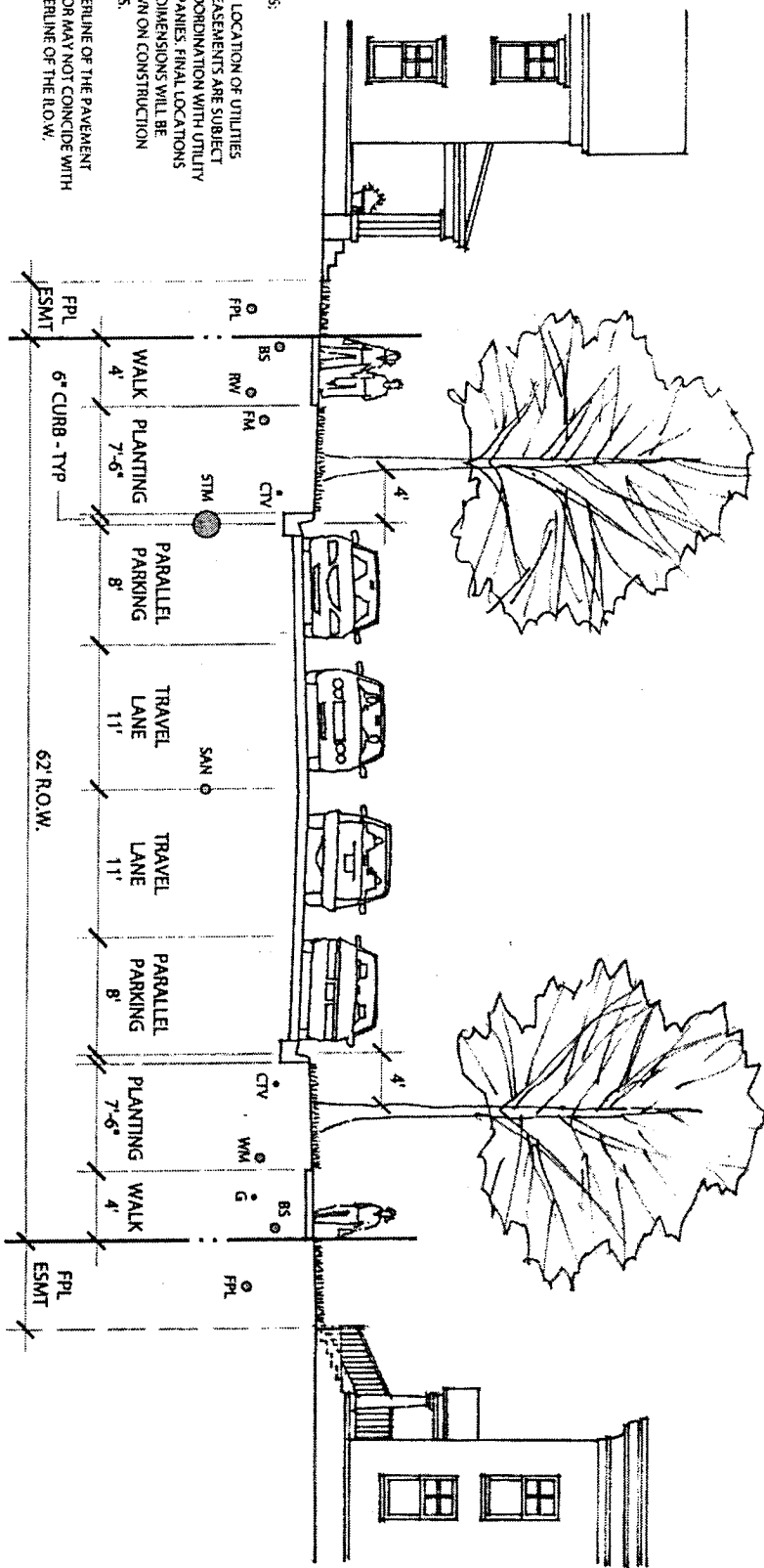
TYPICAL CROSS SECTION

ST-46-22 LOCAL STREET WITH MULTI-USE TRAIL
 (ST-46-32 SECTION MAY SUBSTITUTE A 4' SIDEWALK FOR MULTI-USE TRAIL)



TYPICAL CROSS SECTION
 ST-54-30 LOCAL STREET

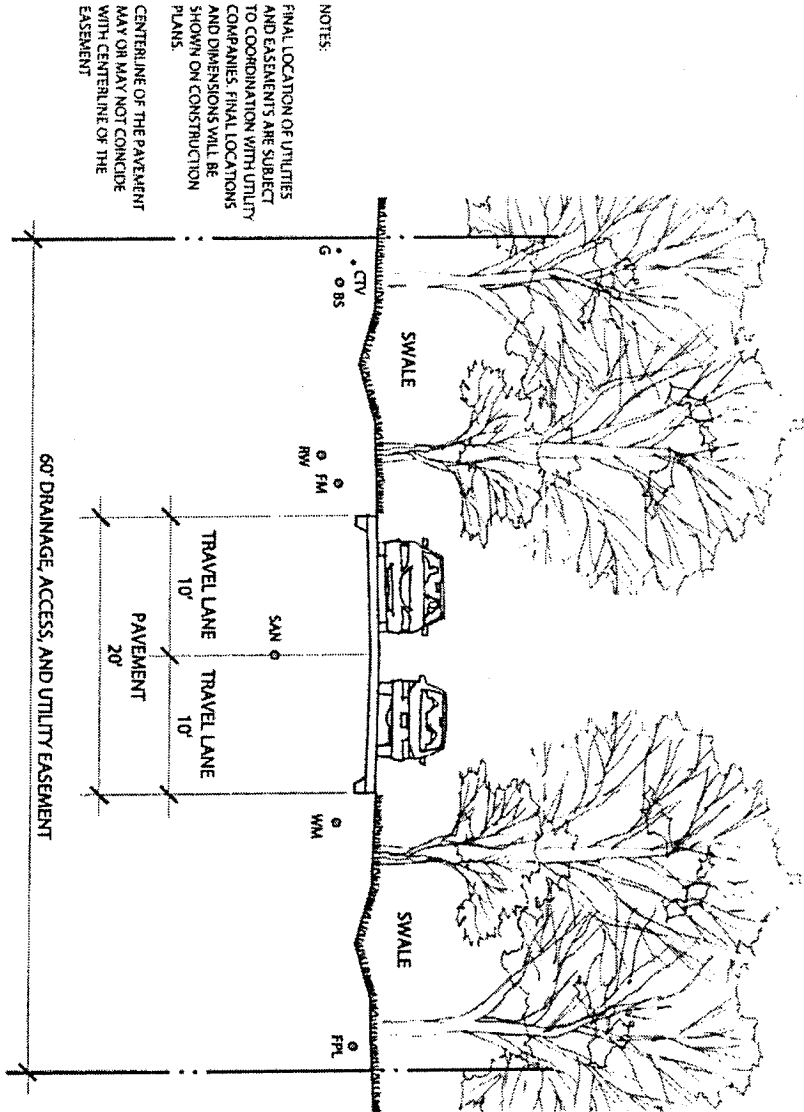
RIVERTOWN



NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

TYPICAL CROSS SECTION
 ST-62-38 LOCAL STREET

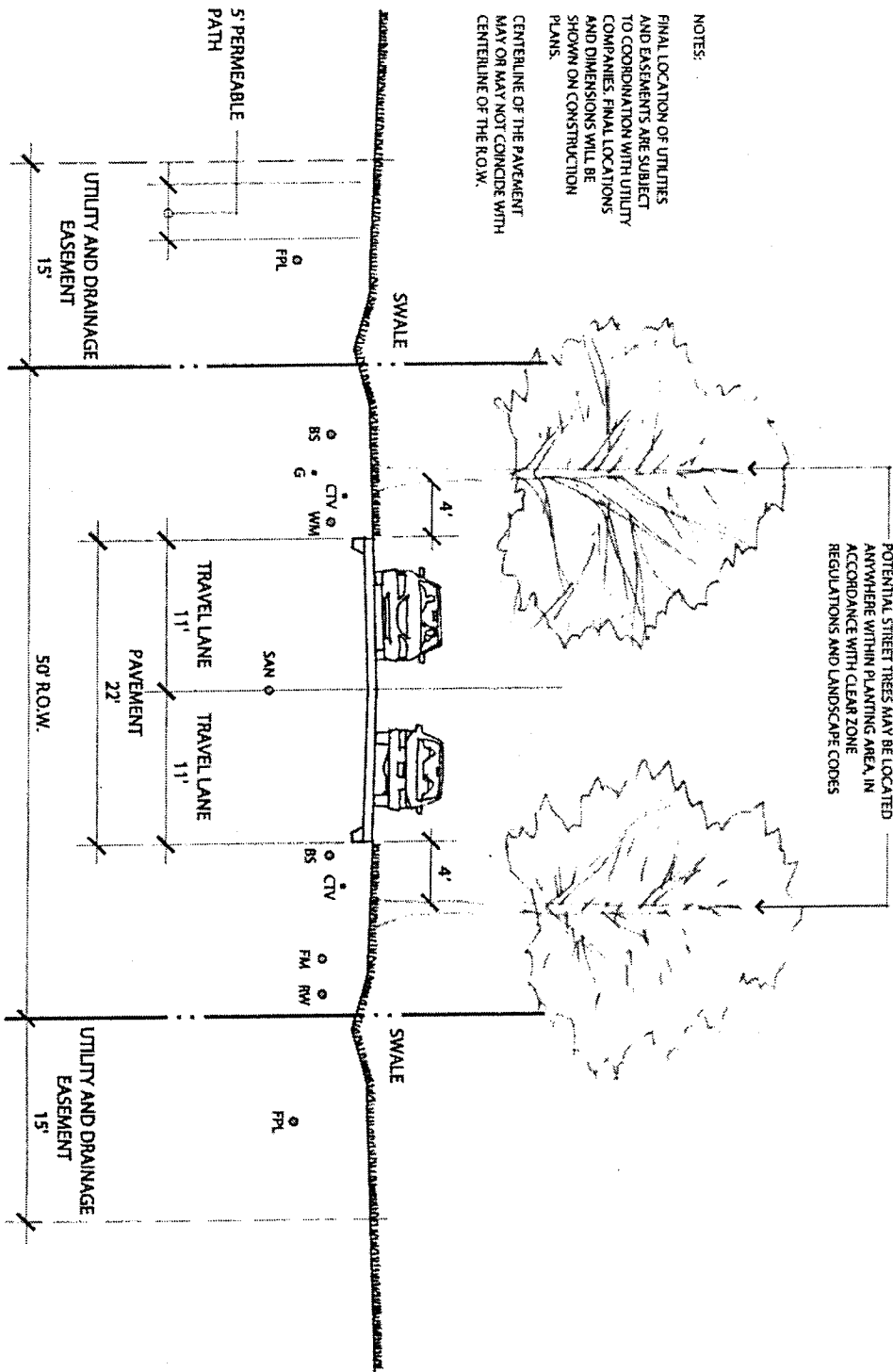
RIVERTOWN



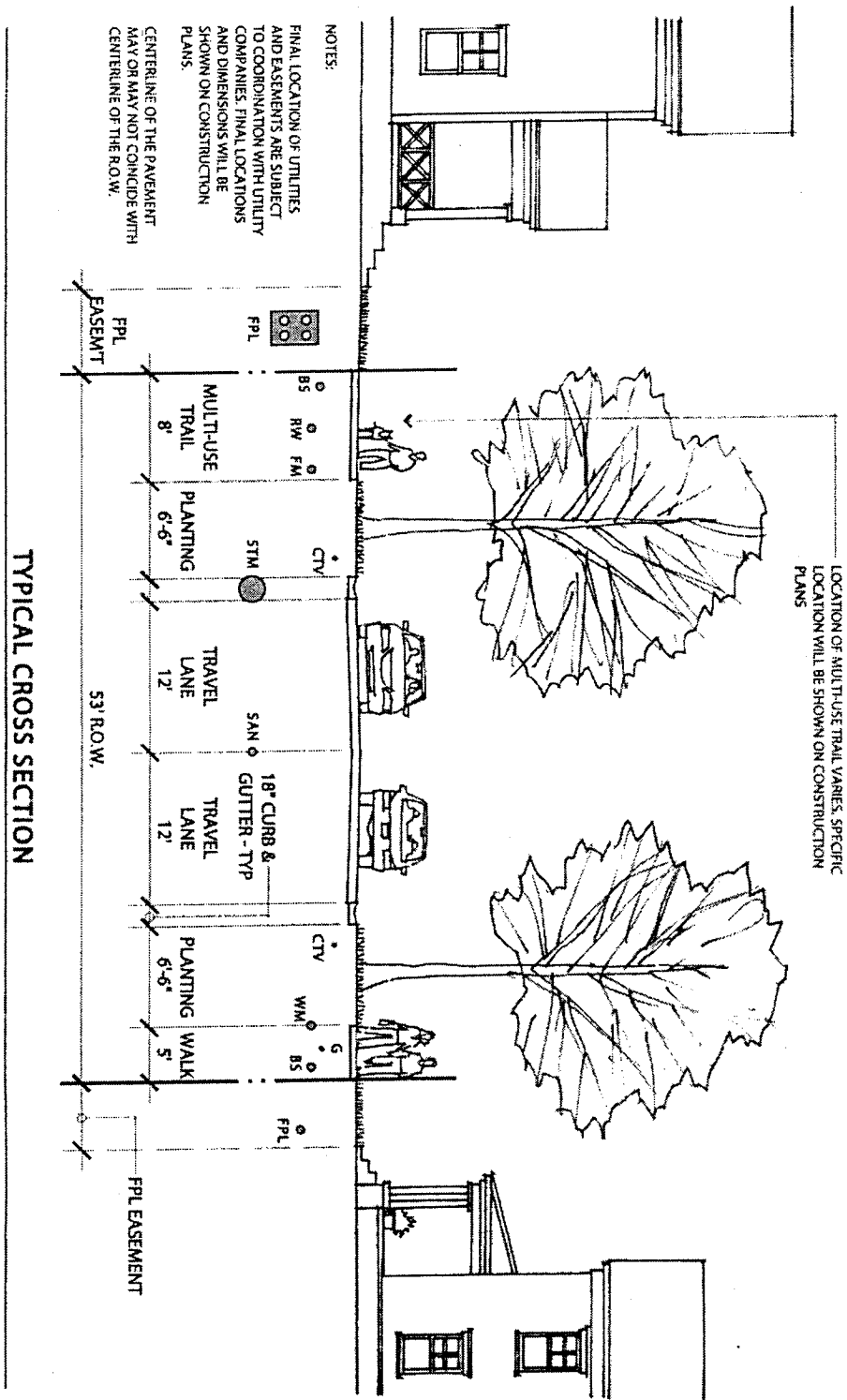
NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE EASEMENT

TYPICAL CROSS SECTION
PL-60-20 PRIVATE LANE/DRIVE
 (SEWER WILL BE PRESSURIZED LINES WITH NO GRAVITY - STORMWATER TREATMENT VIA VEGETATED NATURAL BUFFER AND DRY SWALES)

NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.



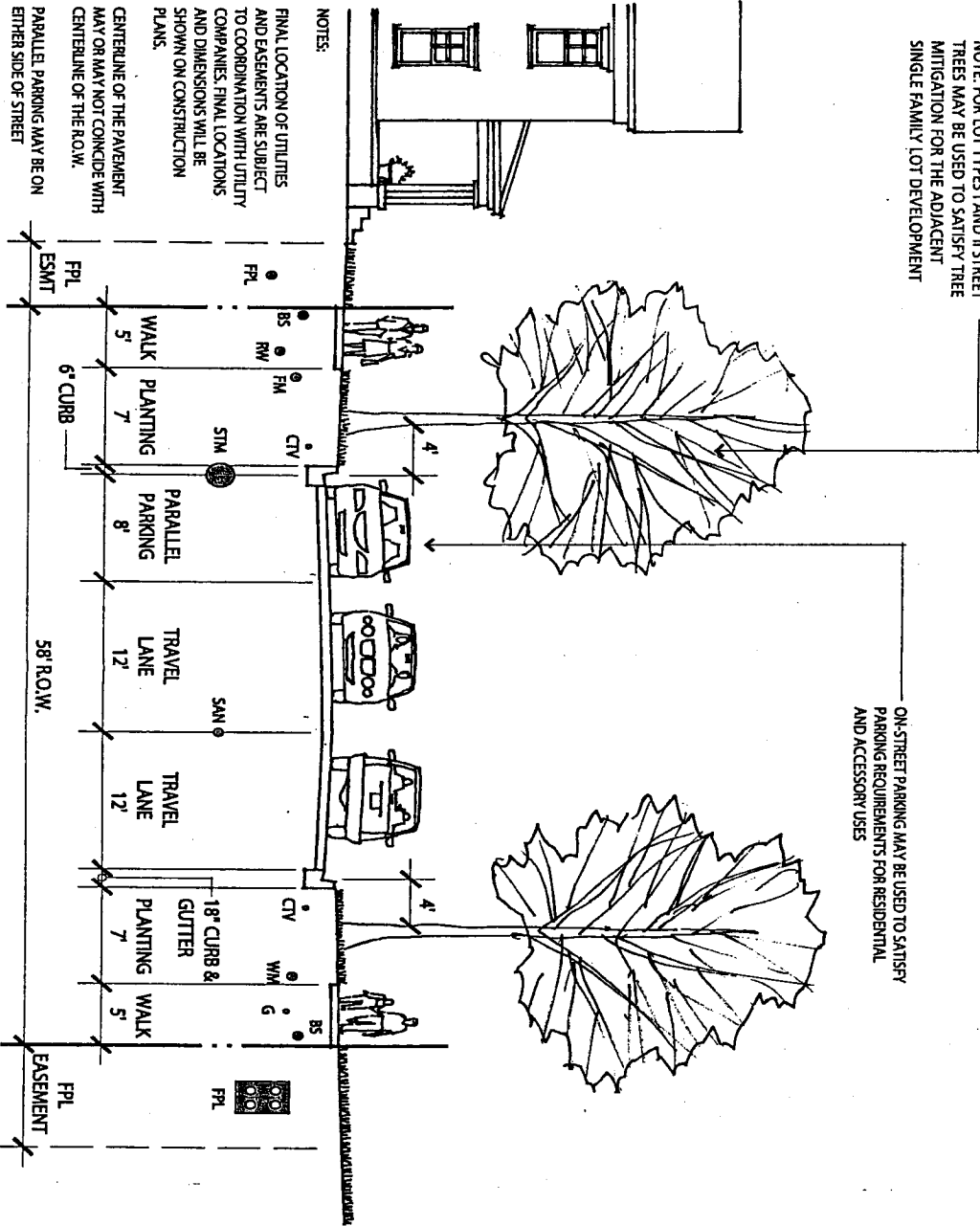
TYPICAL CROSS SECTION
 RS-50-22 RURAL STREET



RIVERTOWN

NOTE: FOR LOT TYPES I AND II STREET TREES MAY BE USED TO SATISFY TREE MITIGATION FOR THE ADJACENT SINGLE FAMILY LOT DEVELOPMENT

ON-STREET PARKING MAY BE USED TO SATISFY PARKING REQUIREMENTS FOR RESIDENTIAL AND ACCESSORY USES



NOTES:

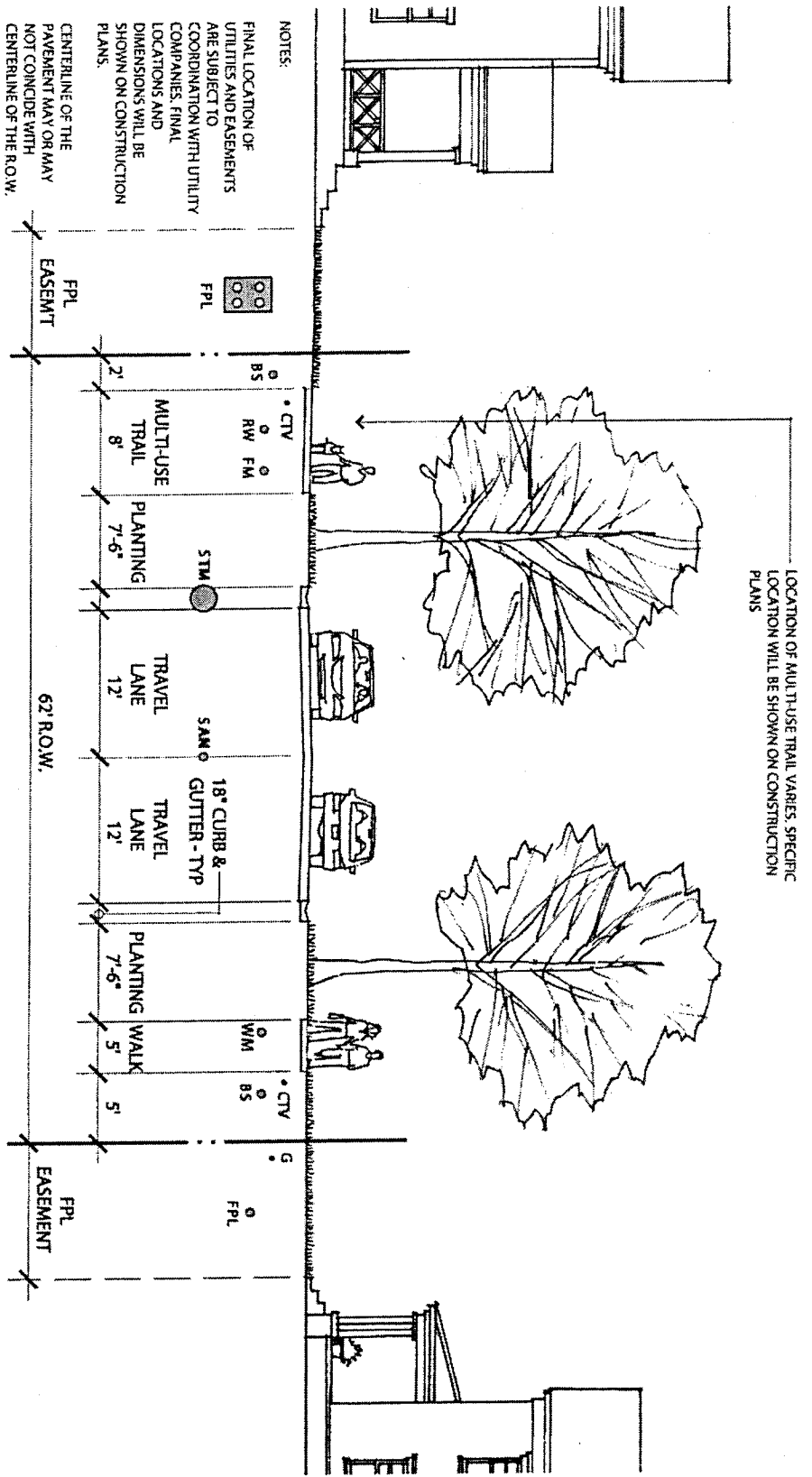
FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.

CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

PARALLEL PARKING MAY BE ON EITHER SIDE OF STREET

TYPICAL CROSS SECTION

ST-58-32 MINOR COLLECTOR

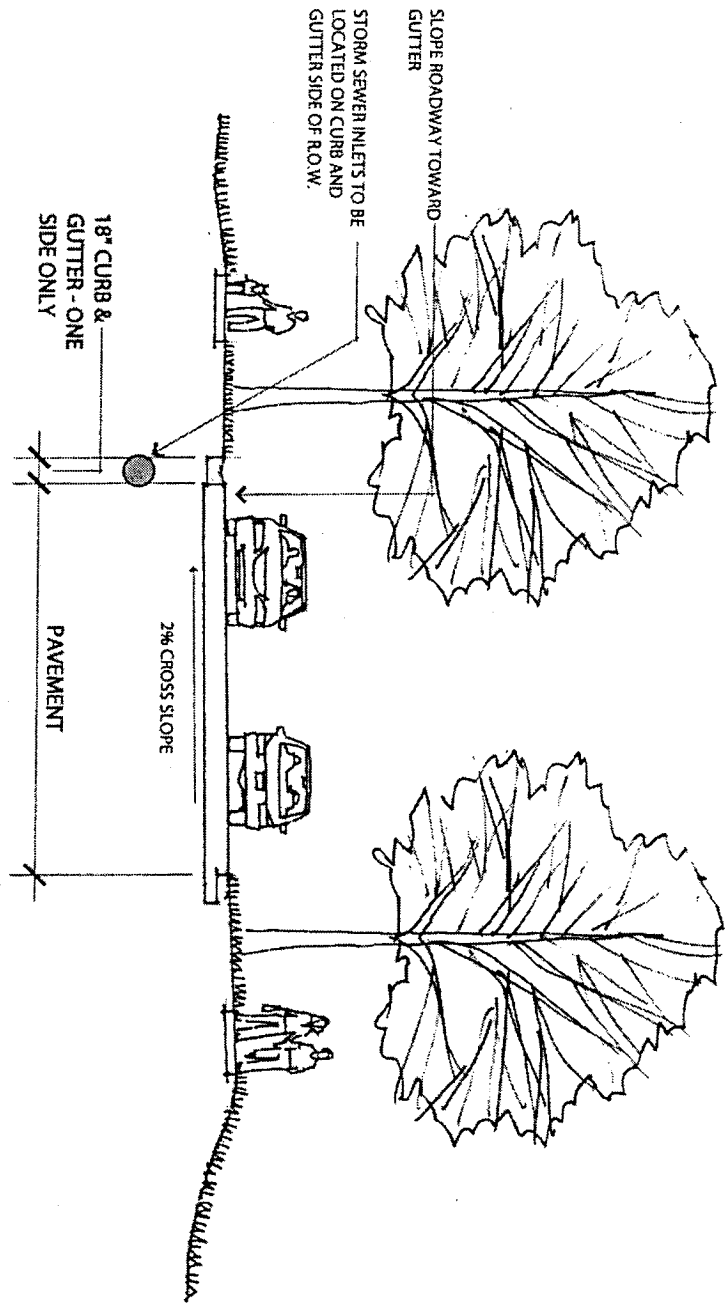


LOCATION OF MULTI-USE TRAIL VARIES. SPECIFIC LOCATION WILL BE SHOWN ON CONSTRUCTION PLANS

NOTES:
FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

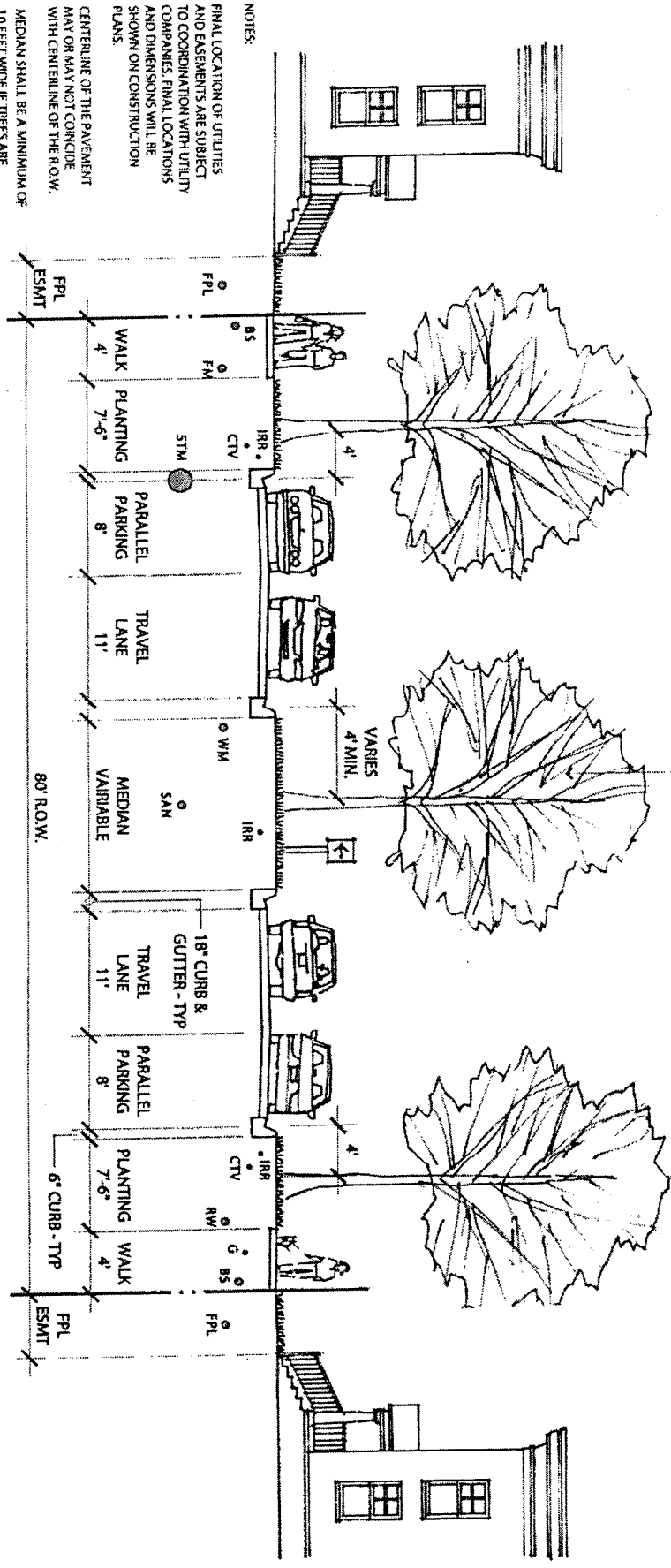
TYPICAL CROSS SECTION
ST-62-24 MINOR COLLECTOR

RYEBROOK



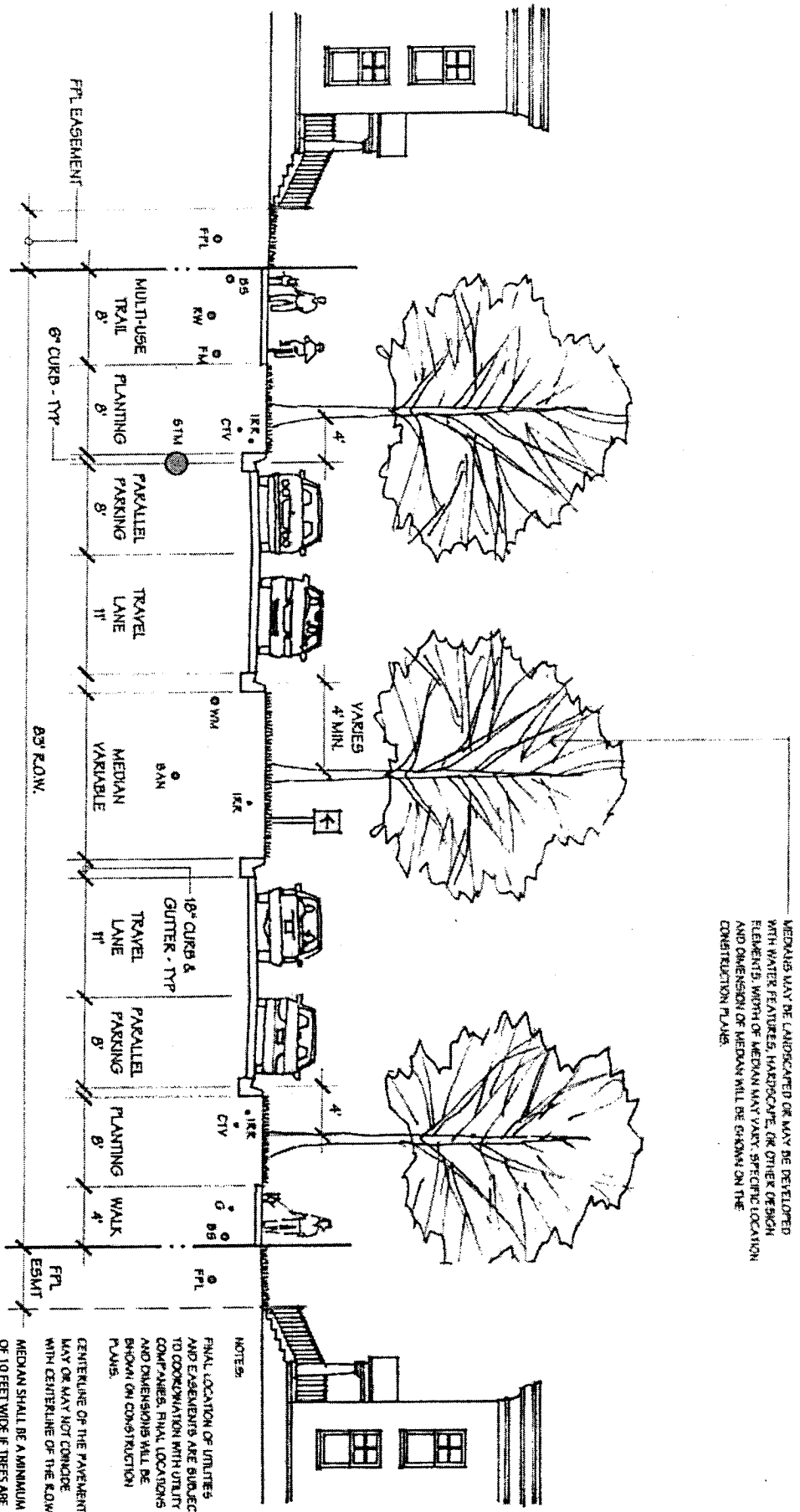
SINGLE SIDED CURB AND GUTTER SECTION

MEDIANS MAY BE LANDSCAPED OR MAY BE DEVELOPED WITH WATER FEATURES, HARDSCAPE, OR OTHER DESIGN ELEMENTS. WIDTH OF MEDIAN MAY VARY. SPECIFIC LOCATION AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS



TYPICAL CROSS SECTION
ST-80-38 LOCAL STREET

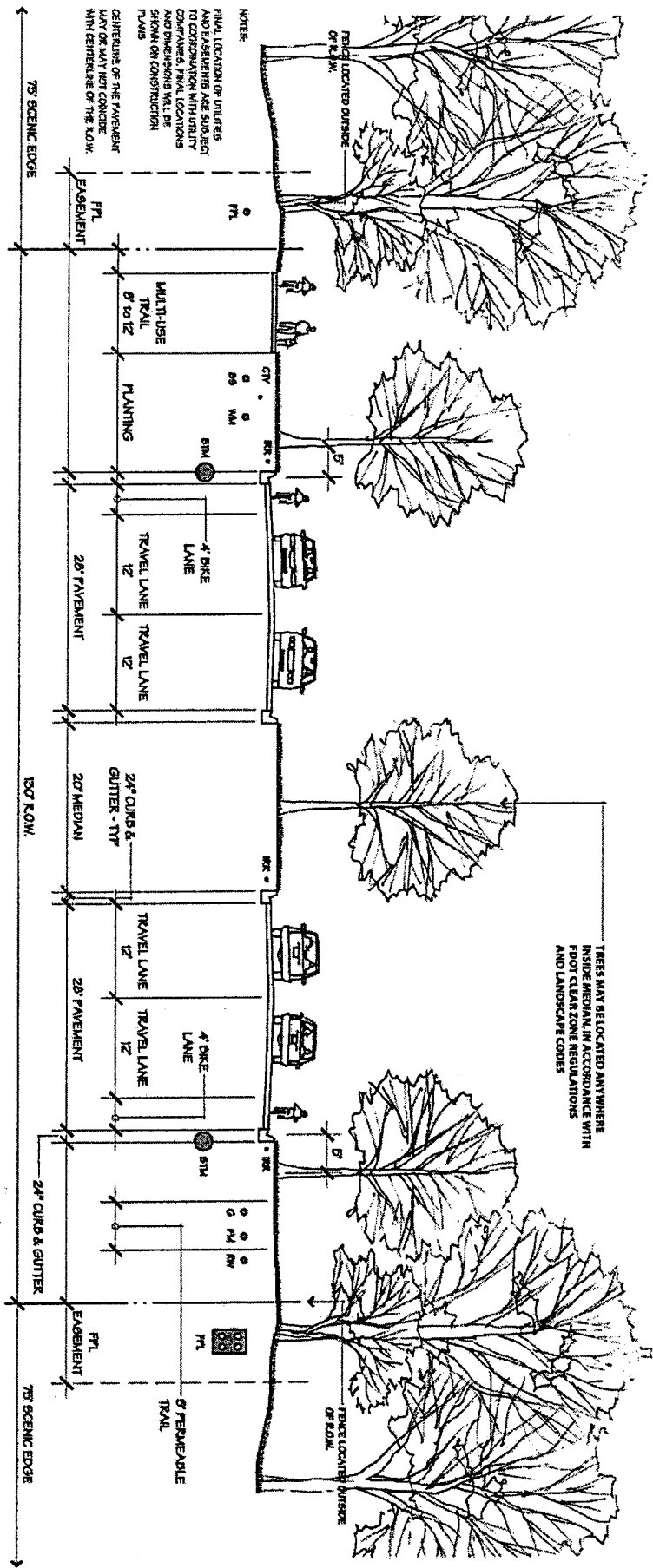
NOTES:
FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.
MEDIAN SHALL BE A MINIMUM OF 10 FEET WIDE IF TREES ARE PLANTED WITHIN THE MEDIAN



MEDIANS MAY BE LANDSCAPED OR MAY BE DEVELOPED WITH WATER FEATURES, Hardscape, OR OTHER DESIGN ELEMENTS. WIDTH OF MEDIAN MAY VARY. SPECIFIC LOCATION AND DIMENSION OF MEDIAN WILL BE SHOWN ON THE CONSTRUCTION PLANS.

NOTES:
 FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
 CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE ROW.
 MEDIAN SHALL BE A MINIMUM OF 10 FEET WIDE IF TREES ARE PLANTED IN THE MEDIAN

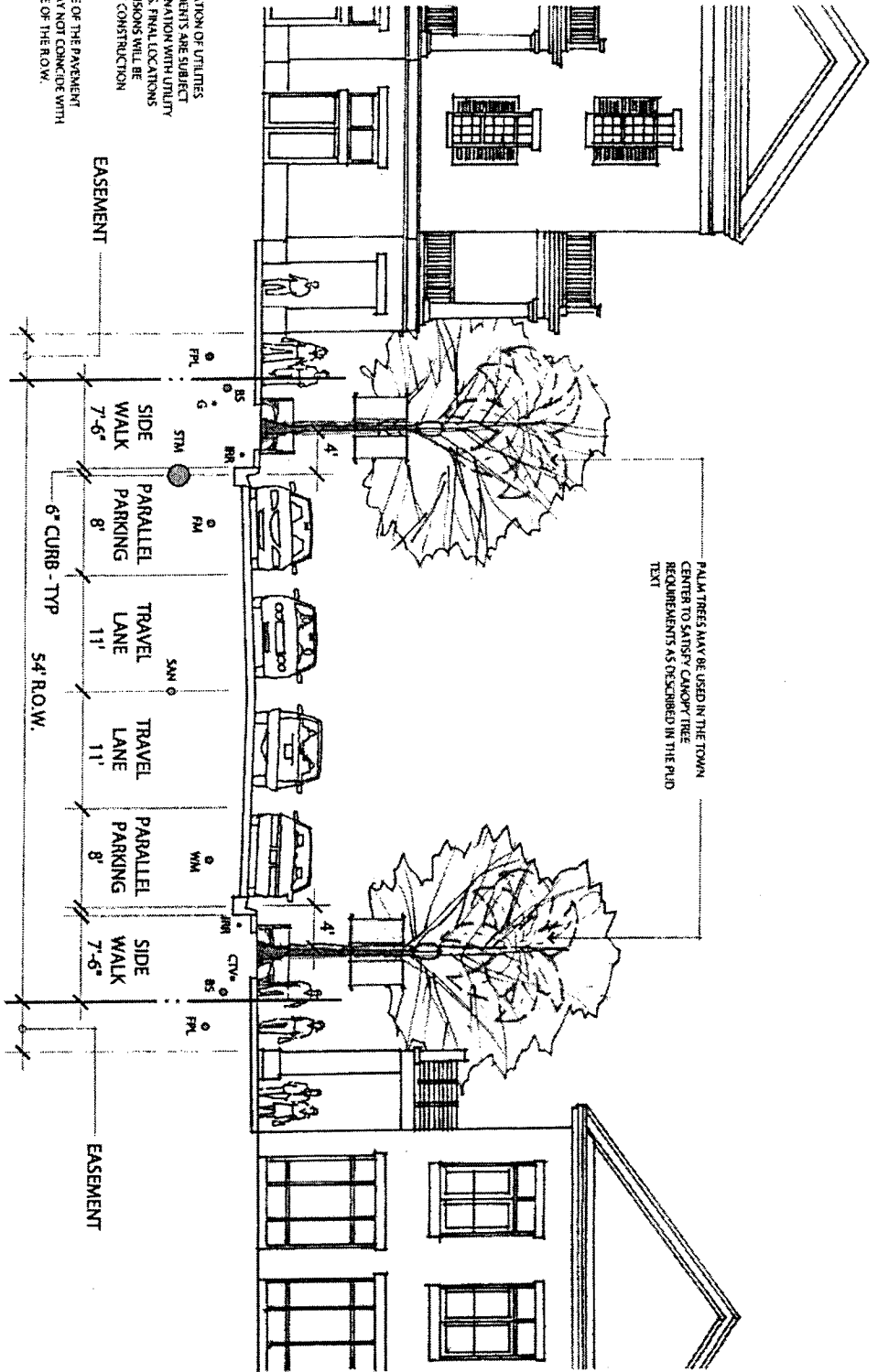
TYPICAL CROSS SECTION
 51'-8 1/2" MINOR COLLECTOR



TYPICAL CROSS SECTION
 RIVERTOWN MAJOR COLLECTOR
 COUNTY ROAD 244 (RIVERTOWN PARKWAY) 130' R.O.W.

RIVERTOWN

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PALM TREES MAY BE USED IN THE TOWN CENTER TO SATISFY CANOPY TREE REQUIREMENTS AS DESCRIBED IN THE PLD TEXT

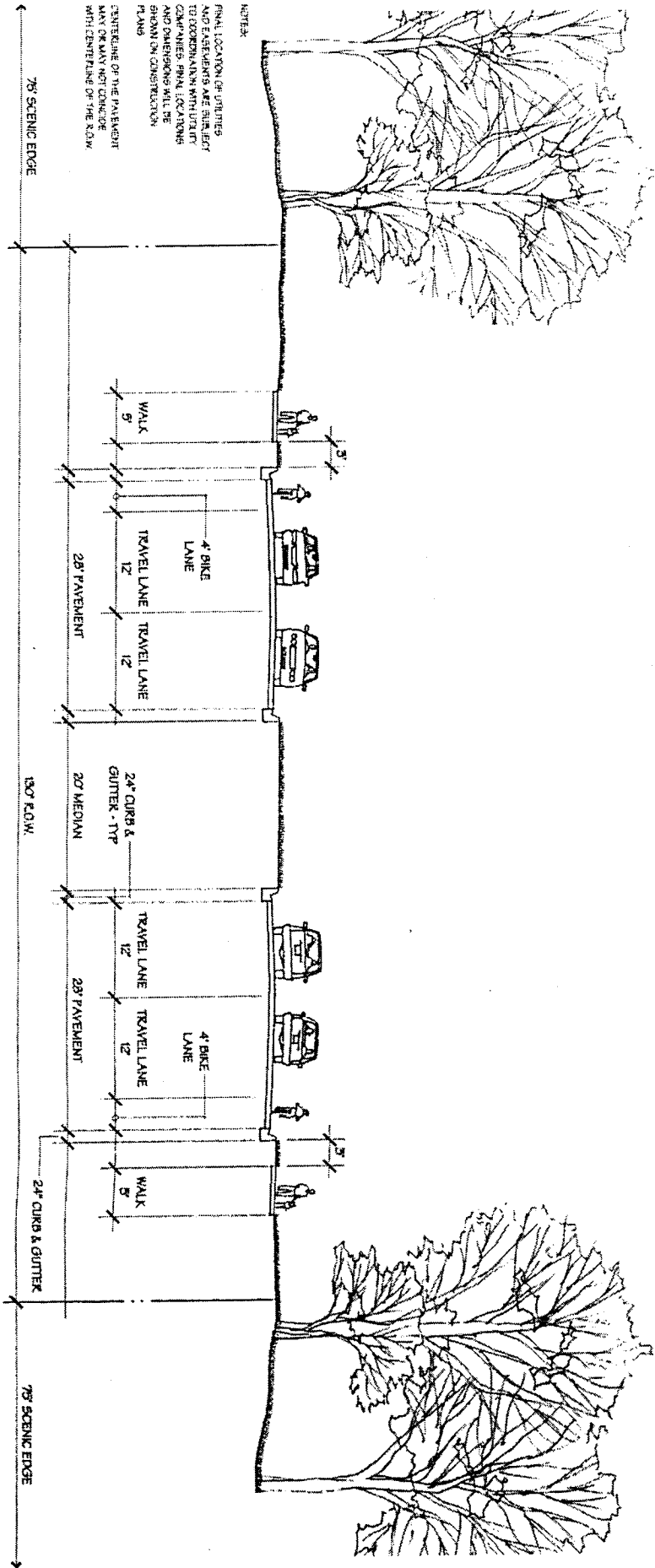
NOTES:

FINAL LOCATION OF UTILITIES AND EASEMENTS ARE SUBJECT TO COORDINATION WITH UTILITY COMPANIES. FINAL LOCATIONS AND DIMENSIONS WILL BE SHOWN ON CONSTRUCTION PLANS.

CENTERLINE OF THE PAVEMENT MAY OR MAY NOT COINCIDE WITH CENTERLINE OF THE R.O.W.

TYPICAL CROSS SECTION

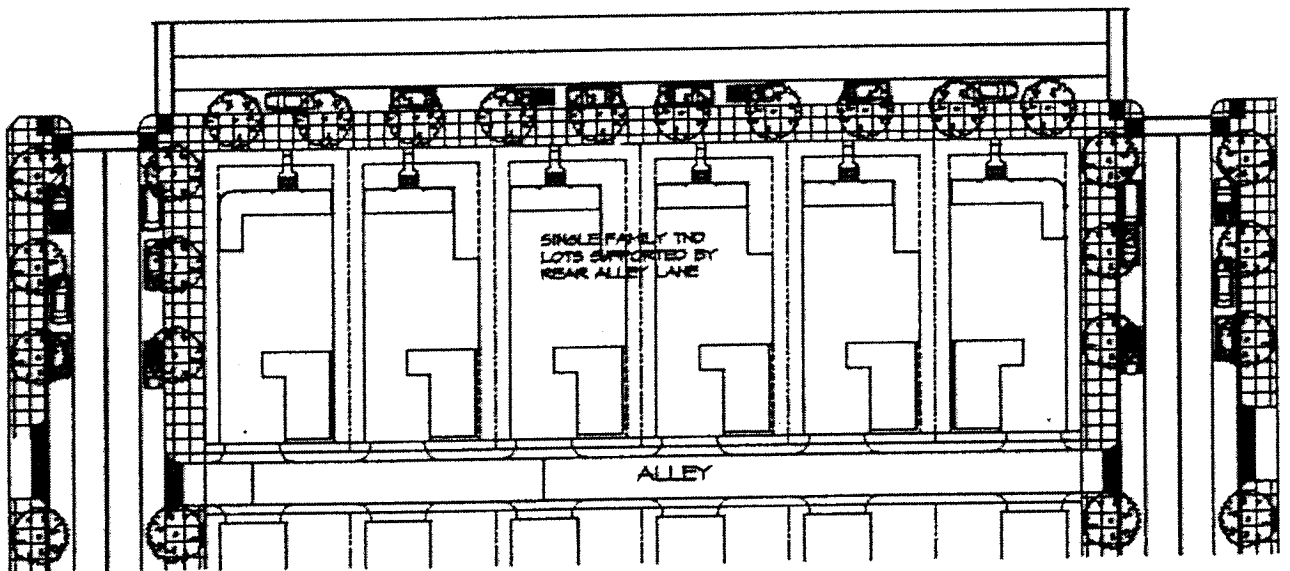
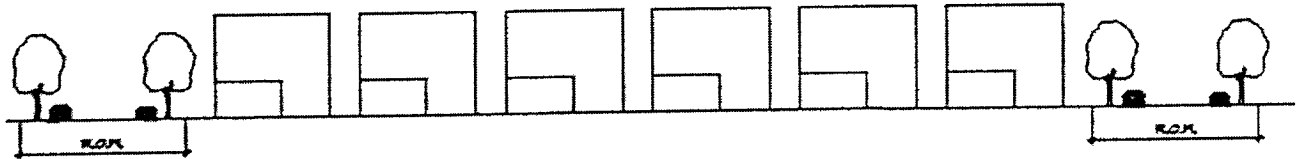
ST-54-38 MAIN STREET IN TOWN CENTER
(FORCE MAIN, REUSE WATER AND OTHER UTILITIES MAY BE LOCATED BEHIND COMMERCIAL BUILDINGS IN PARKING LOTS WITH EASEMENTS)



TYPICAL CROSS SECTION
 COUNTY ROAD 223
 130' R.O.W.

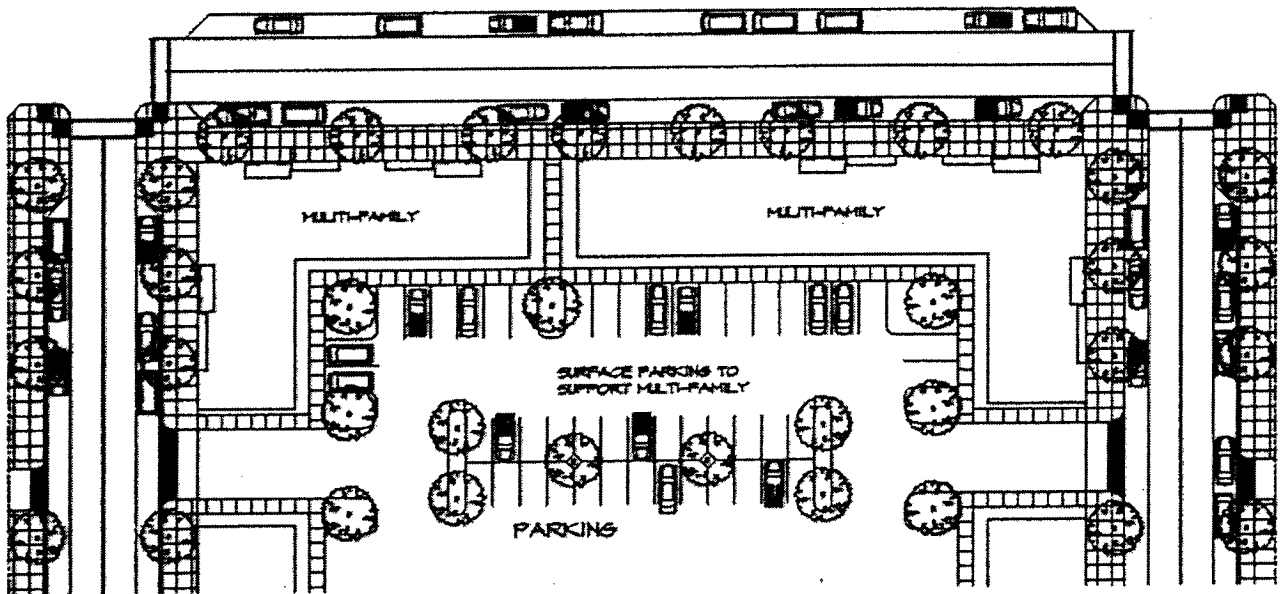
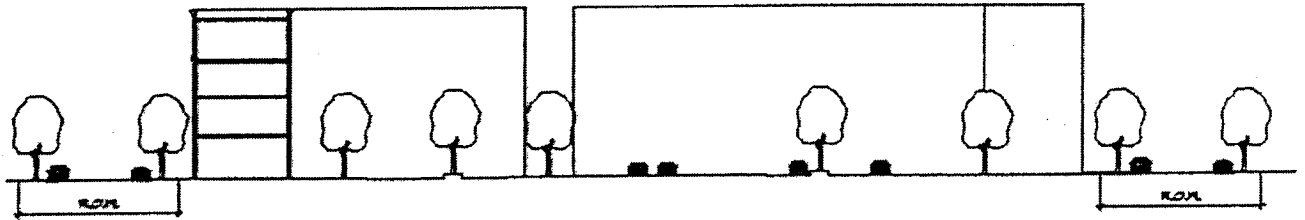
RIVERTOWN

F-3) Parking Standards



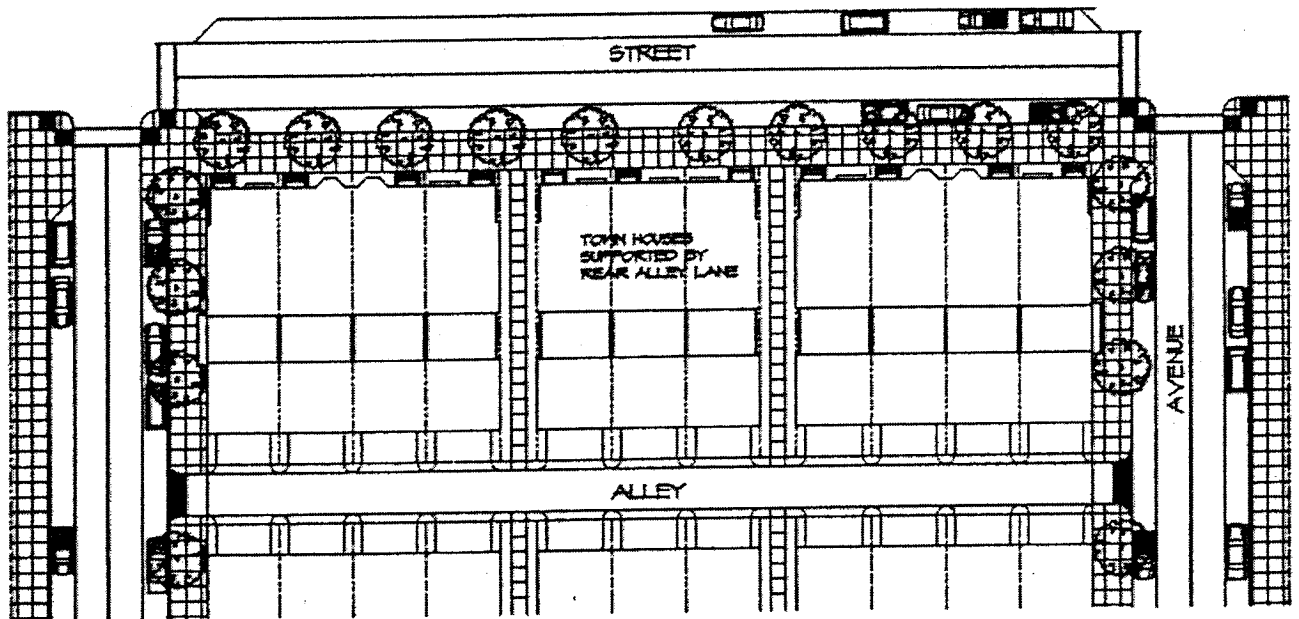
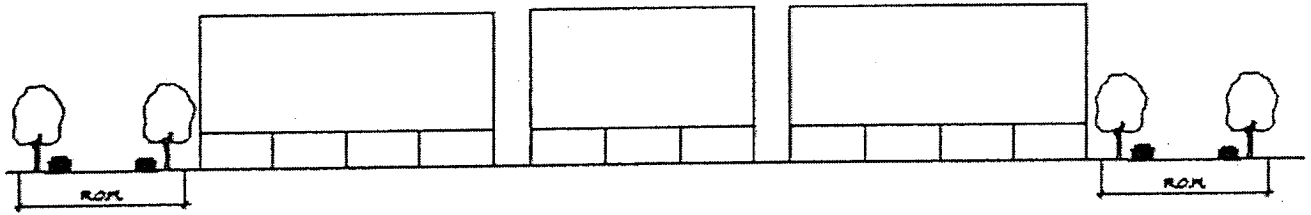
NOTE: ON STREET PARKING MAY PROVIDE FOR RESIDENTIAL AND ACCESSORY USES
STREET TREES MAY BE USED TO SATISFY TREE CREDIT MITIGATION REQUIREMENTS FOR SINGLE FAMILY LOTS

Single Family Parking



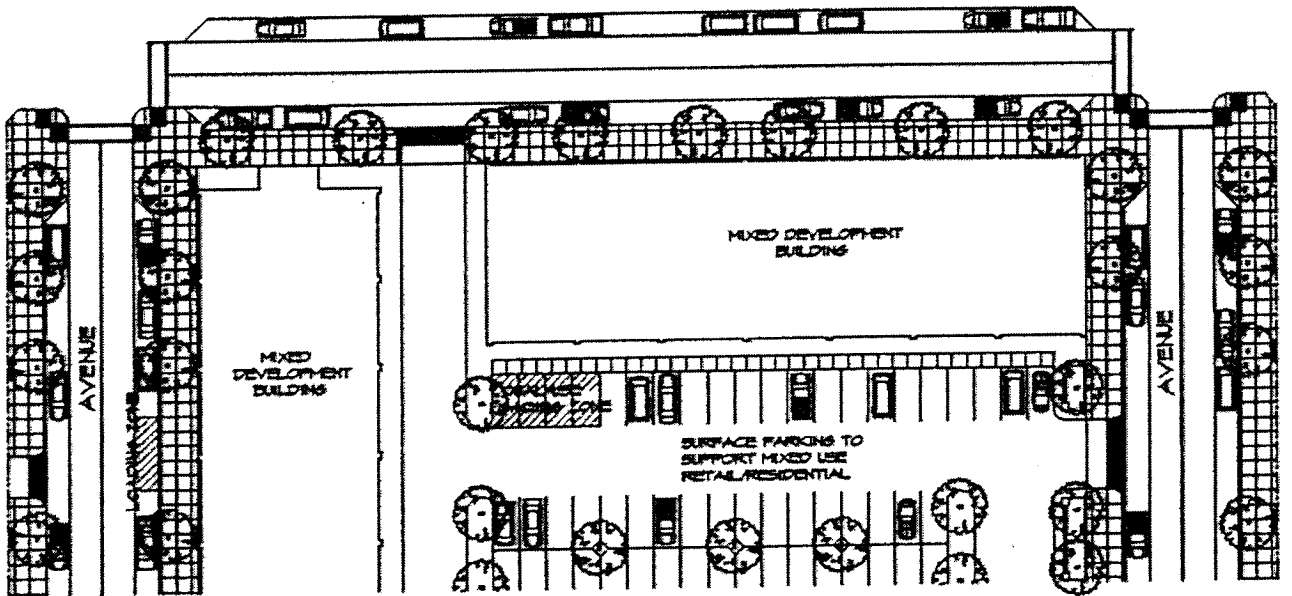
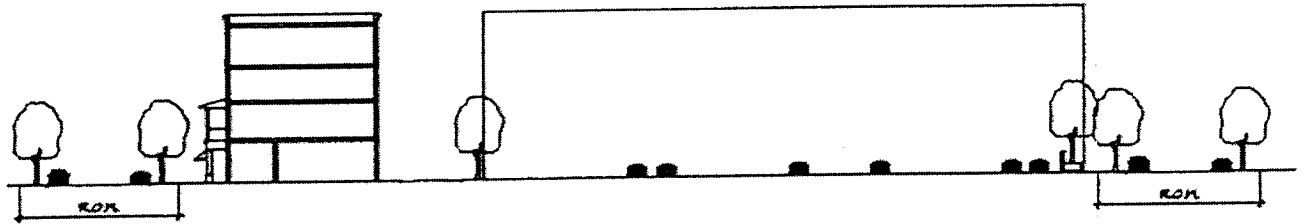
NOTE: ON STREET PARKING AND SHARED PARKING AREAS
MAY BE USED TO SATISFY PARKING REQUIREMENTS
IN MULTIFAMILY DEVELOPMENT
STREET TREES MAY BE USED TO SATISFY TREE
MITIGATION REQUIREMENTS
LANDSCAPING STANDARDS SHALL BE AS SHOWN
AND AS DESCRIBED IN TEXT

Multi-Family Parking



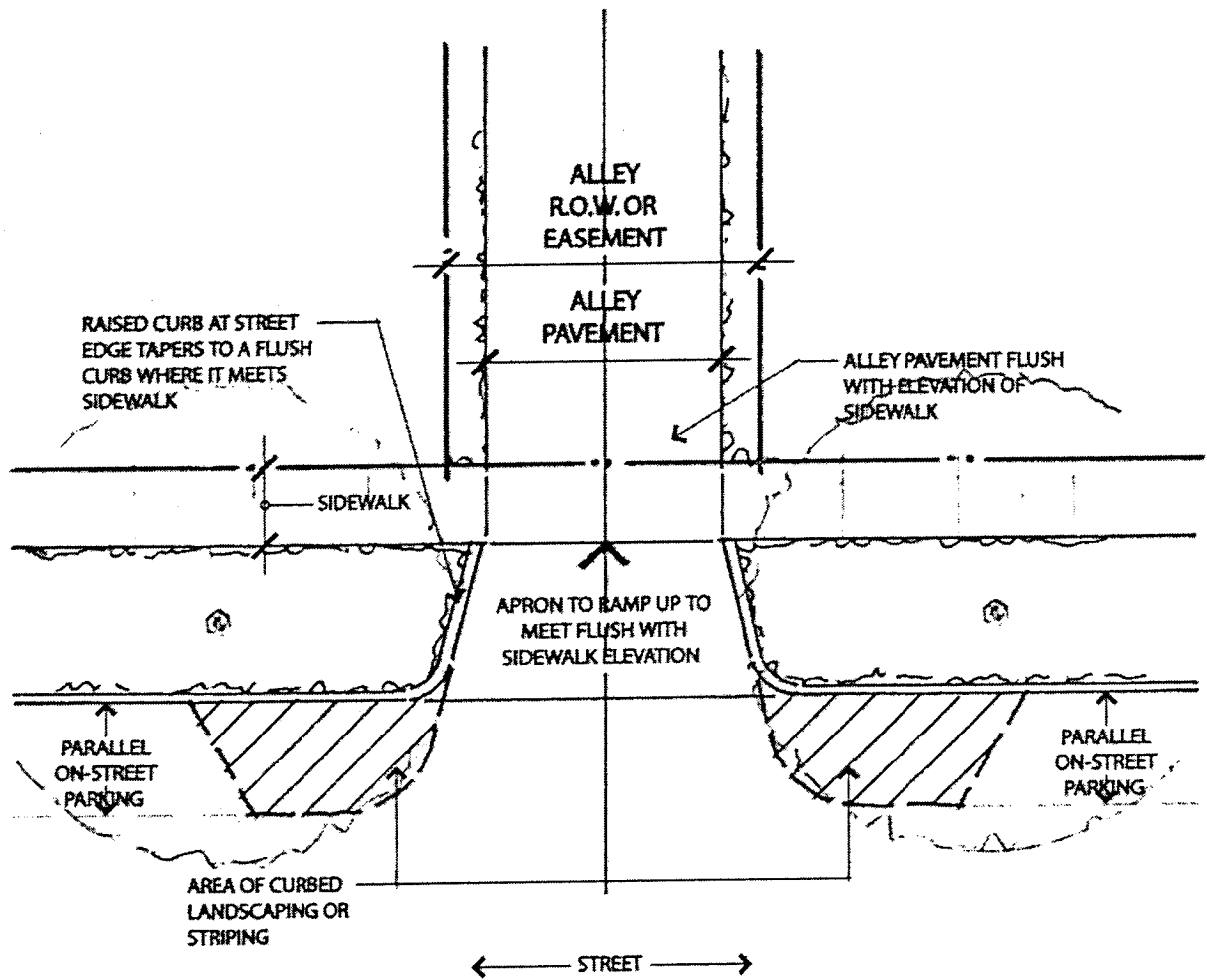
NOTE: ON STREET PARKING AND COMMON AREA PARKING MAY BE USED TO SATISFY PARKING REQUIREMENTS FOR RESIDENTIAL AND ACCESSORY USES
STREET TREES MAY BE USED TO SATISFY TREE MITIGATION REQUIREMENTS FOR INDIVIDUAL RESIDENTIAL LOT DEVELOPMENT

Townhouse Parking

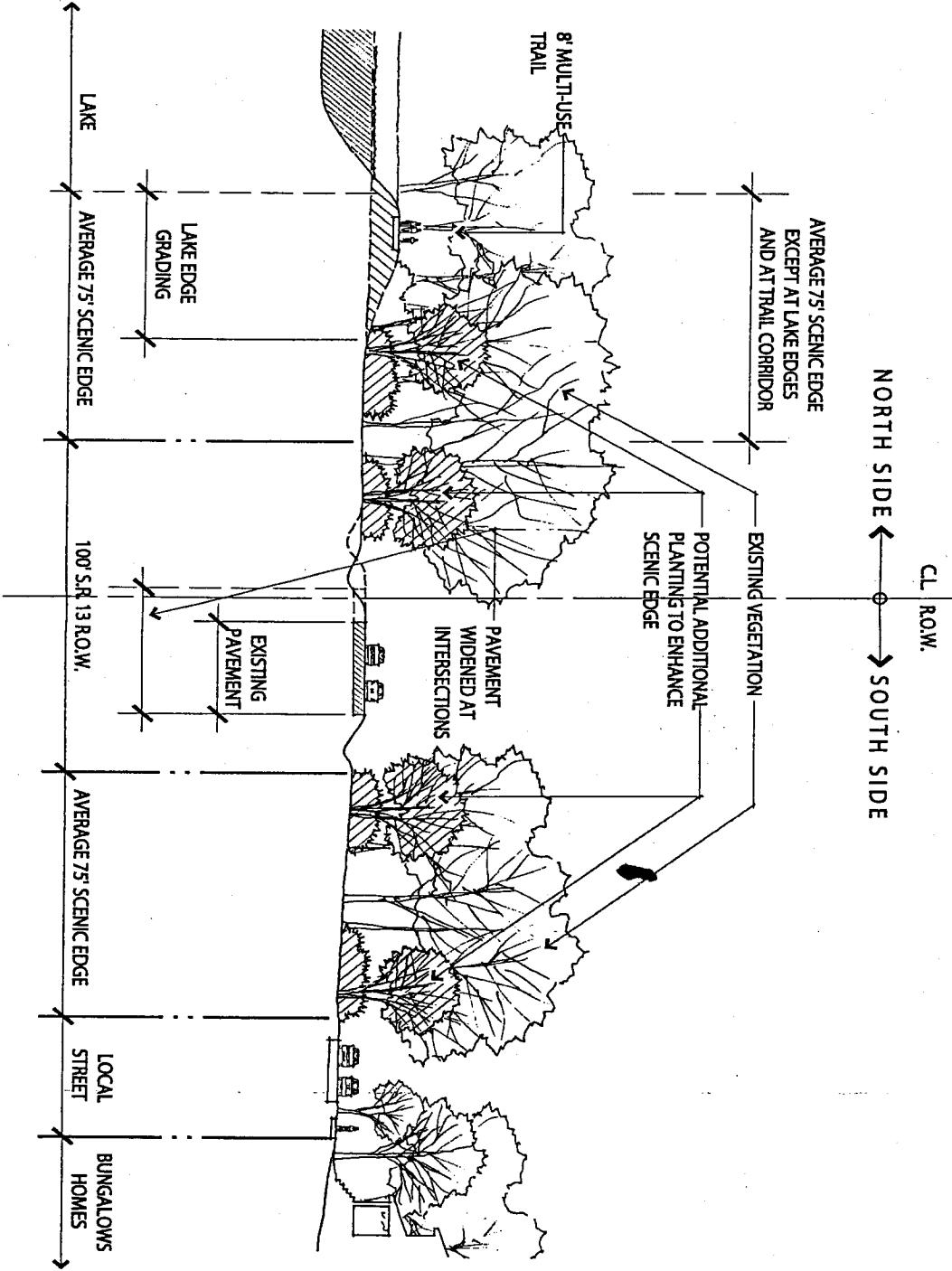


NOTES ON STREET PARKING AND SHARED PARKING AREAS
MAY BE USED TO SATISFY PARKING REQUIREMENTS
STREET TREES MAY BE USED TO SATISFY TREE
MITIGATION REQUIREMENTS

Multi-Use Parking

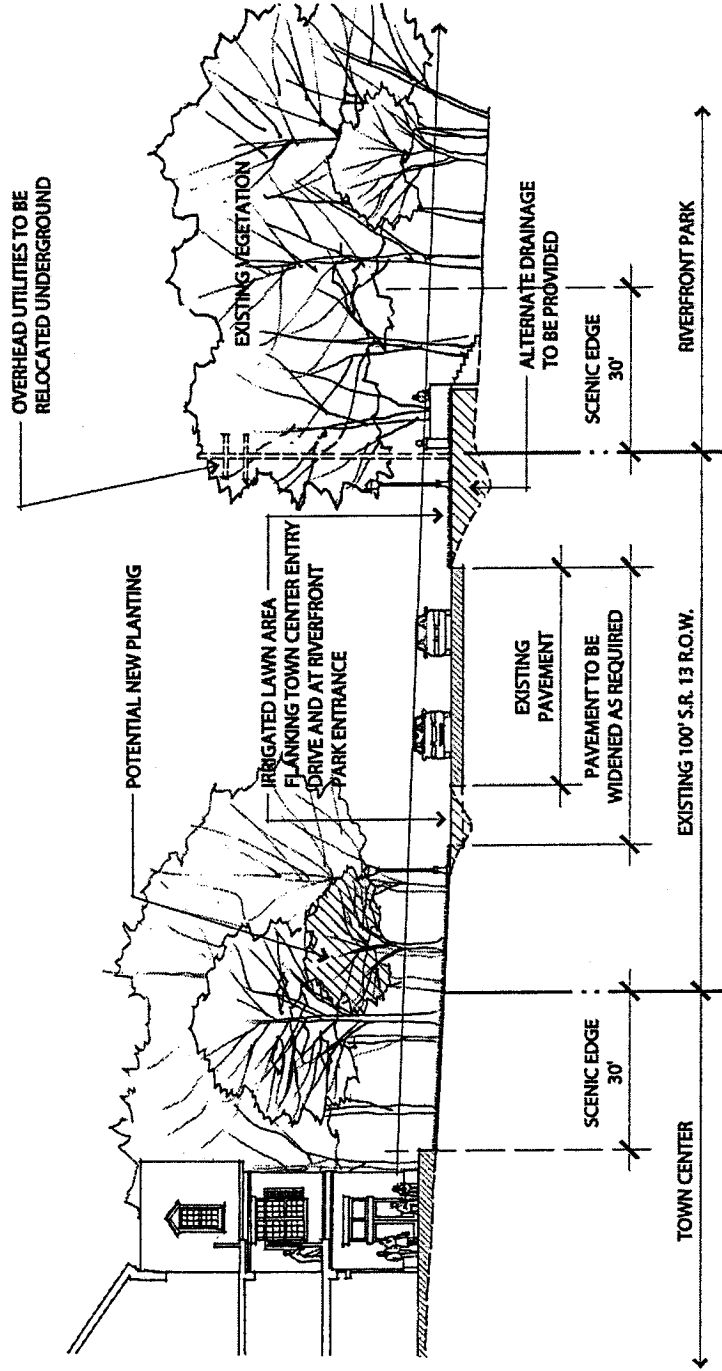


Typical Alley Entrance Detail



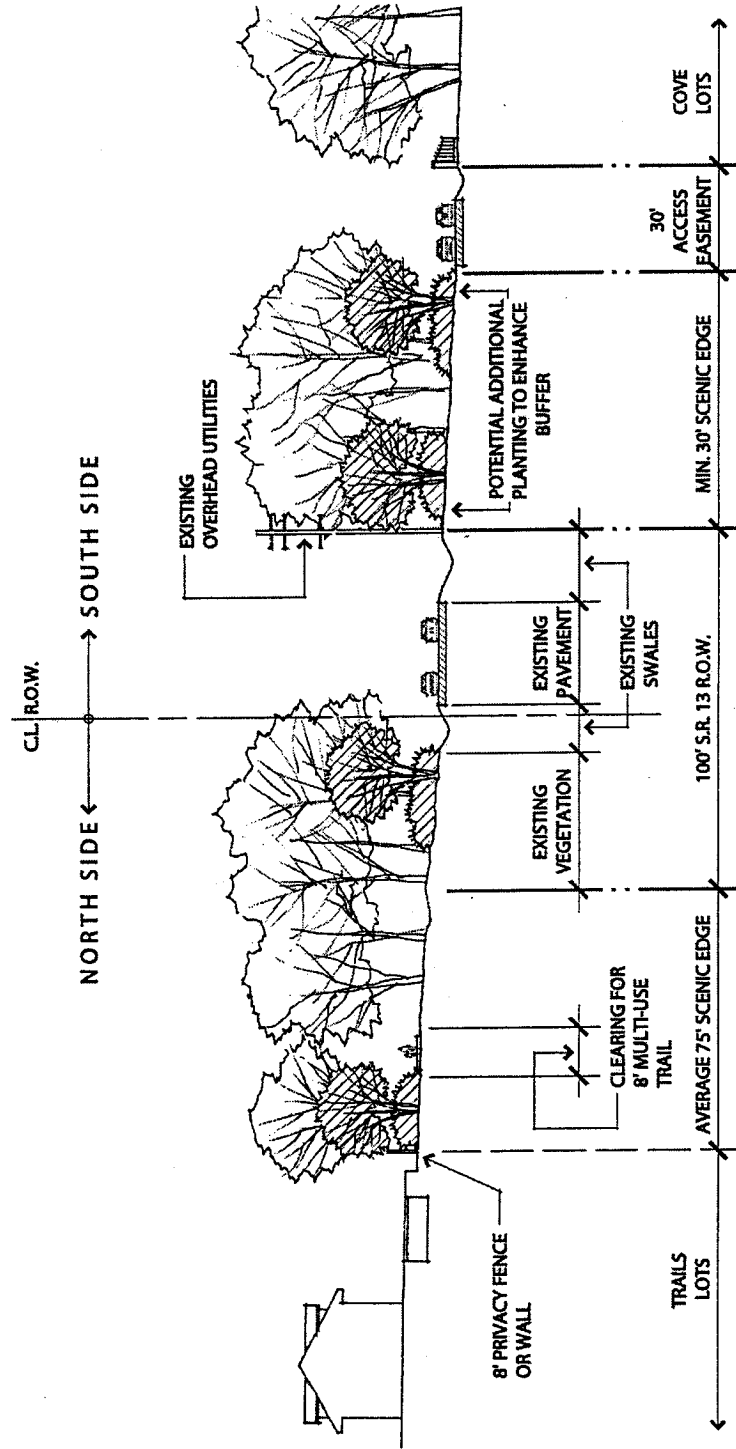
SECTION THROUGH S.R. 13 SCENIC EDGE

NOTE: SCENIC EDGE MAY BE A PLANNED AND MAINTAINED LANDSCAPE. WIDTH WILL BE AS SHOWN ON THE MDP.

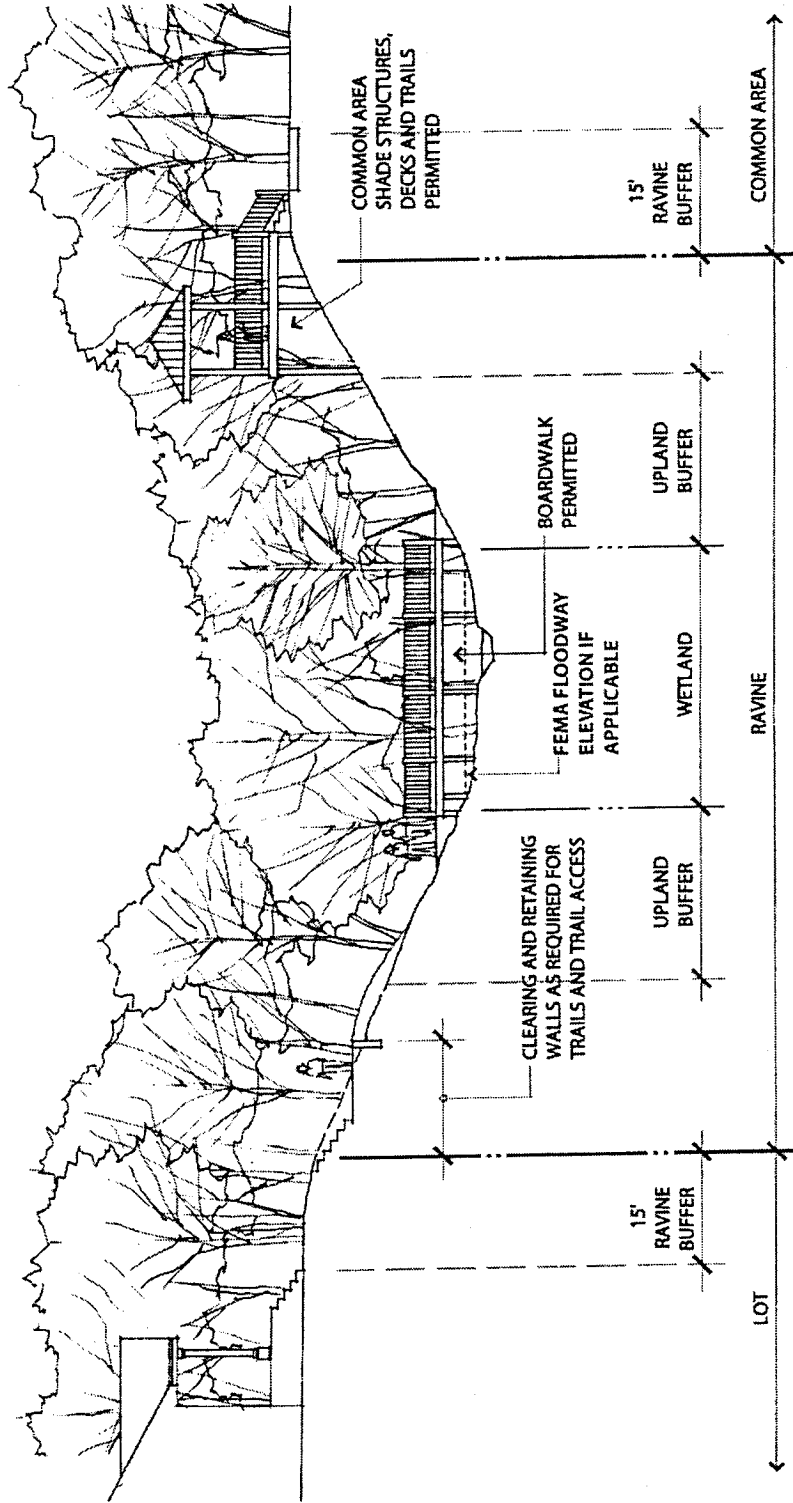


S.R. 13 SECTION AT TOWN CENTER

SEE PUD TEXT FOR LOCATION AND LANDSCAPE CRITERIA

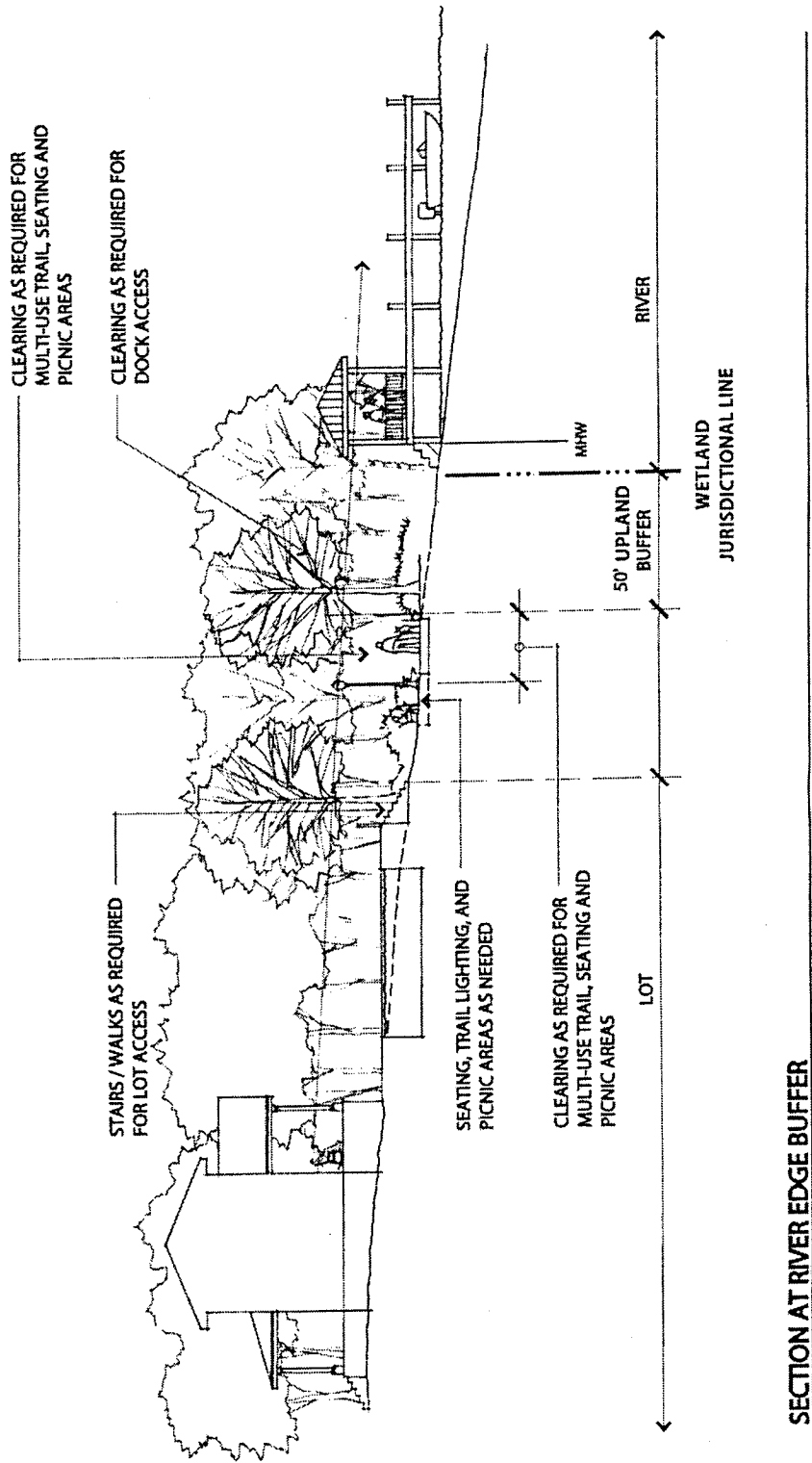


SECTION THROUGH S.R. 13 SCENIC EDGE

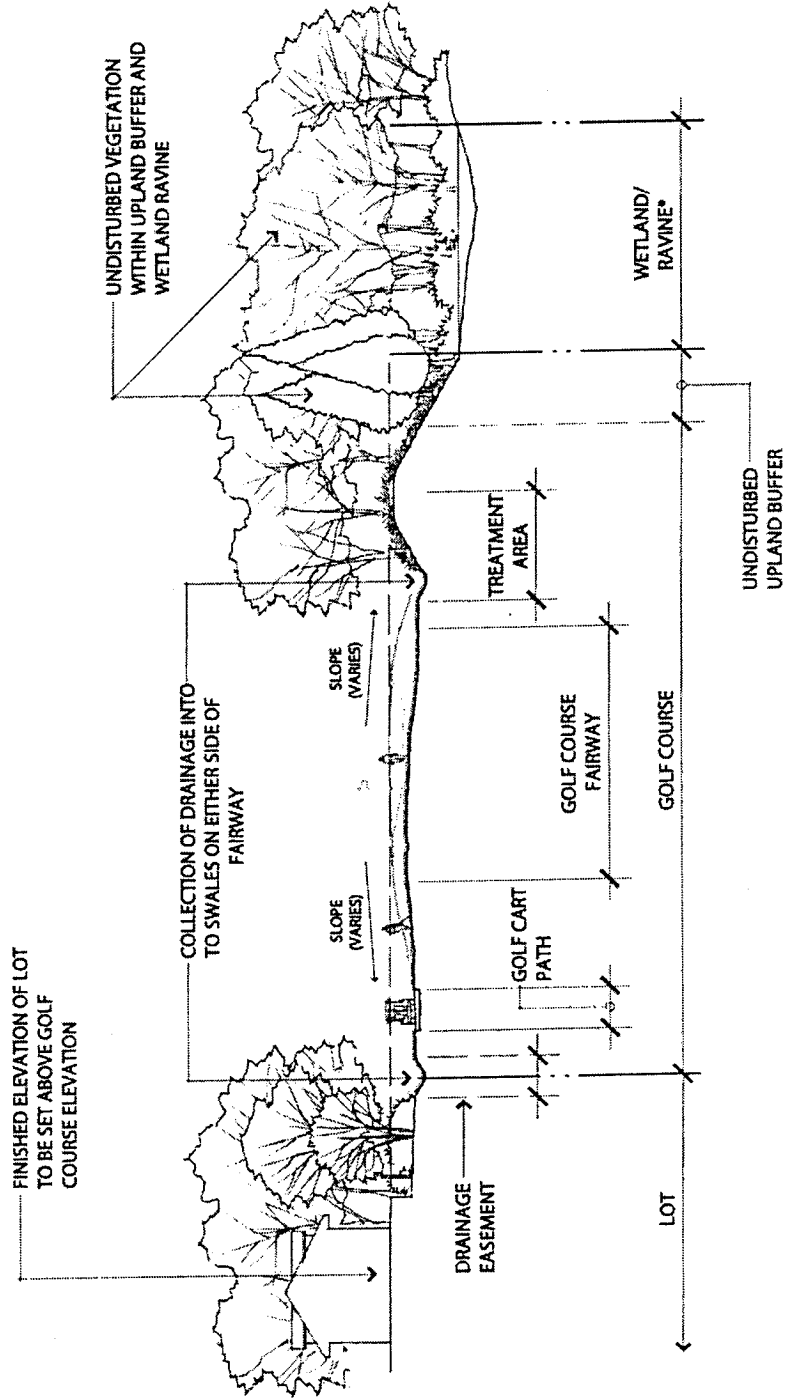


SECTION AT RAVINE IMPROVEMENTS

IF ANY STRUCTURES ARE BUILT ACROSS FEMA FLOODWAYS, ALL APPLICABLE FEMA AND ST. JOHNS COUNTY CODES SHALL APPLY TO THE STRUCTURES. CERTIFICATIONS PROVIDED TO FEMA AND ST. JOHNS COUNTY WILL BE IN ACCORDANCE WITH FEMA REGULATIONS.



RIVERTOWN

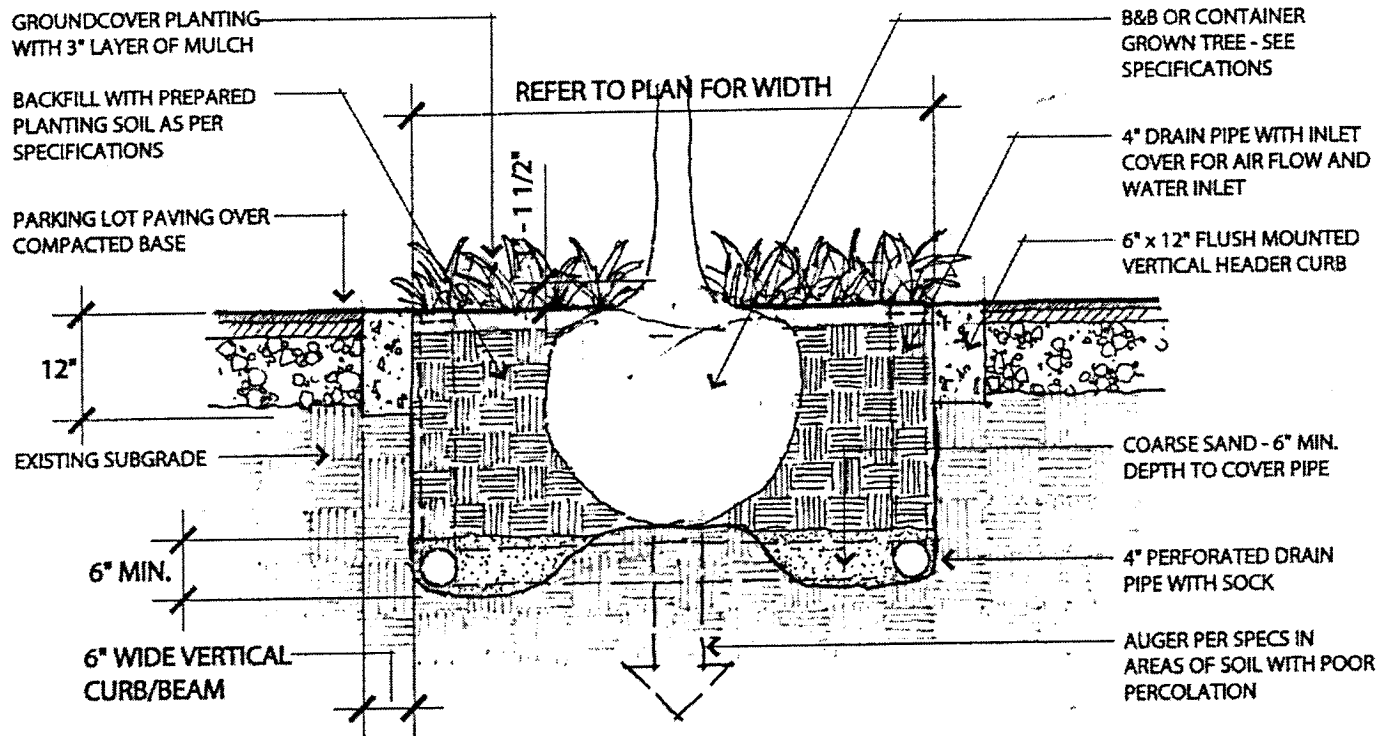


SECTION THROUGH GOLF COURSE

SHOWING DRAINAGE TO SIDE SWALES

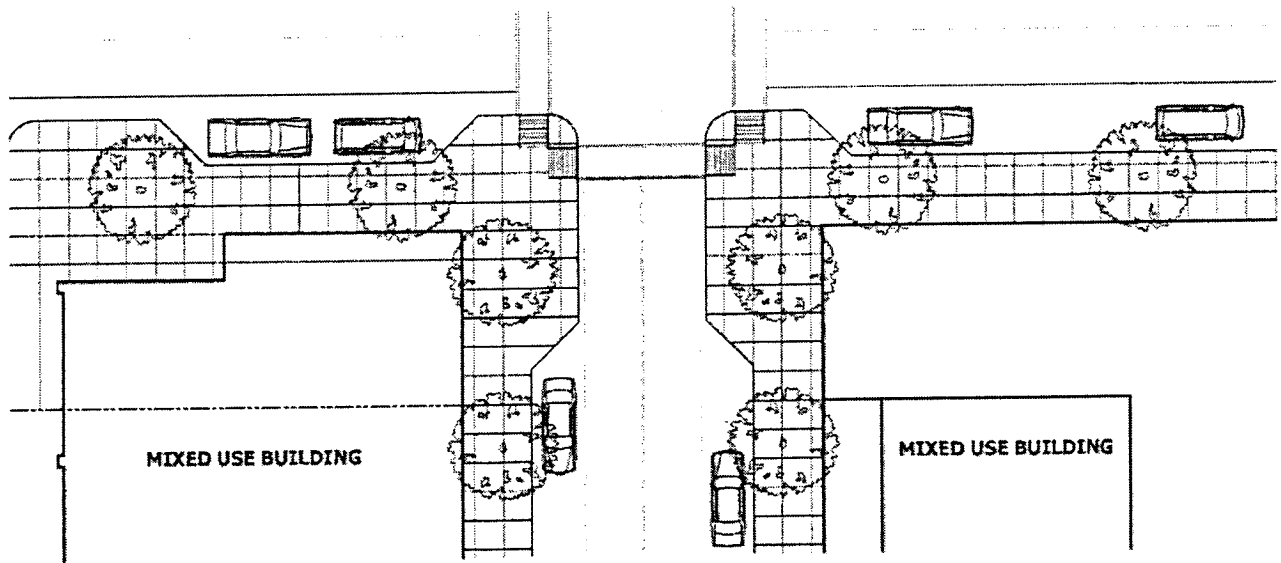
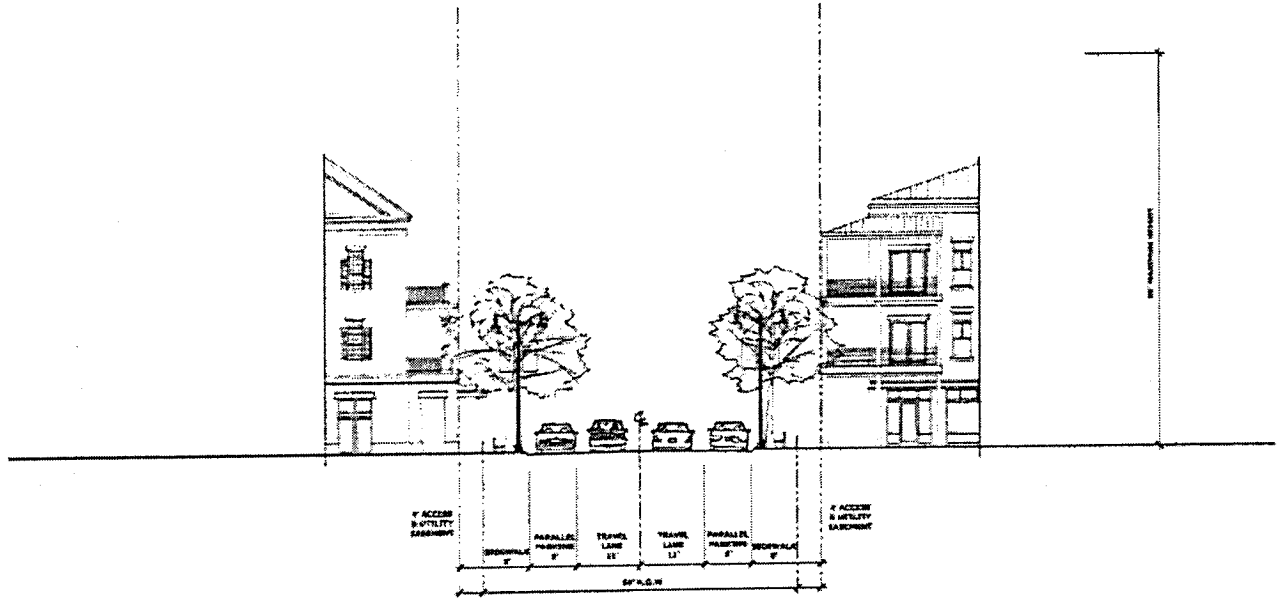
* IN CONDITIONS WHERE THE RAVINE PROTECTION ZONE IS ON THE LANDWARD SIDE OF THE UPLAND BUFFER, OWNER WILL WITH THE PROVISIONS OF THE RIVERTOWN DEVELOPMENT ORDER

RIVERTOWN

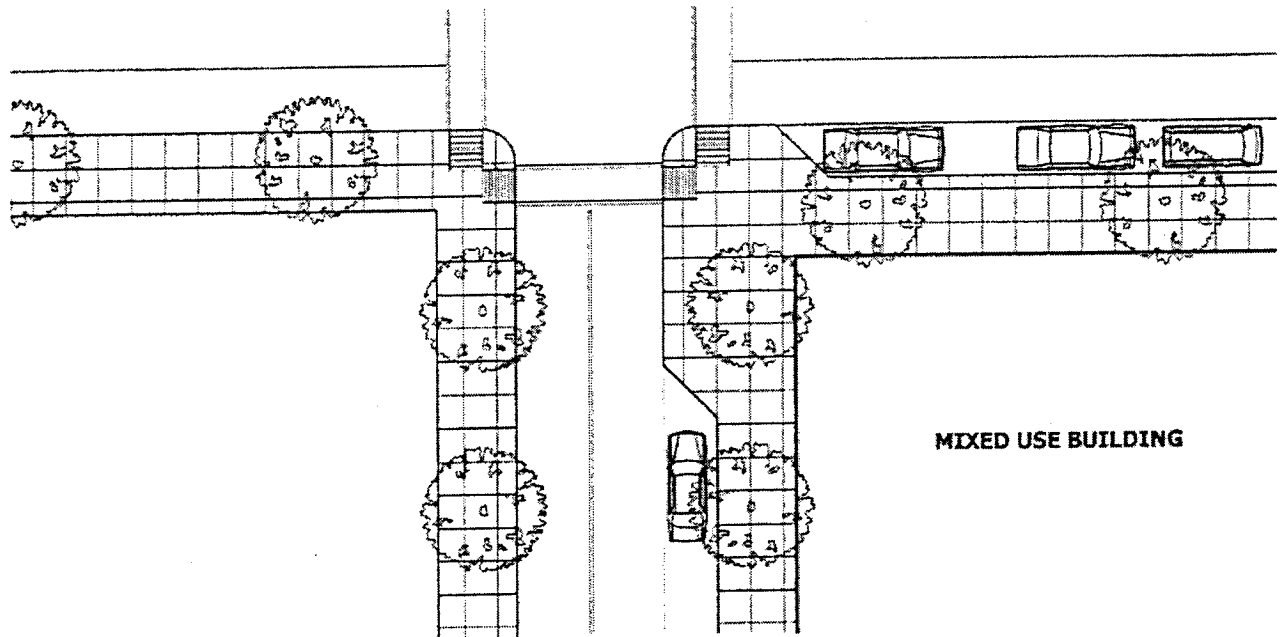
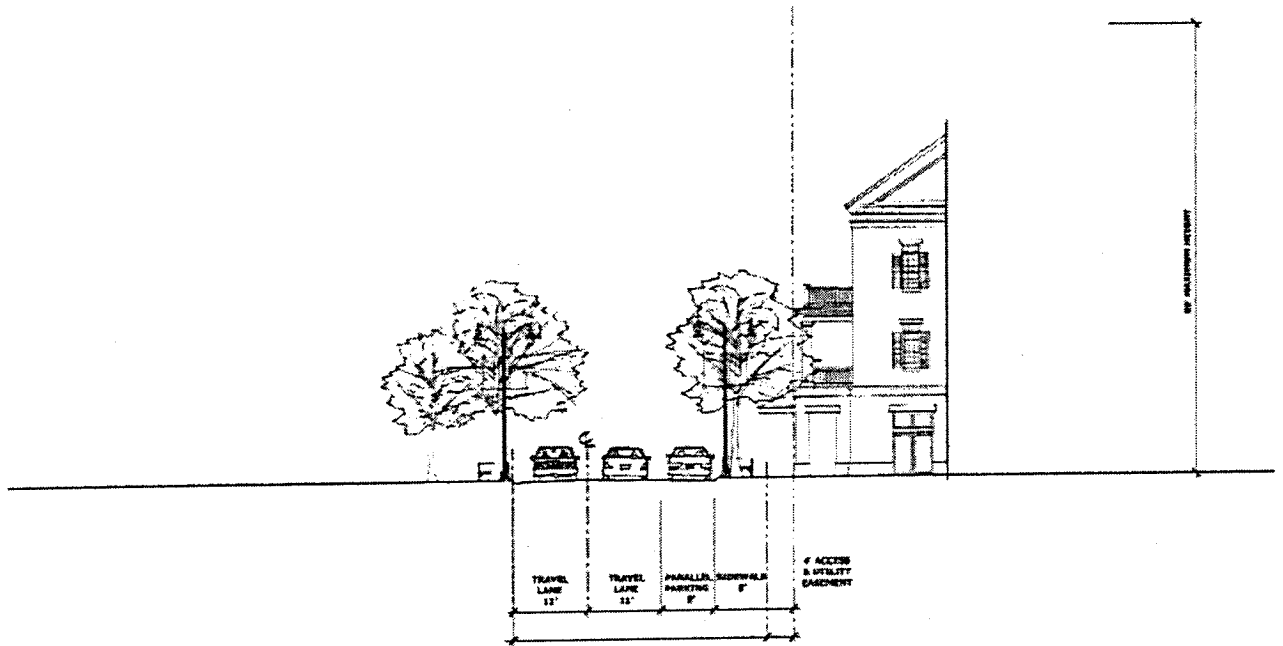


**TREE PLANTING DETAIL
IN PARKING LOT ISLANDS**

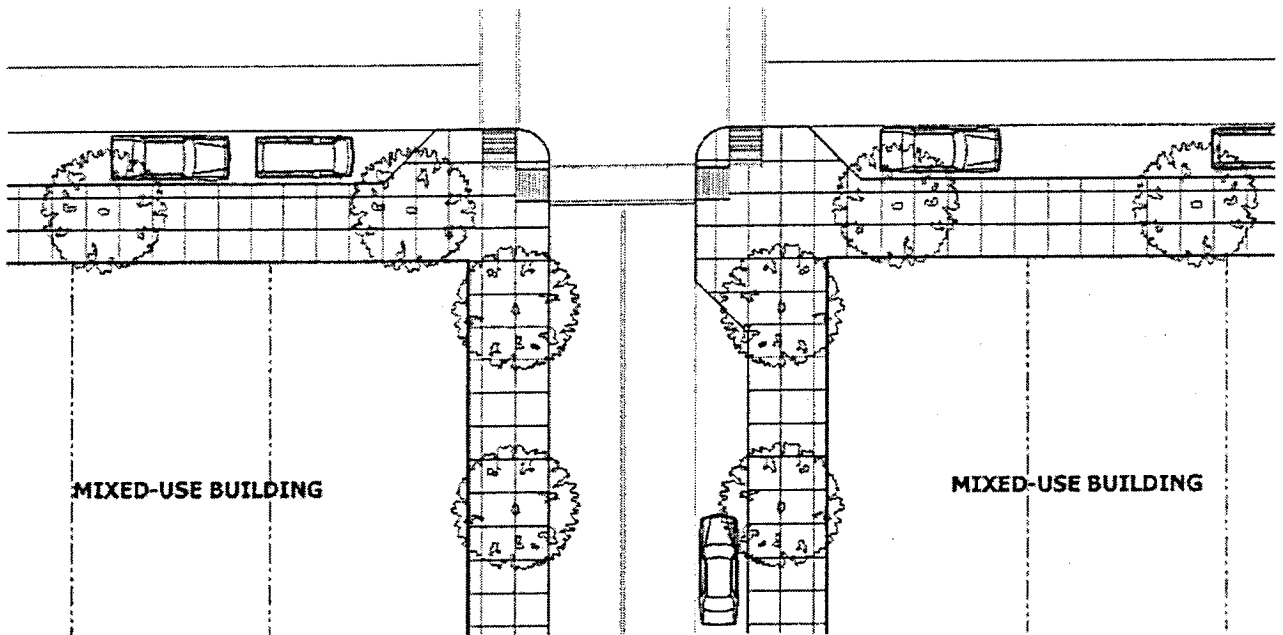
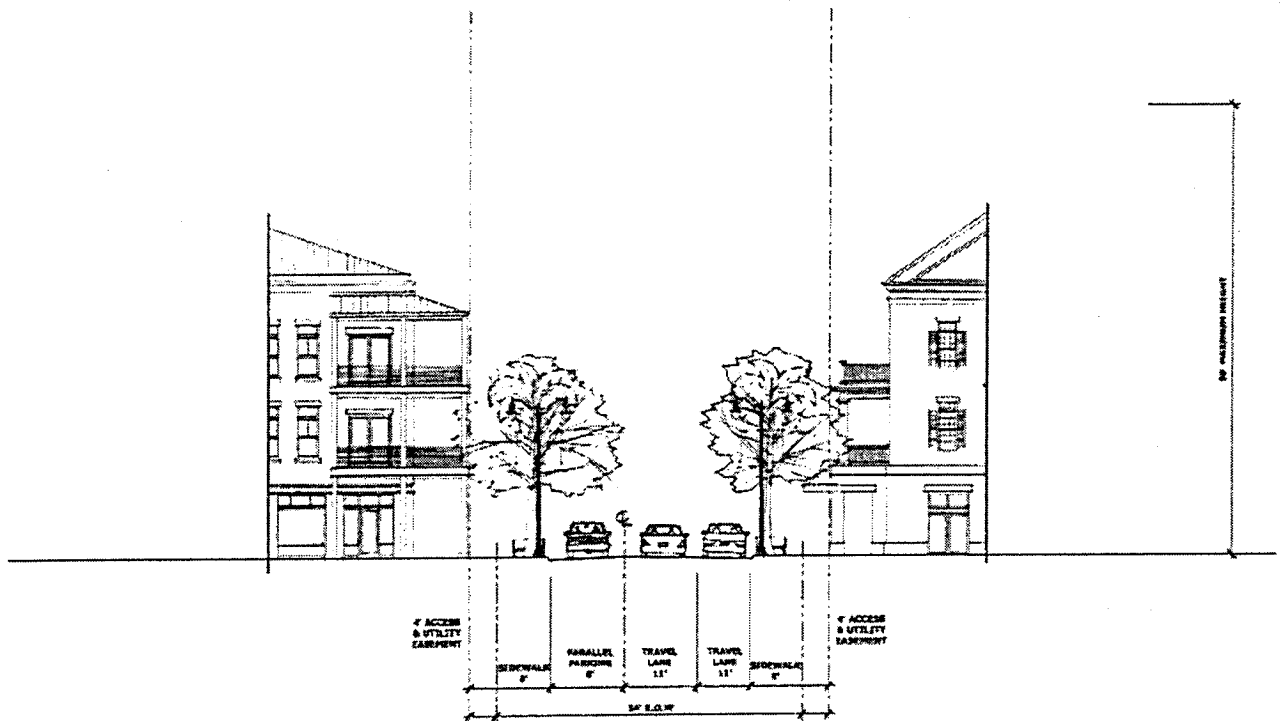
F-5) Town Center Standards



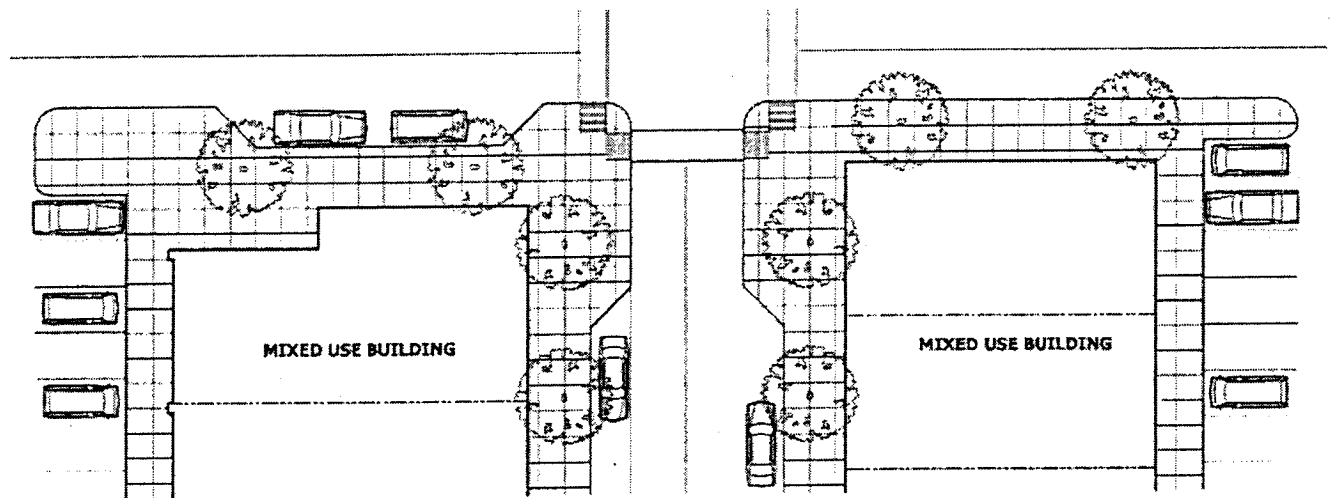
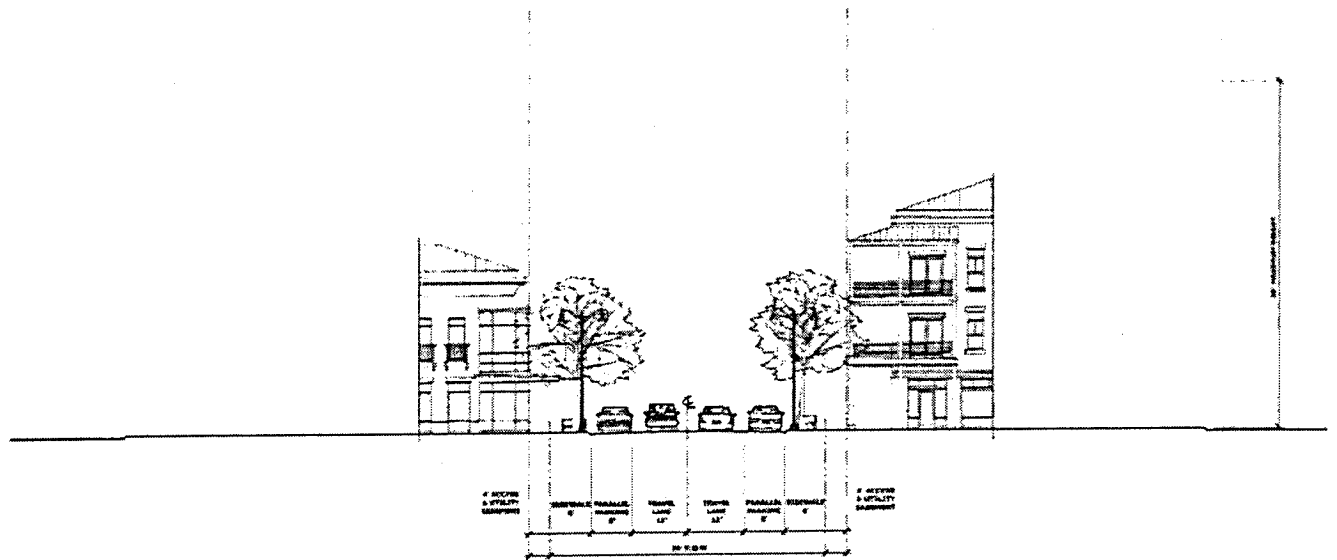
Main Street Section 1



Main Street Section 2

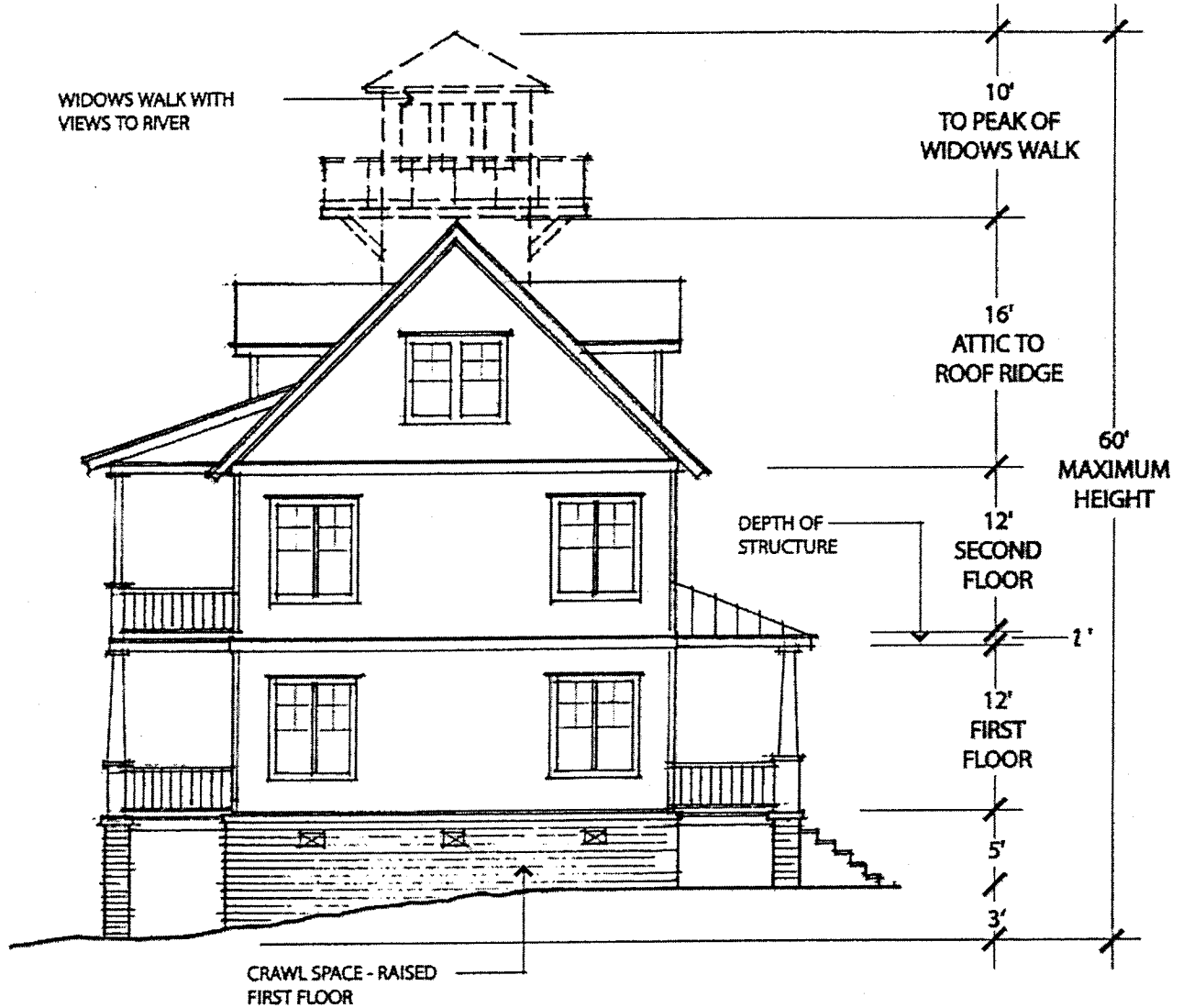


Main Street Section 3



Main Street Section 4

F-6) BUILDING HEIGHT



60' BUILDING HEIGHT JUSTIFICATION



January 24, 2005

RECEIVED

JAN 25 2005

ST. JOHNS COUNTY
PLANNING DEPARTMENT

Ms. Nicole Cubbedge AICP
St. Johns County Planning Department
4020 Lewis Speedway
St. Augustine, Florida 32095

Re: Authorization for Don Smith to Act As Agent/RiverTown PUD

Dear Ms. Cubbedge:

On behalf of the St. Joe Company, I am writing to authorize Don Smith of England, Thims & Miller to act as our company's agent with respect to all matters related to the application for the RiverTown Planned Unit Development.

Sincerely yours,

Margaret Jenness
St. Joe Towns & Resorts
President
North Florida Region

cc: Don Smith
Morgan Brown

Notarized before me this 24th day of January, 2005 Margaret Jenness who is personally known.

Donna J. Mylod
Notary Public



DONNA J. MYLOD
MY COMMISSION # DD 231232
EXPIRES: August 28, 2007
Bonded Thru Budget Notary Services

State of Florida
County of St. Johns

20

Angelina Gunning
S. C. J. Houston, County Clerk

This Indenture, Made the 22nd day of March
in the year of our Lord one thousand eight hundred and eighty eight

BETWEEN
Angelina Gunning (widow) of the County of
St. Johns and State of Florida of the first
part, and

S. C. J. Houston of the second part,
of St. Johns County, State of Florida

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
Two hundred (\$200.00) Dollars,

lawful money of the United States of America to her in hand paid by the said party of the second part,
at or before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, she

has granted, bargained, sold, alien, remise, release, convey and confirmed, and by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the said party of the second part, and his

heirs and assigns forever, all that lot or parcel of land situated lying and being in the
County of St. Johns and State of Florida described as follows:

The South half (1/2) of Section Eight (8) of Township Eight (8) South of Range Twenty eight
(28) East, containing twenty (20) acres of land
more or less.

TOGETHER with all and singular the Improvements thereunto in anywise appertaining, and the reversion and reversions, remainder,
hereditaments, and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues and profits thereof, AND ALSO, all the estate, right, title, interest, power, and right of donor, separate
estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said part of Angelina Gunning of the
first part, of, in, and to the same, and every part and parcel thereof, with the appurtenances TO HAVE AND TO HOLD
the above granted, bargained and described premises, with the appurtenances, unto the said party of the second
part, S. C. J. Houston heirs and assigns, to have and to hold unto the said party of the second part, for his

heirs, executors, and administrators, do covenant, promise and agree to and with the said party of the second
part, S. C. J. Houston heirs and assigns, that the said party of the first part, Angelina Gunning of the first part, Angelina Gunning

at the time of the sealing and delivery of these presents, lawfully seized in fee simple of a good, absolute, and
indefeasible estate of inheritance, of and in, all and singular the above granted, bargained and described premises, with the
appurtenances, and good right, full power, and lawful authority to grant,
bargain, sell, and convey the same in manner and form aforesaid. And that the said party of the second part, S. C. J. Houston

heirs and assigns, shall and may at all times hereafter, peacefully and quietly have, hold, use, occupy,
possess, and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, will,
trouble, molestation, eviction or disturbance of the said party of the first part, Angelina Gunning heirs or
assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same are now free, clear,
discharged and discharged of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments
and incumbrances of what nature and kind soever.

RIVERTOWN

And the said part of the first part, for himself and his heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part of the second part heirs and assigns, against the said part of the first part and heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, The said part of the first part hereto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of us.

[Signature] [SEAL] [Signature] [SEAL]

State of Florida,

County of St. Johns

KNOW ALL MEN BY THESE PRESENTS, That I do by these presents, made and executed by me, separate and apart from my said husband, and in the presence of two of the State of Florida, acknowledged and declared that I did make myself a party to, and executed the foregoing Deed of Conveyance for the purpose of conveying in and to the lands in said conveyance therein described and granted, and that I did the same freely and voluntarily, and without any compulsion, constraint, apprehension or fear of, or from my said husband.

IN WITNESS WHEREOF, I hereto subscribe my name and affix my seal this 22 day of March A. D. one thousand eight hundred and 1898

State of Florida,

County of St. Johns

TO ALL WHOM IT MAY CONCERN: Be it known that on this 22 day of March A. D. 1898, personally appeared before me, a Justice of the Peace of the State of Florida, the above named Angelina Perry to me well known as the wife of John Perry and as one of the persons described in, and who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her husband, the said John Perry did then and there make and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed in my presence.

WITNESS my hand and seal at St. Johns the day and year above written.

State of Florida,

County of St. Johns

On this day personally appeared before me Angelina Perry to me well known as the person described in and who executed the foregoing Deed of Conveyance, and acknowledged that she executed the same for the purpose therein expressed, whereupon it is ordered that the same may be recorded.

IN WITNESS WHEREOF, I have hereto affixed my hand and seal this 22 day of March A. D. 1898

D. L. Dunham
 Clerk in and for
 St. Johns County Florida.

Filed for record March 22 1898

D. L. Dunham
 Clerk in and for
 St. Johns County Florida.

State of Florida,

County of St. Johns

BE IT REMEMBERED, That on this 22 day of March A. D. 1898, D. L. Dunham Clerk of the Circuit Court in and for said County have duly recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereto set my hand and seal of said Court, this day and year above written.

D. L. Dunham [SEAL]
 Clerk in and for
St. Johns

99483

RECORDED PAGE 156 PAGE 169.

THIS SPECIAL WARRANTY DEED, Made this 21 day of January, A.D. 1946, by Roger L. Main and Rochelle S. Main, his wife, of the County of Duval, State of Florida, hereinafter called the grantors, to St. Joe Paper Company, a corporation under the laws of the State of Florida and having its principal office at 1514 Barnett National Bank Building, Jacksonville, Duval County, Florida, hereinafter called the grantee.

WITNESSETH, That the said grantors, in consideration of Ten Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, do give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said grantee and its successors and assigns in fee simple, the lands situate in St. Johns County, State of Florida, described as follows:

Part of the Francis P. Fabio Grant in Section 44, Township 5 South, Range 26 East, more particularly described in deed to Edward Nolan recorded in Deed Book W, page 458 of the current public records of said county, being the same land also described in deed recorded in Deed Book 1, page 20 of said records and also known as Lot 1, Claramont Tract, containing 5 acres, more or less.



TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto the said grantee, and its successors and assigns in fee simple.

AND the said grantors, for themselves and their heirs and legal representatives, covenant with said grantee, its successors and assigns: That said grantors and inde-feasibly seized of said land in fee simple; that said grantors have full power and lawful rights to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantee, its successors and assigns, at all times

DEED 156 PAGE 170

peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances; that said grantors, their heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said grantee, its successors and assigns, as may reasonably be required; and that said grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the grantors.

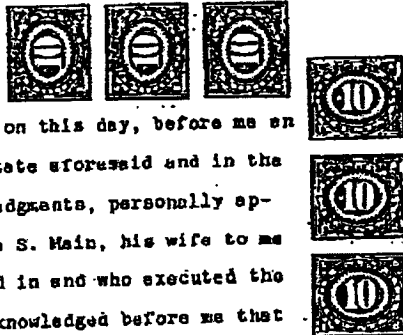
WITNESS the hands and seals of said grantors the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Yvonne Smith
Hilda E. Winton

Roger L. Main (Seal)
Rochelle S. Main (Seal)

STATE OF Florida
COUNTY OF Duval



I HEREBY CERTIFY, That on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Roger L. Main and Rochelle S. Main, his wife to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of January, A. D. 1946.

Paul Lee Johnson
Notary Public, State of Florida
at Large. My Commission expires
My Commission Expires Oct. 22, 1947

RECORDED
FEB 25 1946
INDEXED
CLERK OF COUNTY
DUVAL COUNTY, FLORIDA



1151E

171 PAGE 392

THIS BOUNDARY AGREEMENT, Made in Duplicate this 13 day of January, 1948, by and between REMINGTON PARK CORPORATION, a corporation under the laws of Florida, with its office in Jacksonville, Duval County, Florida, and ST. JOE PAPER COMPANY, a corporation under the laws of the State of Florida, with its principal office in Jacksonville, Duval County, Florida,
 WITNESSES:

WHEREAS, said Remington Park Corporation is the owner in fee simple of lands situated in St. Johns County, Florida, and described as follows:



Part of the Francis P. Fatio Grant, Sec. 41 T. 5 S. R. 26 E., beginning at an iron set near the margin of the St. Johns River at a point located North 3 degrees 56 minutes East 22 chains 18 links from the Northwest corner of the house on Greystock Point once owned by Mrs. E. R. Alberti (main building), said Greystock Point being about 48 chains North and below the Southwest extremity of Pope's Point; thence from said iron run N. 89 deg. 5 min. 45 sec. E. 189.5 feet to an iron in the western line of the right of way of State Road No. 13 (formerly No. 47); thence continuing in the same course 100.2 feet to an iron set in the easterly line of said right of way; thence continuing in the same course 517.1 feet to an old iron at the most northerly corner of this tract; thence South 49 degrees 25 minutes 30 seconds East, 1533.34 feet to an old iron at the Northeast corner of this tract; thence South 41 deg. 48 min. 20 sec. West 518.1 feet to an iron set in the northerly line of said right of way of State Road No. 13; thence continuing in the same course 114.2 feet to an iron set in the southerly line of said right of way; thence continuing in the same course 713.57 feet to an iron set at a point marked also by an old post near the margin of the St. Johns River; thence continuing in the same course to the channel of the St. Johns River; thence northerly along the channel of the St. Johns River to a point situated South 89 deg. 5 min. 45 sec. West of the point of beginning; thence North 89 deg. 5 min. 45 sec. East to the point of beginning; EXCEPTING THEREFROM, the right of way 100 feet in width of State Road No. 13 as now established. The property hereby described is known as the Alexander Heirs Lands.

WHEREAS, FLORIDA NATIONAL BUILDING CORPORATION, a corporation under the laws of the State of Delaware, acquired title to the lands adjoining the said lands of Remington Park Corporation on the North, Northeast and Southeast; and,

WHEREAS, said Florida National Building Corporation was merged into the said St. Joe Paper Company, the said Florida corporation, as shown by Agreement filed in the Office of the

DEC 17 1942 PAGE 393

Secretary of State of the State of Florida on the 29th day of December, 1942, and by virtue of such merger the St. Joe Paper Company, the said Florida corporation, is now the owner in fee simple of said lands abutting on the lands of the Remington Park Corporation; and,

WHEREAS, there are certain differences between the parties hereto respecting the exact courses and distances of the dividing lines between their respective lands and the parties desire to compromise said differences and establish a certain and definite line as the permanent boundary between them;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar by each of the parties hereto to the other in hand paid, the receipt whereof is hereby acknowledged, the said parties hereto, for themselves and their successors and assigns, covenant and agree that the said boundary line be and the same hereby is established as a line described as follows:

Begin at a point at high water mark of the St. Johns River bearing South 89 deg. 5 min. 45 sec. West from the iron next hereinafter mentioned; thence run North 89 deg. 5 min. 45 sec. East to an iron set near the margin of the St. Johns River in the Francis P. Patio Grant, Sec. 44 T. 5 S. R. 26 E., in St. Johns County, Florida, at a point located North 3 deg. 58 min. East 22 chains 18 links from the Northwest corner of the house on Greystock Point once owned by Mrs. E. R. Alberti (main building), said Greystock Point being about 48 chains North and below the Southwest extremity of Pope's Point; thence from said iron run North 89 deg. 5 min. 45 sec. East 189.5 feet to an iron in the westerly line of the right of way of State Road No. 15 (formerly No. 47); thence continuing in the same course 100.2 feet to an iron set in the easterly line of said right of way; thence continuing in the same course 517.1 feet to an old iron at the most northerly corner of a tract of land formerly owned by Mrs. E. R. Alberti; thence South 49 deg. 26 min. 30 sec. East 1333.34 feet to an old iron at the northeasterly corner of said Alberti Tract; thence South 41 deg. 48 min. 20 sec. West 648.1 feet to an iron set in the northerly line of said right of way of State Road No. 15; thence continuing in the same course 114.2 feet to an iron set in the southerly line of said right of way; thence continuing in the same course 715.57 feet to an iron set at a point marked also by an old post near the margin of the St. Johns River; thence continuing in the same course to high water mark of the St. Johns River; all according to a survey made May 13, 1946, by R. L. Crossdell, C. E.

DEED 171 PAGE 394

AND the said Remington Park Corporation hereby remises, releases and quitsclaims unto said St. Joe Paper Company, its successors and assigns, all its right, title and interest in and to any land in said Patio Grant of record in the name of Florida National Building Corporation and/or St. Joe Paper Company lying on the outside of said line from the main body of said Remington Park Corporation land hereinabove described, to-wit on the St. Joe Paper Company side of the said boundary line so established, together with any land between said boundary line so established and said land of St. Joe Paper Company;

AND the said St. Joe Paper Company hereby remises, releases and quitsclaims unto the said Remington Park Corporation all of its right, title and interest in and to any land lying on the Remington Park Corporation side of the said boundary line so established, to-wit on the same side of said line with the main body of the lands of Remington Park Corporation hereinabove described.

It is mutually covenanted and agreed by and between the parties to these presents that this agreement shall run with the land and bind the respective successors and assigns of each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto caused their corporate names to be subscribed and their corporate seals to be affixed by their duly authorized officers, in duplicate, the day and year first above written.

Signed, sealed and delivered by Remington Park Corporation in the presence of:

Robert L. Hammock
Charles W. Rogers

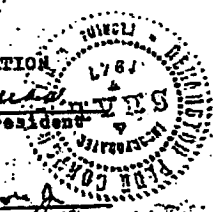
Signed, sealed and delivered by St. Joe Paper Company in the presence

[Signature]
[Signature]

REMINGTON PARK CORPORATION

By *Remil J. Klouza*
Its President

Attest: *[Signature]*
Its Secretary



ST. JOE PAPER COMPANY

By *[Signature]*
Its President

Attest: *[Signature]*
Its Secretary



STATE OF FLORIDA
COUNTY OF DUVAL

DEED 171 PAR 395

Before me personally appeared Emil G. Tolson
and Robert S. Money, to me well known and known
to me to be the individuals described in and who executed the fore-
going instrument as President and Secretary
of the above named Remington Park Corporation,
a corporation, and severally acknowledged to and before me that
they executed such instrument as such officers, respectively, of
said corporation, and that the seal affixed to the foregoing in-
strument is the corporate seal of said corporation, and that it was
affixed to said instrument by due and regular corporate authority,
and that said instrument is the free act and deed of said
corporation.

WITNESS my hand and official seal this 14th day of
January, 1947.



Charles W. Rogers
Notary Public State of Florida at Large
My commission expires: Dec 27, 1949

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared HENRY W. DEW
and IRENE WALSH, to me well known and known
to me to be the individuals described in and who executed the fore-
going instrument as Vice President and Secretary
of the above named St. Joe Paper Company
a corporation, and severally acknowledged to and before me that
they executed such instrument as such officers, respectively, of
said corporation, and that the seal affixed to the foregoing in-
strument is the corporate seal of said corporation, and that it was
affixed to said instrument by due and regular corporate authority,
and that said instrument is the free act and deed of said
corporation.

WITNESS my hand and official seal this 13 day of
January, 1947.



Robert M. Covert
Notary Public State of Florida at Large
My commission expires: 11/15/49
11511
WESLEY M. MONTGOMERY
The Public Records of St. Johns County, Florida are kept and preserved at the Public Records Office, located at the Courthouse, Jacksonville, Florida.
Headed by American Surety Co. of N. Y.
MICHAEL FLAHER, CLERK COUNTY COURT
Blair Lawson
Deputy Clerk

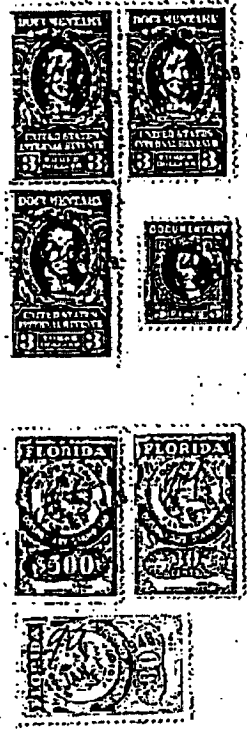


11815

DEED 171 PAGE 396

THIS DEED, Made the 12 day of November, 1947, by GEORGIA ALEXANDER, as Executrix of the Last Will and Testament of James Selby Alexander, deceased, of Queretaro, State of Queretaro, Mexico, hereinafter called GRANTOR, to REMINGTON PARK CORPORATION, a Florida corporation, whose Postoffice address is 311 West Forsyth Street, Jacksonville, Duval County, Florida, hereinafter called GRANTEE,

WITNESSES, That said GRANTOR, in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does give, grant, bargain, sell, alien, remise, release, convey and confirm unto said GRANTEE, its successors and assigns, in fee simple, an undivided one-third interest in the lands situated in St. Johns County, Florida, and described as follows:



Part of the Francis P. Fatio Grant, Sec. 44 T. 5 S. R. 26 E., beginning at an iron set near the margin of the St. Johns River at a point located North 3 degrees 56 minutes East 23 chains 18 links from the Northwest corner of the house on Greystock Point once owned by Mrs. E. R. Alberti (main building), said Greystock Point being about 48 chains North and below the Southwest extremity of Pope's Point; thence from said iron run N. 89 deg. 5 min. 45 sec. E. 189.5 feet to an iron in the western line of the right of way of State Road No. 13 (formerly No. 47); thence continuing in the same course 100.2 feet to an iron set in the easterly line of said right of way; thence continuing in the same course 317.1 feet to an old iron at the most northerly corner of this tract; thence South 49 degrees 26 minutes 30 seconds East, 1333.34 feet to an old iron at the Northeastory corner of this tract; thence South 41 deg. 48 min. 20 sec. West 648.1 feet to an iron set in the northerly line of said right of way of State Road No. 13; thence continuing in the same course 114.2 feet to an iron set in the southerly line of said right of way; thence continuing in the same course 715.57 feet to an iron set at a point marked also by an old post near the margin of the St. Johns River; thence continuing in the same course to the channel of the St. Johns River; thence northerly along the channel of the St. Johns River to a point situated South 89 deg. 5 min. 45 sec. West of the point of beginning; thence North 89 deg. 5 min. 45 sec. East to the point of beginning; together with all riparian rights thereunto belonging or in anywise appertaining; EXCEPTING THEREFROM, the right of way 100 feet in width of State Road No. 13 as now established. The property hereby described is known as the Alexander Heirs lands.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances thereunto belonging unto the said GRANTEE, its successors and assigns, in fee simple.

It is understood and agreed that this deed is made in pursuance of order made by the County Judge of St. Johns County, Florida, on November 14, 1947, and the GRANTOR does hereby covenant to and with the said GRANTEE its successors and assigns, that in all things in and about said sale, and this conveyance, she has conformed to the order of the Court, and the statutes in

11812

DEED 171 PAGE 397

such cases made and provided.

DEED 171 PAGE 397

IN WITNESS WHEREOF, the said GRANTOR has hereunto subscribed her name and affixed her seal at Queretaro, State of Queretaro, Mexico, the day and year first above written.

x Georgia Alexander (SEAL)
(Georgia Alexander)
As Executrix of the Last Will and Testament of James Selby Alexander, deceased.

Signed, sealed and delivered in the presence of:

[Signatures of witnesses]

STATE OF QUERETARO, MEXICO.

I, an officer authorized to take acknowledgments of deeds, duly qualified and acting, HEREBY CERTIFY that before me this day personally appeared, GEORGIA ALEXANDER, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Executrix of the Last Will and Testament of James Selby Alexander, deceased; and the said Georgia Alexander acknowledged before me that she is the duly appointed, qualified and acting Executrix of the Last Will and Testament of the said James Selby Alexander, deceased, that she was duly authorized to execute the said deed by the County Judge of St. Johns County, Florida, and that she, as such Executrix, executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Queretaro, State of Queretaro, Mexico, this 22 day of November, 1947.



Notary Public

My commission expires No expires

11815

JAN 16 1948

Recorded in the Public Records of St. Johns County, Florida in the book 38 page 425

MIRIAM EVERETT, CLERK

[Signature]

51399

SPECIAL WARRANTY DEED TO COOPERATION

DREW'S FORM R. E. 34 Manufactured and for sale by The R. & W. D. Drew Company Jacksonville, Florida

DEED 219 PAGE 159

This Indenture, Made this 28th day of May

A. D. 19 55, BETWEEN

CHARLES N. LANCE and ALICE LANCE, his wife

of the County of St. Johns and State of Florida

parties of the first part, and ST. JOE PAPER COMPANY, a corporation

existing under the laws of the State of Florida with permanent postoffice

address at 152 1/2 Barnett National Bank Bldg., Jacksonville, Florida

County of Duval, State of Florida called

Grantee, party of the second part, Witnesseth, that the said parties of the first part, for

and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of St. Johns and State of Florida more particularly described as follows:

On the east side being a portion of the F. P. Ratio Grant beginning at a post or stake at the N. E. corner of Mrs. W. Stokes land marked post bearing pine X thence east 49 deg. 57' East 23.33 chains post bearing pine marked X, thence north 40 deg. 51' East 23.33 chains to corner marked with post or stake X, thence north 49 deg. 57' East 21.33 chains to corner marked with post on stake X, thence north 40 deg. 51' East 21.33 chains to point of beginning containing about 52 acres more or less the same being Lot No. 2 of a tract known as CLARAMONT as per plat of said tract. Said land being located in the F. P. Ratio Grant in Section 14, Township 5 South, Range 35 East, being the land deeded to D. J. Olmstead per deed recorded in Book 6, page 273-279 public records of said county.

1101



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining. To Have and To Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part, that they lawfully seized of the said premises; that they are free of all incumbrances, and that they have good right and lawful authority to sell the same; and that said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under us but not otherwise.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal, this day and year above written.

Signed, sealed and delivered in our presence:

Alton T. Gaudin, Charles M. Lance (Seal), Alvan Corrae, Alice Lance (Seal)

RIVERTOWN

DEED 219 PAGE 160

State of FLORIDA
County of ST. JOHNS

I HEREBY CERTIFY, That on this 28th day of May A. D. 1955
before me personally appeared CHARLES M. LANCE and ALICE LANCE, his wife
to me known to be the persons described in and who
executed the foregoing conveyance to ST. JOB PAPER COMPANY
and severally acknowledged the execution thereof to be their free act and deed for the uses and
purposes therein mentioned; and the said ALICE LANCE
the wife of the said CHARLES M. LANCE
on a separate and private examination taken and made by and before me, and separately and apart
from her said husband, did acknowledge that she made herself a party to the said deed of con-
veyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest,
whether of dower or of separate property, statutory or equitable, in and to the lands therein de-
scribed, and that she executed said deed freely and voluntarily, and without any constraint, fear,
apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at St. Augustine
in the County of St. Johns and State of Florida
the day and year last aforesaid.

Guend Correll
Notary Public, State of Florida at Large
My commission expires March 24, 1958

No. 51399 MAY 31 1955
at 1:34 o'clock P. M. Recorded in the
Public Records of St. Johns County, Florida in the
book and pages noted above.
WILLIAM FAVER, Clerk, Circuit Court
By Mildred O'Connell, Deputy Clerk

SPECIAL
Form 4 Florida WARRANTY DEED.

TITLEBLANK REGISTERS IN A FAY OFFICE
Little Low Price, Publishers, Orlando, Fla.

55975

DEED 224 PAGE 452

This Indenture.

Made this 27th day of January A. D. 19 56

Between JULIA M. BROOKER, unmarried, .

of the County of St. Johns and State of Florida
part y of the first part, and ST. JOE PAPER COMPANY, a Florida corporation,
having its mailing address at 1524 Barnett Bank Building, Jacksonville,
Florida,

of the County of Duval and State of Florida
part y of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of ten dollars and other good and valuable considerations to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do es grant, bargain, sell and transfer unto the said party of the second part and its successors heirs and assigns forever, all ~~that~~ certain parcels of land lying and being in the County of St. Johns, and State of Florida, more particularly described as follows:

PARCEL ONE: All that certain lot or parcel of land on the east side of the St. Johns River, commencing at a lightwood post witnessed by a pine tree marked with an X, said tree bearing S. 88½ deg. East, distant 41½ links, being the southwest corner of Lot 3 of the Clearmont tract, thence North 40½ deg. East eleven chains and 55 links to a stake, thence North 48½ deg. West three chains and forty-three links to a stake, thence South 74 deg. West to the head of a branch, and along said branch fourteen chains and twenty-eight links to a stake, thence South 48½ deg. East eleven chains and twenty-five links to the point of beginning, containing nine acres, more or less, same being recorded in Deed Book 22, pages 294, 295, said land lying in Sec. 44, Township 5 South, Range 26 East (Francis P. Fatio Grant), and being the same land conveyed by Ellen L. Snow to Adeline E. Alexander by deed dated March 20, 1916, recorded in Deed Book 35, page 173, Public Records of St. Johns County, Florida. (Deed Book 182, Page 421 and Deed Book 218, Page 436).

PARCEL TWO: Part of Fatio Grant as shown in Deed Book "W", Page 286, (except 10 acres to Alexander and 1½ acres to United States) Section 44, Township 5 South, Range 26 East, containing 13½ acres, more or less. (Deed Book 176, Page 173)



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part do covenant with the said party of the second part that she is lawfully seized of the said premises, that they are free from all incumbrances and that she has good right and lawful authority to sell the same; and the said party of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under party of the first part, but not otherwise.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]

Julia M. Brooker

DEED 224 PAGE 453

State of Florida,

County of ST. JOHNS

I HEREBY CERTIFY, That on this 27th day of January A. D. 1956, before me personally appeared

JULIA M. BROOKER, unmarried,

to me known to be the person described in and who executed the foregoing conveyance to ST. JOE PAPER COMPANY, a Florida corporation,

and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

[Faint, illegible text, likely bleed-through from the reverse side of the page.]

WITNESS my signature and official seal at St. Augustine and State of Florida, the day and in the County of St. Johns year last aforesaid.

[Handwritten signature]
Notary Public, State of Florida at Large.



No. 55975 Filed JAN 27 1956
at W.V.V. o'clock M. Recorded in the Public Records of St. Johns County, Florida in the book and page noted above.
HIRAM FAVER, Clerk Circuit Court
By *[Signature]* Deputy Clerk

89 2818

O.R. 810 PG 0639

Special Warranty Deed

THIS INDENTURE, made this 27th day of January, A. D. 1989,
 between Southwood Properties, Inc. f/k/a Jacksonville Properties, Inc., a Florida
 Corporation with its principal office in Jacksonville, Duval County, Florida, party of the first part, and
St. Joe Paper Company
 of the County of Duval, in the State of Florida, and whose address is
1650 Prudential Dr., Suite 400, Jacksonville, FL 32207, party part of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of
Ten (10) Dollars, and other valuable considerations to it in hand paid by the
 party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold
 to the said party of the second part, its heirs, and assigns forever, the following described land, lying
 and being in the County of St. Johns, and state of Florida, to-wit:

Part of Patio Grant, lots 1 & 2 of Claremont Tract in Hallows Tract,
 DB 156/169 & 219/159. Section 44, Township 5S, Range 26E. Containing
 57.00 acres MOL.

Part of Patio Grant, lot 3 of Claremont Tract, (Ex. 0.25 acres to Argyle
 Southern Co.) DB 224/452. Section 44, Township 5S, Range 26E. Containing
 22.50 acres MOL.

Part of Hallows Tract of Patio Grant (Ex. 787.5 acres to Argyle Southern Co.)
 & (Ex. 1.3 acres in OR 412/547) DB 104/583. Containing 4211.00 acres MOL.
 Section 44, Township 5S, Range 26E, Sections 43 & 39, Township 5S, Range 27E,
 Section 42, Township 6S, Range 27E

SUBJECT, however, to all taxes and assessments levied or assessed against the same subsequent to December
 31, 1988; and SUBJECT also to:

reservations, easements, dedications of record.

Documentary Tax Pd. \$ 55
 \$ 0 Intangible Tax Pd.
 Carl "Bud" Markel, Clerk St. Johns
 County By: abom D.C.

AND the said party of the first part does hereby specially warrant the title to said land, and will defend the
 same against the lawful claims of all persons claiming the same by, through, or under the party of the first part,
 but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its
 corporate name by its President, attested by its Secretary and its corporate seal of Southwood Properties, Inc.
 the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Dorlene Hartley
Loyce J. Padrick

By [Signature]
 its President
 Attest: [Signature]
 its Secretary
 Ronald A. Anderson

This instrument prepared by P.T. McGowan, 1650 Prudential Dr., Suite 303, Jacksonville, FL 32207 as to form only. Legal description furnished by Grantor.

RIVERTOWN

O. R. 810 PG 0640

STATE OF FLORIDA,
COUNTY OF Duval

Before me personally appeared J. C. Balin
and Ronald Anderson to me well known and known
to me to be the President and Secretary, respectively, of the
Southwood Properties, Inc. the corporation

named in the foregoing instrument and known to me to be the persons who as such officers of said corporation executed the same, and then and there they did acknowledge before me that said instrument is the free act and deed of said corporation; that it was executed by them as such officers for the purpose therein expressed; and that the seal thereunto affixed is the corporate seal by them in like capacity affixed, all under authority in them duly vested.

WITNESS my hand and official seal in the above named County and State, this the 27th day of
January, A. D. 1989



Minist Hayes
Notary Public, State of Florida at large

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires April 26, 1991

ABSTRACT OF DESCRIPTION	Date	
	TO	

FLORIDA FORM
SPECIAL WARRANTY DEED
FROM CORPORATION

FILED AND INDEXED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.
89 FEB -1 PM 2:19
Clerk "and" Muel
CLERK OF CIRCUIT COURT

Int + Re: Gore
Re. 9-
Sur 1.50
doc .55

②
①

FORWARDED BY AND RETURN TO:
Mary A. Schloer
PLANNED, DESIGN, LAND & BLDG.
One Independence Drive, Suite 2000
Jacksonville, Florida 32202

FOR RECORDER
Public Records of
St. Johns County, FL
Clerk# 99023113
O.R. 1409 PG 1425
02:18PM 09/14/1999
REC \$25.00 SUR \$3.80
Doc Stamps \$0.70

INCLT
99023113
23.80
.70

QUIT-CLAIM DEED

THIS INDENTURE, made this 5th day of May, 1999, between MELBA A. AMOS, individually, and as Trustee of The Melba A. Amos Trust, whose address is 5711 Eppling Forest Way, Jacksonville, Florida 32217, party of the first part, and THE ST. JOE COMPANY, a Florida corporation, the address for which is 1630 Prudential Drive, Suite 400, Jacksonville, Florida 32207, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and its successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated therein by this reference.

Part of Real Estate Assessment No. 000700-0000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

[Signature]
Print Name: F. O. Holdberg

[Signature]
Melba A. Amos, individually, and as Trustee of The Melba A. Amos Trust

[Signature]
Print Name: Melba A. Amos

RIVERTOWN

0R1409PB1426

STATE OF FLORIDA
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 15 day of May, 1999, by Melba A. Amos, individually, and as Trustee of The Melba A. Amos Trust, [NOTARY MUST CHECK ONE BOX] who is personally known to me or who has produced a _____ (state) driver's license No. _____ as identification.



Mary A. Robinson
Print Name: Mary A. Robinson
NOTARY PUBLIC, State of Florida
Commission Number: CG 582334
My Commission Expires: 10/6/2003

122897

DR1409P61427

LEGAL DESCRIPTION

A part of the Hallows Tract, being a part of the Francis P. Fatio Grant, being a part of Section 44, Township 5 South, Range 26 East, Section 39, Township 5 South, Range 27 East, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: for a point of reference, commence at a large blazed cypress tree, said cypress tree standing within the waters of the St. Johns River, being the southwest corner of the lands described in Deed Book "K", Page 347, of the public records of said county, and shown on the survey prepared by John F. Young & Associates, civil engineers and surveyors, January 19, 1953; thence South $87^{\circ}10'56''$ East, along the southerly line of said lands described in Deed Book "K", Page 347, a distance of 846.80 feet to an 18-inch blazed live oak, said tree shown on survey and being locally recognized and accepted as the southeast corner of said lands; thence North $52^{\circ}33'06''$ East, along the southeasterly line of the lands as shown by said survey and as described in Deed Book "K", Page 347, a distance of 2794.90 feet to a 2-inch iron pipe in the centerline of an old existing and abandoned railroad grade; thence North $53^{\circ}05'27''$ East, along the southeasterly line of said lands as shown on said survey by John F. Young & Associates and as described in parcel one of Deed Book 242, Page 512 of the aforementioned public records, a distance of 1231.93 feet to a 1-inch iron pipe at the intersection with the southerly line of St. Elmo, as recorded in Map Book 1, Page 137 of the aforementioned public records, said line also being the northerly line of the aforementioned Hallows Tract; thence North $89^{\circ}04'44''$ East, along said south line of St. Elmo and said north line of the Hallows Tract, a distance of 1126.45 feet to a concrete monument at the intersection with the westerly boundary of a

RIVER TOWN

OR1409PG1428

tract of land formerly owned by the United States of America (acquired by Condemnation Suit 602-J-Civil), also being the westerly line of Greenbriar Section one, as recorded in Map Book 14, Pages 57 and 58 of the aforementioned public records, said point also being the southeast corner of lot 24 of said St. Elmo as shown on said plat of Greenbriar Section one; thence along the westerly, southerly and easterly boundary of said tract formerly owned by the United States of America and shown on survey of said tract by Henrich, Trotter, Carter & Ayers, Inc. File No. F.N. 3818, dated April 10, 1968, the following four courses: South $01^{\circ}15'16''$ East, a distance of 5908.12 feet to a concrete monument; thence South $78^{\circ}25'19''$ East, a distance of 4900.20 feet to a concrete monument, said monument witnessed by a St. Joe Paper Company monument 0.7 feet to the west; thence North $74^{\circ}39'06''$ East, a distance of 2755.80 feet to a concrete monument; thence North $11^{\circ}32'36''$ East, a distance of 2033.03 feet to a concrete monument at the intersection with the aforementioned northerly line of the Hallowes Tract as established by survey by Nathan C. Bowers for Container Corporation of America, Area VIII File No. 2, dated February 1954; thence South $68^{\circ}44'01''$ East, along said line, a distance of 8062.83 feet to a 2-inch iron pipe; thence South $68^{\circ}31'17''$ East, continuing along said line, a distance of 5279.24 feet to a set concrete monument at the intersection with the southeasterly line of aforementioned Section 39 as established by survey by Loren N. Jones, St. Johns #71, Parcel #85-R-4 CARW-418, dated December 13, 1985; thence South $40^{\circ}12'14''$ West, along said southeasterly line of Section 39, a distance of 6293.68 feet to a concrete monument at the intersection with the easterly line of Section 29, Township 5 South, Range 27 East of said county as established by said survey by Loren N. Jones; thence South $40^{\circ}11'18''$ West, continuing along said southeasterly line of Section 39 as established by Loren N. Jones, a distance of 2321.18 feet to a 3-inch iron pipe filled with concrete at the intersection with the southerly line of said Section 29; thence South $40^{\circ}20'17''$ West, along said southeasterly line of Section 39, a distance of 5424.32 feet to a concrete monument set by St. Joe Paper Company at the intersection with the northerly line of Section 40, Township 5 South, Range 27 East of said county; thence South $41^{\circ}31'08''$ West, along said southeasterly line of Section 39 and along the southeasterly line of aforementioned Section 42, a distance of 3359.27 feet to a concrete monument set by St. Joe Paper Company near the east bank of the St. Johns River; thence continue South $41^{\circ}31'08''$ West along said line, a distance of 27 feet more or less to the waters of the St. Johns River; thence along the waters of the St. Johns River being approximated in shape by the following described lines located easterly of said waters, the following six courses: from the last said monument near the bank of said waters; thence North $63^{\circ}28'00''$ West, a distance of 3385.00 feet; North $50^{\circ}08'00''$ West, a distance of 3390.00 feet; North $43^{\circ}57'00''$ West, a distance of 1800.00 feet; North $02^{\circ}05'12''$ West, a distance of 1061.41 feet; North $34^{\circ}08'00''$ West, a distance of 1512.30 feet; North $66^{\circ}18'00''$ West, a distance of 1310.50 feet; thence continue along said lines now located northerly of and westerly of said waters the following five courses: North $89^{\circ}02'00''$ West, a distance of 988.00 feet; South $57^{\circ}34'00''$ West, a distance of 1533.30 feet; South $16^{\circ}30'00''$ East, a distance of 807.00 feet; South $27^{\circ}06'00''$ West, a distance of 593.00 feet; North $85^{\circ}07'00''$ West, a distance of 1088.18 feet to 3-inch iron pipe at the intersection with southeasterly line of the lands as described in official records Volume 8, Page 321 of the aforementioned public records, said point bearing South

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44°10'14" West, a distance of 838.02 feet from its terminus; thence North 44°10'14" East, from the waters of the St. Johns River, along the southeasterly line of said lands, through said 3-inch iron pipe, a distance of 878 feet more or less to a 3-inch iron pipe at the southeast corner of said lands; thence North 04°44'16" West, along the easterly line of said lands, also being the easterly line of the lands intended to be described in and by that certain deed recorded in Deed Book 107, Page 495 of the aforementioned public records, a distance of 744.15 feet to a 3-inch iron pipe filled with concrete at the northeast corner of said lands; thence South 89°51'57" West, along the northerly line of said lands, a distance of 435.69 feet to the intersection with the easterly line of the lands as described in Official Records Volume 4, Page 66 of the aforementioned public records; thence North 09°01'23" West, along the easterly line of said lands, a distance of 1528.20 feet to an angle point in said easterly line; thence North 10°58'37" East, continuing along the easterly line of said lands, a distance of 563.94 feet to the southerly right-of-way line of State Road No. 13, a 100-foot right-of-way as now established, said point being on a curve concave northerly having a radius of 1482.69 feet; thence westerly along the arc of said curve and along said right-of-way line, said curve being subtended by a chord bearing of North 87°30'11" West and a chord distance of 30.33 feet to an intersection with the westerly line of said lands as described in Official Records Volume 4, Page 66; thence South 10°58'37" West, along the westerly line of said lands, a distance of 564.78 feet to an angle point in said line; thence South 09°01'23" East, continuing along said westerly line, a distance of 1528.80 feet to the intersection with the northerly line of the aforementioned lands as intended to be described in Deed Book 107, Page 495; thence South 89°51'57" West, along the northerly line of said lands, a distance of 130.32 feet to a 3-inch iron pipe filled with concrete at the northwest corner of said lands; thence South 08°45'36" West, along the westerly line of said lands, a distance of 630.69 feet to a concrete monument set at the northeast corner of the lands as described in Official Records Volume 412, Page 549 of the aforementioned public records; thence South 78°05'22" West, along the northerly line of said lands, a distance of 333.35 feet to a 3/4-inch iron pipe at the bank of the St. Johns River; thence continue South 78°05'22" West, along the northerly line of said lands, a distance of 50 feet more or less to the waters of the St. Johns River; thence northerly along the said waters of the St. Johns River, said waters being approximated in shape by the following described lines located easterly of said waters, the following four courses: from last said 3/4-inch iron pipe, thence North 07°10'21" East, a distance of 733.97 feet; North 15°18'00" East, a distance of 662.00 feet; North 18°49'00" West, a distance of 874.00 feet; North 59°25'11" West, a distance of 363.93 feet to a 3-inch iron pipe at the intersection with the intersection with the southeasterly line of Remington Park, as recorded in Map Book 7, Page 1 of the aforementioned public records, said point bearing South 38°44'59" West, a distance of 747.81 feet from its terminus; thence North 38°44'59" East, along said southeasterly line of Remington Park, from the waters of the St. Johns River, through said 3-inch iron pipe, a distance of 783 feet more or less to a 1/2-inch iron pipe set in concrete at the intersection with the southwest-erly right-of-way line of State Road No. 13, a 100-foot right-of-way as now established, said point being the southeast corner of said Remington Park; thence North 38°25'22" East, a distance of 114.16 feet to a concrete monument set by St. Joe Paper Company at the inter-

RIVERTOWN

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section with the northeasterly right-of-way line of said State Road No. 13, said point being the southwesterly corner of the lands as described in Deed Book 179, Page 505 of the aforementioned public records; thence North $38^{\circ}11'22''$ East along the southeasterly line of said lands, a distance of 648.60 feet to a 1 1/2-inch iron pipe filled with concrete being the southeast corner of said lands; thence North $52^{\circ}50'59''$ West, along the northeasterly line of said lands, a distance of 1352.27 feet to a 2-inch iron pipe being the northeast corner of said lands; thence South $87^{\circ}57'44''$ West along the northerly line of said lands, a distance of 316.85 feet to a 1 1/2-inch iron pipe at the intersection with the easterly right-of-way line of said State Road No. 13, said point being the northwest corner of said lands; thence South $85^{\circ}28'34''$ West, a distance of 100.00 feet to a 3/8-inch rebar set in concrete at the intersection with the westerly right-of-way line of said State Road No. 13, said point being the northeast corner of aforementioned Remington Park; thence South $88^{\circ}08'59''$ West, along the north line of said Remington Park, a distance of 232 feet more or less to the waters of the St. Johns River; thence northerly along the waters of the St. Johns River, said waters being approximated in shape by the following described lines located east of said waters the following three courses: from a point on the previous described line, said point being South $88^{\circ}08'59''$ West, a distance of 150.00 feet from the aforementioned northeast corner of Remington Park; thence North $07^{\circ}13'00''$ East, a distance of 2208.5 feet; North $11^{\circ}07'00''$ West, a distance of 1495.00 feet; North $19^{\circ}14'38''$ West, a distance of 1040.01 feet to a 2-inch iron pipe on the southerly line of the lands as described in parcel two of Deed Book 242, Page 512 of the aforementioned public records, said point bearing North $88^{\circ}41'33''$ West, a distance of 790.35 feet from its point of terminus of said line; thence South $88^{\circ}41'33''$ East, from the waters of the St. Johns River, along the southerly line of said lands, through said 2-inch iron pipe, a distance of 810 feet more or less to the aforementioned 18-inch blazed live oak and the point of beginning.

Together with all riparian rights thereunto belonging or in anywise appertaining.

Excepting therefrom the portion lying within the boundaries of the right-of-way of State Road No. 13, a 100-foot right-of-way as now established.

Subject to any easements of record for drainage purposes established by the Department of Transportation.



3411.82

COMMONWEALTH

Public Records of
St. Johns County, FL
Clerk# 99021246
O.R. 1406 PG 1827
10:58AM 05/05/1999
REC \$13.00 SUR \$2.00
Doc Stamps \$3,675.00

Prepared by:
Buchanan, Aborn, Peters & Bertram
2215 South Wood Street, Suite 300
Jacksonville Beach, Florida 32230
Tel # 904-268

Parcel #: 001170-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 22nd day of April, 1999, by WILLIAM H. GOODMAN, AS TRUSTEE OF THE GOODMAN TRUST, CREATED BY INSTRUMENT DATED OCTOBER 30, 1997, hereinafter called the Grantor, to THE ST. JOE COMPANY, A FLORIDA CORPORATION, whose address is 3995 Hunt Club Road, Jacksonville, FL 32224, and whose FEI No. is 59-0432511, hereinafter called the Grantee. Whomever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and their heirs, legal representatives, successors and assigns.

RECORD & RETURN TO

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of that certain land situated in Duval County, Florida, described as:

ST. JOHNS

See Schedule A attached hereto and made a part hereof.

This conveyance is subject to the following:

A. Any easements, rights of way, reservations, restrictions, covenants, conditions or agreements affecting or relating to the property, reference to which shall not operate to reimpose same.

B. Taxes and assessments for the year 1999 and subsequent years.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against no other person, except as to those matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

First Witness Signature
Albert E. Buchman, Jr.

[Signature]

William H. Goodman, Trustee
302 Ritchie Highway
Severna Park, MD 21146

[Signature]

Second Witness Signature
Charles H. Houston, Jr.

Second Witness Print Name

15.8

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RIVERTOWN

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STATE OF FLORIDA

COUNTY OF DUVAL

I certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, William H. Goodman, as Trustee of The Goodman Trust, created by instrument dated October 30, 1997, who provided a copy of his driver's license as identification.

WITNESS my hand and official seal in the County and State aforesaid, this 22nd day of April, 1999.

NOTARY PUBLIC

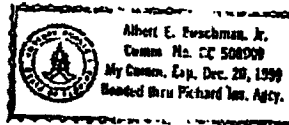
[Handwritten Signature]

Print Name Albert E. Buschman, Jr.

Commission expires: _____

Commission #: _____

(seal)



OR14C6PG1829

EXHIBIT "A"

A PORTION OF ST. ELMO, AS RECORDED IN MAP BOOK 1, PAGE 137 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF BOMBING RANGE ROAD (COUNTY ROAD NO. 11, ALSO KNOWN AS GREENBRIAR ROAD, AS NOW ESTABLISHED); THENCE SOUTH $77^{\circ}29'54''$ EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2796.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $77^{\circ}29'54''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 741.74 FEET; THENCE SOUTH $12^{\circ}30'28''$ WEST A DISTANCE OF 17.00 FEET; THENCE SOUTH $77^{\circ}29'54''$ EAST A DISTANCE OF 207.17 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF GREENBRIAR SECTION ONE, AS RECORDED IN MAP BOOK 14, PAGES 57 AND 58 OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTH $34^{\circ}44'44''$ WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 1280.70 FEET TO THE MOST WESTERLY CORNER OF LOT 60 OF SAID GREENBRIAR SECTION ONE, SAID POINT ALSO LYING IN THE SOUTHERLY LINE OF THE ST. ELMO TRACT; THENCE NORTH $89^{\circ}59'16''$ WEST, ALONG SAID LINE, A DISTANCE OF 242.77 FEET; THENCE NORTH $04^{\circ}51'07''$ EAST A DISTANCE OF 228.00 FEET; THENCE NORTH $29^{\circ}04'31''$ EAST A DISTANCE OF 230.63 FEET; THENCE NORTH $20^{\circ}46'07''$ EAST A DISTANCE OF 43.96 FEET; THENCE NORTH $04^{\circ}22'09''$ WEST A DISTANCE OF 65.01 FEET; THENCE NORTH $33^{\circ}11'42''$ WEST A DISTANCE OF 98.40 FEET; THENCE NORTH $19^{\circ}25'50''$ EAST A DISTANCE OF 79.61 FEET; THENCE NORTH $64^{\circ}00'54''$ EAST A DISTANCE OF 36.01 FEET; THENCE NORTH $11^{\circ}43'50''$ WEST A DISTANCE OF 167.86 FEET; THENCE NORTH $67^{\circ}09'14''$ WEST A DISTANCE OF 31.93 FEET; THENCE NORTH $46^{\circ}46'54''$ EAST A DISTANCE OF 103.39 FEET; THENCE NORTH $40^{\circ}12'43''$ WEST A DISTANCE OF 99.33 FEET; THENCE NORTH $24^{\circ}01'04''$ WEST A DISTANCE OF 92.86 FEET; THENCE NORTH $17^{\circ}16'09''$ EAST A DISTANCE OF 201.88 FEET TO THE POINT OF BEGINNING.

RIVERTOWN

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(1)

RETURN TO:
SHERIFF'S OFFICE
240 Green ... Drive
Longwood, Florida 32759
LW-1291953-CS

Public Records of
St. Johns County, FL
Clerk# 99058017
O.R. 1461 PG 893
01:50PM 12/15/1999
REC \$17.00 SUR \$2.50
Doc Stamps \$666.40

THIS DOCUMENT PREPARED BY
AND RETURN TO:

THOMAS M. JENKS, ESQUIRE
PAPPAS METCALF JENKS MILLER
& REDMSCH, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the th 19 day of November, 1999, by and between HELOW PROPERTIES, LTD., a Florida limited partnership (the "Grantor"), whose mailing address is 9140 Golfside Drive - Suite 7, Jacksonville, Florida 32256 and THE ST. JOE COMPANY, a Florida corporation (the "Grantee") whose mailing address is 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207, and whose taxpayer identification number is 59-0432511.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the real property located in St. Johns County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

SUBJECT, HOWEVER, to those matters set forth on Exhibit B attached hereto and made a part hereof;

AND Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all parties, claiming by, through or under Grantor (except claims made pursuant to the matters set forth on Exhibit B) but against none other.

Grantor hereby reserves for itself and its successors and assigns, a non-exclusive easement over and through the Property for vehicular and pedestrian ingress and egress and further reserves the right to connect with any utility improvements which may hereafter be constructed within the Property, provided that Grantor's plans for such utility connections shall first be approved by Grantee, or its successors and assigns, which approval shall not be unreasonably withheld. The easement reserved by this paragraph shall automatically terminate and be of no further force and effect simultaneously with the conveyance or dedication of the Property to St. Johns County, Florida.

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1003.99002

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

HELOW PROPERTIES, LTD., a Florida limited partnership

By: Marian Services, Inc., a Florida corporation, as General Partner

Heather Harrington
Name Printed Heather Harrington

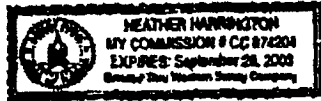
By: Joseph P. Helow
Joseph P. Helow, Vice President

Donald A. Tose
Name Printed Donald A. Tose

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19th day of November, 1999, by Joseph P. Helow, the Vice President of Marian Services, Inc., a Florida corporation, as General Partner of HELOW PROPERTIES, LTD., a Florida limited partnership, on behalf of the partnership.

Heather Harrington
(Print Name) Heather Harrington
NOTARY PUBLIC, State of Florida
Commission # CC 874204
My Commission Expires: September 26, 2003



Personally known Joseph Helow
or Produced I.D. Drivers License
[check one of the above]

Drivers License
Type of Identification Produced

00023501.WTD.
1993.11002

RIVERTOWN

001451P56895

BHR

Bessent, Hammack & Ruckman, Inc.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

PARCEL A

PART OF THE HILL TRACT, BEING A PART OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY CORNER OF SAID SECTION 39; THENCE SOUTH 41°28'11" WEST ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 1046.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID HILL TRACT; THENCE NORTH 87°15'21" WEST LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHERLY TRACT LINE, A DISTANCE OF 5279.23 FEET; THENCE NORTH 87°28'05" WEST CONTINUING ALONG SAID SOUTHERLY TRACT LINE, A DISTANCE OF 2515.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°28'05" WEST ALONG SAID SOUTHERLY TRACT LINE, A DISTANCE OF 81.26 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2073.00 FEET; THENCE NORTHEASTERLY LEAVING SAID SOUTHERLY TRACT LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°37'19" EAST AND A CHORD DISTANCE OF 14.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°25'00" EAST, A DISTANCE OF 2581.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 77°13'58" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 12°25'00" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2581.27 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2158.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 0.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°25'45" WEST AND A CHORD DISTANCE OF 0.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.75 ACRES MORE OR LESS.

EXHIBIT A

0:\survey\legals\river\ton\school\par 4.dwg

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EXHIBIT "B"

1. Ad Valorem taxes and assessments for the year 2000 and subsequent years.

ARTICLES OF AMENDMENT

of

ST. JOE PAPER COMPANY

Pursuant to Section 607.1016, Florida Statutes, the Amended Articles of Incorporation of the above-named Corporation are hereby further amended as follows:

1. Article II is hereby amended to read as follows:

The name of the corporation is St. Joe Corporation

2. The foregoing amendment was adopted by the Board of Directors on February 27, 1996 and the shareholders on May 14, 1996.

3. The number of votes cast for the amendment by the shareholders was sufficient for approval.

4. This Amendment shall be effective on June 3, 1996 at 12:01 a.m.

IN WITNESS WHEREOF, these Articles of Amendment have been executed this 22nd day of May, 1996.

ST. JOE PAPER COMPANY

By: *R. E. Neuley*
R. E. Neuley, President

STATE OF FLORIDA
COUNTY OF DUVAL

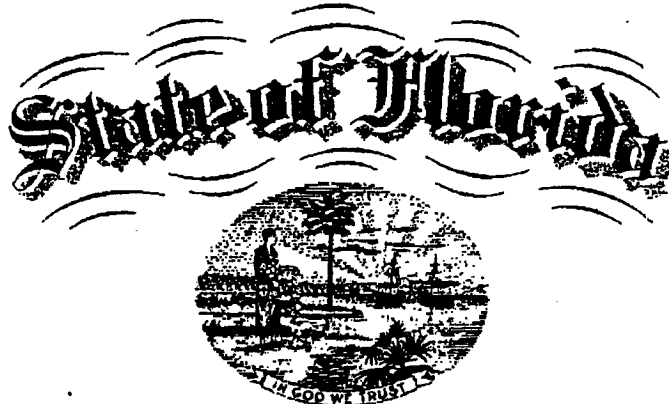
The foregoing instrument was acknowledged before me this 22nd day of May, 1996 by R. E. Neuley, as President of ST. JOE PAPER COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me.

Patricia A. Moscoviz
Notary Public



OFFICIAL SEAL
PATRICIA A. MOSCOVIZ
My Commission Expires
Feb. 3, 1997
Comm. No. CC 758121

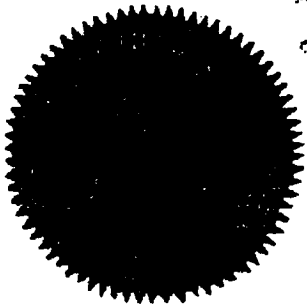
FILED
26 JUN -3 PM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Office of Secretary of State.

S. R. A. Gray, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct copy of
Certificate of Incorporation of ST. JOE PAPER COMPANY, a corporation
organized under the laws of the State of Florida, said Certificate
having been filed on May 26, 1936, as shown by the records of this
office; also amendment amending Article VII, in regard to Directors,
said amendment having been filed on April 6, 1937; also amendment
amending Article III, in regard to Capital Stock, said amendment
having been filed on February 25, 1938, as shown by the records of
this office.

*Given under my hand and the Great Seal of
the State of Florida at Tallahassee, the Capital,
this the 9th day of September
A. D. 1944.*



S. R. A. Gray
Secretary of State

REVERTOWN



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 18, 1998

CSC
1201 Hays Street
Tallahassee, FL 32301

Re: Document Number 132442

The Amended and Restated Articles of Incorporation for ST. JOE CORPORATION which changed its name to THE ST. JOE COMPANY, a Florida corporation, were filed on May 13, 1998.

Should you have any questions concerning this matter, please telephone (850) 487-6050, the Amendment Filing Section.

Annette Hogan
Corporate Specialist
Division of Corporations

Letter Number: 898A00027703

**CERTIFICATE REGARDING RESTATED AND AMENDED
ARTICLES OF INCORPORATION
OF
ST. JOE CORPORATION**

Pursuant to the provisions of Section 607.1007, Florida Statutes, the undersigned hereby certifies as follows: this corporation adopts the following Articles of Amendment to its Articles of Incorporation.

1. The name of the corporation is St. Joe Corporation.
2. The attached Amended and Restated Articles of Incorporation were adopted by the shareholders of the corporation on May 12, 1998 in the manner prescribed by the Florida Business Corporation Act.
3. The number of shares of the corporation entitled to vote on the Amended and Restated Articles of Incorporation was 91,697,811.
4. The number of shares voted for the Amended and Restated Articles of Incorporation was 66,000,653 and therefore the votes cast for approval were sufficient for approval.

Executed this 15th day of May, 1998.

St. Joe Corporation

By: 

Robert M. Rhodes
Senior Vice President &
General Counsel

RIVERTOWN

**RESTATED AND AMENDED
ARTICLES OF INCORPORATION
OF
ST. JOE CORPORATION**

Pursuant to the provisions of Section 607.1007 of the Florida Business Corporation Act, the undersigned corporation pursuant to a resolution duly adopted by its Board of Directors, adopts the following restated and amended articles of incorporation.

**AMENDED
ARTICLE I
Name**

The name of the corporation ("Corporation") is the St. Joe Company.

**ARTICLE II
Duration**

The duration of the Corporation is perpetual.

**ARTICLE III
Principal Office**

The street address of the principal office of the Corporation is 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207.

**ARTICLE IV
Stock**

The maximum number of shares of stock that the Corporation is authorized to have outstanding at any time is one hundred eighty million (180,000,000) shares having no par value per share, all of which shall be common voting stock of the same class. All shares of common stock issued shall be fully paid and non-assessable. The Corporation shall have the right to issue fractional shares.

**ARTICLE V
Registered Office and Agent**

The street address of the Corporation's registered office is 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207. The registered agent for the Corporation at that address is Robert M. Rhodes.

**AMENDED
ARTICLE VI
Directors**

The number of Directors of the Corporation shall be not less than nine (9) nor more than fifteen (15).

The names and addresses of the Board of Directors who, subject to the Bylaws of the Corporation and the laws of Florida, shall hold office until the next annual meeting of the Shareholders of the Corporation or until their successors are elected and have been duly qualified, are:

FILED
98 MAY 13 PM 4:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

<u>Name</u>	<u>Address</u>
Jacob C. Belin	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Russell B. Newton, Jr.	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
John J. Quindlen	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Walter L. Revell	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Peter S. Rummell	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Frank S. Shaw, Jr.	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Winfred L. Thornton	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
John Uible	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207
Carl F. Zellers	1650 Prudential Drive, Ste. 400 Jacksonville, Florida 32207

ARTICLE VII

Call of Special Shareholder Meetings

Special meetings of shareholders may be called at any time for any purpose by the holders of thirty percent (30%) of the Corporation's issued and outstanding shares.

ARTICLE VIII

Restated Articles

The restated articles of incorporation primarily restate and integrate the provisions of the Corporation's articles of incorporation as previously amended, and also contain certain amendments, specifically designated as Amended which were adopted pursuant to the Florida Statutes. There is no discrepancy between the Corporation's articles of incorporation as previously amended and the provisions of the restated articles of incorporation other than the inclusion of certain updated information and amendments, adopted pursuant to the Florida Statutes, changing the Corporation's name, establishing the number of Directors, and setting the minimum percentage of shareholders necessary to call a special meeting of shareholders.

IN WITNESS-WHEREOF, these Restated and Amended Articles of Incorporation have been executed this 12th day of May, 1998.

The St. Joe Company

By: Robert M. Rhodes
Robert M. Rhodes
Senior Vice President &
General Counsel

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 12th day of May, 1998, by Robert M. Rhodes, as Senior Vice President & General Counsel of the St. Joe Company, a Florida corporation, on behalf of the Corporation.



Sara L. Guess
MY COMMISSION # CC503696 EXPIRES
October 19, 1999
BONDED THRU TROY FAIR INSURANCE, INC.


Sara L. Guess
Notary Public Sara L. Guess

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT REGISTERED OFFICE PURSUANT TO THE PROVISIONS OF FS § 607.0501, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA

- 1. The name of the corporation is The St. Joe Company.
- 2. The name and address of the registered agent and office as set forth in the Amended and Restated Articles of Incorporation of The St. Joe Company:

Robert M. Rhodes
 400 duPont Center
 1650 Prudential Drive
 Jacksonville, Florida 32207

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Robert M. Rhodes

FILED
 98 MAY 13 PM 4: 05
 SEVEN SEVEN STATE
 TALLAHASSEE, FLORIDA

REVERTOWN

OCT - 7 2005

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being **NOTICE OF HEARING** in the matter of **PUD 05-02 RIVERTOWN** was published in said newspaper in the issues of **OCTOBER 3, 2005.**

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 he 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 **3RD** day of **OCTOBER, 2005.**

by *Charles Barrett* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 18, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Open Rural (OR), Planned Unit Development (PUD) and Planned Rural Development (PRD) to Planned Unit Development (PUD).
The subject property is located at 365 State Road 13 North within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, of the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE OF 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 procedure. 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 notified public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
FILE NUMBER: PUD 2005-02 Rivertown PUD
L2496-5 Oct 3, 2005