

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND 2015 FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL C FOR APPROXIMATELY 1520.28 ACRES, AMEND THE NORTHWEST SECTOR MAP; AMEND THE 2015 FUTURE TRAFFIC CIRCULATION MAP; AMEND COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES-POLICY H.1.6 TO ADD POLICY H.1.6.13 TO AUTHORIZE THE ASHFORD MILLS DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FLORIDA STATUTES, TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE, AMEND THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE TO ADD THE PUBLIC FACILITY IMPROVEMENTS PROPOSED, FOR APPROXIMATELY 1520.28 ACRES KNOWN AS THE ASHFORD MILLS DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, provides for the amendment of an adopted Comprehensive Plan; and

WHEREAS, Section 163.3187, Florida Statutes, provides that amendments to comprehensive plans directly related to a proposed Development of Regional Impact may be made without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan; and

WHEREAS, this amendment to the comprehensive plan is made in conjunction with the adoption of a Development of Regional Impact Order for a Development known as Ashford Mills

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

SECTION 1. The St. Johns County Comprehensive Plan Ordinance No. 2000-34 as amended, is hereby amended as follows:

1. Amend the Future Land Use Map from Rural/Silviculture to Residential C, as described and incorporated as Exhibit A.
2. Amend the Northwest Sector Map, as described and incorporated as Exhibit B.
3. Amend the 2015 Future Traffic Circulation Map, as described and incorporated as Exhibit C.
4. Amend Objective H.1.6 to add a policy authorizing the Ashford Mills DRI, as described and incorporated as Exhibit D, to utilize the standards and guidelines as established in Chapter 163.3180(12), Florida Statutes, allowing the payment of a proportionate share contribution to address transportation concurrency (pipelining.).

5. Amend the Five-Year Capital Improvement Schedule to add the public facility improvements proposed in the Ashford Mills DRI, as described and incorporated as Exhibit E.
6. The foregoing amendments are based on the following findings of fact:
 - a. The proposed Comprehensive Plan amendments have been fully considered after public hearing pursuant to legal notice duly published as required by law; and
 - b. The proposed Comprehensive Plan amendments are consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34 as amended, the Northeast Florida Strategic Regional Policy Plan, Rule 9J-5, Florida Administrative Code, the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes), and the State Comprehensive Plan (Chapter 187, Florida Statutes); and
 - c. The proposed Comprehensive Plan amendments are consistent with applicable Sections of the Land Development Code.

SECTION 2. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 3. Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 4. The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida in the official records of St. Johns County, Florida.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 9th **DAY OF** March, **2006.**

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

ADJUDICATION DATE 03/15/06

BY: James E. Bryant
James E. Bryant, Chair

ATTEST: Cheryl Strickland, Clerk
BY: Wanne King
Deputy Clerk

EFFECTIVE DATE: 03/28/06

NORTH
DEVELOP
AREA

NEW SWITZERLAND
POINT

SWITZERLAND
ROBERTS

ORANGEDALE

WARD'S CREEK

ST. JOHN'S DR

ST. JOHNS DR

ST. FRANCIS RD

INTERSTATE 65

NT

RIVER

Green
Cove

EXHIBIT A

PROPOSED





DISCLAIMER: This map is for informational purposes only. It does not constitute a contract or any other legal instrument. The user assumes all responsibility for the accuracy or completeness of the data shown hereon.

TRAFFIC CIRCULATION PLAN 2000 - 2015

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This map was prepared by the St. Johns County Geographic Information Systems Division and the St. Johns County Planning Department.
 This map represents the traffic circulation plan 2000-2015 for St. Johns County. The map was prepared by the St. Johns County Planning Department.
 The map was prepared by the St. Johns County Planning Department.

- LEGEND**
- 3 LANE ARTERIAL
 - 4 LANE ARTERIAL
 - 6 LANE ARTERIAL
 - 6 LANE FREEWAY
 - FUTURE ROW
 - PAVE & UPGRADE
 - 2 LANES
 - COUNTY ROAD
 - STATE ROAD

COMPREHENSIVE PLAN MAP SERIES
 28 MAPS
 1. GENERAL PLAN
 2. LAND USE
 3. TRANSPORTATION
 4. UTILITIES
 5. ENVIRONMENTAL
 6. HISTORIC PRESERVATION
 7. OPEN SPACE
 8. RECREATION
 9. CULTURAL RESOURCES
 10. COMMUNITY DEVELOPMENT
 11. ECONOMIC DEVELOPMENT
 12. HOUSING
 13. INFRASTRUCTURE
 14. LAND ACQUISITION
 15. LAND MARKS
 16. LAND USE PATTERNS
 17. LAND USE ZONING
 18. LAND USE ZONING
 19. LAND USE ZONING
 20. LAND USE ZONING

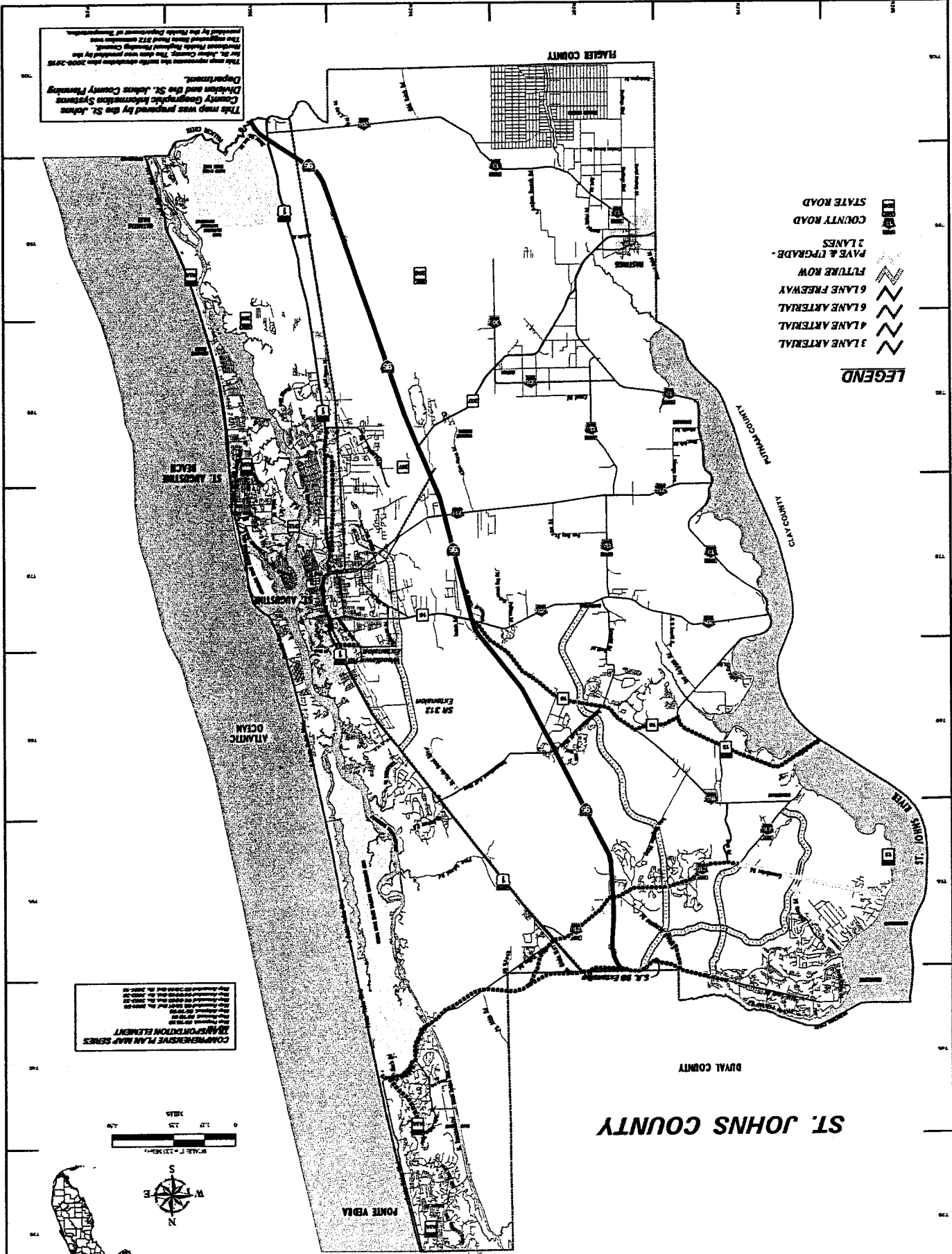
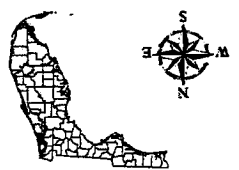
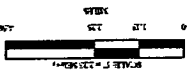


EXHIBIT C

Objective H.1.6

Consistently with applicable law, the County shall require that future development pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards.

Policies

- H.1.6.1 The County shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.
- H.1.6.2 The county shall establish a procedure for determining on a site by site basis the preference for actual construction of adjacent off-site road improvements in lieu of impact fee payments.
- H.1.6.3 Consistently with applicable law, the County shall continue to assess impact fees for the following public facilities or services: roads, parks, schools, police services, fire services, EMS, and public buildings.
- H.1.6.4 Consistently with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.
- H.1.6.5 The Bartram Park Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution. The Bartram Park Development of Regional Impact proportionate share contribution is as stated in the Bartram Park Development of Regional Impact Development Order, Special Condition No. 24 entitled Racetrack Road. (See Ordinance 2000-53)
- H.1.6.6 The Nocatee Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Nocatee Development of Regional Impact Development Order, Special Condition No. 25 entitled Transportation Resource Impacts.(See Ordinance No. 2001-18)

- H.1.6.7 The World Commerce Center Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the World Commerce Center Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-71)
- H.1.6.8 The Aberdeen Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Aberdeen Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-33)
- H.1.6.9 The Durbin Crossing Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Durbin Crossing Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-32)
- H.1.6.10 The RiverTown Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180 (12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the RiverTown Development of Regional Impact Development Order, Special Condition 22, entitled Transportation. (See Ordinance No. 2004-14)
- H.1.6.11 The St. Augustine Centre Development of Regional (DRI), a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution as stated in the St. Augustine Centre Development of Regional Impact special conditions for transportation.
- H.1.6.12 The Twin Creeks Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180 (12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Twin Creeks Development of Regional Impact Development Order, Special Condition 25, entitled Transportation. (See Ordinance No. 2005-67)
- H.1.6.13 The Ashford Mills Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180 (12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Ashford Mills Development of Regional Impact Development Order, Special Condition XX, entitled Transportation. (See Ordinance No. 2005-_____)

ATTACHMENT "A" TO ORDINANCE NO. 2005-_____

ST. JOHNS COUNTY FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS
SUPPORTING LEVEL OF SERVICE STANDARDS

CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	SOURCE
SANITARY SEWER/POTABLE WATER									
Anastasia WWTP Improvements	2003	2005	1,744,021	600,000	1,000,000	0	0	0	WS
CR 214 Plant Wellfield	2003	2006	501,948	400,000	800,000	600,000	0	0	WS
CR 214 WTP Improvements	2003	2005	628,565	500,000	8,500,000	0	250,000	0	WS
Northwest Plant Wellfield	2003	2007	593,456	250,000	0	0	600,000	0	WS
Northwest Utilities Phase II	2003	2007	700,000	700,000	500,000	300,000	290,000	0	WS
Northwest WTP Improvements	2003	2006	200,000	500,000	400,000	3,000,000	0	0	WS
SR 16 WWTP Improvements	2004	2008	0	75,000	0	500,000	500,000	800,000	WS
SR 207 WWTP Improvements	2003	2004	616,046	300,000	0	0	0	0	WS
Force Main System	2003	2008	3,143,889	2,350,000	1,000,000	875,000	800,000	2,800,000	WS
Water Transmission Mains	2003	2008	3,147,527	1,485,000	1,551,875	1,040,625	1,068,750	2,283,250	WS
Sewage Lift Station Improvements	2003	2008	1,729,677	1,750,000	1,000,000	750,000	750,000	750,000	WS
Twin Creeks Utilities	2006	2011					5,000,000	7,000,000	PRI
TOTAL			13,005,129	8,910,000	14,751,875	7,065,625	9,258,750	13,633,250	

Funding Source Key:
 WS- Water and Sewer Enterprise Fund
 GCR-Golf Course Revenue Fund
 DON-Donation
 GRA-Federal/State Grant

GF-General Fund
 TDC-Tourist Development Council
 IF-Impact Fees
 TIF-Transportation Improvement Fund

FBIIP-Florida Boating Improvement Program
 PRI-Private/Development Funded
 FDOT-Florida Department of Transportation

CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	SOURCE
RECREATION and OPEN SPACE											
Davis Park Improvements	2003	2004	600,000	240,000	0	0	0	0			IF, GF
Golf Course Improvements	2004	2008	0	563,000	100,000	100,000	100,000	175,000			GCR
BMX Park	2004	2005	0	60,000	0	0	0	0			GF
Beach Front Parks	2004	2008	0	300,000	300,000	300,000	300,000	300,000			IF, TDC
Palm Valley Boat Ramp	2003	2004	540,000	0	0	0	0	0			IF, TDC
County-wide Boat Ramp Improvements	2003	2008	30,000	30,000	150,000	150,000	150,000	150,000			FBIIP
Calvin Peete Park Center	2003	2006	114,972	150,000	300,000	350,000	0	0			GF, TDC
New County Boat Ramp	2003	2005	50,000	430,000	1,070,000	0	0	0			IF, GF, TDC
County Fishing Pier Expansion	2003	2004	10,000	1,600,000	0	0	0	0			IF, GF, TDC
County-wide Parkland Acquisition	2004	2008	0	2,000,000	2,000,000	2,000,000	1,190,000	710,000			GF
Flagler Estates Park Acquisition/Development	2003	2004	157,825	400,000	0	0	0	0			IF, GRA
Landrum Lane Soccer Fields Improvement	2004	2005	0	40,000	0	0	0	0			GF
Northwest Parkland Acquisition	2003	2004	1,500,000	200,000	0	0	0	0			IF, DON
Northwest Park Development	2003	2004	693,405	420,000	0	0	0	0			IF, DON
Rails to Trails	2003	2004	456,000	200,000	0	0	0	0			GF, GRA
Riverdale Park Expansion	2004	2004	196,403	350,000	0	0	0	0			IF, GF, GRA
Southeast Library Park	2004	2005	0	50,000	0	0	0	0			GRA
Southeast Park Development	2003	2004	313,394	200,000	0	0	0	0			GRA
Trout Creek Playground	2003	2004	300,000	0	0	0	0	0			IF, GRA
Twin Creeks Community Park (North)	2006	2007					1,000,000				
Twin Creeks Community Park (South)	2006	2007					1,800,000				
Asiford Mills Canoe Launch	2010	2010								250,000	PRI
TOTAL			4,961,999	7,233,000	3,920,000	2,900,000	4,540,000	1,335,000	0	250,000	

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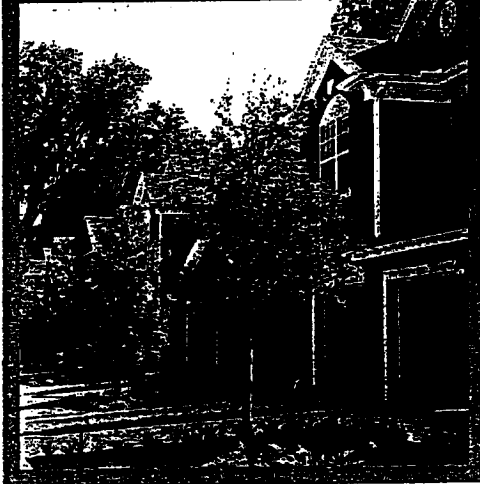
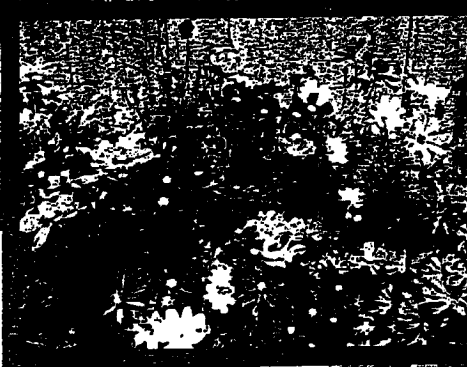
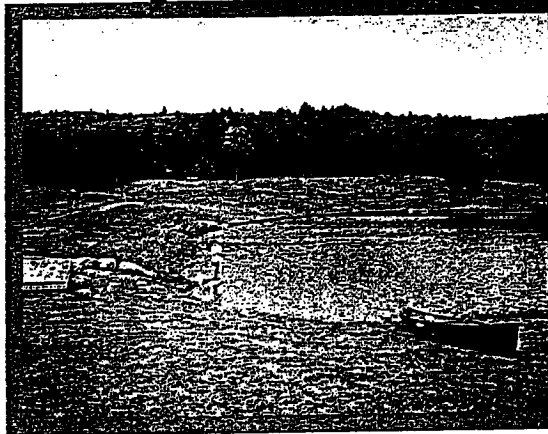
CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	SOURCE
TRANSPORTATION/ROADS												
CR 210 West 4 lane from I-95 to CE Wilson	2003	2004	3,159,000	0	0	0	0	0	0	0	0	TTF
International Golf Parkway 4-lane Improvement from the western entrance of WGV to SR 16	2005	2007	0	0	2,921,000	0	0	0	0	0	0	PRI
CR 2209 (North/South Corridor) from CR 210 to Race Tract Road New Roadway	2004	2008	0	9,577,814	0	0	0	0	0	0	0	PRI
SR 207 add 2 lanes from SR 206 to CR 305	2003	2006	13,811,000	0	0	0	0	0	0	0	0	FDOT
CR 3A/Kings Estate Road Intersection Improvement	2003	2006	394,287	455,000	0	0	0	0	0	0	0	IF
Old Moultrie Road and US 1 Intersection Improvements	2003	2005	50,000	40,000	400,000	0	0	0	0	0	0	TTF, IF
CR 210 East 4-lane Improvement from US 1 to Intracoastal Waterway	2003	2005	0	18,632,767	0	0	0	0	0	0	0	PRI
Race Tract Road 4-lane Improvement from Bishop Estates Road to approximately 1/2 mile west of Russell Sampson Road	2003	2004	3,859,792	0	0	0	0	0	0	0	0	PRI, TTF, IF
Race Tract Road 4-lane Improvement approximately 1/2 mile east of I-95 to US 1	2002	2004	4,253,000	0	0	0	0	0	0	0	0	PRI
Holmes Boulevard	2003	2005	2,422,442	0	0	0	0	0	0	0	0	TTF
Old Moultrie Road and SR 312 Intersection Improvements	2003	2004	365,948	0	0	0	0	0	0	0	0	PRI
Russell Sampson Road Paving-CR 210 to St. Johns Forest Entrance	2003	2008	75,000	150,000	240,000	0	0	1,035,000	0	0	0	TTF, PRI
Russell Sampson Road Paving - St. Johns Forest Entrance to CR 2209 (North-South Corridor)	2004	2005	0	0	100,000	100,000	0	0	0	0	0	PRI
CR 210 West 6 lane from CE Wilson to curve	2005	2008	0	0	100,000	0	22,849,000	0	0	0	0	PRI
CR 210 West 4 lane from curve to US 1	2005	2008	0	0	0	0	5,578,700	0	0	0	0	PRI
CR 210 West 6 lane from Russell Sampson Rd. to CE Wilson	2005	2009	0	0	0	0	4,002,300	0	0	0	0	PRI
I-95/CR 210 Interchange Study	2005	2005	0	0	0	500,000	0	0	0	0	0	PRI
I-95/CR 210 Interchange Improvements	2006	2009	0	0	0	0	0	10,732,747	0	0	0	PRI
CR 210/US 1 Interchange	2006	2010	0	0	0	0	15,701,600	0	0	0	0	PRI
International Golf Parkway Improvements west of US-1 Intersection	2007	2009	0	0	0	0	3,622,000	0	0	0	0	PRI
CR 210 West 4 lane from Gimmarone to Greenbrier Rd	2006	2010	0	0	0	0	250,000	500,000	1,000,000	7,500,000	4,911,089	PRI
I-95/CR 210 Interchange Contribution	2006	2010	0	0	0	0	2,640,421	0	0	3,305,498	0	PRI
TOTAL			28,390,469	28,855,581	3,661,000	600,000	54,644,021	12,267,747	1,000,000	10,805,498	4,911,089	

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DON- Donation

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IF- Impact Fees

FBIP- Florida Boating Improvement Program
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Ashford Mills



COMPREHENSIVE PLAN AMENDMENT

RECEIVED

JAN 18 2005

ST. JOHNS COUNTY
PLANNING DEPARTMENT

St. Johns County Growth Management Services Department
Planning Division
4020 Lewis Speedway
St. Augustine, Florida 32084
904/823-2480



Comprehensive Plan Amendment Application Form

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Planning Division prior to the established filing deadline for the public hearings before the planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date _____

Owner: Land Options Two, LLC Applicant/Agent BHR, Inc.

Address 3840 Crown Point Rd., Suite A Address 1650 Prudential Dr., Suite 400

City Jacksonville State FL City Jacksonville State FL

Zip 32257 Phone (904) 268-8500 Zip 32207 Phone (904) 721-2991

TYPE OF REQUEST: This is a request to amend the *St. Johns County 2015 Comprehensive Plan* as follows:

TEXT AMENDMENT (Sign certification statement and attach additional pages as necessary):

Element Capital Improvement Goal, Objective, or Policy # H.1.6 Page _____

FUTURE LAND USE MAP AMENDMENT (Complete the following sections):

Existing Future Land Use Map Designation R/S Zoning OR

Proposed Future Land Use Map Designation C-Residential Zoning PUD

LOCATION/DESCRIPTION: Property Appraiser's Parcel Identification # See Attached

1. Street Address/Location Southside of CR 210W, Northside CR 16A at Dam Rd. Intersection

2. Section: 26,27,33,34; Township: 5 Range: 27 PD: 1 Road Segment: _____

3. Block: N/A 35 & 41 Lot/Parcel: N/A Subdivision: N/A

4. Census Tract: 209 Census Block: _____

5. Total Acreage: 1520.28 Overall Dimensions: Irregular

6. Adjacent Future Land Use Map Designation/Zoning North: B-Residential and R/S

South: R/S East: R/S, Rural Commercial West: B Residential

7. Flood Zone: See Attached Exhibit

8. Wetlands: Yes: X No: _____ Type: See Attached Exhibit Acres: _____

9. Soil Associations: See Attached Exhibit

10. Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure. The property is currently used as a private hunt camp with a well.

CONSISTENCY WITH COMPREHENSIVE PLAN:

11. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study. See Attached Analysis.

12. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

13. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.

14. (a) The project will use: public sewer or private sewer or septic tank.
 (b) The project will use: public water or private water or private well.

15. (a) Will the project build its own water plant? Yes No.
 (b) Will the project build its own sewage plant? Yes No.

16. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

17. Estimated Water and Sewage Demand: See Attached

	Phase (Years)	Use	GPD	Peak
Water				
Sewage				
Water Utility	Name: JEA		Address: 21 W. Church St., Jax. FL 32202	
Sewer Utility	Name: JEA		Address: 21 W. Church St., Jax., FL 32202	

18. Describe anticipated drainage system: See Attached.

19. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology: See Attached.

Phase (Years)	Number of People or Use	Pounds per Day

20. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.44 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.44 Persons Per Unit X 0.015
1	65.88 = 1800 x 2.44 x 0.015
2	30.49 = 833 x 2.44 x 0.015

21. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:

(a) Number of Dwelling Units X 2.4 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:
 $PH1 = 21.6$ $PH2 = 10.0$

(b) Number of Units X 2.5 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.
 PH1 = 108 PH2 = 49.98

22. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*. See Attached.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips

23. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the *Land Development Code* and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips). See Attached

Phase Years	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

24. Completed Applicant's Certification Form or Owner's Authorization for Agent Form.
25. Proof of ownership (copy of deed or purchase agreement, and title opinion).
26. Legal description and tax identification number.
27. General location map with subject property clearly identified.
28. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
29. Comprehensive Plan Future Land Use Map with subject property clearly identified.
30. Most recent aerial of site showing property boundaries.
31. Copy of soils map showing property boundaries.
32. Generalized site plan with uses, phases as described in Question 13.
33. Water and Sewer Utility letter, if applicable (Question 16).
34. Twenty-six (26) copies of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Michael Saylor

Signature(s): *Michael Saylor*

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: Michael Saylor

Mailing Address: 1650 Prudential Drive, Suite 400, Jax. FL 32207

Phone: 9047212991 FAX: 9048612450 E-mail: MSaylor@ARCAOIS-US.com

② 828

PREPARED BY & RECORD & RETURN TO:
Clifford B. Newton, Esquire
Clifford B. Newton, P.A.
10192 San Jose Boulevard
Jacksonville, Florida 32257

Public Records of
St. Johns County, FL
Clerk# 04-012457
O.R. 2144 PG 935
12:28PM 02/26/2004
REC \$9.00 SUR \$1.50
Doc Stamps \$1,697.50

Inc
RET →

THIS WARRANTY DEED

Made this 23rd day of February, 2004, by MICHAEL E. PLEMONS and SUZANNE M. PLEMONS, his wife, hereinafter called Grantor, to LAND OPTIONS TWO, L.L.C., a Florida limited liability company, whose post office address is 3840 Crown Point Road, Suite A, Jacksonville, Florida 32257, hereinafter called Grantee. (Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, convey and confirms unto the Grantee, all that certain land situated in the State of Florida, more particularly described as follows:

LOT 10, TROUT CREEK, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 14, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBERS: 0999450100

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

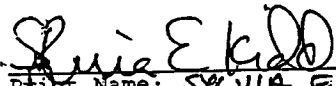
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

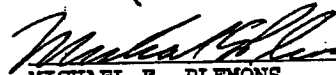
TO HAVE AND TO HOLD the same in fee simple forever.

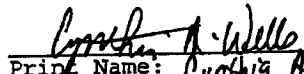
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Print Name: SYLVIA E. KIDD



MICHAEL E. PLEMONS
PSE 824, Box 364
FPD AE 09623


Print Name: Cynthia A. Wells


SUZANNE M. PLEMONS

~~COUNTRY OF ITALY~~ Serving with the Armed Forces overseas at
United States Naval Legal Service Office Europe
~~PROVINCE OF~~ _____ and Southwest Asia Detachment Sigonella Italy

The foregoing instrument was acknowledged before me on this 17th
February, 2004, by MICHAEL E. PLEMONS and SUZANNE M. PLEMONS
who are personally known to me or have produced A.M. PLEMONS
_____ as identification.


Ignacio L. Tercero
Legalman First Class, U.S. Navy

Not a Notary Public under 10 U.S.C. Section 1041
Priority status seal required. MT 2005
My Commission Expires:

U.S. NAVAL LEGAL SERVICE OFFICE
DETACHMENT SIGONELLA
PSC #12 BOX 3320
FPO #F 09627-3320

COPIES

④ #6900

PREPARED BY:
TRACY K. ARTHUR, ESQ.
RAYONIER INC.
P.O. BOX 723
FERNANDINA BEACH, FL 32034

Public Records of
St. Johns County, FL
Clerk# 02-031791
O.R. 1765 PG 478
01:30PM 05/31/2002
REC \$17.00 SUR \$2.50
Doc Stamps \$42,179.90

RETURN TO:
Donald P. Fman
5400 Longleaf St
Jax. Fl. 32209

SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED, made this 21st day of May, 2002, from SOUTHERN WOOD PIEDMONT COMPANY, a Delaware corporation, an address of which is P.O. Box 5447, Spartanburg, South Carolina 29304 (the "Grantor"), to RANCH VILLAGE PARTNERS, LLP, a Florida limited liability partnership, whose address is 5400 Longleaf Street, Jacksonville, Florida 32209 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in St. Johns County, Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TAX PARCEL ID# 0100100000 et.al.

SUBJECT TO ALL VALID AND EXISTING CUTTING RIGHTS SET FORTH IN THAT CERTAIN TIMBER SALE AGREEMENT NO: 203452, DATED FEBRUARY 13, 2002, as was entered into by Grantor's predecessor in title, **RAYONIER TIMBERLANDS OPERATING COMPANY, L.P.,** Limited Partnership, (hereinafter referred to as RTOC) and other party, and thereby encumbering the right and title to all timber and forest products located upon those certain parcels of land located upon the Property, as more particularly depicted by the cross hatched area upon Exhibit B as "Reserved Timber and Forest Products". Grantor further reserves unto itself, its successors, assigns, agents, and contractors the right to enter upon the Property with men, machinery and equipment, together with the rights of ingress and egress, the right to construct as needed, additional roads upon the Property, and to erect temporary structures upon the Property thereto if necessary or convenient to Grantor, its successors assigns, agents, and contractors during said term in order to harvest and remove such reserved timber and forest products. All reservations subject to said Timber Sale Agreement No. 203452, and all other reservations of Grantor, its predecessor in title, successors and assigns, shall expire **TWO (2) YEARS** from the date hereof, thereby terminating all rights and encumbrances upon said Property as reserved under said Timber Sale Agreement No. 203452.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 2001; cemeteries, easements, encroachments, easements, servitudes, covenants, restrictions, zoning ordinances, rights-of-way, outstanding mineral interests, riparian rights, the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water, and all matters of record or apparent from a survey or inspection of the Property. No warranty as to exact acreage is given.

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, or period of time of ownership Rayonier Timberlands Operating Company, LP, Limited Partnership, but against none other.

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

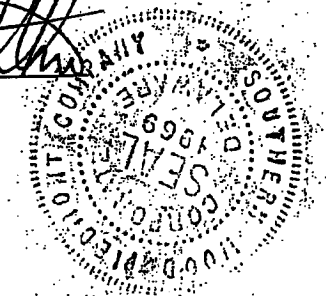
SOUTHERN WOOD PIEDMONT COMPANY

Signed and sealed in the presence of:

[Signature]
Print Name: Edmund F. Mostromsky
[Signature]
Print Name: Delvene B. Goodale

By: [Signature]
Jeffrey P. Rosbach
Its: President

Attest: [Signature]
Tracy K. Arthur
Its: Assistant Secretary

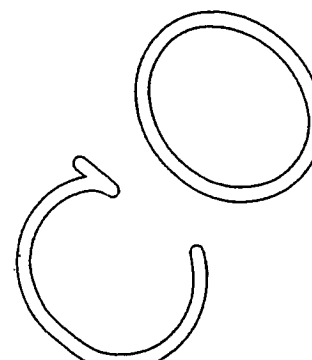


STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 28 day of May, 2002, by Jeffrey P. Rosbach and Tracy K. Arthur, the President and Assistant Secretary, respectively, of SOUTHERN WOOD PIEDMONT COMPANY, a Delaware corporation, on behalf of corporation, and who are personally known to me.

[Signature]
Notary Public, State of Florida

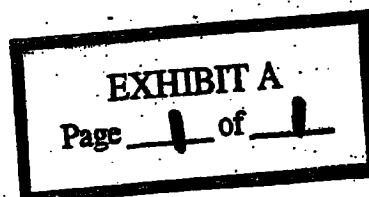
Print Name: Susan J. Holcombe
My Commission Expires:
Commission No.:



A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND LYING IN A PORTION OF THE FRANCIS BRADY GRANT (SECTION 41), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING AN BEING IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID SECTION 26, S 89° 29' 03" E, A DISTANCE OF 2601.70 FEET TO A 1/2" IRON PIPE; THENCE CONTINUE ON THE NORTH LINE OF SAID SECTION 26, S 89° 29' 03" E, A DISTANCE OF 64 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF TROUT CREEK, SAID INTERSECTION HEREAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN S 87° 58' 27" W ON THE NORTH LINE OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2317.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 27 AND ON SAID EASTERLY BOUNDARY, S 21° 01' 37" W, A DISTANCE OF 2849.33 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 20° 46' 37" W, A DISTANCE OF 4048.41 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 17° 37' 35" W, A DISTANCE OF 2728.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.13 FEET AND A CENTRAL ANGLE OF 41° 30' 09"; THENCE CONTINUING ON SAID EASTERLY BOUNDARY AND ON THE ARC OF SAID CURVE, A DISTANCE OF 81.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 38° 22' 40" W, A CHORD DISTANCE OF 79.46 FEET TO THE CURVES END; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 59° 08' 04" W, A DISTANCE OF 607.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, AND ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, S 02° 50' 37" E, A DISTANCE OF 67.61 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, N 88° 48' 33" E, A DISTANCE OF 1343.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N 88° 33' 52" E, A DISTANCE OF 1347.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S 03° 05' 37" E, A DISTANCE OF 1311.59 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A 66' RIGHT OF WAY); THENCE DEPARTING SAID EAST LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 88° 43' 52" E, A DISTANCE OF 4043.54 FEET TO THE EAST LINE OF SAID SECTION 34; ; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 48' 35" E, A DISTANCE OF 172.29 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 01° 06' 00" W, A DISTANCE OF 16.43 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 54' 00" E, A DISTANCE OF 683.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 01° 06' 00" W, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 54' 00" E, A DISTANCE OF 93.04 FEET TO THE CENTERLINE OF TROUT CREEK; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ON THE MEANDERINGS OF THE CENTERLINE OF TROUT CREEK, NORTHERLY, A DISTANCE OF 12,011 FEET MORE OR LESS TO AFORESAID POINT "A".

SAID PARCEL OF LAND CONTAINS 1551 ACRES OF LAND MORE OR LESS.



To Whom It May Concern:

The undersigned, Ranch Village Partners, a Limited Liability Partnership, is owner of real property located in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto. The Owner hereby appoints Land Options Two, L.L.C., a Florida company, and such authorized agents as Land Options Two, L.L.C., may appoint from time to time to act as agent on behalf of the Owner, and to submit such applications, papers, documents, requests and other matters necessary to submit for and obtain land use approvals and development permits and related applications may include, but are not limited to, Application Development Approval as a Development of Regional Impact (DRI) pursuant to Chapter 380.06, Florida Statutes, comprehensive plan amendments pursuant to Chapter 163, Florida Statutes, rezoning applications or for any other related land use approvals and development permits for the real property described on Exhibit "A".

Ranch Village Partners, LLP, a Florida limited liability partnership

By: Donald D Pitman
Title: managing Partner
Date: Dec 14, 2004

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14 day of December, 2004 by Donald D Pitman. She/He is personally known to me or has produced _____ as identification.



Susan P Slappy
My Commission DD156670
Expires September 17 2008

Notary Public
Print Name:

Susan P. Slappy
Susan P. Slappy

SEAL



Owner's Authorization for Agent

BHR is hereby authorized TO ACT ON BEHALF OF LAND OPTIONS TWO LLC, the owner(s) of those lands described within the foregoing application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for action pursuant to a Comprehensive Plan Amendment.

By: [Signature]
Signature of Owner
Joseph D. Collins
Print Name

Signature of Owner

Print Name
904-268-8500
Telephone Number

State of Florida
County of Duval

Signed and sworn before me on the 11 day of January, 2005,
by Joseph D. Collins

Identification Presented: FL DL C452-484-49-295-0

Oath taken: [] Yes [X] No

[Signature]
Notary Signature



Kelly Thornton
MY COMMISSION # D0335080 EXPIRES
July 6, 2008
BONDED THRU TROY FAIN INSURANCE, INC

July 6, 2008
My Commission Expires



Applicant's Certification

Before me, the undersigned authority, appeared Joseph D. Collins who first by me being duly sworn, states that he/she is the applicant herein, is authorized to make this verification, has read the foregoing application, and verifies that the information and statements herein are true and correct to the best of his/her knowledge and belief.

By: [Signature] Pres.
Its: OF THE COLLINS GROUP INC
MANAGER OF LAND OPTIONS.TWO LLL
3840 CROWN POINT RD. Print Name
JACKSONVILLE, FLA. 32257 Address
904-268-8500
Telephone Number

State of Florida
County of Duval

Signed and sworn before me on the 11 day of January, 2005
by Joseph D. Collins

Identification Presented: FL DL C452-484-49-295-0

Oath taken: [] Yes No

[Signature]
Notary Signature



Kelly Thornton
MY COMMISSION # DD335080 EXPIRES
July 6, 2008
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission expires: July 6, 2008

Ashford Mills Comprehensive Plan Amendment

In conjunction with the Ashford Mills DRI, a Comprehensive Plan Amendment to the Future Land Use Map has been requested, changing the land use designation of the property from R/S to C-Residential. The Amendment request also includes a modification to the Northwest Sector Plan Map to include an improved Dam Road and an amendment to the Capital Improvement Schedule to reflect the Proposed Transportation Mitigation Plan (attached).

The proposed Comprehensive Plan Amendment for Ashford Mills includes an amendment to Objective H.1.6 to authorize the Developer of Ashford Mills DRI to utilize a payment of a proportionate share contribution to satisfy the County's transportation concurrency requirements, as stated in the Ashford Mills DRI, Development Order Condition # _____ (Ordinance # _____).

Property Appraiser's Parcel Identification Numbers

010011-0000
010020-0010
010270-0030
010330-0010
010350-0020
010520-0010
009945-0100

Question 12. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Policy Plan and the State Comprehensive Plan.

St. Johns County Comprehensive Plan 2015

Land Use Element Goal A.1

Environmental Conditions Objective A.1.1

The proposed development will comply with state and federal standards for wastewater discharge into Class III waters through coordination between the County's development review process and state and federal permitting requirements. In addition, the development protects natural resources by working closely with various local, state and federal agencies in collecting information and coordinating development permitting.

Control of Urban Sprawl Objective A.1.2

The proposed development will comply with the requirements of the County's Concurrency Management System and promotes a compact development pattern that results in minimal impact to the wetland system and Trout Creek. The proposed development is contiguous to an existing development area, and supported by central water and sewer services. Ashford Mills provides a mixture of housing types along with commercial, service, educational, civic and

recreational uses to provide a mixed use development that encourages non-automobile alternatives and trip reduction. The commercial property within Ashford Mills is of sufficient size to accommodate a village commercial center or non-strip commercial development.

Surrounding Land Use Objective A.1.3

Prior to development, a rezoning application will be filed in accordance with the County's land development regulations, which ensures compatibility of adjacent and surrounding land uses.

Historic and Archaeological Resources Objective A.1.4

Ashford Mills has been reviewed for its impact upon historic and archaeological resources. Phase I and Phase II cultural resource surveys were performed and the associated report has been submitted to the Division of Historic Resources (DHR). DHR concurred with the survey report which concluded that the proposed development will have no effect on cultural resources listed or eligible for listing the NRHP, or otherwise of historical, architectural or archaeological value. The information found within the report has been determined to be complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.

Innovative Land Development Regulations Objective A.1.7

The Ashford Mills Master Development Plan promotes compact development and discourages urban sprawl through efficient use of land and public facilities, clustering, preservation of open space and protection of natural resources.

Provision of Efficient, Compact Development Objective A.1.11

The Ashford Mills Master Development Plan will be consistent with the proposed Residential land use designation and will provide residential densities consistent with those requested in the Comprehensive Plan Amendment, along with cultural/institutional uses, outdoor/passive, public school and neighborhood commercial uses. All development will be served by central water and sewer services and will be approved through the County's Planned Unit Development rezoning process, and other applicable land development regulations.

Community and Neighborhood Creation and Preservation Objective A.1.13

Provisions have been included within the Ashford Mills Master Development Plan to promote pedestrian friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, civic spaces, common areas, and greenways for recreation and protection of environmental resources.

Public School Location Planning and Siting Objective A.1.14

The Developer has coordinated with the School District to encourage the location of new schools within areas of development and has collaborated with the School District on the siting of public parks. The proposed development provides residential uses a safe and easy access to schools through roadway, pedestrian, and bicycle connections.

Comprehensive Plan Amendment and Review Objective A.1.15

An application for Comprehensive Plan Amendment will be submitted, which addresses issues related to consistency with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan; consistency with the adopted State Comprehensive Plan and Northeast Florida Strategic Regional Policy Plan; impacts on public facilities and services; environmental impacts, and compatibility with surrounding areas.

Northwest Sector Goal A.2

Northwest Sector Overlay Objective A.2.1

Ashford Mills will be developed with neighborhoods and communities that are supported by a Community Center District, schools, parks and open space and civic spaces providing a diversity of land use. The Master Development Plan identifies land for regional and neighborhood parks, school site, fire station site and right-of-way for bikeways. The proposed development provides a mixture of housing types throughout the development and a mixture of lot sizes within individual neighborhoods.

The plan includes an interconnected transportation network with a network of development edges. Ashford Mills enhances connectivity among connected wetland, recreational areas and parks and development edges. A coordinated pedestrian and bicycle system consisting of sidewalks and bike paths will link neighborhoods to each other as well as schools, community center districts, parks and recreation areas

A Comprehensive Plan Amendment will be filed including a Market Demand Analysis, Economic Impact Analysis and a Fiscal Impact Analysis. The proposed development will be submitted and reviewed pursuant to the Planned Development requirements and the Northwest Sector Overlay Map. The developer will participate in the community planning approach with residents and landowners within the community impact area.

Transportation Element Goal B.1

The County's Transportation Element provides guidance for future transportation needs and provides a means for development to cooperate in the funding of improvements related to their transportation impacts. Ashford Mills will fund its transportation impacts through a 29,537,524 million dollar construction and/or improvement pipelining plan, which focuses on two roadways: the four-laning of CR210 West from Greenbriar Road to Cimarrone Boulevard, and a four lane Dam Road, a regionally significant north south alternative roadway. In addition, a four lane north south roadway will be constructed within Phase I of the development to provide an alternative connection between CR210 West and CR 16A. The design utilizes two lane streets interior to individual neighborhoods that connect with the four lane parkway. Non-automobile design elements include sidewalks and designated bicycle lanes. A diversity of land uses provides an opportunity to reduce impacts to the surrounding transportation system and captures traffic on site.

Housing Element Goal C.1

The County's Housing Element requires the creation of affordable housing to meet the needs of its residents. Ashford Mills consists of a mixture of housing

types, including single family lots ranging in sizes from 38 feet to 73 feet in width and townhomes. More than one-quarter of the residential units proposed are townhome units. This provides the developer an opportunity to meet the housing needs of a diverse population.

Infrastructure Element Goals D.1 and D.4

Ashford Mills will coordinate the extension of sewer and water facilities at the necessary capacity to serve a compact, efficient development.

Infrastructure Element Goal D.3

The Ashford Mills DRI will be developed under a master drainage system which will provide an efficient and environmentally sound system of Stormwater Management. The proposed drainage system will comply with all regulatory agency requirements, provide reasonable protection from flooding, and protect the quality of surface water and groundwater in St. Johns County.

Recreation and Open Space Element Goal F.1

Ashford Mills has incorporated into the master plan a system of parks, recreation facilities and open spaces to meet the needs of the citizens and visitors of St. Johns County. A thirty-three (33) acre public park will be improved and dedicated to the County. The proposed development will provide access to Trout Creek, which is currently unavailable from the property, through the siting of the public park and a kayak/canoe launch. The Ashford Mills Master Plan also contemplates the preservation of significant open space, including wetlands and uplands, with a trail system and observation points that allow connection of the recreational activities to other land uses contained within the development as well as the County roadways and existing trail along CR210 West.

Capital Improvements Element Goal H.1

The Ashford Mills Master Plan provides for the orderly and efficient development of sanitary sewer, potable water, solid waste, drainage, roads, recreation/open space, and fire services/public buildings.

Northeast Florida Strategic Regional Policy Plan

Affordable Housing Strategic Policies

Policy 1.1.1

DRI approval shall be conditioned on the inclusion of affordable housing sufficient to accommodate the income levels of the anticipated work force to be generated within or adjacent to the project.

Ashford Mills has a diverse selection of housing types including various lot sizes and a 714 unit multifamily sector that occupies over one-quarter of the development. This not only exceeds the affordable housing needs of the surrounding community, but it also offers the opportunity to establish diverse levels of income in a region that is experiencing rapid population growth.

Policy 1.2.5

Broaden the opportunity for employment which, in turn, creates the

opportunity and demand for improved housing.

The Ashford Mills development offers six separate types of residential areas that will need the support of neighborhood services. These services will be provided by various types of commercial activity, of which will require employees to provide its workforce. As the employees play an intricate role in serving the economic needs for the community, the development will accommodate such a workforce while increasing the level of employment in the area.

Policy 1.2.8

Encourage local governments to improve the "job/housing" balance by prioritizing housing development on sites or along corridors that will encourage the development of transportation linkages.

The residential components of Ashford Mills will be linked to the commercial areas of the development through a network of streets, pedestrian walkways, and bicycle paths. For roadway linkages, reservations for right of ways will be provided to allow connectivity within the development.

Emergency Preparedness Strategic Policies

Policy 3.5.1

An adverse regional impact is assumed when a proposed development in a hurricane evacuation zone is anticipated to utilize twenty-five percent (25%) or more of an identified hurricane evacuation route's level of service E hourly directional maximum service volume based on the Florida Department of Transportation's Generalized Peak Hour/ Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual which shall be mitigated.

The Ashford Mills development is located along a hurricane evacuation route. However, the utilization of this roadway by the residents will have a minimal effect on the evacuation process. It should also be noted that the development is located outside of the hurricane evacuation zones for St. Johns County.

Policy 3.6.3

Where shelter deficits exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will require 200 spaces or five percent (5%) of the shelter space capacity; or where shelter deficits do not exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will cause a deficit of 200 spaces or more which shall be mitigated.

Natural Resources of Regional Significance Strategic Policies

Policy 4.1.3

Develop management practices for water resources identified as Natural Resources of Regional Significance and their direct tributaries that consider urban and agricultural non-point sources as well as point sources. Encourage the implementation of these practices by private landowners.

Although the development does not abut any significant water resource systems, the major drainage basins of Ashford Mills will be Trout Creek, the St. Johns River, and the Twelve Mile Swamp. The water resources of these systems will not be used as the primary stormwater collection point. The development has wetlands to the east and west and is surrounded by 619 acres of conservation land and open space that will essentially collect the outfall of drainage. The associated wetlands and preserves will protect the water quality of the associated systems by serving as a natural filter for the drainage basins in the area.

Policy 4.1.5

Maintain the function of wetland NRRS as they relate to the protection of water quality and provide strategic habitat for listed species through the implementation of planning and land management programs.

The wetlands surrounding the development are protected by the natural buffers of conservation land and open space. The improvements of the residential and commercial properties will be strategically located to maintain the ecological integrity of the natural environment while preventing an adverse impact to both the wetlands and the associated species of plants and animals.

Policy 4.2.1

Support the implementation of water conservation measures such as:

- utilization of native plant material and communities, including xeriscape practices as a first priority in landscape;
- adoption of measurable water conservation objectives and programs for implementation;
- development and implementation of leak detection programs;
- use of a conservation utility rate structure;
- implementation of water loss prevention programs;
- use of water saving devices and plumbing fixtures, and encourage retrofitting of water saving devices and ultra-low flow fixtures (Standard Plumbing Code);
- discourage the use of potable water for irrigation; and
- utilization of reuse water wherever and whenever possible based upon the economic, ecological and technological factors involved.

Policy 4.2.6

Ensure new development is compatible with existing local and regional water supplies and needs.

Ashford Mills will have an adequate supply of water from the local provider and will be developed according to the consumption standards of St. Johns County. The development will be compatible with both the water supplies and the needs

of the community through the calculated water consumption allowed by the county for usage.

Policy 4.3.5

Review development approvals and proposed land use changes for potential adverse impacts to identified Natural Resources of Regional Significance. Maintain the functions of Natural Resources of Regional Significance as a condition of approval or adoption.

The Natural Resources of Regional Significance in the Ashford Mills area includes the Twelve Mile Swamp and the St. Johns River. The development has been designed to provide protection from intrusive activity regarding these natural resource systems. The impact should be minimal due to the maintenance and preservation of the sensitive lands associated with the development.

Policy 4.3.6

Plan and design expansions to the regional transportation system to avoid Natural Resources of Regional Significance as a first option and if not possible, to minimize the adverse impacts to Natural Resources of Regional Significance.

Transportation systems of the development have been positioned to direct travelers away from critical areas of ecological concern. These areas include the surrounding wetlands, the open space, and the conservation land that are considered and incorporated in the design of the development.

Policy 4.4.1

Planning efforts in the region will be coordinated to protect federal and state listed species by coordination of regional and local planning with federal and state laws and guidelines for protection of such species.

An extensive listed species survey has been conducted to help coordinate the planning processes of the development. The habitat areas of threatened or endangered species shall be preserved or mitigated in accordance with local and state regulations and guidelines.

Policy 4.4.9

Protect species of special concern where those species are actually present, consistent, at a minimum, with guidelines issued by appropriate state, federal, and regional agencies.

Though most of the listed species are protected through the Greenway and Preserve land preservation program, all species of special concern will be protected through the associated guidelines of the state, local, and regional agencies.

Transportation Strategic Policies

Policy 5.1.2

Promote the participation of the private sector in transportation planning by requiring that all development within a defined area actively participate in a Transportation Management Organization and/or if not in the defined area and of an appropriate size develop a Transportation Demand Management Plan as a condition of development approval which addresses the development's commitments to such transportation demand management alternatives as staggered work shift hours, car/van pools, peak-hour off-loading restrictions, employee telecommuting, innovative parking strategies, and alternative travel modes.

Ashford Mills is a community that functions as a small town. This includes an assembly of commercial and residential sectors that are interconnected by roadways, bike paths, trails, and a public park system. The development plan will capitalize on this interconnectivity to accommodate those using any form of transportation as well as pedestrian activities.

Policy 5.1.9

All local land use plans and regulations should require that an appropriate mix of land uses be provided to reduce trips between predominantly single-use activity centers.

The Ashford Mills development has a diverse mix of land uses including public parks and conservation land, public uses, commercial and neighborhood services, as well as residential properties that are in close proximity for the reduction of trips by local residents.

Policy 5.2.3

Concentrate high-density land uses (such as compact residential, commercial and mixed-use land use patterns) and infill development along multi-modal transportation corridors.

The high density section of the development includes a 714 unit multifamily sector adjacent to 25 acres of commercial / retail properties. This sector is located in the south portion of the development along CR 16A, which is a high volume roadway which is commonly used by multimodal transportation.

State Comprehensive Plan (Chapter 187, F.S.)

(4) Housing

(a) *Goal* - The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

(b) *Policies*

3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the

creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

Ashford Mills has a diverse selection of affordable housing that presents the opportunity for those at many levels of income as well as different age groups. The development will provide a variety of smaller lot sizes compatible for single-family homes along with a large multifamily sector with 715 units to support emerging housing trends such as the single adult and elderly markets.

(7) Water Resources

(a) *Goal* - Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) *Policies* -

4. Protect and use natural water systems in lieu of structural alternatives and restore modified systems.

The Ashford Mills development is surrounded by buffer systems that essentially protect areas where water is recharges. These natural buffers consist of wetlands and conservation lands, all of which filter surface water processes before reaching the associated drainage basins.

5. Ensure that new development is compatible with existing local and regional water supplies.

There is an adequate supply of water within the water management district of the proposed development that does not require the transport of water from other districts.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.

All wetlands within and around the Ashford Mills development are protected by the natural buffers of conservation land and open space. The improvements of the development are restricted to the required setbacks and buffer zones that prevent encroachment to the wetlands and floodplain areas.

10. Protect surface and groundwater quality and quantity in the state.

The Ashford Mills site plan is oriented to direct surface water through its open space and conservation land before reaching its primary water sources. This creates a filtering system that allow for the recharge of groundwater and the flow of surface water while maintaining the high quality of associated water resources.

12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

The drainage system designed for the Ashford Mills development will alleviate concerns for inadequately treated stormwater and wastewater. The system will ensure the proper filtration as well as the guidance of runoff into the proper treatment areas.

13. Identify and develop alternative methods of wastewater treatment, disposal, and reuse of wastewater to reduce degradation of water resources.

The design of Ashford Mills will incorporate water reuse systems from the retention areas of the development. These systems will provide reusable water primarily to the on site irrigation systems.

(10) NATURAL SYSTEMS AND RECREATIONAL LANDS

(a) *Goal* - Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) *Policies* -

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.

Ashford Mills has conservation land and open space incorporated throughout the development that plays a role in both preserving the natural ecosystems of the area and buffering the potential encroachment of improvements to the properties.

7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

The preservation of wetlands through the conservation processes of the development will protect the ecological functions as well as their long term value to the community.

11. Expand state and local efforts to provide recreational opportunities to urban areas, including the development of activity-based parks.

The Ashford Mills development holds 619 acres of conservation land and open space as well as 33 acres of public parks, all of which will provide an abundance of recreational value to the community.

12. Protect and expand park systems throughout the state.

See Policy 11 (above)

(16) LAND USE

(a) *Goal* - In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) *Policies -*

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

The mixed uses of land and the adaptability to high growth areas in the region make Ashford Mills an efficient development in terms of new development opportunities.

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

Ashford Mills provides a compatible blend of both the built and the natural environment. The protection of natural resources within these environments is implemented by the separation of the land uses as well as the maintenance needed to preserve them.

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The subject development will have a diverse as well as attractive mix of land uses that together function as a small community. This includes a mix of commercial, residential, and recreational uses that enhance the living, working, and playing components of the community.

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

All entities involved with the development of Ashford Mills are employing a sustainable approach to its design. The quality and preservation of water resources, wetlands, floodplains, and other ecological areas of concern will be protected through the design process and the incorporation of best practices.

(20) TRANSPORTATION

(a) *Goal -* Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

(b) *Policies -*

9. Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

The Ashford Mills development will be a centralized community that connects two major roadways parallel to its north and south. The development will also provide civic uses and retail components that will attract local residents and visitors that travel along the associated corridors.

12. Avoid transportation improvements which encourage or subsidize increased development in coastal high-hazard areas or in identified environmentally sensitive areas such as wetlands, floodways, or productive marine areas.

The Ashford Mills development has been designed to minimize adverse impacts of environmentally sensitive lands, particularly in high volume traffic areas that require substantial buffering systems.

13. Coordinate transportation improvements with state, local, and regional plans.

The Ashford Mills development will provide transportation improvements designed in accordance with government regulations and guidelines and in compliance with state, local, and regional plans.

Question 13. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/ industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.

The Ashford Mills DRI is a mixed use project to be developed on 1520.28 acres of land on the southside of CR210 West in Northwest St. Johns County. The proposed development includes single family detached residential, with a variety of lot sizes, a townhouse development, and commercial and office parcels. In addition, an improved regional park, trail system, canoe/kayak launching facility, and neighborhood recreation facilities will also be provided. A fire station site will be made available to St. Johns County, along with a middle school site.

Development will occur in two phases; Phase 1 is scheduled from 2005 through 2010, and Phase 2 is scheduled from 2011-2015. Phase 1 will include the development of 1,400 single family lots, 99 townhouse units, 30,000 square feet of office space, the amenity center, the regional park, trail system and canoe/kayak launch. Neighborhood parks will be provided with the development of the associated neighborhoods. The fire station site and middle school site will be available to St. Johns County and the School Board within Phase 1. In addition, the proposed north/south roadway connection from CR210 West to CR16-A will be constructed as a two lane roadway within Phase 1 of development.

Phase 2 will consist of the development of 519 single family residential lots, along with the remaining neighborhood parks, 615 townhouse units, and 250,000 square feet of commercial space. In addition, the north/south internal roadway will be improved to four lanes.

Phase	Land Use	Acreages	Units	Square Feet
1	Residential SF	500	1,400	
1	Residential TH	23	99	
1	General Office	3		30,000
1	Public Park	33		
1	Conservation and Open Space	619		
1	Neighborhood Public Space	5		
1	Amenity Center	6		
1	Fire Station Site	3		
1	Public Middle School	26		
2	Residential SF	258	519	
2	Residential TH	18	615	
2	Shopping Center	25		250,000
2	Neighborhood Public Space	1		
Total		1,520	2,633	280,000

Question 17. Estimated Water and Sewer Demand:

Ashford Mills DRI

Potable/Non-Potable Water Demand

Phase/Land Use	Potable Water Demand (MGD)	Non-Potable Water Demand (MGD)		Total Water Demand (MGD)
		<i>Irrigation</i>	<i>Other</i>	
Existing	0	0	0	0
<u>Phase 1</u>				
Single Family	0.490	0.245	0	0.735
Multi-Family	0.025	0.012	0	0.037
Middle School	0.024	0.024	0	0.048
Fire Station	0.0008	0.001	0	0.0018
<u>Phase 2</u>				
Single Family	0.182	0.091	0	0.273
Multi-Family	0.154	0.077	0	0.231
Office	0.0045	0.0022	0	0.007
Commercial Retail	0.048	0.024	0	0.072

Wastewater Flows

<i>Phase</i>	<i>Wastewater Generation (MGD)</i>	<i>On-Site Wastewater Treatment (MGD)</i>	<i>Off-Site Wastewater Treatment (MGD)</i>
Existing	0	0	0
Phase 1			
Single Family	0.49	0	0.49
Multi-Family	0.025	0	0.025
Middle School	0.024	0	0.024
Fire Station	0.0008	0	0.0008
Phase 2			
Single Family	0.182	0	0.182
Multi-Family	0.154	0	0.154
Office	0.0045	0	0.0045
Commercial Retail	0.048	0	0.048

Question 18. Describe anticipated drainage system:

The entire stormwater management system will be designed in accordance with St. Johns River Water Management District rules. The plan will include the St. Johns River Water Management District Best Management Practice known as wet detention to provide the treatment and attenuation for stormwater runoff from the proposed development. In some instances where it is not practically feasible to utilize the ponds due to grade considerations, some rear lots will be treated using vegetative natural buffers. These buffers will likewise be sized in accordance with SJRWMD rule. No wetland areas are proposed to be used for treatment or attenuation of runoff from the project. The wet detention ponds will outfall either to the existing east/west bisecting waterways or Trout Creek directly. Ultimately, all runoff from the site will flow into Trout Creek. The design storm to be utilized for design of stormwater system will be the 25-year/24-hour storm event for the pond system and the 5-year/10-min storm for the culvert conveyance system.

Question 19. Estimate the Solid Waste Demand by 5.7 pounds per day by use. Indicate methodology.

Domestic Solid Waste

Industrial Hazardous, Medical Or Other Special Wastes

Phasing	Cubic Yards/Day	Tons/Day	(Specify by appropriate unit/day)
Existing	0	0	0
Phase 1	16.44	10.7	0
Phase 2	22.94	14.9	0

Estimated generation of solid waste was calculated using a per capita daily volume assumption for the proposed development. The weight of solid waste was then converted to volume (cubic yards) by using a figure of 1,300 pounds per

compacted cubic yard. Pounds of solid waste were also converted to tons by dividing by 2,000 pounds per ton.

Estimated solid waste generation rates were also obtained from the County's concurrency Management System for the non-residential portion of the proposed development. The non-residential generation rates used by St. Johns County are also the same rates found in the City of Jacksonville Concurrency Management System Handbook. The following generation rates per day were used to determine daily solid waste volumes:

<u>Land Use</u>	<u>Solid Waste Generation</u>
Single Family Residential	5.7 lbs/person/day
Multi-family Residential	5.7 lbs/person/day
General Retail	5.5 lbs/100 sf
Office	1.0 lbs/100 sf
Middle School	1.0 lbs/100 sf
Fire Station	5.7 lbs/person/day

The residential population was determined by multiplying the total number of dwelling units by the average household size of 2.44 persons, obtained from the 2003 Florida Statistical Abstract prepared by the University of Florida, Bureau of Economic and Business Research.

Proposed Transportation Mitigation Plan

Phase 1 Transportation Mitigation					
Roadway	Limits	Road Type	Length (mi)	Improvement	Total Project Cost in \$2005
Dam Rd	CR 16A to Amenity Center	Urban	0.95	Construct 2 Lanes	\$ 4,845,855
Phase 1 Total					\$ 4,845,855
Phase 2 Transportation Mitigation					
Roadway	Limits	Road Type	Length (mi)	Improvement	Total Project Cost in \$2005
Dam Rd	CR 16A to Amenity Center	Urban	0.95	Widen 2 to 4 Lanes	\$ 5,013,448
Dam Rd	Amenity Center to CR 210	Urban	1.23	Widen 2 to 4 Lanes	\$ 6,254,318
CR 210	Greenbriar Rd. to Cimarrone Blvd.	Urban	2.64	Widen 2 to 4 Lanes	\$13,423,903
Phase 2 Total					\$ 24,691,669
Project Grand Total					\$ 29,537,524

Table 22-1
Ashford Mills DRI Comprehensive Plan Amendment Application
PM Peak Hour Trip Generation for Phase 1 2010

ITE Code	Land Use	Quantity	Unit	Total Daily	PM Peak	% Internal	Internal		PM Peak to Roadway	Total PM PK Trips	% New Trips	Hour Ext Trips		Total PM PK Ext Trips	
							In	Out				In	Out		
210	Single-Family Detached Housing	1,400	DU	11,786	1,153	0%	2	0	724	427	100.00%	1,151	725	426	
230	Residential Condominium/Townhouse	99	DU	636	60	2%	1	0	39	20	100.00%	59	40	19	
710	General Office Building	30,000	GSF	528	112	3%	0	3	19	90	92.00%	100	17	83	
Total					1,325	0.45%				1,319		1,310	782	529	

Table 22-2
 Ashford Mills DRI Comprehensive Plan Amendment Application
 Ashford Mills PM Peak Hour Trip Generation for Phase 2 2015

ITE Code	Land Use	Quantity	Unit	Total Daily	PM Peak	% Internal		Internal		PM Peak to Roadway	Total PM Pk Hr	% New Trips	PM Peak Hour Ext		Total PM Pk Ext Trips
						In	Out	In	Out						
210	Single-Family Detached Housing	1,919	DU	15,763	1,531	8%	74	50	891	516	1,407	100.00%	886	521	1,407
230	Residential Condominium/Townhouse	714	DU	3,413	301	39%	65	53	137	46	183	100.00%	123	60	183
710	General Office Building	30,000	GSF	528	112	19%	6	15	13	78	81	92.00%	14	69	84
820	Shopping Center	250,000	GLSF	12,320	1,146	20%	114	141	436	455	891	70.21%	300	325	626
Total				32,013	3,080	16.76%					2,572		1,324	976	2,299

Table 23-1
Ashford Mills DRI Comprehensive Plan Amendment Application
Roadway Link Transportation Analysis for Phase 1 2010

Link ID	Roadway	Termini	Facility Type	2010 Number of Lanes	2010 MBV	PM Pk Hr Blighted Trsf	Blighted % of LOS D MBV	PM Pk Hr Prod Trsf	PM Pk Hr Total Trsf	Prod % of LOS D MBV	2010 LOS	% Significant	Total % of MBV	Significant & Adverse
17	CR 13	CR 200 to SR 16	TR	2	1,990	442	27.80%	6	448	0.39%	B		26.17%	
21.3	CR 13A	Palm Lakes Entrance to SR 16	TR	2	2,105	2,105	74.90%	11	2,116	0.39%	D		75.29%	
22	CR 13B	SR 13 to SR 13	UZ	2	1,110	869	60.19%	12	600	1.09%	B		61.26%	
23.1	CR 16A	SR 13 to CR 210	TR	2	1,590	1,246	78.33%	67	1,313	4.21%	D		82.96%	
23.2	CR 16A	SR 210 to Leo Magade Rd.	TR	2	1,590	203	12.76%	266	469	16.73%	B	Y	25.49%	
24	CR 16A	Leo Magade Rd. to SR 16	TR	2	1,590	274	17.22%	282	528	15.85%	B	Y	31.07%	
33	CR 210	CR 16A to Greenbrier Rd.	TR	2	1,990	897	59.40%	2	899	0.13%	C		56.53%	
34.1	CR 210	Greenbrier Rd. to Chimarra Blvd.	TR	2	2,090	1,477	70.68%	612	2,089	29.28%	C	Y	99.94%	
34.2	CR 210	Chimarra Blvd. to Power Line Easement	TR	4	4,190	2,265	54.05%	511	2,776	12.20%	B		66.23%	
34.3	CR 210	Power Line Easement to Leo Magade Parkway	TR	4	4,190	2,799	66.79%	475	3,274	11.34%	B	Y	74.13%	
35.1	CR 210	Leo Magade Parkway to Russell Sampson Rd.	TR	4	4,190	3,515	84.13%	488	4,003	11.17%	C	Y	95.84%	
35.2	CR 210	Russell Sampson Rd. to SR 5 (I-85)	TR	6	6,280	4,801	76.45%	458	5,259	7.28%	B	Y	80.39%	
36.1	CR 210	SR 5 (I-85) to C.E. Wilson Road	TR	6	5,280	4,517	85.36%	178	4,695	3.33%	B		86.89%	
36.2	CR 210	C.E. Wilson Road to Access to Twin Creeks	TR	6	4,930	4,128	83.74%	164	4,292	3.33%	C		87.07%	
36.3	CR 210	Access to Twin Creeks to SR 5 (US 1)	TR	6	4,930	3,240	65.71%	95	3,335	1.93%	B		67.84%	
64	Greenbrier Rd.	SR 13 to Roberts Rd.	UZ	2	1,300	618	44.47%	44	662	3.17%	C		47.63%	
65	Greenbrier Rd.	Roberts Rd. to CR 210	UZ	2	1,300	403	31.02%	106	509	8.18%	C	Y	30.17%	
69	Leo Magade Parkway	CR 16A to CR 210	TR	2	1,590	515	32.40%	7	522	0.44%	B		32.84%	
73.1	International Golf Pkwy.	SR 16 to Royal Plaza Parkway	TR	4	5,428	3,034	55.88%	122	3,156	2.95%	B		58.24%	
73.2	International Golf Pkwy.	Royal Plaza Parkway to SR 5 (I-85)	TR	4	5,428	3,872	71.45%	73	3,945	1.35%	C		72.89%	
76	Race Track Rd.	SR 13 to Bishop Estates Rd.	UZ	4	4,290	4,142	140.11%	89	4,231	3.02%	F		143.42%	
77	Race Track Rd.	Bishop Estates Rd. to Russell Sampson Rd.	UZ	4	2,950	1,540	52.21%	104	1,644	3.53%	C		53.73%	
78.1	Race Track Rd.	Russell Sampson Rd. to Bartman Springs	UZ	4	2,950	2,208	74.86%	108	2,317	3.89%	D		78.55%	
78.2	Race Track Rd.	Bartman Springs to SR 5 (US 1)	UZ	4	2,950	2,811	95.30%	81	2,892	1.73%	D		90.23%	
79	Roberts Rd.	SR 13 to Greenbrier Rd.	UZ	2	1,520	1,482	97.50%	83	1,565	4.14%	E		101.64%	
80	Russell Sampson Rd.	CR 210 to Race Track Rd.	TR	2	900	1,034	114.84%	6	1,040	0.67%	E		115.51%	
81	SR 13/SR 16	SR 16 (East) to SR 16 (West)	TR	2	1,590	1,188	74.89%	0	1,188	0.00%	D		74.89%	
82	SR 13	SR 16 (West) to CR 16A	TR	2	1,590	1,603	100.48%	58	1,751	3.65%	E		110.15%	
83	SR 13	CR 16A to Greenbrier Rd.	TR	2	1,590	860	54.13%	9	509	0.57%	B		32.05%	
84	SR 13	Greenbrier Rd. to Roberts Rd.	UZ	2	1,590	1,268	79.10%	7	1,275	0.41%	D		79.30%	
85	SR 13	Roberts Rd. to CR 13B (Fruit Cove Rd. E.)	UZ	2	4,500	3,401	75.58%	27	3,428	0.59%	C		75.18%	
86	SR 13	CR 13B (Fruit Cove Rd. E.) to Race Track Rd.	UZ	4	4,500	3,222	71.60%	16	3,238	0.35%	C		71.61%	
88	SR 13	Race Track Rd. to Duval Co. Line	UZ	4	4,500	4,784	106.32%	86	4,870	2.11%	E		107.03%	
88	SR 16	Shanda Bridge	TR	2	1,590	2,238	140.75%	84	2,292	3.40%	F		144.13%	
90	SR 16	SR 13 to CR 16A	TR	2	1,590	1,235	77.33%	28	1,263	1.64%	D		78.99%	
91.1	SR 16	CR 16A to International Golf Pkwy.	TR	2	3,280	1,490	45.30%	228	1,718	6.97%	B	Y	52.17%	
91.2	SR 16	International Golf Pkwy. to CR 2209	TR	2	2,030	1,428	70.22%	93	1,519	4.89%	D		74.80%	
92.1	SR 16	CR 2209 to West Mall Entrance	TR	2	2,150	1,143	53.16%	13	1,156	0.60%	D		53.77%	
132	SR 9 (I-95)	International Golf Pkwy. to CR 210	TR	6	6,190	6,449	104.19%	5	6,454	0.08%	D		103.73%	
133	SR 9 (I-95)	CR 210 to Duval Co. Line	TR	6	6,000	6,828	113.80%	277	10,103	3.22%	D		117.47%	
19	I-95	Bl. Johns Co. Line to I-285	UZ	6	10,850	11,376	113.19%	277	11,653	2.76%	F		115.85%	
N/A	US 17	SR 16 (East) to SR 16 (West)	UR	6	3,190	2,884	90.41%	46	2,940	1.46%	D		93.33%	
N/A	CR 223	Race Track Rd. to CR 244	TR	2	1,300	943	72.58%	207	1,150	15.92%	C	Y	88.50%	
N/A	CR 223	CR 244 to CR 210	TR	2	1,300	396	30.42%	232	628	17.85%	C	Y	48.27%	
N/A	CR 229 (North-South Connector)	CR 210 to North-South Connector	TR	4	3,280	1,051	31.84%	6	1,057	0.18%	B		32.12%	
N/A	CR 244	North-South Connector to CR 244	TR	2	1,300	1,051	80.84%	6	1,057	0.46%	D		81.30%	
N/A	CR 244	CR 210 to Greenbrier Rd.	TR	2	1,300	535	41.18%	0	535	0.00%	C		41.18%	
N/A	CR 244	Greenbrier Rd. to CR 223	TR	2	1,300	689	52.96%	23	712	1.77%	D		54.73%	
N/A	CR 244	CR 223 to End of 2 Lanes/Begin of 4 Lanes	TR	2	1,300	617	47.49%	26	643	2.00%	C		49.49%	
N/A	CR 244	Begin of 4 Lanes to CR 2209	TR	4	2,810	1,102	39.22%	26	1,128	0.83%	D		40.14%	
N/A	Dam Rd	CR 16A to Amenity Center	TR	4	2,810	320	11.39%	409	729	14.98%	D	Y	29.95%	
N/A	Dam Rd	Amenity Center to CR 210	TR	4	2,810	347	12.33%	952	1,299	33.88%	D		46.21%	

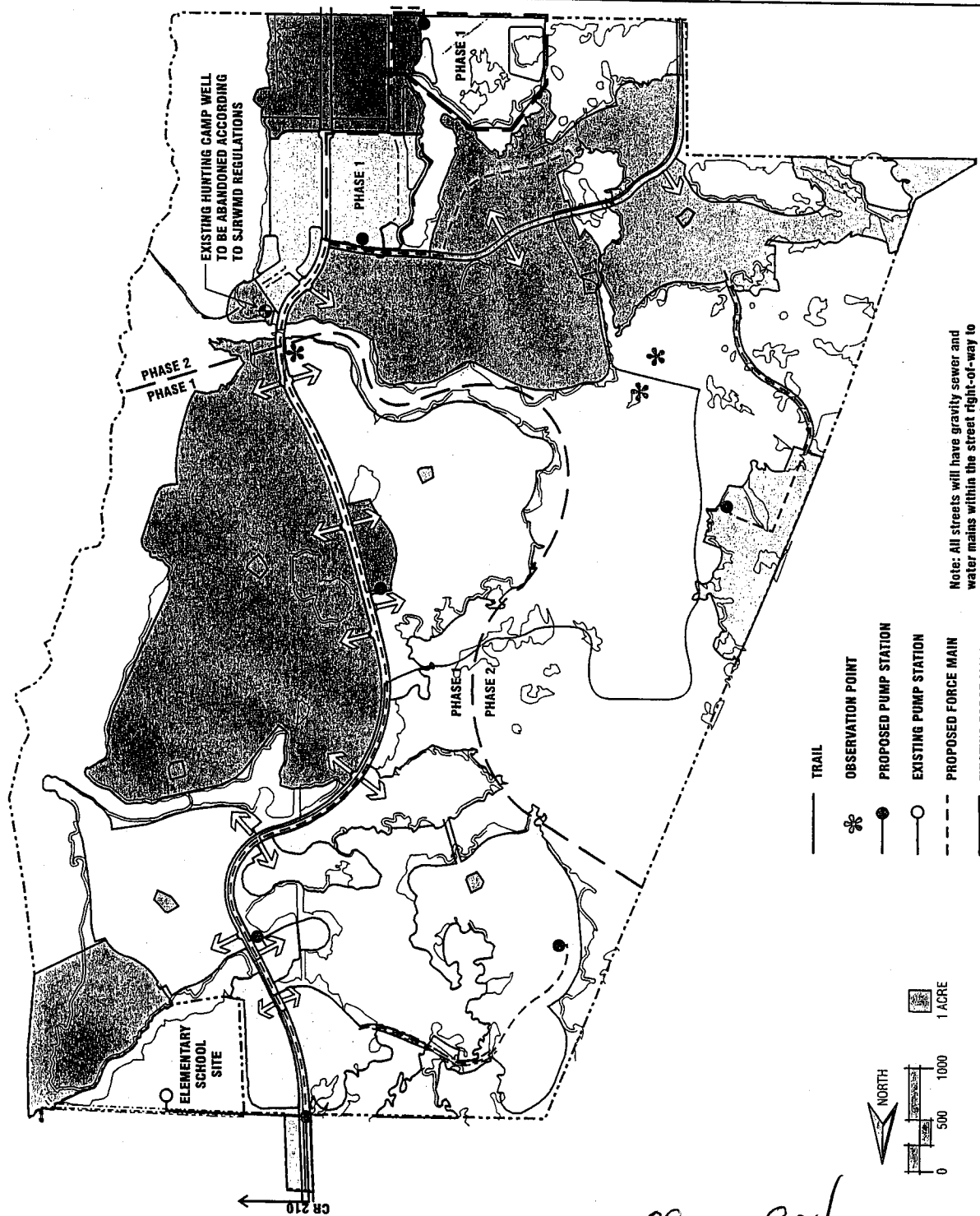
MASTER DEVELOPMENT PLAN

	CONSERVATION AND OPEN SPACE	619 Acres
	PUBLIC PARK	33 Acres
	NEIGHBORHOOD PUBLIC SPACE	7 Acres
	ST. JOHNS COUNTY PUBLIC USE	3 Acres
	ST. JOHNS COUNTY MIDDLE SCHOOL SITE	26 Acres
	AMENITY CENTER	6 Acres
	TOWNHOMES	18'-25' Lots 714 Units
	NEIGHBORHOOD	Lot Size Mix 38', 48', 53', 63'
	NEIGHBORHOOD	Lot Size Mix 53', 63'
	NEIGHBORHOOD	Lot Size Mix 63', 73'
	NEIGHBORHOOD	Lot Size Mix 48', 63', 73'
	NEIGHBORHOOD	Lot Size Mix 63', 73'
	GENERAL COMMERCIAL / RETAIL	25 Acres
	OFFICE / NEIGHBORHOOD SERVICE	3 Acres

COMPREHENSIVE PLAN AMENDMENT

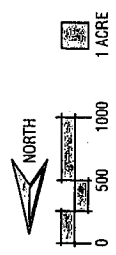


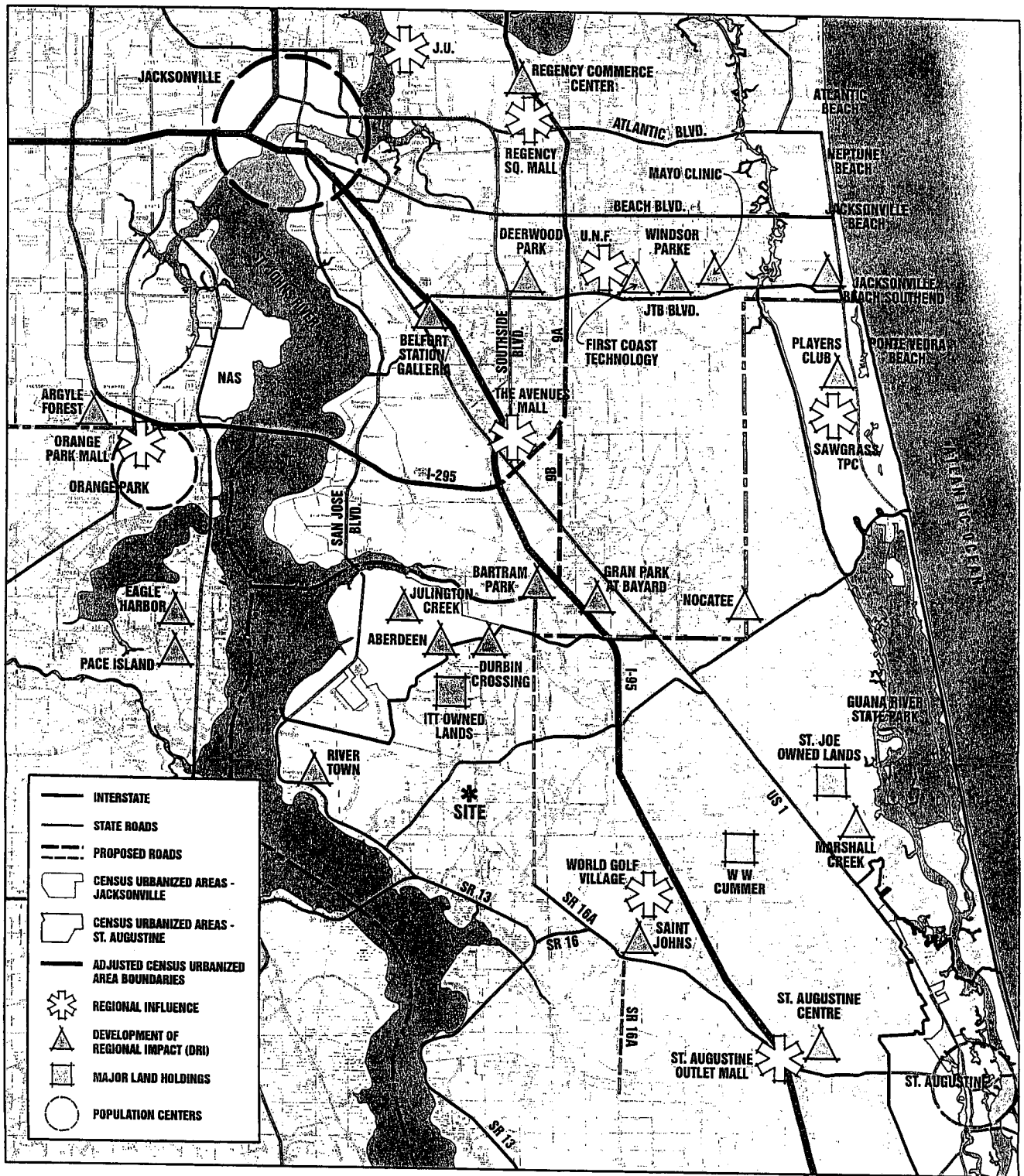
DEVELOPER: Land Options Two, LLC
 PROJECT TEAM: Bessent, Hammack & Ruckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, P.A.



Note: All streets will have gravity sewer and water mains within the street right-of-way to provide service to all proposed development.

- TRAIL
- * OBSERVATION POINT
- PROPOSED PUMP STATION
- EXISTING PUMP STATION
- - - PROPOSED FORCE MAIN
- EXISTING FORCE MAIN



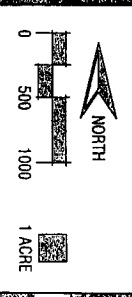


COMPREHENSIVE PLAN AMENDMENT

LOCATION MAP

DEVELOPER: Land Options Two, LLC
 PROJECT TEAM: Bessent, Hammack & Ruckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, P.A.





**AERIAL
PHOTOGRAPH
WITH WETLAND
DELINEATION**

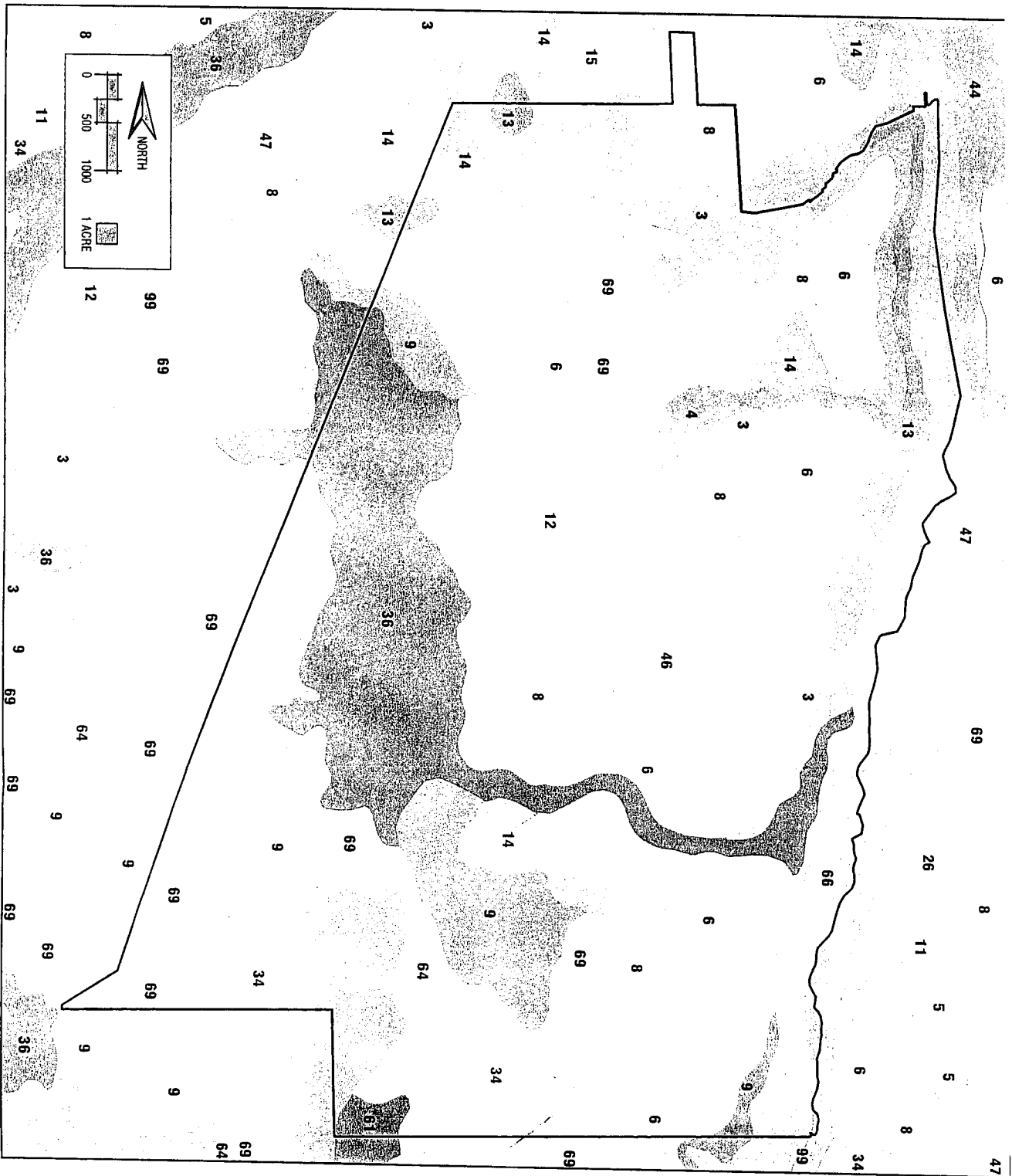
BOUNDARY
WETLANDS *

* Final wetland delineation will be determined at the time of permitting.
Photo: December 2002

COMPREHENSIVE PLAN AMENDMENT

**Ashford
Mills**

DEVELOPER: Land Options Two, LLC
PROJECT TEAM: Bessent, Hamneck & Ruckman, Inc.
King Engineering Associates
The Collins Group, Inc.
Rogers Towers, P.A.



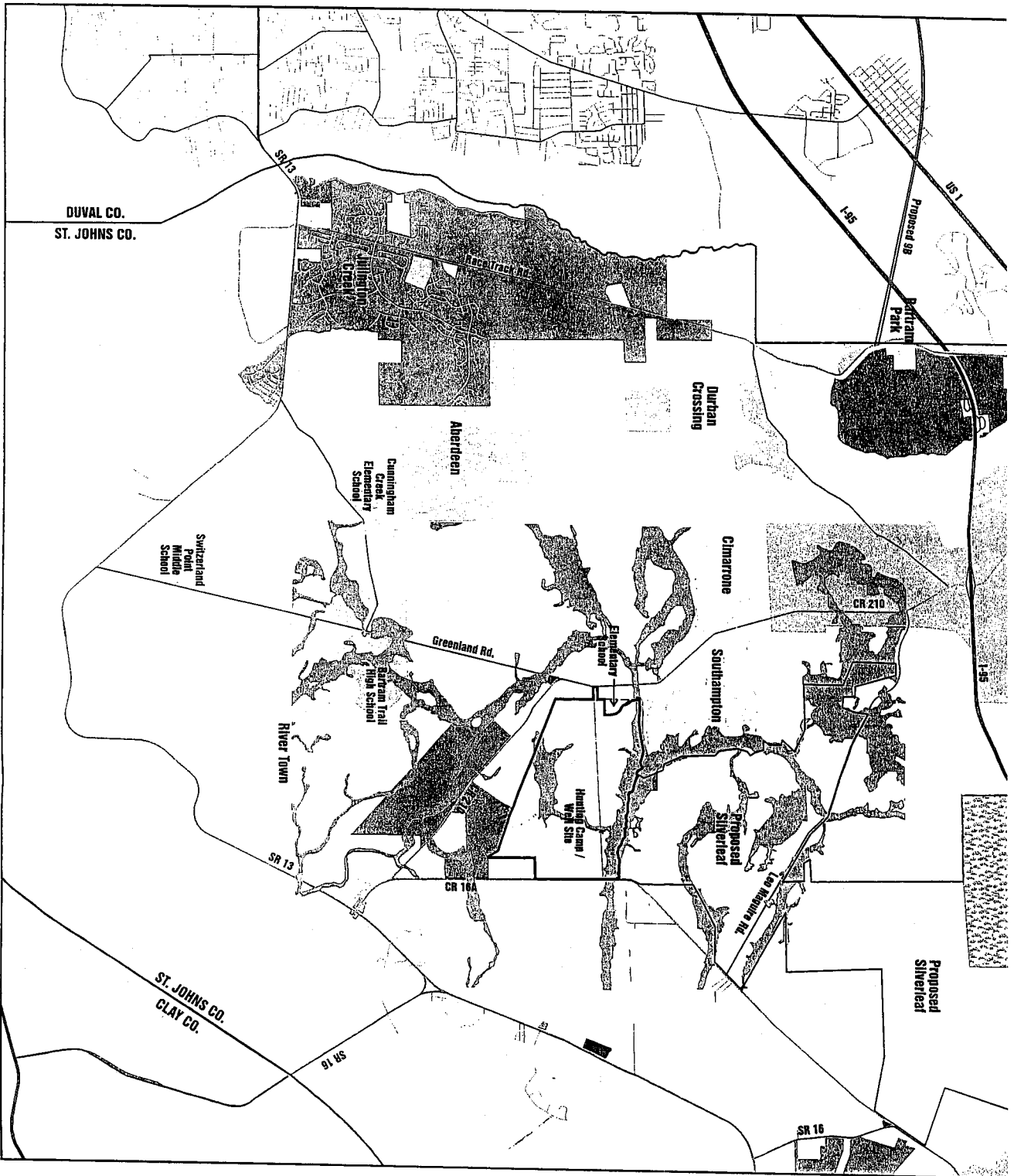
SOLS

BOUNDARY	SIM	Acres
	3	125.3
	4	20.4
	6	179.5
	8	253.0
	9	204.2
	11	56.3
	12	150.3
	13	43.4
	14	39.1
	15	1.8
	34	77.3
	36	174.6
	46	7.4
	47	38.2
	61	6.0
	64	46.9
	66	56.7
	69	39.5
	99	0.4
		1,520.3

COMPREHENSIVE PLAN AMENDMENT



DEVELOPER: Land Options Two, LLC
 PROJECT TEAM: Bessent, Hammack & Ruckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, P.A.



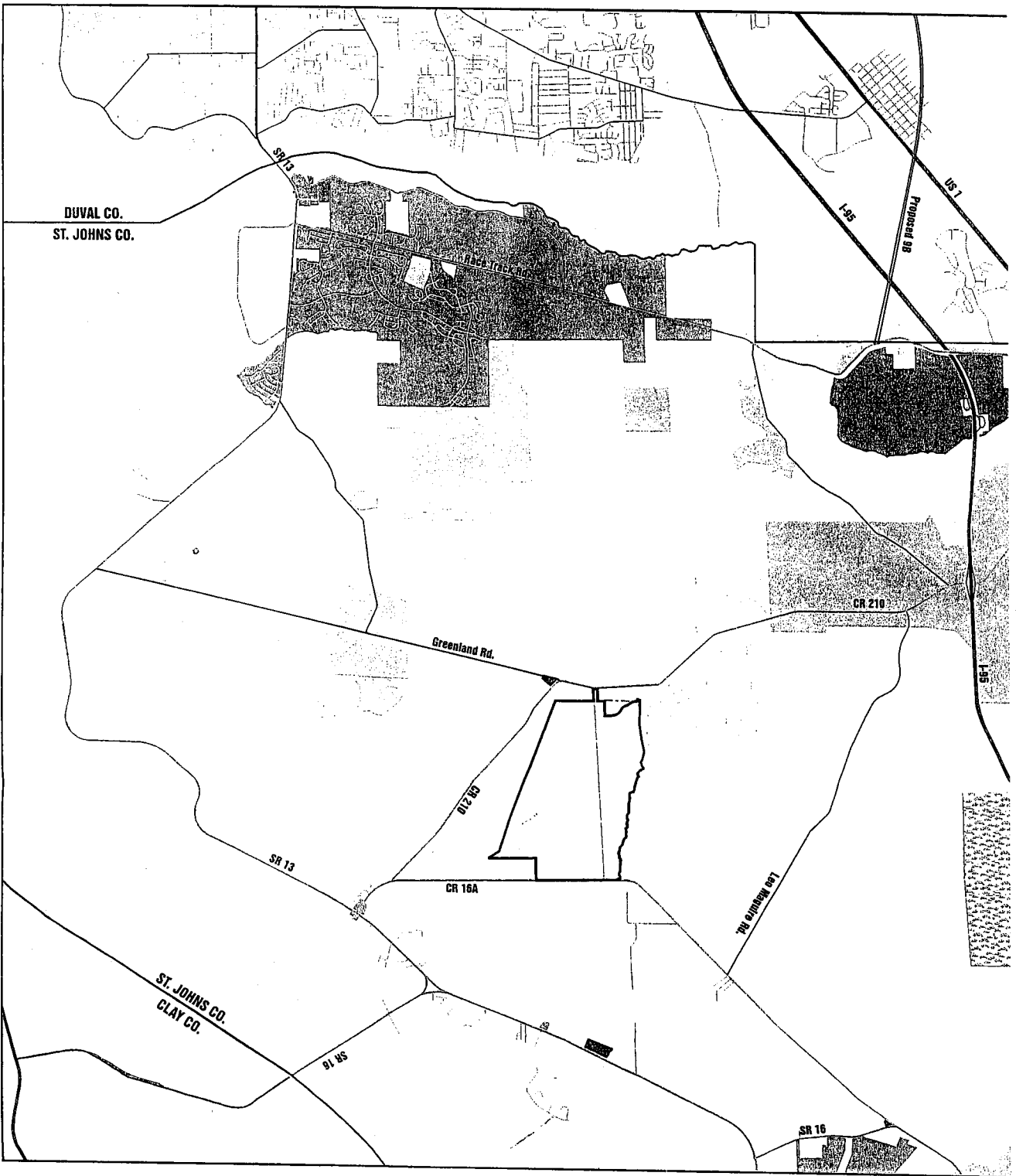
SURROUNDING LAND USE MAP

- BOUNDARY
- RESIDENTIAL A
- RESIDENTIAL B
- RESIDENTIAL C
- RESIDENTIAL D
- COMMUNITY COMMERCIAL
- INTENSIVE COMMERCIAL
- RURAL COMMERCIAL
- MIXED USE DISTRICT
- DRI
- PUBLIC
- AGRICULTURE
- CONSERVATION
- PARKS AND OPEN SPACE
- RURAL/SYLVICULTURE/SRWMD
- RURAL SYLVICULTURE
- PRD
- 5 OR MORE RARE SPECIES
- 7 OR MORE RARE SPECIES
- STRATEGIC HABITAT CONSERVATION AREA

COMPREHENSIVE PLAN AMENDMENT



DEVELOPER: Land Options Two, LLC
 PROJECT TEAM: Bessent, Hammack & Buckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, PA.



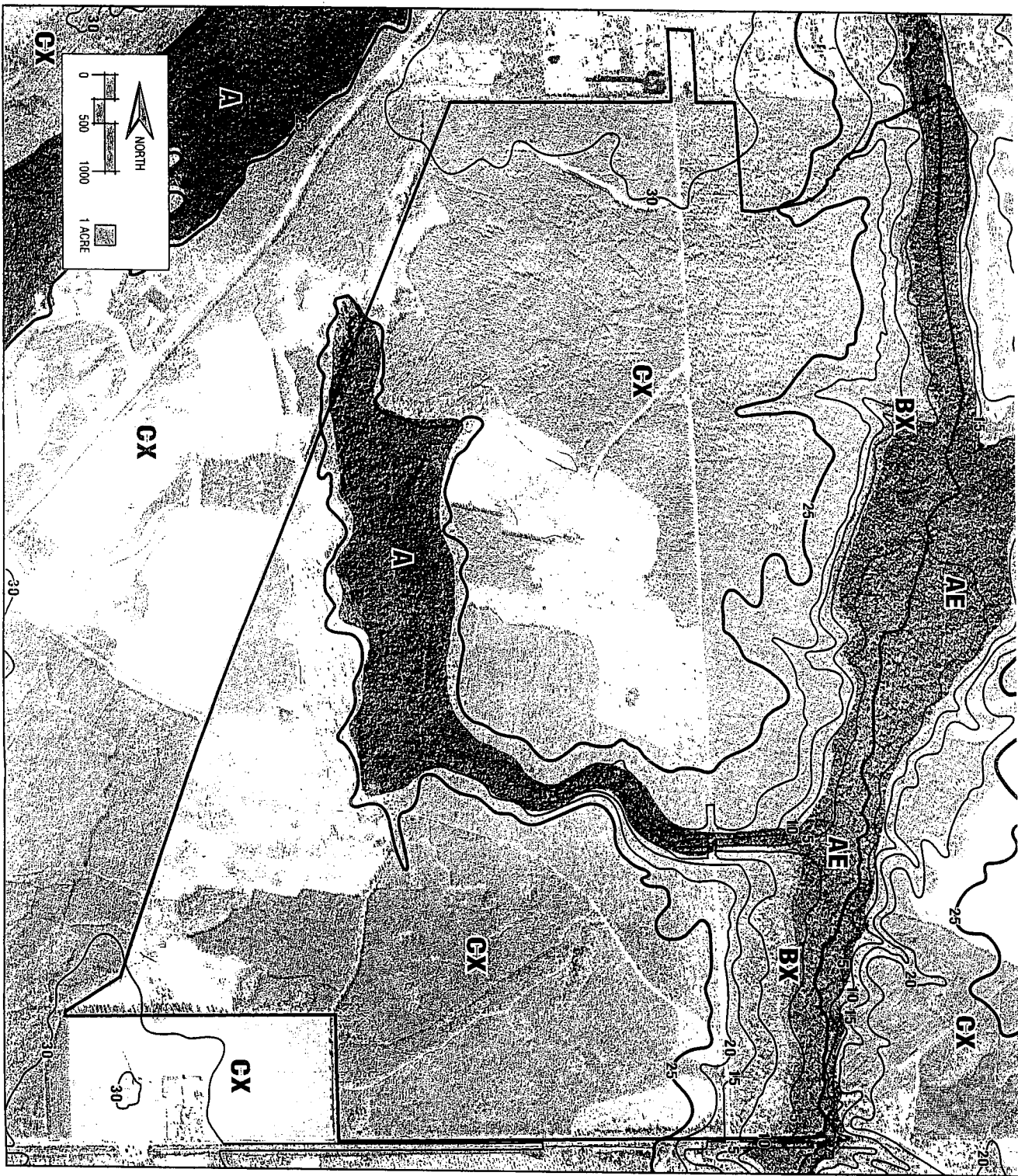
FUTURE LAND USE MAP

- BOUNDARY
- RESIDENTIAL A
- RESIDENTIAL B
- RESIDENTIAL C
- RESIDENTIAL D
- COMMUNITY COMMERCIAL
- INTENSIVE COMMERCIAL
- RURAL COMMERCIAL
- MIXED USE DISTRICT
- DHI
- PUBLIC
- AGRICULTURE
- CONSERVATION
- PARKS AND OPEN SPACE
- RURAL/SYLVICULTURE/SJRWMD
- RURAL SILVICULTURE

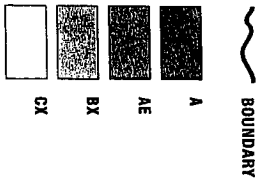
COMPREHENSIVE PLAN AMENDMENT



DEVELOPER: Land Options Two, LLC
PROJECT TEAM: Bassett, Hammack & Ruckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, P.A.



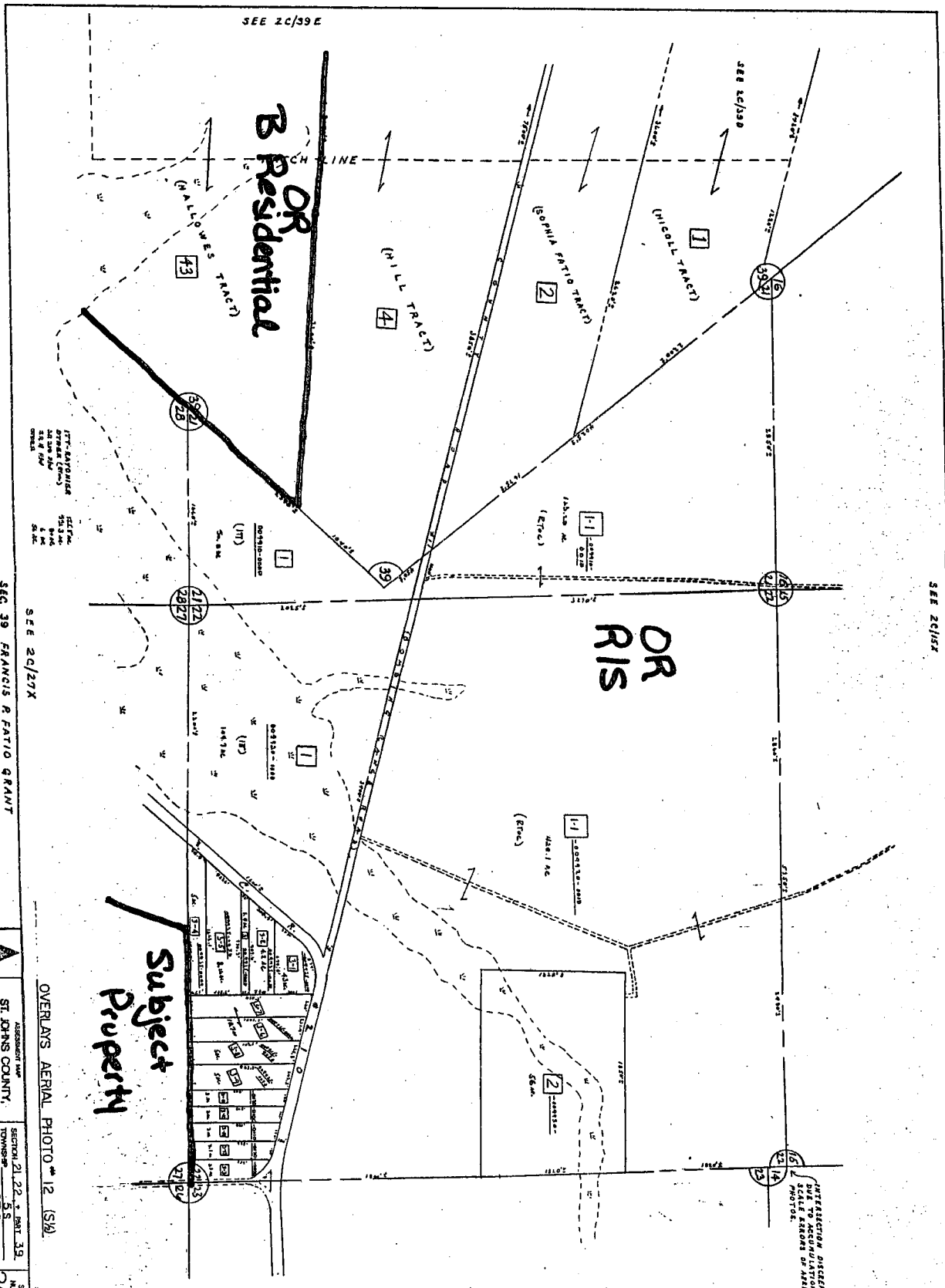
TOPOGRAPHY



COMPREHENSIVE PLAN AMENDMENT



DEVELOPER: Land Options Two, LLC
 PROJECT TEAM: Bessent, Hamrick & Buckman, Inc.
 King Engineering Associates
 The Collins Group, Inc.
 Rogers Towers, P.A.



SEE 2C/39E

B Residential
OR

RIS
OR

Subject Property

SEC. 39 FRANCIS R PATIO GRANT
40

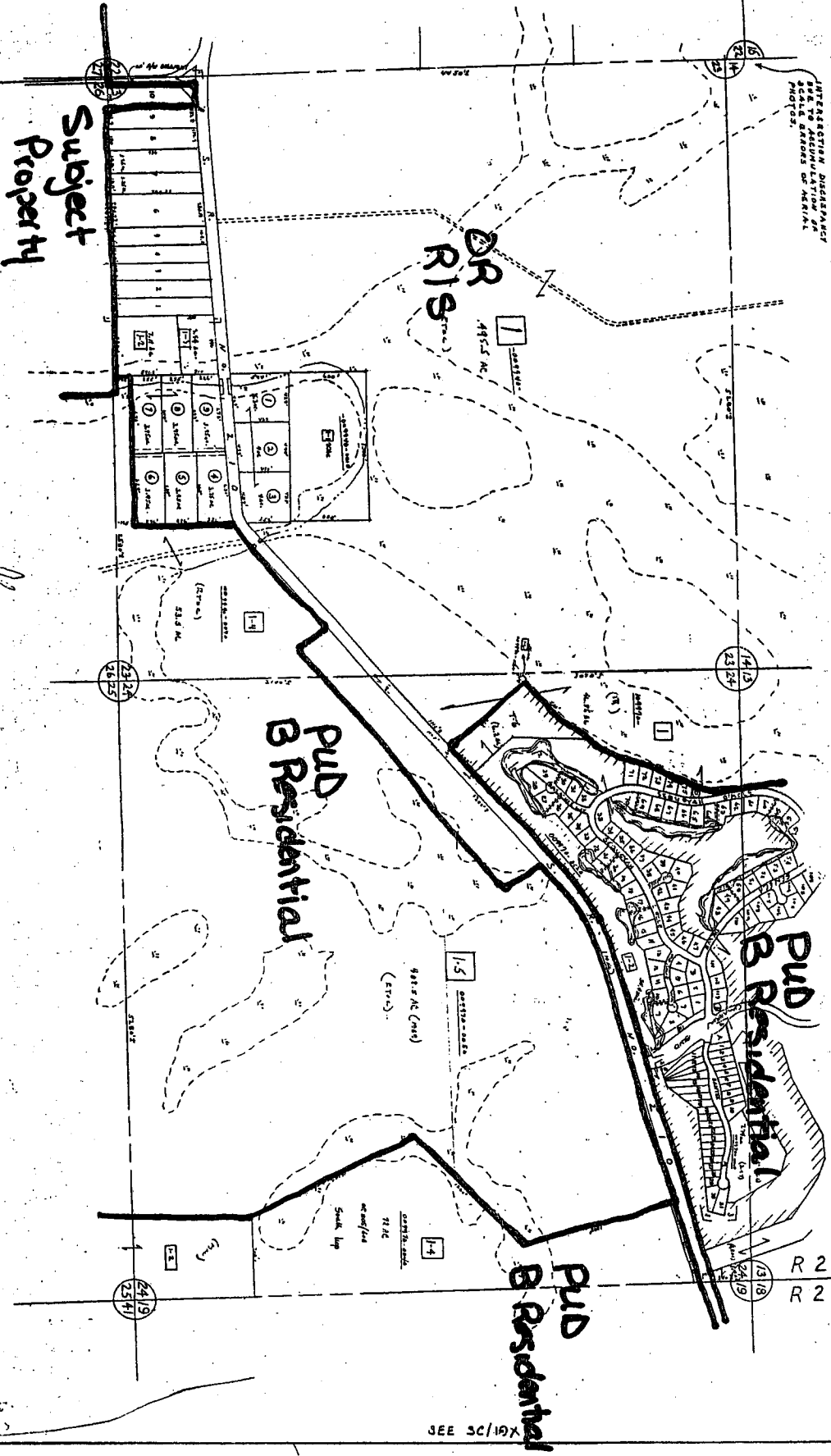
SEE 2Q/27X

OVERLAYS AERIAL PHOTO # 12 (S/A)

	ASSESSMENT MAP	SECTION 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40	SHEET NUMBER 2C 21X
	ST. JOHNS COUNTY, FLORIDA	TOWNSHIP 27 S, RANGE 14 E, SECTION 39	
PROPERTY APPLICANT	DATE	SCALE	

INTERSECTION DISTANCE
SEE TABLE OF AERIAL
PHOTOS

SEE 2c/13x



Subject Property

DR R18 (495.5 AC.)

PUD B Residential

PUD B Residential

PUD B Residential

R 27 E
R 28 E

SEE 2c/19x

SEE 2c/25x

OUT CHECK UNIT 1 MAD 14 EC 63
 TRUCKS
 UNIT 1
 14 EC 63

41

ST. JOHN'S COUNTY
 PROPERTY APPRAISER



ASSESSOR AND
 ST. JOHN'S COUNTY,
 FLORIDA
 OFFICE
 PROPERTY APPRAISER

SECTION 23 + 24
 TOWNSHIP 5 S
 RANGE 27 E
 ROAD 630
 TRACING

SHEET NUMBER
 25
 23x

SEE 2C/27X

RTI NUMBER 1232
OTHER 1232

Subject
Property

PUD
Residential

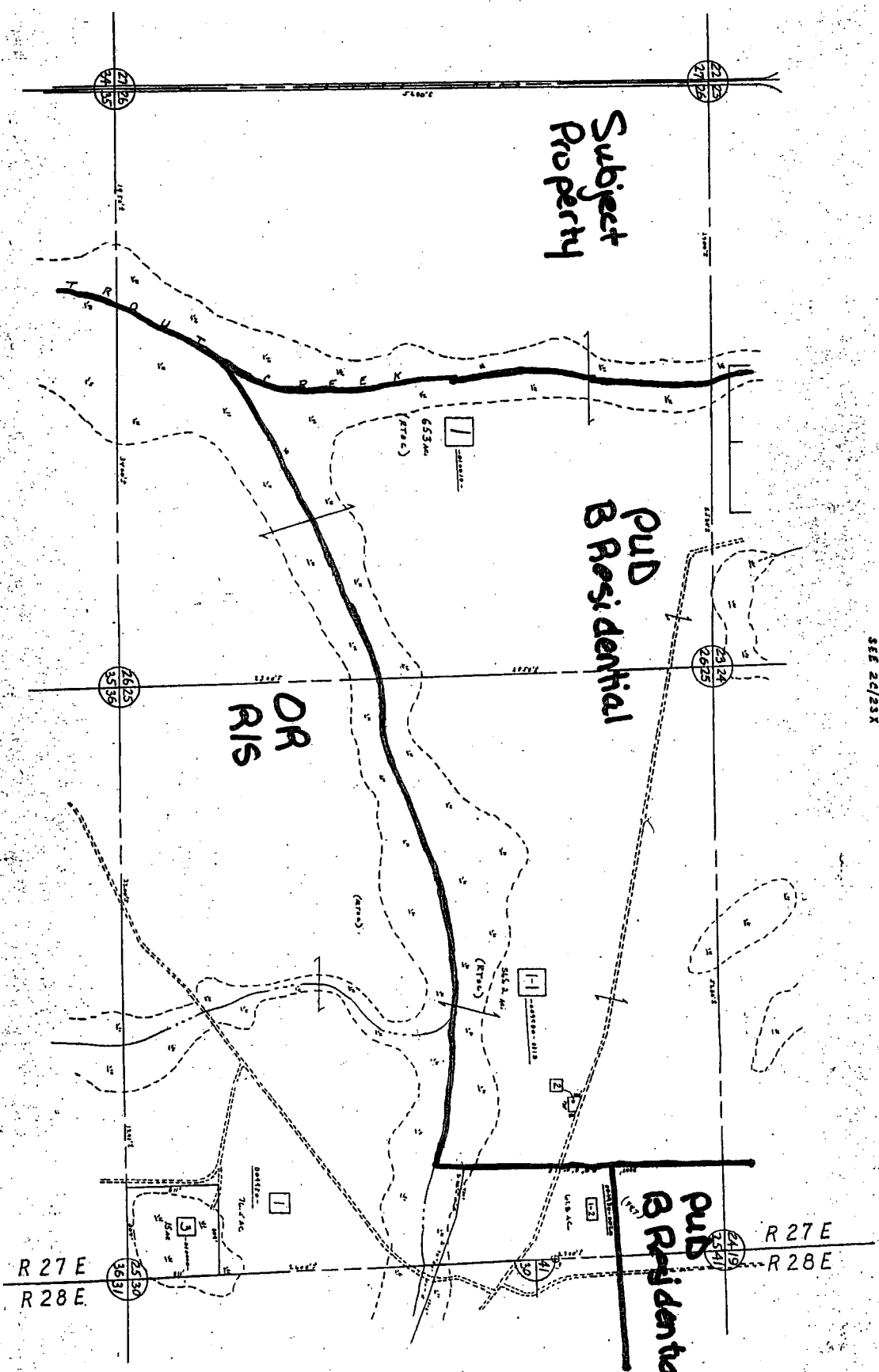
OR
RIS

PUD
Residential

SEE 2C/25X

SEE 2C/35X

42



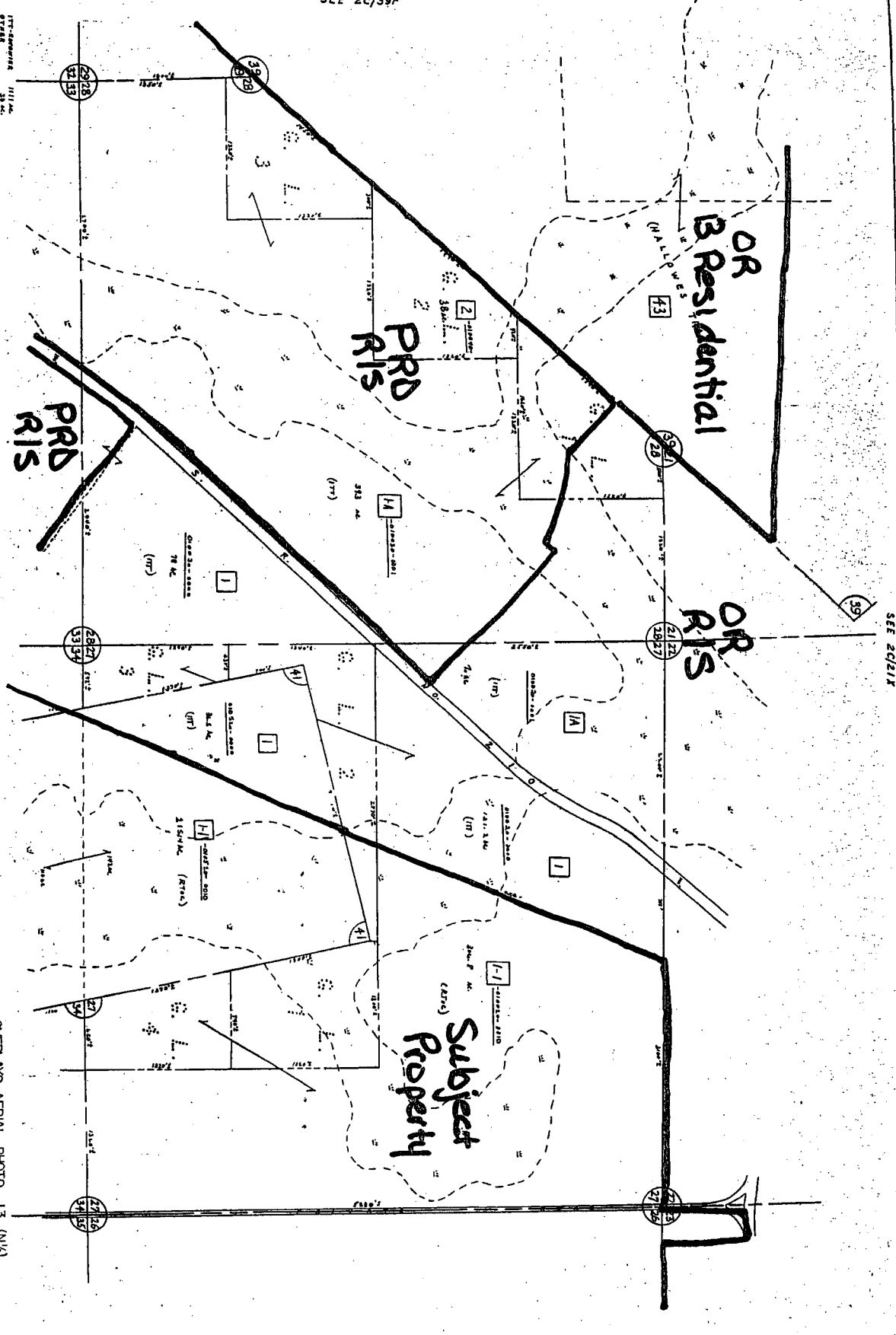
OVERLAYS AERIAL PHOTO # 23 (N1/2)

	ST. JOHNS COUNTY, PLANNING DEPARTMENT PLANNING ADVISER	SECTION: 25 TOWNSHIP: 27 RANGE: 12	DATE: 1/23/08
		SECTION: 25 TOWNSHIP: 27 RANGE: 12	DATE: 1/23/08

SEE 3C/20X

SEE 2C/39F

177-0000014
07748
2828 400
11114
28.44
18.44



SEE 2C/21X

SEE 2C/33X
 SEC. 39 FRANCIS P. FATIGO GRANT
 SEC. 41 FRANCIS BRADLEY GRANT
 43

OVERLAYS AERIAL PHOTO 13 (N/2)

	ASSOCIATED WITH	SECTION 27, 28, 29, 30, 31, 32, 33, 34	SHEET NUMBER 2C 27X
	ST. JOHNS COUNTY, GEORGIA	TOWNSHIP 27 E	
PROPERTY APPRAISER		DATE 1/18	

SEE 2C/25X

SEE 2C/32X

SEE 2C/39F

T55
T65

T55
T65

SEE 2D/3Y

45

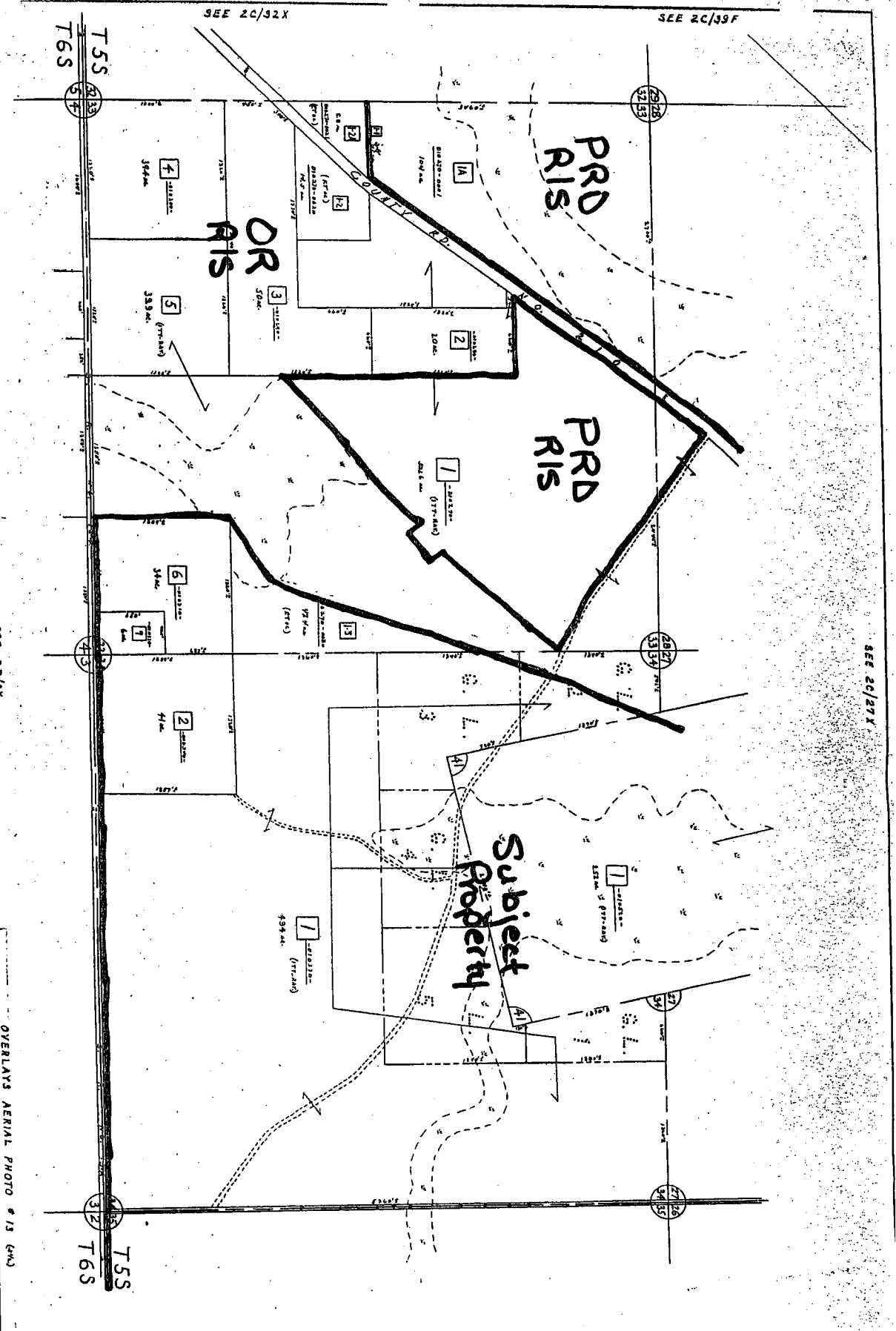


OVERLAYS AERIAL PHOTO #15 (NW)

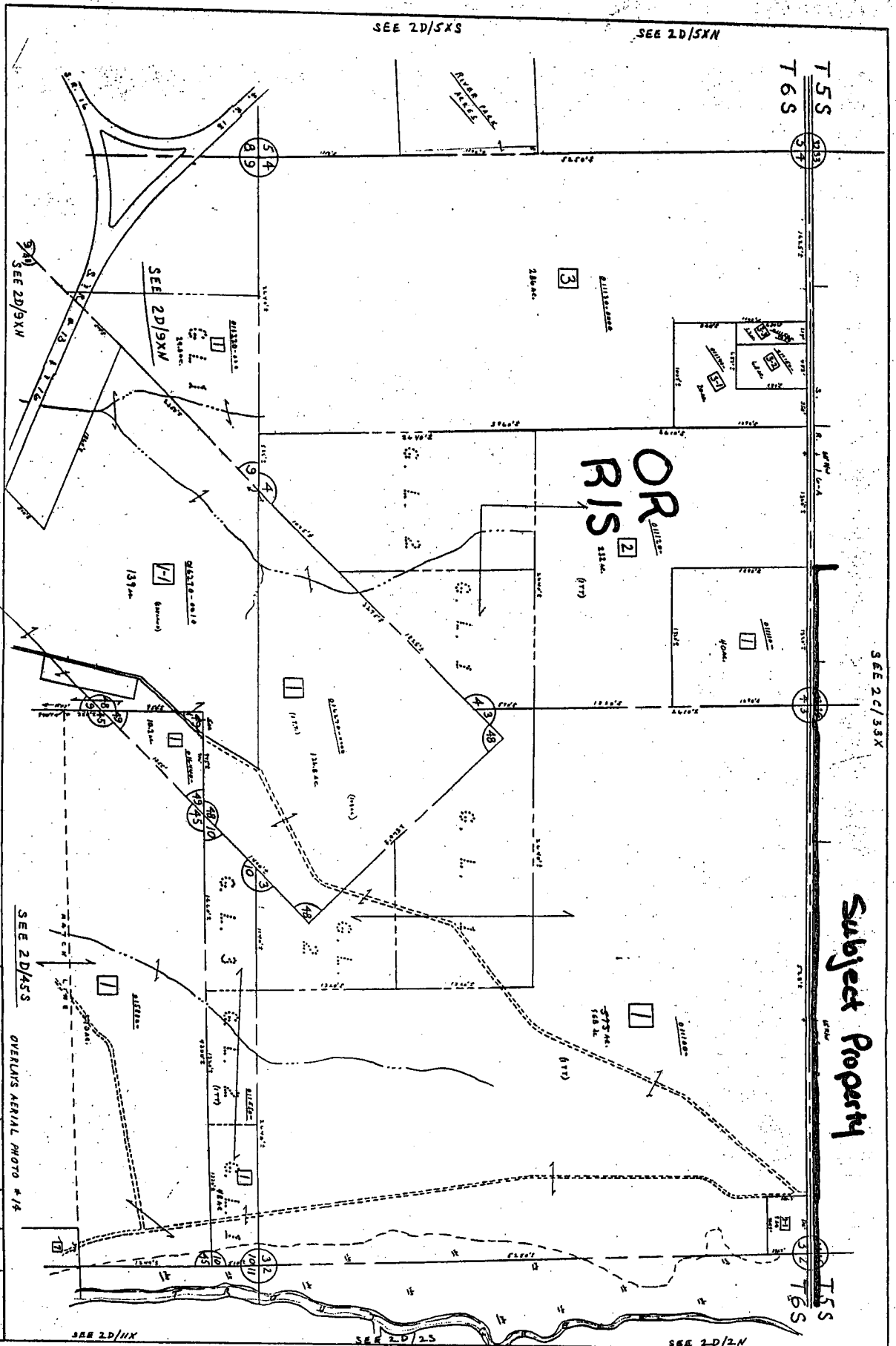
ASSOCIATED MAP
ST. JOHNS COUNTY,
FLORIDA
OFFICE
PROPERTY APPLICABLE

SECTION: 33 1 34
TOWNSHIP: 5 S
RANGE: 27 E
TRACING: 33X

SHEET
2C
33X



SEE 2C/27X



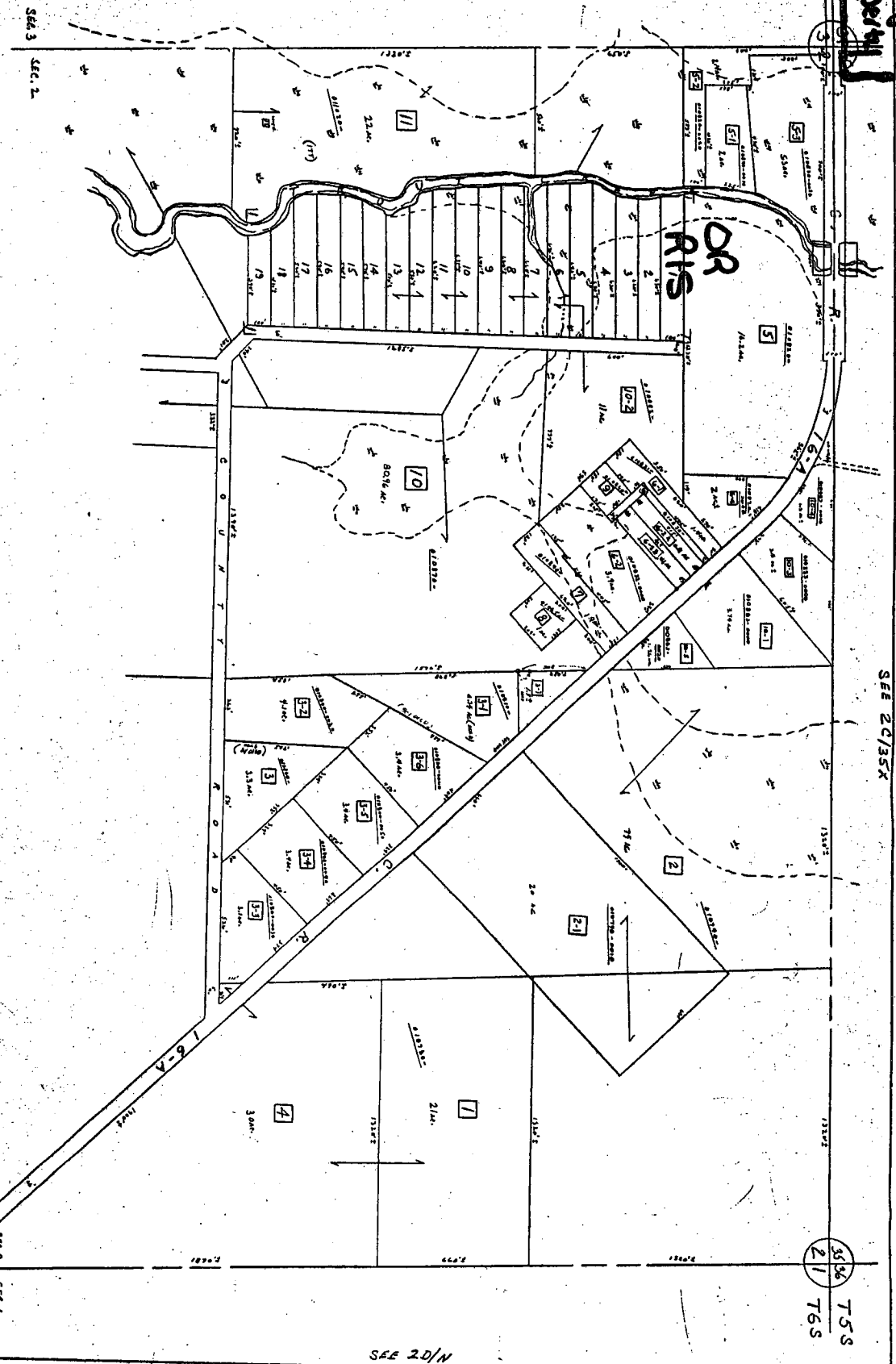
GRANT INDEX
 SEE 45 IVAN GORRE
 SEE 46 JOHN CASPARI'S
 SEE 47 JOHN CASPARI'S
 SEE 48 JOHN CASPARI'S

60
 SEE 2D/5X5
 SEE 2D/5XN
 SEE 2D/5XW
 SEE 2D/5X
 SEE 2D/5S
 SEE 2D/5X

ST. JOHN'S COUNTY, FLORIDA		SECTION	TOWNSHIP	RANGE	GRID COORD.
OFFICE OF PROPERTY SERVICES		34 45 48	49	6S 27E	2D
SCALE 1/1" = 100'		7-400	1/1/12	04	3X

2 D/3X

765
765
21
765
755



SUBDIVISION INDEX
NAME
DIVISION POWER (WHERE) SEE 49A

SEE 2D/2S

OVERLAYS AERIAL PHOTO #24B (MS)

58

ST. JOHNS COUNTY, FLORIDA		SECTION		TOWNSHIP		RANGE	
OFFICE OF PERMITS AND PLANNING		2		6S		27E	
SCALE 1" = 200'		DATE 11/17/2010		2D		2N	

**ANALYSIS OF THE NEED TO AMEND
THE ST. JOHNS COUNTY
COMPREHENSIVE PLAN**

FOR THE ASHFORD MILLS DRI

Developed for

**Mr. George M. McClure
Rogers Tower et al.
120 Malaga Street, Suite A
St. Augustine, Florida 32084**

Prepared by

**Fishkind & Associates, Inc.
11869 High Tech Avenue
Orlando, Florida 32817
407-382-3256 or Fishkind.Com**

Updated January 13, 2005

Analysis of the Need to Amend the St. Johns County Comprehensive Plan for the Ashford Mills DRI

1.0 Introduction

1.1 Purpose

This report analyzes the need to amend the St. Johns County Comprehensive Land Use Plan ("Plan") for the proposed Ashford Mills DRI. The development program for Ashford Mills envisions the following.

- 1,919 single-family homes,
- 714 condominiums and townhomes
- 250,000 square feet of retail space, and
- 30,000 square feet of office space

1.2 Requirements for Analysis in Support of Proposed Amendments to the Plan in the Northwest Sector of St. Johns County

Among other requirements of Objective A.2.1 Northwest Sector Overlay, Policy A.2.1.1(h) requires three specific studies analyzing the necessity to amend the Plan.

"Market Demand Analysis – a study which analyzes demographic and development trends within the County and Northwest Sector, and provides, at a minimum, 5-year projections that justify needs for residential and/or nonresidential development by land use intensity and general product type."

"Economic Impact Analysis – a study that estimates the direct, indirect, and induced impacts to the County and the Northwest Sector from new development, measured by the number of jobs created, the aggregate earnings (wages) of the jobs created, and the economic impact (sales) to the local and regional economy. An example of an acceptable methodology for this study component would be the RIMS II Regional Input-Output Modeling System created by the U.S. Department of Commerce."

"Fiscal Impact Analysis – a study that measures the local property tax, sales tax, gas tax, impact fees, and other user fees/revenues generated by a new development against the costs of providing local government services (police, fire, social services, infrastructure, etc.) to the development. There are two basic methods of fiscal impact analysis, average cost analysis and marginal cost analysis . Until such time as the Governor's Fiscal Impact Analysis Working Group develops and implements a Statewide Uniform Fiscal Impact Model, methodologies outlined in the academic text "Practitioner's Guide to Fiscal Impact Analysis, from the Center for Urban Policy Research, Rutgers, University, will be deemed acceptable to determine the fiscal impacts from new project development."

2.0 Market Demand Analysis

2.1 May 2000 EAR Analysis of Residential Land Use Allocations

The market demand analysis begins with the County's May 2000 EAR Based Comprehensive Plan Amendment for the Future Land Use Element ("Flue"). Table 1 below reproduces the County's analysis of its land use Plan and the ability of the plan to accommodate growth expected in the County through 2015.

**Table 1. May 2000 EAR Amendment
Residential Land Use Allocation**

Planning District	Units Allocated	Units Needed	Difference	Ratio
Northwest	29,706	13,297	16,409	2.23
Northeast	17,632	10,816	6,816	1.63
Southeast	42,245	7,257	34,988	5.82
Southwest	9,529	822	8,707	11.59
	=====	=====	=====	=====
Total	99,112	32,192	66,920	3.08

Source: St. Johns County (May 2000), 2015 EAR Based Comprehensive Plan Amendment for the Future Land Use Element, Table A-10.

The proposed project is located in the Northwest planning area of the County. Therefore, the need for the proposed project will be evaluated in terms of the Northwest planning area only.

2.2 Methodology Used by the County to Determine Housing Units Needed

Table 2 displays the method by which the County estimated the number of housing units needed in the Northwest to accommodate growth through 2015. The method involves converting population to households and accounting for vacancies and seasonal units.

**Table 2 .Estimation of Housing Units Needed
For the Northwest Planning Area**

Year	Population	HH Size	Households	Vacancy Rate	Vacancy Needs	Total	Net New Units Needed
1995	14,331	3.00	4,774	18.00%	1,048	5,822	n/a
2000	17,949	3.01	5,963	18.00%	1,309	7,272	1,450
2005	24,015	2.94	8,167	18.00%	1,793	9,960	2,688
2010	33,588	2.90	11,585	18.00%	2,543	14,128	4,168
2015	44,867	2.86	15,677	18.00%	3,441	19,118	4,990
							=====
Total							13,297

2.3 Data from the 2000 Census and Updated Forecast by BEBR

Since the adoption of the 2000 EAR based Amendments, additional information became available. First, the 2000 Census figures are now available. Second, BEBR has updated its projections for St. Johns County's population. Although the County has yet to develop new population projections for the Northwest sector, the magnitude of the update can be determined. Table 3 presents an updated forecast for population of the County based on the new Census data and the latest BEBR Medium projection series. The updated Census data and new BEBR projections envision substantially higher population growth than the data used for the Plan.

Table 3. Population Projections for St. Johns County

Year	2000 EAR Amendment	2000 Census & BEBR Update	Difference	% Difference
1995	81,158	n/a	n/a	n/a
2000	98,549	139,849	41,300	41.91%
2005	113,961	149,900	35,939	31.54%
2010	129,305	174,100	44,795	34.64%
2015	145,303	198,100	52,797	36.34%

Sources: *St. Johns County (May 2000), 2015 EAR Based Comprehensive Plan Amendment for the Housing Element, Table C-22 and Smith, Stanley (February 2004), Projections of Florida Population by County 2003-2030, medium series.*

2.4 Updated Forecast for Population in the Northwest Sector

As Table 3 shows, the additional population now projected for 2015 totals 52,797. To update the projections for the County's four planning regions we began with the existing population projections from the 2000 EAR Based Amendment for the Housing Element (Table C-23). We have updated the projections for the population in the County's four planning regions by distributing the additional population of 52,797 among the four planning regions based on the County's previous projections for growth. The percentage shares of growth that the County used in its Plan for each region during each five-year interval were used to distribute the additional growth to the planning regions. Table 4 presents the percentage growth shares from the County's population projections as presented in Table C-23.

Table 4. Percentage Shares of Growth as Projected by St. Johns County and Contained in Table C-23 EAR Based Amendment for the Housing Element (May 2000)

Shares of Projected Growth Year	Total	Northwest	Northeast	Southwest	Southeast
1995					
2000	100.00%	20.80%	48.81%	4.24%	26.15%
2005	100.00%	39.36%	42.66%	1.71%	16.27%
2010	100.00%	62.39%	17.60%	1.88%	18.12%
2015	100.00%	70.50%	12.59%	1.41%	15.50%

Using the projected shares of growth developed by the County as shown in Table 4 the population projections for each of the planning sectors can be readily updated. As noted above, the updated projections for the County as a whole for 2015 indicate that an additional increment of growth equal to 52,797 must be allocated to the planning sectors. Table 5 displays the updated population projections developed by adding the incremental growth to each planning sector along with its previous growth as forecast by the County in Table C-23.

Table 5. Updated Population Projections for the County's Planning Areas

Year	Total	Northwest	Northeast	Southwest	Southeast
1995	81,158	14,331	34,061	3,939	28,827
2000	139,849	26,541	62,706	6,430	44,172
2005	149,900	38,160	64,453	5,557	41,730
2010	174,100	61,535	59,709	6,074	46,782
2015	198,100	82,090	60,485	6,198	49,328

2.5 Updated Projection for Housing Demand

The population projected for the Northwest planning area has increased to 82,090 from its prior projected level of 44,867.¹ As a result, the number of housing units needed to accommodate this now higher level of population must also increase. Table 6 provides the estimates using the County's methodology for estimating housing units needed to accommodate growth. The now higher level of projected population requires 29,154 housing units compared to the previous estimate of 13,297.²

¹See Table 2.

²See Table 1.

Table 6. Housing Units Needed for the Northwest

Year	Population	HH Size	Households	Vacancy Rate	Vacancy Needs	Total	Net New Units Needed
1995	14,331	3.00	4,777	18.00%	1,049	5,826	n/a
2000	26,541	3.01	8,817	18.00%	1,936	10,753	4,927
2005	38,160	2.94	12,977	18.00%	2,849	15,826	5,073
2010	61,535	2.90	21,224	18.00%	4,659	25,883	10,057
2015	82,090	2.86	28,683	18.00%	6,296	34,979	9,096
							=====
Total							29,154

2.6 Updated Allocation Ratios

As noted above for the Northwest Sector, higher levels of projected population growth give rise to increased volumes of needed housing units. Updated estimates for housing units for each of the other three planning sectors were developed following the same methodology used originally by the County.

Table 1 above displayed the allocations by the County in the Plan. Land is allocated to various types of uses in order to accommodate the projected population in each planning sector. With updated projections for population growth and housing demand the original allocation ratios are outmoded. Table 7 compares the original allocations to the updated estimates based on the updated projections for population and housing.

Table 7. Updated Allocation Ratios Based on Updated Projections for Housing Unit Demand

Planning District	Units Allocated	Units Needed	Difference	Updated Ratio	Prior Ratio
Northwest	29,706	29,154	552	1.02	2.23
Northeast	17,632	14,306	3,326	1.23	1.63
Southeast	42,245	11,746	30,499	3.60	5.82
Southwest	9,529	1,165	8,364	8.18	11.59
	=====	=====	=====	=====	=====
Total	99,112	56,371	42,741	1.76	3.08

The Plan projected an allocation ratio of 3.08 on a County-wide basis. However, in light of the updated population projections the updated ratio is 1.76. Importantly, the results vary significantly by planning district. Since the Northwest Sector is projected to have the greatest increase in population, its ratio is the most affected. The allocation ratio in the Northwest is estimated to decline from 2.23 originally to 1.02.

However, this lower ratio of 1.02 for the Northwest overstates the actual situation, because the County has approved additional housing units in the Northwest Sector since adopting the Plan. Table 8 summarizes the additions to the land use inventory for projects that are either approved or pending subsequent to the adoption of the Plan. Subsequent to the Plan adoption in May 2000 amendments to the Plan, or pending amendments, will have added a total of 23,161 dwelling units to the allocated future inventory in the Northwest Sector.

Table 8. Approved or Pending Projects in the Northwest Sector

Project	Units
Aberdeen	2,018
Durbin Crossing	2,498
Rivertown	4,500
	=====
Subtotal Approved	9,016
<u>Ashford Mills</u> <i>Silverleaf ?</i>	10,700
Ashford Mills	2,633
Turnbull	812
	=====
Subtotal Pending	14,145
Grand Total	23,161

The list of pending projects includes the Ashford Mills and Ashford Mills DRIs as well as the proposed Turnbull PUD. All proposed projects were included in the potential future supply of dwelling units at their proposed totals.

Table 9 provides an updated estimate for the allocation of residential units in the Northwest Sector. The calculations include all approved and pending projects in the Northwest Sector and they account for the updated population projections. As noted in Table 9, the original allocation ratio was 2.23. Accounting for the updated population projection drives the ratio down to 1.02. The inclusion of recently approved and pending projects to the inventory increases the ratio to 1.81.

**Table 9. Updated Allocation Analysis for the Northwest Sector
Of St. Johns County**

Category	Allocated	Needed	Ratio
Starting Total From EAR 2000	29,707	29,154	1.02
Currently Approved and Pending Projects	23,161		
	=====		
Subtotal Allocated Units	52,868	29,154	1.81
Note: Original Ratio was estimated as follows			2.23

2.7 Conclusions Concerning the Need to Approve the Plan Amendment for Ashford Mills's Residential Component

As noted above, the Ashford Mills application includes adding 2,663 dwelling units to the approved inventory of future units in the Northwest Sector. The Ashford Mills DRI is only one of a number of pending applications to amend the Plan in the Northwest to provide for additional housing units. As described above, the analysis contained in Table 9 assumes that all of the pending amendments are approved. Even under this assumption, the allocation ratio in the Northwest would increase to 1.81 which is still below the initial allocation ratio included in the Plan of 2.23. On this basis alone the proposed amendment to alter the Plan to include Ashford Mills would be justified.

2.8 Justification for Ashford Mills's Non Residential Component

The proposed Plan amendment for Ashford Mills also includes 280,000 square feet of commercial and office space. The need for commercial and office space is justified primarily by the residential portion of the Ashford Mills project. With 2,633 dwelling units the residents of Ashford Mills will require a substantial volume of supporting commercial space. Depending upon their household incomes, Florida households generate the need for between approximately 50-to-125 square feet of space per household. Assuming 75 square feet per household for Ashford Mills generates demand for 194,475 square feet of commercial space. Finally, Ashford Mills has extensive frontage on CR 210 and CR 16A. Highway related retail demands will absorb the balance of Ashford Mills' proposed commercial space.

In conclusion it is useful to reference Policy A.2.1.8 of the Plan. This policy indicates that a desirable ratio of 112 square feet of commercial space per housing unit and 30 square feet of civic space per unit. The proposal for Ashford Mills is consistent with these norms.

3.0 Economic Impact Analysis

3.1 Introduction

The economic impact analysis focuses on the output (sales), employment and earnings (wages) generated by the project. The direct and indirect (or multiplier) effects were estimated using the RIMS II Regional Input-Output Modeling System developed by the U.S. Department of Commerce. The RIMS II matrices for the Jacksonville MSA were used.

The project will generate economic impacts primarily through increases in final sales generated by its households and construction impacts. With its 2,633 homes Ashford Mills will have a population in excess of 6,500. These residents will generate over \$50,000,000 per year in local area spending on goods and services exclusive of mortgage payments, insurance, and taxes.

This increment to the spending stream will support a number of employees. These local employees will receive wages and make expenditures in the local economy generating additional rounds of employment, income, spending, and more employment in the so-called multiplier process.

In addition, Ashford Mills will generate a significant volume of construction spending over the course of its buildout through 2015. Construction spending will exceed \$100,000,000 per year. Of this spending approximately half is for labor, most of which is spent locally. Of the balance spent for materials approximately 25% is manufactured locally as well. These local spending streams create economic impacts in the local economy along with their ensuing multiplier effects.

Table 10 provides a summary of the economic impacts of the Ashford Mills DRI on the local economy. Note, that it is impossible to specify the impacts that are exclusively in St. Johns County, because the RIMS II system is regional in its composition.

Table 10. Economic Impacts of Ashford Mills on the Regional Economy

Economic Impacts	Direct Impacts	Indirect Impacts	Total Impacts
Jobs	2,210	485	2,695
Output/Total Sales	\$159,116,348	\$33,267,957	\$192,384,305
Earnings	\$63,614,291	\$11,643,785	\$75,258,076

21 West Church Street
Jacksonville, Florida 32202-3139

January 10, 2005



Wallace Sanders
BHR
Dupont Center, Suite 400
Jacksonville, Florida 32207

ELECTRIC

Re: Utility Availability - Ashford Mills DRI, BHR Project No. 04059

WATER Dear Mr. Sanders:

SEWER This is response to your letter to Jim Perry dated December 22, 2004 regarding JEA provision of water, sewer and reclaimed water service to the subject DRI. JEA has sufficient water and sewer capacity available from existing and planned water and wastewater facilities to meet the needs of the proposed DRI based on the development schedule described in your letter. At this time, based on current wastewater and reclaimed water flow forecasts, JEA does not have sufficient reclaimed water capacity available to serve the DRI.

In order to serve the project off-site water and force main improvements will be required to be constructed at the developer's expense. In addition, there is a potential need for an onsite water storage and re-pump facility which would be also need to be constructed at the developer's expense. We will not be able to finalize the sizing of the offsite facilities or make a final decision on the need for the onsite water storage and re-pump facility without more specific information on the development's projected demands and layout. Initial review of the projected flows you provided indicates that your per unit flow projections are in excess of what we would expect from this type of development.

We would be happy to meet with you at your earliest convenience to develop a more detailed response to your request for service availability.

Sincerely,

Timothy E. Perkins, P.E.
Manager, Water, Sewer and Reclaimed System Planning

Cc: Vickie Cavey

Table 23-2
Ashford Mills DRI Comprehensive Plan Amendment Application
Roadway Transportation Link Analysis for Phase 2 2015

Link ID	Roadway	Terminus	Facility Type	2015 Number of Lanes	2015 MSV	PM Pk Hr Blgd Trf	Blgd % of LOS D MSV	PM Pk Hr Prof Trf	PM Pk Hr Total Trf	Prof % of LOS D MSV	2015 LOS	% Significant?	Tot % of MSV	Significant Adverses?
17	CR 13	CR 208 to SR 16	TR	2	1,590	475	28.67%	15	480	0.94%	B		30.82%	
21.3	CR 13A	Palin Lakes Entrance to SR 16	TR	2	2,810	2,864	101.94%	26	2,892	1.00%	E		102.83%	
22	CR 13B	SR 13 to SR 13	UZ	2	1,110	669	60.25%	15	684	1.35%	B		87.65%	
23.1	CR 16A	SR 13 to CR 210	TR	2	1,990	1,326	66.37%	227	1,553	14.28%	D		77.65%	
23.2	CR 16A	CR 210 to Leo Maguire Rd.	TR	2	1,990	225	11.30%	658	883	41.36%	C		55.59%	
24	CR 16A	Leo Maguire Rd. to SR 16	TR	2	1,990	343	17.23%	613	856	38.45%	C		60.13%	
33	CR 210	CR 16A to Greenbrier Rd.	TR	2	1,990	953	47.89%	12	965	0.75%	C		60.68%	
34.1	CR 210	Greenbrier Rd. to Cimarrone Blvd.	TR	2	2,000	1,934	96.70%	801	2,735	36.33%	F		130.89%	Y
34.2	CR 210	Cimarrone Blvd. to Power Line Easement	TR	4	4,190	2,978	71.03%	692	3,688	16.92%	C		87.84%	
34.3	CR 210	Power Line Easement to Leo Maguire Parkway	TR	4	4,190	3,161	75.44%	846	4,007	15.42%	C		91.33%	
35.1	CR 210	Leo Maguire Parkway to Russell Sampson Rd.	TR	4	4,190	4,013	95.77%	639	4,651	15.23%	F		111.00%	Y
35.1	CR 210	Russell Sampson Rd. to SR 9 (I-29)	TR	6	6,280	4,673	74.25%	824	5,497	8.72%	C		84.21%	
35.1	CR 210	SR 9 (I-29) to C.E. Wilson Road	TR	6	5,280	5,408	102.42%	316	5,724	5.98%	F		108.41%	Y
36.2	CR 210	C.E. Wilson Road to Access to Twin Creeks	TR	6	4,930	5,047	102.37%	303	5,350	6.15%	F		108.51%	Y
36.3	CR 210	Access to Twin Creeks to SR 6 (US 1)	TR	6	4,930	4,972	100.84%	218	5,191	4.44%	F		105.28%	
64	Greenbrier Rd.	SR 13 to Roberts Rd.	UZ	2	1,360	656	48.24%	65	811	3.99%	C		65.51%	
65	Greenbrier Rd.	Roberts Rd. to CR 210	TR	2	1,360	480	35.30%	130	610	10.00%	C		46.82%	
69	Leo Maguire Parkway	CR 16A to CR 210	TR	2	1,590	611	38.44%	619	619	0.50%	C		38.64%	
73.1	International Golf Pkwy.	SR 16 to Royal Pines Parkway	TR	4	6,420	3,840	59.81%	313	4,153	5.71%	C		78.05%	
73.2	International Golf Pkwy.	Royal Pines Parkway to SR 9 (I-29)	TR	4	5,420	5,031	92.83%	189	5,220	1.12%	D		95.84%	
76	Race Track Rd.	SR 13 to Bishop Estates Rd.	UZ	4	2,850	3,968	139.23%	204	3,172	9.92%	F		128.75%	Y
77	Race Track Rd.	Bishop Estates Rd. to Russell Sampson Rd.	UZ	4	2,850	1,930	67.72%	227	2,157	7.69%	D		73.12%	
78.1	Race Track Rd.	Russell Sampson Rd. to Bartram Springs	UZ	4	2,850	2,604	91.54%	133	2,737	4.61%	D		92.77%	
78.2	Race Track Rd.	Bartram Springs to SR 6 (US 1)	UZ	4	2,850	3,380	118.56%	31	3,411	1.05%	F		116.63%	
78	Roberts Rd.	SR 13 to Greenbrier Rd.	UZ	2	1,520	1,881	124.36%	34	1,915	2.24%	F		128.61%	
80	Russell Sampson Rd.	CR 210 to Race Track Rd.	TR	2	900	1,090	121.08%	16	1,106	1.78%	E		122.86%	
81	SR 13	SR 16 (East) to SR 16 (West)	TR	2	1,590	1,674	105.25%	0	1,674	0.00%	E		105.25%	
82	SR 13	SR 16 (West) to CR 16A	TR	2	1,590	2,022	127.14%	129	2,211	8.17%	F		139.04%	Y
83	SR 13	CR 16A to Greenbrier Rd.	TR	2	1,590	549	34.52%	99	648	2.23%	C		40.74%	
84	SR 13	Greenbrier Rd. to Roberts Rd.	UZ	2	1,720	1,448	84.24%	10	1,458	0.58%	D		84.61%	
85	SR 13	Roberts Rd. to CR 13B (Full Cove Rd S.)	UZ	2	4,560	4,023	88.23%	16	4,039	0.42%	D		88.65%	
86	SR 13	CR 13B (Full Cove Rd S.) to Race Track Rd.	UZ	4	4,560	3,612	79.21%	4	3,616	0.09%	D		83.07%	
88	SR 16	Race Track Rd. to Dovel Co. Lane	UZ	4	4,560	4,874	106.88%	103	4,977	4.23%	E		113.32%	
90-1	SR 16	Shaw's Bridge	TR	2	1,590	2,022	127.14%	116	2,118	7.90%	F		127.83%	Y
90-2	SR 16	SR 13 to End of 2 Lanes/Begin of 4 Lanes	TR	2	1,590	1,648	103.65%	15	1,663	0.94%	E		104.41%	
91.1	SR 16	Begin of 4 Lanes to CR 16A	TR	4	3,200	1,678	52.44%	78	1,756	2.37%	B		53.37%	
91.2	SR 16	CR 16A to International Golf Pkwy.	TR	4	3,200	1,631	51.00%	535	2,466	16.28%	B		74.98%	
92.1	SR 16	International Golf Pkwy. to CR 2208	TR	4	3,200	1,256	39.25%	193	1,449	5.97%	B		44.03%	
132	SR 9 (I-29)	CR 2208 to West Mall Entrance	TR	4	3,200	1,256	39.25%	24	1,280	0.73%	B		38.86%	
133	SR 9 (I-29)	International Golf Pkwy. to CR 210	TR	6	8,150	4,891	60.00%	3	6,884	0.44%	D		108.13%	
19	I-29	CR 210 to Dovel Co. Lane	TR	6	8,000	10,170	127.12%	308	10,478	3.68%	E		121.91%	
n/a	US 17	SR 16 (East) to SR 16 (West)	UR	6	10,950	11,538	105.41%	82	11,620	3.04%	F		117.85%	
N/A	CR 223	Race Track Rd. to CR 244	TR	2	1,300	1,038	79.84%	344	1,382	26.46%	E		106.30%	Y
N/A	CR 223	CR 244 to CR 210	TR	4	2,810	433	15.41%	399	832	14.20%	C		29.61%	
N/A	CR 2208 (North-South Connector)	SR 16 to CR 210	TR	2	1,460	1,103	75.55%	4	1,107	0.27%	C		74.20%	
N/A	CR 2208 (North-South Connector)	CR 210 to North-South Connector	TR	4	3,200	1,468	45.88%	15	1,483	0.48%	B		46.08%	
N/A	CR 244	North-South Connector	TR	2	1,300	1,460	112.31%	16	1,476	1.15%	F		114.06%	
N/A	CR 244	Greenbrier Rd. to Greenbrier Rd.	TR	2	1,300	681	52.38%	689	869	0.92%	C		45.37%	
N/A	CR 244	Greenbrier Rd. to CR 223	TR	2	1,300	893	68.31%	34	1,027	2.92%	D		76.99%	
N/A	CR 244	CR 223 to End of 2 Lanes/Begin of 4 Lanes	TR	2	1,300	885	68.08%	85	940	4.23%	D		72.29%	
N/A	CR 244	Begin of 4 Lanes to CR 2208	TR	4	2,810	1,321	47.01%	55	1,376	1.90%	C		48.86%	
N/A	Dam Rd	CR 16A to Armory Center	TR	4	2,810	286	10.18%	1,442	1,428	10.84%	C		50.82%	
N/A	Dam Rd	Armory Center to CR 210	TR	4	2,810	302	10.75%	1,357	1,659	48.29%	D		58.03%	

After the construction period is over, the number of jobs supported by Ashford Mills will decline. On a stabilized basis the project will support approximately 1,293 permanent jobs directly. This employment base will create earnings totaling almost \$56 million per year. The total economic output of the project at buildout will exceed \$160 million per year.

4.0 Fiscal Impact Analysis

4.1 Introduction

Fiscal impact analysis quantifies the costs and revenues to local governments that result from their land use decisions. In the instant matter the analysis measures the costs and revenues to St. Johns County and the St. Johns County School Board flowing from a decision to approve the Ashford Mills DRI.

At this juncture the State of Florida has yet to officially adopt and promulgate for use a fiscal impact analysis model ("FIAM"). However, over the last few years the Department of Community Affairs ("DCA") has contracted with Fishkind & Associates, Inc. ("Consultant") to develop the prototype FIAM for statewide use. The DCA plans to release FIAM officially in 2005 and the Consultant is working on Version 7.0 along with the technical manual and training regime. To date more than 30 local governments have used, or are actively using, FIAM to assist them with their land use decision making. Prominent examples include Sarasota County, Collier County, Palm Beach County, Port St. Lucie, Davie, Miramar, and Hollywood.

The Consultant has worked closely with St. Johns County staff to calibrate FIAM for St. Johns County. The Consultant has delivered FIAM Version 3.0 to the County, and the Consultant has upgraded the model to Version 5.0 along with updating its calibration to include the latest adopted County budget. The fully calibrated model including the documentation for Ashford Mills will be delivered to County staff upon request.

The documentation for FIAM is extensive and is provided on our website Fishkind.Com. Considering the staff's familiarity with FIAM and the voluminous documentation, that documentation will not be repeated here.

4.2 Fiscal Impacts Ashford Mills on St. Johns County and the St. Johns County School Board

Table 11 summarizes the land use plan and average pricing of real estate products at Ashford Mills. Pricing includes both land and improvements. On average single-family homes are valued at \$350,000 and multifamily homes average \$200,000. Retail uses are valued at \$400 per square foot and offices at \$200 per square foot based on new construction data for St. Johns County. These prices are in constant year 2004 dollars.

Table 11. Summary of Ashford Mills Land Plan and Pricing

Land Uses	Units	Volume	Average Value
Single-family	Units	1,919	\$350,000
Multifamily	Units	714	\$200,000
Retail	Sq. Ft.	250,000	\$400
Office	Sq. Ft.	30,000	\$200

Standard model assumptions were used throughout the analysis. For example, the average household size was set at three persons per household based on estimates contained in the Plan. The homestead exemption will apply to 100% of the single-family homes and 75% of the condominiums and townhomes in light of the pricing and orientation to primary households. The effective assessment ratio is estimated at 85% to allow for the constitutionally mandated cost of sale factor (10% in St. Johns County) and an assessment rate of 95%.

Table 12 summarizes the fiscal impacts of Ashford Mills on St. Johns County. At buildout the project will have generated a substantial cumulative net surplus of just over \$112,000,000 for the County. On a present value basis this equates to a net fiscal surplus of exceeding \$27,000,000. This means that not only will Ashford Mills pay for all of its required County services and capital facilities, but the project will generate a modest surplus of revenue over its costs. Ashford Mills will have a positive net fiscal impact on the County primarily because of its projected home values. In addition, the County has (1) a revenue structure is balanced between ad valorem sources and charges for services and (2) increased its tax rates in the unincorporated areas of the County to offset rising service costs. This also contributes to the fiscal surplus.

Table 12. Fiscal Impacts of Ashford Mills on St. Johns County

	<u>Total</u>	<u>Present Value*</u>
Total Operating Revenue	\$236,844,219	\$63,638,169
Total Operating Cost	\$112,846,184	\$32,837,399
	=====	=====
Net Operating Impact	\$123,998,035	\$30,800,770
95% of Net Operating Impact	\$117,798,133	\$29,260,731
Total Capital Revenue	\$10,355,794	\$3,847,925
Total Capital Cost	\$15,240,749	\$5,634,351
	=====	=====
Net Capital Impact	-\$4,884,955	-\$1,786,427
Net Total Impact @ 95% of Revenue	\$112,913,178	\$27,474,305
(20 years @ 10% discount rate)		

Finally, the project is projected to generate a modest but positive fiscal for the school board. Table 13 summarizes the results. The project is expected to buildout in five years, and it is estimated to generate 1,886 new students based on an estimated student generation rate of 0.71 students per household. These students will require new capital facilities (student stations, buses, etc.) and they will absorb operating funds. The combination of impact fees, ad valorem revenues for capital purposes, and State PECO funding will generate sufficient funds to pay for the annual cost of providing student stations.

Table 13. Fiscal Impact of Ashford Mills on the St. Johns County School Board

<u>School Impacts</u>	<u>10 Years</u>	<u>20 Years</u>
New Students	1,886	1,886
PV of Capital Impacts	\$2,100,455	\$2,681,466

Operating funds are controlled by the State of Florida based on the Florida Educational Funding Program ("FEFP") administered by the Department of Education. FEFP is largely a function of enrollment. Therefore, development projects and the local board have very limited impacts on operating funds which are controlled by the state under the FEFP.

The real impacts of a development project on the Board come from capital impacts. The cost per student station is quite high, ranging from \$14,512 per elementary student to \$22,299 per high school student. These capital costs are mostly funded by local school boards from ad valorem taxes for capital purposes and from school impact fees charged to new developments. FIAM estimates the capital costs based on local data for land and the maximum amounts allowed by the State per student station.

As shown in Table 12, the project will generate sufficient funds to allow the Board to provide a full complement of capital facilities. FIAM estimates that the school board will continue its policy of borrowing to fund student station construction. The debt service on the borrowed funds is more than covered by the revenues directly generated by the project including ad valorem taxes for capital purposes, impact fees, and state PECO fund allocated to the school district.

APPENDIX 1

**PROJECTS APPROVED OR PENDING
SUBSEQUENT TO THE ADOPTION OF THE
EAR BASED AMENDMENTS TO THE PLAN IN
MAY 2000**

	Approved DRJ's	Total Approved		Total Built*		Total Remaining*	
		Resid. D.U.	Non-Resid. Sq. Ft.	Resid. D.U.	Non-Resid. Sq. Ft.	Resid. D.U.	Non-Resid. Sq. Ft.
D11	Aberdeen	2,018	110,000	-	-	2,018	110,000
D10	Durbin Crossing	2,498	200,000	-	-	2,498	200,000
D4	Rivertown	4,500	500,000	-	-	4,500	500,000
	Subtotal	9,016	810,000	-	-	9,016	810,000
	Approved PUD's						
P1	210 Commerce Centre **	-	49,900	-	-	-	-
P3	Anderson Park	120	1,017,000	-	-	120	1,017,000
P52	Bartram Executive Park	-	44,200	-	-	-	44,200
P4	Bartram Plantation	150	-	12	-	138	-
P5	Bartram Trails	48	-	28	-	20	-
0	Bartram Village **	-	140,000	-	-	-	140,000
P6	Cimmarrone	682	-	368	-	314	-
0	Cumberland Industrial Park **	-	400,000	-	-	-	-
P8	Cunningham Creek Plantation	715	-	584	-	131	-
P9	Eagle Creek	264	-	218	-	46	-
P58	Estates at Ponte Vedra **	14	-	-	-	14	-
0	Fiore Industrial Park **	-	420,790	-	-	-	-
P12	Golfway Centre	-	240,000	-	-	-	240,000
P12	Golfway Centre	-	293,00	-	-	-	-
P13	Heritage Landing <i>Part</i>	774	-	-	-	774	-
0	Istoria **	43	-	-	-	-	-
P15	Johns Creek	400	490,000	-	-	400	490,000
P16	Johns Glen	100	-	100	-	-	-
P53	Kensington	361	-	-	-	361	-
P59	Las Palmas **	26	-	-	-	26	-
P73	Leduc Properties **	-	5,040	-	-	-	-
0	Micklers Bend **	21	-	-	-	-	-
P67	Mickler's Road **	28	-	-	-	28	-
0	Montura Valley **	20	-	-	-	-	-
P60	Northridge Lakes **	684	-	-	-	684	-
P68	Oak Harbor **	98	-	-	-	98	-
P65	Oaks of St. Johns **	296	-	-	-	296	-
P23	Odoms Mill	230	32,250	-	-	-	-
P63	Palm Lakes **	799	-	-	-	799	-
0	Rabbit Hill **	-	33,771	-	-	-	-
P56	River Point	24	-	-	-	24	-
P30	Roberts Rd PUD	59	-	-	-	-	-
P30	Roberts Rd. PUD	59	-	-	-	59	-

	Proposed DRJ's	Total Proposed	
		Resid. D.U.	Non-Resid. Sq. Ft.
-			
-	Ashford Mills	10,700	1,770,000
-	<u>Ashford Mills</u>	2,633	280,000
	Subtotal	13,333	2,050,000
	Proposed PUD's		
-		-	-
-	Atlantic Self Storage	-	93,300
P51	Cartwheel Bay	88	-
-	Fruit Cove Shopping Center	-	208,080
-	Ireland Construction Office Building	-	2,479
-	Marina Club at Ponte Vedra	-	22,136
-	Playa Rive	18	-
-	R.T. Timber	450	-
-	Sunshine 16	60	168,000
-	Sunshine 13	159	-
-	Bayard	325	-
-	Sebastian Cove	232	-
-	<u>Ashford Mills</u>	812	-
	Total Proposed	15,477	2,543,995

P49	Samara Lakes	874	-	-	-	874	-
P32	Sandy Creek	819	487,000	-	-	819	487,000
P33	Sawmill Lakes	365	32,250	-	-	-	-
P34	South Hampton	779	100,000	192	-	587	100,000
P36	Southern Grove	90	-	90	-	-	-
P35	Southlake	200	100,000	180	-	20	100,000
P37	St. Augustine Outlet Mall	-	-	-	-	-	-
P38	St. Johns Forest	545	75,000	-	-	545	75,000
P39	St. Johns Golf & CC (Cobblestone Creek)	799	-	153	-	646	-
P40	Stonehurst Plantation	524	-	-	-	524	-
P47	Vestcor Plantation	493	-	-	-	-	-
0	Villages of Seloy **	240	-	-	-	-	-
P2	Walden Chase (210 PUD)	585	550,000	127	-	458	550,000
P66	Whisper Ridge **	405	-	-	-	405	-
P45	Winchester PUD	143	-	-	-	143	-
P46	Wingfield Glen	635	-	4	-	631	-
P41	Woodlands (The Vinings)	88	150,000	87	15,663	1	134,337
0	Worthington Park **	170	-	-	-	170	-
Subtotal		13,769	4,367,201	2,143	15,663	10,155	3,377,537
Approved PRD's		-	-	-	-	-	-
0	Bartram Downs (Phases I, II, III) **	76	-	-	-	-	-
P55	Breakaway Trails	5	-	-	-	-	-
P7	Countryside	24	-	-	-	-	-
P10	Equestrian Way	23	-	-	-	-	-
0	Greenbriar Plantation **	19	-	-	-	-	-
0	Las Calinas **	368	19,000	-	-	-	-
P24	Osprey Cove	4	-	-	-	-	-
P29	Rivertown Riverfront Lots N	29	-	-	-	-	-
P44	Whitelock Farms	64	-	-	-	-	-
Subtotal		612	19,000	-	-	-	-
Total Approved		23,397	5,196,201	2,143	15,663	19,171	4,187,537

FISCAL IMPACT ANALYSIS OF THE ASHFORD MILLS DRI

Prepared By:

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11869 High Tech Avenue
Orlando, Florida 32817
407-382-3256 fishkind.com

January 04, 2005

Fiscal Impact Analysis of the Ashford Mills DRI

1.0 Introduction

1.1 Background

The Ashford Mills DRI is designed as a mixed-use development with residential, office, retail and commercial components. Current projections are for total build-out to occur by 2015.

1.2 Assignment

Fishkind & Associates was retained to determine the associated fiscal impacts of the development of the parcel on St. Johns County and the School Board.

2.0 Ashford Mills DRI Non-Revenue Impact Summary

2.1 Project Overview

The Ashford Mills DRI is located in unincorporated St. Johns County. The proposed development program has 1,919 single-family units, 714 multifamily units, 250,000 square feet of retail and commercial space and 30,000 square feet of office space. Construction is expected to begin in 2007. Appendix Tables 1 and 2 detail the development and absorption schedule of the project as well as the employment projections. The project is forecast to reach build out in 2015.

2.2 Population and Employment

By 2010, there will be approximately 1,800 residential units housing a population of 4,091. These households will generate approximately 1,134 school-age children.

The commercial and retail development will generate about 625 jobs by build out. The office component will generate about 72 jobs.

3.0 Measuring the Fiscal Impact Generated by the Ashford Mills DRI

3.1 Introduction

The focus of the remainder of this report is to quantify the revenues and expenditures generated by the Ashford Mills DRI on St. Johns County and the School Board. The primary revenue sources are taxes on property, purchases, utilities, and fuel. Other revenues and most expenditures result from the day-to-day activities and services provided by the County and School Board to the community's residents and employees.

3.2 Taxable Property Values

The taxable property value at 2010 and at build out is provided in Table 1 and detailed in Appendix Table 3. The taxable values are offset by one year to account for the timing of their appearance on the tax roll and are discounted for selling costs and for the Homestead Exemption as applicable. By 2010, the project will have a taxable value of \$236 million. At build-out, the Ashford Mills DRI will have a taxable value of \$555 million.

3.3 Operating Fiscal Impacts – St. Johns County

Table 1 provides a summary of the fiscal impacts of the development on St. Johns County. Additional details are provided Appendix Table 3. This table shows that the ad Valorem taxes generated by the project will reach \$3.9 million at build-out.

The County will also receive other revenues generated by the development's population such as sales tax, franchise fees, excise tax and permit fees. Total annual revenues flowing from the project to the County are projected at \$7.1 million at build out.

Expenditures will be made by the County on behalf of the residents and employees of the development. These expenditures include general government services, police, fire, transportation, etc. and are projected to be \$5.5 million annually at build-out.

Table 1: Fiscal Impacts Summary – St. Johns County

Year	Taxable Value	Ad Valorem Revenue	Total Revenue	Total Expenditure	Net Impact
2010	\$236,465,475	\$1,689,547	\$3,553,425	\$3,304,599	\$248,826
2016	\$555,147,300	\$3,967,638	\$7,140,213	\$5,525,816	\$1,614,397

Revenues generated by the Ashford Mills DRI for the County are projected to far exceed the expenditures made on behalf of the residents, commercial development and employees. Using the current tax and expenditure environment, the annual net fiscal benefit for St. Johns County is projected to reach \$1.6 million at build out. The present value of this income stream for the County is \$7.4 million (20 years at 10%, Appendix Table 1).

3.4 Capital Fiscal Impacts – St. Johns County

A summary of the capital impacts for roads, law enforcement, fire, EMS and public buildings is provided in Table 2. The capital revenues are the impact fees to be collected from the proposed development. The capital costs were calculated using the James Nicholas impact fee update.

Table 2: St. Johns County Capital Impacts

Capital Facility	Impact Fees	Cost	Net
Roads	\$18,203,061	\$18,203,061	\$0
Law Enforcement	\$143,354	\$485,244	-\$57,842
Fire	\$226,152	\$416,943	-\$47,863
EMS	\$52,219	\$52,219	\$0
Parks	\$1,163,923	\$9,790,500	-\$122,186
Public Buildings	\$570,270	\$570,270	\$0
Total	\$20,358,979	\$20,586,869	-\$227,890

This analysis shows the actual fair-share cost for roads as calculated by King Engineering and the anticipated developer contribution. Year-by-year totals are provided in Appendix Table 5.

3.5 Fiscal Impacts – St. Johns County School Board

A summary of the operating fiscal impacts of the Ashford Mills DRI on the School Board of St. Johns County is provided in Table 3 (detailed in Appendix Table 7). This table shows that the operating ad Valorem taxes generated by the project in 2010 will be \$ 1.4 million and at build out will exceed \$3.4 million for the School Board, based upon the current millage rate. Most operating property tax receipts are collected and then redistributed by the State. Therefore, the actual net operating impact on the St. Johns County School Board is likely to be zero over the long-run.

However, the high taxable value of this project will serve to keep the overall tax rate low for all tax payers in the county.

Table 3: St. Johns County School District Operating Impacts

	Number of Students	Operating Ad Valorem Revenues	Most Likely Operating Net Impact
2010	1,134	\$1,483,584	\$0
2016	1,896	\$3,482,994	\$0

The capital cost portion of this analysis uses the State's student station cost plus land cost for elementary, middle and high school students to calculate the capital facility impacts. The project will, however, generate capital revenues for the School District in the form of ad Valorem taxes and impact fees. The project will have generated over \$6.6 million in impact fee revenues and will continue to generate \$5.8 million in capital ad Valorem revenue per year at build out (Table 4).

Table 4: Fiscal Impacts Summary – School Capital Facilities

	Number of Students	Capital Ad Valorem Revenues	Cumulative Impact Fees
2010	1,134	\$2,570,805	\$1,189,400
2016	1,896	\$4,199,286	\$1,700,259

Based upon current millage rates

4.0 Fiscal Impact Model Methodology

4.1 Modified Per Capita Methodology

A variety of methods exist for quantifying the revenue impacts flowing from a development opportunity such as the one presented here. The approach used in this report is the modified per capita approach.

The per capita approach involves the calculation of revenues using the latest published financial reports for the appropriate population basis (ie. per person, per employee, per person and employee, etc.). Ad Valorem and some other fees and tax revenues for the project are usually estimated directly.

From an economic perspective the per capita approach is equivalent to assuming that average revenue generation applies to the particular situation being evaluated. This is a reasonable assumption in most cases for two reasons. First, local governments must run balanced budgets, so that current costs and current revenues balance and are appropriate for current circumstances. Second, assuming that long run averages apply, means that any excess capacity is maintained in the various systems and not allocated to the project. Furthermore, there is nothing peculiar about the location or the type of project that indicates that per capita parameters estimated from the latest budgets would not be reflective of actual costs and revenues.

4.2 County Fiscal Impact Calculations

Property taxes are calculated based upon the taxable property value and the current Millage rate (see Appendix Tables 3 and 6). The residential development has been valued at 85 percent of Fishkind's sales value estimate plus inflation. Non-residential development has been valued at construction price plus inflation.

Most other revenues and expenditures were made from the per capita methodology. The per capita numbers used are the full-time equivalents (FTE) residents and employees. The residential FTE is based upon the number of people per household using the University of Florida BEBR average of 2.44. The employee FTE calculation is based upon the number of workers and the percentage of time they spend at work (40 hours per every 168-hour week). The revenues and expenditures are calculated by multiplying the FTE residents and/or employees by the per capita amounts from the County Budget.

The Budget revenues and expenditures from the County's General Fund, and Special Revenue Funds were divided by the FTE county population and the FTE county employment to provide the per capita amount used for each new resident and employee. Since balance forward and reserves were not included as part of the budget revenues and expenditures, "balancing expenditures" were calculated to equalize the revenues and expenditures.

4.3 Assumptions – Appendix Table 6

Appendix Table 6 contains the basic data, assumptions and sources used in the fiscal impact model. These are provided for completeness and allow for the replication of our results. The estimated sales values and the absorption schedule were projected by Fishkind.

4.4 St. Johns County School Board Impact Calculation – Appendix Table 7

The student generation rate used in this analysis is 0.72 students per household. Appendix Table 6 provides the impact of the Ashford Mills DRI on the School Board. The ad Valorem School Board revenues were calculated by multiplying the taxable value (Appendix Table 3) times the Millage rates (Appendix Table 8).

APPENDIX TABLES

EXHIBIT A

LOT 10, TROUT CREEK, AS RECORDED IN MAP BOOK 14, PAGES 64 & 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND LYING IN A PORTION OF THE FRANCIS BRADY GRANT (SECTION 41), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID SECTION 26, SOUTH $89^{\circ}29'03''$ EAST, A DISTANCE OF 2601.70 FEET TO A $1/2''$ IRON PIPE; THENCE CONTINUE ON THE NORTH LINE OF SAID SECTION 26, SOUTH $89^{\circ}29'03''$ EAST, A DISTANCE OF 64 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF TROUT CREEK, SAID INTERSECTION HEREAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH $87^{\circ}58'27''$ WEST ON THE NORTH LINE OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2317.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 27 AND ON SAID EASTERLY BOUNDARY, SOUTH $21^{\circ}01'37''$ WEST, A DISTANCE OF 2849.33 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH $20^{\circ}46'37''$ WEST, A DISTANCE OF 4048.41 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH $17^{\circ}37'35''$ WEST, A DISTANCE OF 2728.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.13 FEET AND A CENTRAL ANGLE OF $41^{\circ}30'09''$; THENCE CONTINUING ON SAID EASTERLY BOUNDARY AND ON THE ARC OF SAID CURVE, A DISTANCE OF 81.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $38^{\circ}22'40''$ WEST, A CHORD DISTANCE OF 79.46 FEET TO THE CURVES END; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH $59^{\circ}08'04''$ WEST, A DISTANCE OF 607.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST $1/4$ OF THE SOUTHEAST $1/4$ OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, AND ON THE WEST BOUNDARY OF THE NORTHEAST $1/4$ OF THE SOUTHEAST $1/4$ OF SAID SECTION 33,

SOUTH 02°50'37" EAST, A DISTANCE OF 67.61 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, NORTH 88°48'33" EAST, A DISTANCE OF 1343.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, NORTH 88°33'52" EAST, A DISTANCE OF 1347.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, SOUTH 03°05'37" EAST, A DISTANCE OF 1311.59 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A 66 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°43'52" EAST, A DISTANCE OF 4043.54 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°48'35" EAST, A DISTANCE OF 172.29 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°06'00" WEST, A DISTANCE OF 16.43 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°54'00" EAST, A DISTANCE OF 683.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°06'00" WEST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°54'00" EAST, A DISTANCE OF 93.04 FEET TO THE CENTERLINE OF TROUT CREEK; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ON THE MEANDERINGS OF THE CENTERLINE OF TROUT CREEK, NORTHERLY, A DISTANCE OF 12011 FEET MORE OR LESS TO AFORESAID POINT "A".

PREPARED BY & RECORD & RETURN TO:
Clifford B. Newton, Esquire
Clifford B. Newton, P.A.
10192 San Jose Boulevard
Jacksonville, Florida 32257

*Inc
RET*

THIS WARRANTY DEED

Made this 23rd day of February, 2004, by MICHAEL E. PLEMONS and SUZANNE M. PLEMONS, his wife, hereinafter called Grantor, to LAND OPTIONS TWO, L.L.C., a Florida limited liability company, whose post office address is 3840 Crown Point Road, Suite A, Jacksonville, Florida 32257, hereinafter called Grantee. (Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, convey and confirms unto the Grantee, all that certain land situated in the State of Florida, more particularly described as follows:

LOT 10, TROUT CREEK, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 14, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBERS: 0999450100

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shirley E. Kidd
Print Name: SHIRLEY E. KIDD

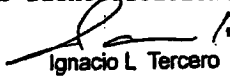
Michael E. Plemons
MICHAEL E. PLEMONS
PSC 824, BOX 364
FPO AE 09623

Cynthia A. Wells
Print Name: Cynthia A. Wells

Suzanne M. Plemons
SUZANNE M. PLEMONS

~~COUNTRY OF ITALY~~ X Serving with the Armed Forces overseas at
United States Naval Legal Service Office Europe
~~PROVINCE OF~~ _____ and Southwest Asia Detachment Sigonella Italy

The foregoing instrument was acknowledged before me on 12th
February, 2004, by MICHAEL E. PLEMONS and SUZANNE M. PLEMONS, his wife,
who are personally known to me or have produced A.M. PLEMONS
_____ as identification.


Ignacio L. Tercero
Legalman First Class, U.S. Navy
Notary Public, U.S.C. Section 1031
Priority status seal required. 11/1/2005
My Commission Expires:

U.S. NAVAL LEGAL SERVICE OFFICE
DETACHMENT SIGONELLA
PSC 812 BOX 3320
FPO AF 09627-3320

COPY

④ #6900

PREPARED BY:
TRACY K. ARTHUR, ESQ.
RAYONIER INC.
P.O. BOX 723
FERNANDINA BEACH, FL 32034

Public Records of
St. Johns County, FL
Clerk# 02-031791
O.R. 1765 PG 478
01:30PM 05/31/2002
REC \$17.00 SUR \$2.50
Doc Stamps \$42,179.90

RETURN TO:
Donald P. Fman
5400 Longleaf St
Jax. Fl. 32209

SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED, made this ^{29th} day of May, 2002, from SOUTHERN WOOD PIEDMONT COMPANY, a Delaware corporation, an address of which is P.O. Box 5447, Spartanburg, South Carolina 29304 (the "Grantor"), to RANCH VILLAGE PARTNERS, LLP, a Florida limited liability partnership, whose address is 5400 Longleaf Street, Jacksonville, Florida 32209 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in St. Johns County, Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TAX PARCEL ID# 010010 0000 et.al.

SUBJECT TO ALL VALID AND EXISTING CUTTING RIGHTS SET FORTH IN THAT CERTAIN TIMBER SALE AGREEMENT NO: 203452, DATED FEBRUARY 13, 2002, as was entered into by Grantor's predecessor in title, **RAYONIER TIMBERLANDS OPERATING COMPANY, L.P.**, Limited Partnership, (hereinafter referred to as RTOC) and other party, and thereby encumbering the right and title to all timber and forest products located upon those certain parcels of land located upon the Property, as more particularly depicted by the cross hatched area upon Exhibit B as "Reserved Timber and Forest Products". Grantor further reserves unto itself, its successors, assigns, agents, and contractors the right to enter upon the Property with men, machinery and equipment, together with the rights of ingress and egress, the right to construct as needed, additional roads upon the Property, and to erect temporary structures upon the Property thereto if necessary or convenient to Grantor, its successors assigns, agents, and contractors during said term in order to harvest and remove such reserved timber and forest products. All reservations subject to said Timber Sale Agreement No. 203452, and all other reservations of Grantor, its predecessor in title, successors and assigns, shall expire **TWO (2) YEARS** from the date hereof, thereby terminating all rights and encumbrances upon said Property as reserved under said Timber Sale Agreement No. 203452.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 2001; cemeteries, easements, encroachments, easements, servitudes, covenants, restrictions, zoning ordinances, rights-of-way, outstanding mineral interests, riparian rights, the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water, and all matters of record or apparent from a survey or inspection of the Property. No warranty as to exact acreage is given.

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, or period of time of ownership Rayonier Timberlands Operating Company, LP, Limited Partnership, but against none other.

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

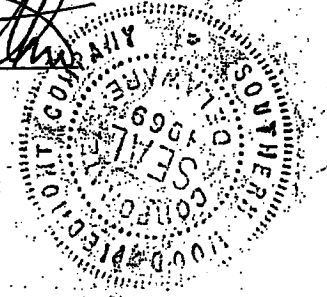
Signed and sealed in the presence of:

SOUTHERN WOOD PIEDMONT COMPANY

[Signature]
Print Name: Edmund F. Montgomery
[Signature]
Print Name: Delene B. Goodie

By: [Signature]
Jeffrey P. Rosbach
Its: President

Attest: [Signature]
Tracy K. Arthur
Its: Assistant Secretary

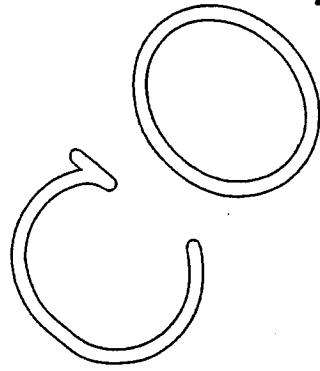


STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 28 day of May, 2002, by Jeffrey P. Rosbach and Tracy K. Arthur, the President and Assistant Secretary, respectively, of SOUTHERN WOOD PIEDMONT COMPANY, a Delaware corporation, on behalf of corporation, and who are personally known to me.

[Signature]
Notary Public, State of Florida

Print Name: SUSAN J. HOLCOMBE
My Commission Expires:
Commission No.:



A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND LYING IN A PORTION OF THE FRANCIS BRADY GRANT (SECTION 41), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING AN BEING IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID SECTION 26, S 89° 29' 03" E, A DISTANCE OF 2601.70 FEET TO A 1/2" IRON PIPE; THENCE CONTINUE ON THE NORTH LINE OF SAID SECTION 26, S 89° 29' 03" E, A DISTANCE OF 64 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF TROUT CREEK, SAID INTERSECTION HEREAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN S 87° 58' 27" W ON THE NORTH LINE OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2317.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 27 AND ON SAID EASTERLY BOUNDARY, S 21° 01' 37" W, A DISTANCE OF 2849.33 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 20° 46' 37" W, A DISTANCE OF 4048.41 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 17° 37' 35" W, A DISTANCE OF 2728.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.13 FEET AND A CENTRAL ANGLE OF 41° 30' 09"; THENCE CONTINUING ON SAID EASTERLY BOUNDARY AND ON THE ARC OF SAID CURVE, A DISTANCE OF 81.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 38° 22' 40" W, A CHORD DISTANCE OF 79.46 FEET TO THE CURVES END; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, S 59° 08' 04" W, A DISTANCE OF 607.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, AND ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, S 02° 50' 37" E, A DISTANCE OF 67.61 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, N 88° 48' 33" E, A DISTANCE OF 1343.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N 88° 33' 52" E, A DISTANCE OF 1347.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S 03° 05' 37" E, A DISTANCE OF 1311.59 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A 66' RIGHT OF WAY); THENCE DEPARTING SAID EAST LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, S 88° 43' 52" E, A DISTANCE OF 4043.54 FEET TO THE EAST LINE OF SAID SECTION 34; ; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 48' 55" E, A DISTANCE OF 172.29 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 01° 06' 00" W, A DISTANCE OF 16.43 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 54' 00" E, A DISTANCE OF 683.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 01° 06' 00" W, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, N 88° 54' 00" E, A DISTANCE OF 93.04 FEET TO THE CENTERLINE OF TROUT CREEK; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ON THE MEANDERINGS OF THE CENTERLINE OF TROUT CREEK, NORTHERLY, A DISTANCE OF 12,011 FEET MORE OR LESS TO AFORESAID POINT "A".

SAID PARCEL OF LAND CONTAINS 1551 ACRES OF LAND MORE OR LESS.

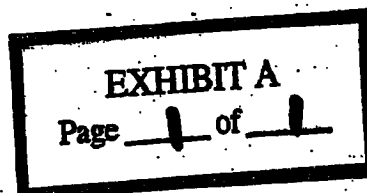


Table 1
Ashford Mills
Development Impact Summary

(End of Year Totals)	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Households	450	900	1,350	1,800	2,078	2,356	2,633	2,633	2,633	2,633	2,633	2,633	2,633	2,633
Population	1,023	2,046	3,068	4,091	4,723	5,355	5,984	5,984	5,984	5,984	5,984	5,984	5,984	5,984
Seasonal Population	932	1,864	2,797	3,729	4,305	4,881	5,454	5,454	5,454	5,454	5,454	5,454	5,454	5,454
Full-Time Equivalent Population	91	181	272	362	418	474	530	530	530	530	530	530	530	530
Full-Time Equivalent Population	885	1,771	2,656	3,541	4,088	4,635	5,180	5,180	5,180	5,180	5,180	5,180	5,180	5,180
Employment														
Office	0	0	36	72	72	72	72	72	72	72	72	72	72	72
Retail / Commercial	0	0	0	0	125	250	375	500	625	625	625	625	625	625
Total Employees	0	0	36	72	197	322	447	572	697	697	697	697	697	697
Full-Time Equivalent Employees	0	0	9	17	47	77	106	136	166	166	166	166	166	166
St. Johns County														
Total Operating Revenues Generated	\$479,174	\$1,358,631	\$2,463,116	\$3,553,425	\$4,521,442	\$5,345,550	\$6,180,402	\$6,733,462	\$6,942,421	\$7,140,213	\$7,287,518	\$7,435,024	\$7,582,429	\$7,729,826
Total Operating Expenditures Generated	\$774,379	\$1,581,042	\$2,426,552	\$3,304,599	\$3,911,475	\$4,539,478	\$5,185,773	\$5,306,898	\$5,428,908	\$5,525,816	\$5,622,724	\$5,719,632	\$5,816,541	\$5,913,449
Net Fiscal Impact of Operations	-\$295,205	-\$222,410	\$36,564	\$248,826	\$609,967	\$806,372	\$994,630	\$1,426,564	\$1,513,513	\$1,614,397	\$1,664,894	\$1,715,391	\$1,765,889	\$1,816,380
Net Present Value of Operating Impact	\$7,409,162	(20 years @ 10% discount rate)												
Total Capital Cost	\$2,426,277	\$2,426,277	\$2,432,563	\$2,432,563	\$2,261,171	\$2,261,171	\$2,260,491	\$2,043,179	\$2,043,179	\$2,043,179	\$2,043,179	\$2,043,179	\$2,043,179	\$2,043,179
Total Capital Revenue	\$2,399,904	\$2,399,904	\$2,405,304	\$2,405,304	\$2,230,732	\$2,230,732	\$2,230,101	\$2,028,499	\$2,028,499	\$2,028,499	\$2,028,499	\$2,028,499	\$2,028,499	\$2,028,499
Net Capital Revenue	-\$26,373	-\$26,373	-\$27,259	-\$27,259	-\$30,439	-\$30,439	-\$30,390	-\$14,680	-\$14,680	-\$14,680	-\$14,680	-\$14,680	-\$14,680	-\$14,680
95% Net Operating Revenue if available	-\$295,205	-\$222,410	\$34,736	\$236,385	\$579,469	\$766,054	\$944,898	\$1,355,236	\$1,437,837	\$1,533,677	\$1,581,649	\$1,629,622	\$1,677,594	\$1,725,567
Net Fiscal Impact	-\$321,578	-\$248,783	\$7,477	\$209,126	\$549,030	\$735,615	\$914,509	\$1,340,556	\$1,423,157	\$1,305,787	\$1,581,649	\$1,629,622	\$1,677,594	\$1,725,567
PV Net Fiscal Impact @ 10%	\$6,778,613	(20 years @ 10% discount rate)												
County School District														
Students	162	486	810	1,134	1,396	1,596	1,796	1,896	1,896	1,896	1,896	1,896	1,896	1,896
Net Capital Benefit (Cost)	\$380,700	\$606,017	\$854,184	\$1,069,660	\$1,121,821	\$1,228,623	\$1,316,230	\$1,198,896	\$1,149,718	\$1,099,117	\$1,034,897	\$968,671	\$900,391	\$830,006
Net Present Value of Fiscal Impact	\$7,575,799	(20 years @ 10% discount rate)												

Table 2
Ashford Mills
Development Scenario

Residential (cumulative units)	Year																			
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020						
Single-Family	350	700	1,050	1,400	1,573	1,746	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919						
Multifamily	100	200	300	400	505	610	714	714	714	714	714	714	714	714						
Total Residential	450	900	1,350	1,800	2,078	2,356	2,633	2,633	2,633	2,633	2,633	2,633	2,633	2,633						
Non-Residential (cumulative units)																				
Office (sq.ft.)	0	0	15,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000						
Retail - Commercial (sq.ft.)	0	0	0	0	50,000	100,000	150,000	200,000	250,000	250,000	250,000	250,000	250,000	250,000						

Table 3
Ashford Mills
Taxable Property Values

Residential Development	Year																			
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020						
Single-Family	\$6,396,250	\$63,962,500	\$131,123,125	\$201,481,875	\$275,038,750	\$316,212,325	\$358,966,688	\$403,301,838	\$412,069,289	\$420,836,700	\$429,604,131	\$438,371,563	\$447,138,994	\$455,906,426						
Multifamily	\$227,038	\$2,270,375	\$22,703,750	\$34,886,250	\$47,622,500	\$61,521,625	\$76,002,188	\$90,936,825	\$92,913,713	\$94,890,600	\$96,867,488	\$98,844,375	\$100,821,263	\$102,798,150						
Sub-Total Residential Taxable Value	\$6,623,288	\$66,232,875	\$153,826,875	\$236,368,125	\$322,661,250	\$377,733,950	\$434,968,875	\$494,238,663	\$504,982,981	\$515,727,300	\$526,471,619	\$537,215,938	\$547,960,256	\$558,704,575						
Commercial Development																				
Office (sq.ft.)	\$314	\$314	\$3,135	\$31,350	\$313,500	\$3,135,000	\$3,206,250	\$3,277,500	\$3,348,750	\$3,420,000	\$3,491,250	\$3,562,500	\$3,633,750	\$3,705,000						
Retail - Commercial (sq.ft.)	\$660	\$660	\$6,600	\$66,000	\$660,000	\$6,600,000	\$13,500,000	\$20,700,000	\$28,200,000	\$36,000,000	\$36,750,000	\$37,500,000	\$38,250,000	\$39,000,000						
Total Taxable Value	\$6,624,261	\$66,233,849	\$153,836,610	\$236,465,475	\$323,634,750	\$387,468,950	\$451,675,125	\$518,216,163	\$555,147,301	\$555,147,300	\$566,712,869	\$578,278,438	\$589,844,006	\$601,409,575						

Taxable values are offset by one year

**Table 6
Ashford Mills
Fiscal Impact Assumptions**

taxable Assessment Ratio	85% from 2 year PRS data
Homestead Exemption	\$25,000
Single-Family with Homestead	85%
Multi-Family with Homestead	50%

Mills	5.1010 Mills
Ashford Mills	0.9000 Mills
Roads	1.1250 Mills
Fire & EMS	0.0210 Mills
Health	

Population-Working Residents	44,893	Equivalent	Full-Time
Population-Non-Working Residents	94,956	Exhibit	Exhibition
Population - Seasonal	11,100	1,000	94,204
Population (peak season)	150,949	0.375	4,152
Population (total)	139,849		133,322
(#1 Population Studies, 2003)			
Employment (per sq. ft.)	44,893	0.2381	10,689
(State of Florida 2002, 02, 2003)			
County Population (unincorporated)	120,773		
(#1 Population Studies, 2003)			

Persons per Household - Single Family	2.44
Persons per Household - Multifamily	2.44
(#1 Population Studies, 2002)	
Total Households	56,294 (#1 Population Studies, 2003)

Employment Assumptions	
Office - 1-Story	Projected
Retail - Community	418 sq. ft. per employee
	400 sq. ft. per employee
Average Annual Change in Property Val	2.5%

Property Values	average Value
Single-Family	\$240,000
Multifamily	\$145,000
Office (per sq. ft.)	\$95
Retail / Commercial (per sq. ft.)	\$120

Impact Fee Schedule	Transportation	Law Enforcement	Fire	EMS	Parks	Public Buildings	Schools
Single Family	\$1,115	\$42	\$74	\$17	\$467	\$198	\$729
Commercial/Inshore	\$756	\$34	\$59	\$14	\$375	\$149	\$422
Retail/Commercial (per 1,000 sq ft)	\$1,206	\$149	\$158	\$36	\$0	\$402	\$0
Office (per 1,000 sq ft)	\$1,367	\$41	\$44	\$20	\$0	\$215	\$0

Category	2007	2008	2009	2010	2011	2012	2013	2014	2015
Shawitt Capital Cost Allocations									
Single-Family	\$46,77								
Multifamily	\$37,53								
Commercial / Retail per 1,000 sq.ft.	\$31,38								
Office per 1,000 sq.ft.	\$80,09								
Shawitt Capital Cost Calculations									
Single-Family	\$16,370	\$16,370	\$16,370	\$16,370	\$0,091	\$0,091	\$0,091	\$0	\$0
Multifamily	\$3,753	\$3,753	\$3,753	\$3,753	\$3,941	\$3,941	\$3,941	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$18,569	\$18,569	\$18,569	\$18,569	\$18,569
Total Shawitt Capital Costs	\$20,123	\$20,123	\$21,024	\$21,024	\$28,601	\$28,601	\$28,601	\$18,569	\$18,569
EMA Capital Costs Allocations									
Single-Family	\$1,46								
Multifamily	\$5,36								
Commercial / Retail per 1,000 sq.ft.	\$26,22								
Office per 1,000 sq.ft.	\$124,03								
EMA Capital Cost Calculations									
Single-Family	\$28,511	\$28,511	\$28,511	\$28,511	\$14,093	\$14,093	\$14,093	\$0	\$0
Multifamily	\$5,536	\$5,536	\$5,536	\$5,536	\$5,063	\$5,063	\$5,797	\$0	\$0
Office	\$0	\$0	\$1,060	\$1,060	\$0	\$0	\$0	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$13,461	\$13,461	\$13,461	\$13,461	\$13,461
Total EMA Capital Costs	\$33,047	\$33,047	\$36,907	\$36,907	\$34,416	\$34,416	\$34,351	\$13,461	\$13,461
EMS Capital Cost Calculations									
Single-Family	\$18,72								
Multifamily	\$15,02								
Commercial / Retail per 1,000 sq.ft.	\$61,86								
Office per 1,000 sq.ft.	\$28,50								
EMS Capital Cost Calculations									
Single-Family	\$6,552	\$6,552	\$6,552	\$6,552	\$3,299	\$3,299	\$3,299	\$0	\$0
Multifamily	\$1,502	\$1,502	\$1,502	\$1,502	\$1,577	\$1,577	\$1,562	\$0	\$0
Office	\$0	\$0	\$428	\$428	\$0	\$0	\$0	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$3,093	\$3,093	\$3,093	\$3,093	\$3,093
Total EMS Capital Costs	\$8,054	\$8,054	\$8,480	\$8,480	\$7,969	\$7,969	\$7,954	\$3,093	\$3,093
Public Buildings Capital Cost Calculations									
Single-Family	\$180,642	\$180,642	\$180,642	\$180,642	\$89,289	\$89,289	\$89,289	\$0	\$0
Multifamily	\$41,411	\$41,411	\$41,411	\$41,411	\$43,482	\$43,482	\$43,482	\$0	\$0
Total Public Buildings Capital Costs	\$222,053	\$222,053	\$222,053	\$222,053	\$132,770	\$132,770	\$132,770	\$0	\$0
Public Buildings Capital Costs Allocations									
Single-Family	\$203,59								
Multifamily	\$168,01								
Commercial / Retail per 1,000 sq.ft.	\$686,49								
Office per 1,000 sq.ft.	\$316,25								
Public Buildings Capital Cost Calculations									
Single-Family	\$17,981	\$17,981	\$17,981	\$17,981	\$35,579	\$35,579	\$35,579	\$0	\$0
Multifamily	\$18,501	\$18,501	\$18,501	\$18,501	\$17,326	\$17,326	\$17,161	\$0	\$0
Office	\$0	\$0	\$4,744	\$4,744	\$0	\$0	\$0	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$34,325	\$34,325	\$34,325	\$34,325	\$34,325
Total Public Buildings Capital Costs	\$36,482	\$36,482	\$39,226	\$39,226	\$87,230	\$87,230	\$87,065	\$34,325	\$34,325

**Table 5
Ashford Mills
Fiscal Impact Detail**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Operating Revenues														
Ad Valorem Taxes-Property Value Taxes (1)	\$47,339	\$473,369	\$1,099,423	\$1,689,547	\$2,308,301	\$2,769,241	\$3,228,122	\$3,703,691	\$3,834,592	\$3,967,638	\$4,050,297	\$4,132,956	\$4,215,615	\$4,298,274
Local Option Fuel Taxes (1)	\$1,140	\$2,337	\$3,603	\$4,926	\$5,858	\$6,827	\$7,830	\$8,045	\$8,262	\$8,434	\$8,606	\$8,778	\$8,950	\$9,123
Franchise Fees- Cable TV, Solid Waste (1)	\$1,165	\$2,387	\$3,680	\$5,032	\$5,983	\$6,972	\$7,997	\$8,216	\$8,438	\$8,614	\$8,790	\$8,966	\$9,141	\$9,317
Utility Taxes (1)	\$8,631	\$17,694	\$27,275	\$37,292	\$44,344	\$51,677	\$59,269	\$60,898	\$62,542	\$63,845	\$65,148	\$66,451	\$67,754	\$69,057
Occupational Licenses (1)	\$1,645	\$3,371	\$5,197	\$7,106	\$8,449	\$9,846	\$11,293	\$11,603	\$11,917	\$12,165	\$12,413	\$12,661	\$12,910	\$13,158
Building Permits (1)	\$32,623	\$66,877	\$103,093	\$140,955	\$167,609	\$195,325	\$224,020	\$230,179	\$236,392	\$241,317	\$246,242	\$251,167	\$256,092	\$261,017
Federal Grants (1)	\$18,593	\$38,115	\$58,755	\$80,334	\$95,524	\$111,320	\$127,675	\$131,185	\$134,726	\$137,533	\$140,339	\$143,146	\$145,953	\$148,760
State Grants (1)	\$32,026	\$65,653	\$101,206	\$138,376	\$164,542	\$191,751	\$219,921	\$225,967	\$232,066	\$236,901	\$241,736	\$246,570	\$251,405	\$256,240
State Revenue Sharing Proceeds (2)	\$42,672	\$87,477	\$134,416	\$183,489	\$216,754	\$251,337	\$287,130	\$293,371	\$299,613	\$305,855	\$312,097	\$318,339	\$324,581	\$330,823
Sales Tax - Half Cent	\$52,183	\$106,976	\$164,378	\$224,389	\$265,069	\$307,360	\$351,131	\$358,764	\$366,397	\$374,031	\$381,664	\$389,297	\$396,930	\$404,564
Charges for Services (1)	\$133,535	\$273,747	\$421,987	\$576,969	\$686,069	\$799,519	\$916,976	\$942,185	\$967,619	\$987,778	\$1,007,936	\$1,028,095	\$1,048,254	\$1,068,412
Court Related Revenues (3)	\$6,381	\$13,080	\$20,164	\$27,669	\$32,782	\$38,203	\$43,816	\$45,020	\$46,236	\$47,199	\$48,162	\$49,125	\$50,089	\$51,052
Judgments, Fines and Forfeitures (3)	\$14,126	\$28,957	\$44,638	\$61,032	\$72,573	\$84,574	\$96,999	\$99,666	\$102,356	\$104,488	\$106,621	\$108,753	\$110,886	\$113,018
Interest and Other Earnings (1)	\$8,736	\$17,908	\$27,606	\$37,744	\$44,881	\$52,303	\$59,987	\$61,636	\$63,300	\$64,618	\$65,937	\$67,256	\$68,575	\$69,893
Rents and Royalties (1)	\$2,563	\$5,254	\$8,099	\$11,073	\$13,167	\$15,344	\$17,598	\$18,082	\$18,570	\$18,957	\$19,344	\$19,731	\$20,118	\$20,505
Miscellaneous Revenues (1)	\$11,734	\$24,056	\$37,082	\$50,701	\$60,289	\$70,258	\$80,580	\$82,795	\$85,030	\$86,801	\$88,573	\$90,344	\$92,116	\$93,887
Interfund Transfers (1)	\$28,808	\$59,057	\$91,038	\$124,473	\$148,010	\$172,485	\$197,824	\$203,263	\$208,750	\$213,099	\$217,448	\$221,797	\$226,146	\$230,485
ebf Proceeds & Other Sources (1)	\$35,276	\$72,315	\$111,476	\$152,417	\$181,238	\$211,208	\$242,236	\$248,896	\$255,615	\$260,940	\$266,265	\$271,590	\$276,916	\$282,241
Total Operating Revenues	\$479,174	\$1,358,631	\$2,463,116	\$3,553,425	\$4,521,442	\$5,345,550	\$6,180,402	\$6,733,462	\$6,942,421	\$7,140,213	\$7,287,618	\$7,435,024	\$7,582,429	\$7,729,835
Capital Revenues														
Roads (Impact Fees + developer pmt)	\$3,465,848	\$0	\$0	\$0	\$20,952,730	\$18,286	\$18,252	\$0	\$0	\$0	\$7,450	\$7,450	\$0	\$24,418,578
Law Enforcement	\$18,100	\$18,100	\$18,715	\$18,286	\$18,286	\$18,286	\$18,252	\$18,252	\$18,252	\$18,252	\$18,252	\$18,252	\$18,252	\$18,252
Fire	\$31,800	\$31,800	\$33,060	\$33,060	\$26,897	\$26,897	\$26,838	\$26,838	\$26,838	\$26,838	\$26,838	\$26,838	\$26,838	\$26,838
EMS	\$7,350	\$7,350	\$7,650	\$7,650	\$6,211	\$6,211	\$6,197	\$6,197	\$6,197	\$6,197	\$6,197	\$6,197	\$6,197	\$6,197
Parks (Impact fees + developer pmt)	\$200,950	\$200,950	\$200,950	\$200,950	\$120,166	\$120,166	\$119,791	\$119,791	\$119,791	\$119,791	\$119,791	\$119,791	\$119,791	\$119,791
Public Buildings	\$80,000	\$80,000	\$83,225	\$83,225	\$67,923	\$67,923	\$67,774	\$67,774	\$67,774	\$67,774	\$67,774	\$67,774	\$67,774	\$67,774
Total Impact Fee/Capital Revenue	\$3,804,048	\$338,200	\$343,600	\$343,600	\$21,192,213	\$239,483	\$238,852	\$37,250	\$37,250	\$37,250	\$37,250	\$37,250	\$37,250	\$37,250

Table EA
Ashford Mills
Impact Fee Calculation

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Law Enforcement Impact Fee Revenue									
Single Family	\$14,700	\$14,700	\$14,700	\$14,700	\$7,266	\$7,266	\$7,266	\$0	\$0
Multifamily	\$3,400	\$3,400	\$3,400	\$3,400	\$3,570	\$3,570	\$3,536	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$7,450	\$7,450	\$7,450	\$0	\$0
Office	\$0	\$0	\$618	\$618	\$0	\$0	\$0	\$0	\$0
Total Law Enforcement Impact Fees	\$18,100	\$18,100	\$18,718	\$18,718	\$18,286	\$18,286	\$18,292	\$7,450	\$7,450
Fire Impact Fee Revenue									
Single Family	\$25,900	\$25,900	\$25,900	\$25,900	\$12,802	\$12,802	\$12,802	\$0	\$0
Multifamily	\$5,900	\$5,900	\$5,900	\$5,900	\$6,195	\$6,195	\$6,136	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$7,900	\$7,900	\$7,900	\$0	\$0
Office	\$0	\$0	\$1,260	\$1,260	\$0	\$0	\$0	\$0	\$0
Total Fire Impact Fees	\$31,800	\$31,800	\$33,060	\$33,060	\$26,897	\$26,897	\$26,838	\$7,900	\$7,900
EMS Impact Fee Revenue									
Single Family	\$5,950	\$5,950	\$5,950	\$5,950	\$2,941	\$2,941	\$2,941	\$0	\$0
Multifamily	\$1,400	\$1,400	\$1,400	\$1,400	\$1,470	\$1,470	\$1,496	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Office	\$0	\$0	\$300	\$300	\$0	\$0	\$0	\$0	\$0
Total EMS Impact Fees	\$7,350	\$7,350	\$7,650	\$7,650	\$6,211	\$6,211	\$6,197	\$1,800	\$1,800
Parks Impact Fee Revenue									
Single Family	\$163,450	\$163,450	\$163,450	\$163,450	\$80,791	\$80,791	\$80,791	\$0	\$0
Multifamily	\$37,500	\$37,500	\$37,500	\$37,500	\$39,375	\$39,375	\$39,000	\$0	\$0
Total Parks Impact Fees	\$200,950	\$200,950	\$200,950	\$200,950	\$120,166	\$120,166	\$119,791	\$0	\$0
Public Buildings Impact Fee Revenue									
Single Family	\$65,100	\$65,100	\$65,100	\$65,100	\$32,178	\$32,178	\$32,178	\$0	\$0
Multifamily	\$14,900	\$14,900	\$14,900	\$14,900	\$15,645	\$15,645	\$15,495	\$0	\$0
Retail - Commercial	\$0	\$0	\$0	\$0	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100
Office	\$0	\$0	\$3,225	\$3,225	\$0	\$0	\$0	\$0	\$0
Total Buildings Impact Fees	\$80,000	\$80,000	\$83,225	\$83,225	\$67,923	\$67,923	\$67,774	\$20,100	\$20,100
School Impact Fee Revenue									
Single Family	\$255,150	\$255,150	\$255,150	\$255,150	\$128,117	\$128,117	\$128,117	\$0	\$0
Multifamily	\$42,200	\$42,200	\$42,200	\$42,200	\$44,310	\$44,310	\$43,888	\$0	\$0
Total School Impact Fees	\$297,350	\$297,350	\$297,350	\$297,350	\$170,427	\$170,427	\$170,005	\$0	\$0

Table 4
Ashford Mills
Fiscal Impact Detail

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues														
Ad Valorem Taxes-Property Value Taxes (1)	\$47,339	\$473,369	\$1,098,423	\$1,089,547	\$2,308,301	\$2,789,241	\$3,226,122	\$3,703,891	\$3,824,592	\$3,967,638	\$4,050,237	\$4,132,956	\$4,215,615	\$4,298,274
Local Option Fuel Taxes (1)	\$1,140	\$2,337	\$3,603	\$4,926	\$5,858	\$6,827	\$7,830	\$8,945	\$9,282	\$9,434	\$9,606	\$9,778	\$9,950	\$10,123
Franchise Fee- Cable TV, Solid Waste (1)	\$1,165	\$3,890	\$3,603	\$5,026	\$5,858	\$6,827	\$7,830	\$8,945	\$9,282	\$9,434	\$9,606	\$9,778	\$9,950	\$10,123
Utility Taxes (1)	\$8,631	\$17,694	\$27,275	\$37,292	\$44,344	\$51,646	\$59,889	\$69,089	\$82,542	\$93,845	\$108,148	\$126,451	\$148,057	\$173,158
Occupational Licenses (1)	\$1,645	\$3,371	\$5,197	\$7,106	\$8,848	\$10,939	\$13,293	\$16,033	\$19,177	\$22,724	\$26,777	\$31,333	\$36,391	\$42,051
Building Permits (1)	\$32,623	\$66,877	\$103,083	\$140,655	\$187,609	\$246,325	\$318,775	\$406,228	\$509,382	\$638,242	\$794,533	\$981,167	\$1,204,082	\$1,467,017
State Grants (1)	\$18,583	\$38,115	\$58,735	\$80,334	\$98,524	\$118,320	\$142,752	\$174,193	\$214,728	\$267,533	\$337,533	\$424,148	\$530,053	\$664,240
Federal Grants (1)	\$32,026	\$65,653	\$98,683	\$134,376	\$174,754	\$226,317	\$292,921	\$375,371	\$478,313	\$605,855	\$774,031	\$981,664	\$1,241,254	\$1,556,564
State Revenue Sharing Proceeds (2)	\$42,672	\$87,477	\$134,416	\$183,489	\$236,569	\$307,360	\$398,131	\$509,220	\$647,199	\$827,778	\$1,067,938	\$1,382,095	\$1,781,412	\$2,348,412
Sales Tax - Half Cent	\$32,183	\$108,976	\$164,378	\$224,389	\$285,089	\$368,089	\$476,978	\$612,020	\$787,199	\$1,004,462	\$1,281,821	\$1,632,095	\$2,060,889	\$2,681,412
Charges for Services (1)	\$133,535	\$273,747	\$421,987	\$578,969	\$752,792	\$978,203	\$1,273,203	\$1,648,166	\$2,116,236	\$2,711,317	\$3,454,821	\$4,394,753	\$5,571,886	\$7,048,886
Court Related Revenues (3)	\$8,381	\$13,080	\$20,164	\$27,569	\$32,732	\$38,203	\$43,816	\$49,586	\$55,626	\$61,939	\$68,521	\$75,363	\$82,456	\$89,893
Judgments, Fines and Penalties (3)	\$14,126	\$28,977	\$20,164	\$27,569	\$32,732	\$38,203	\$43,816	\$49,586	\$55,626	\$61,939	\$68,521	\$75,363	\$82,456	\$89,893
Interest and Other Earnings (1)	\$8,738	\$17,908	\$27,696	\$37,896	\$44,881	\$52,303	\$60,287	\$68,836	\$77,963	\$87,670	\$97,957	\$108,821	\$119,271	\$129,305
Rentals and Royalties (1)	\$2,563	\$5,284	\$8,099	\$11,073	\$13,167	\$15,344	\$17,698	\$20,235	\$22,952	\$25,850	\$28,929	\$32,187	\$35,624	\$39,247
Miscellaneous Revenues (1)	\$11,734	\$24,056	\$37,082	\$50,701	\$60,289	\$70,238	\$80,580	\$92,216	\$105,130	\$119,329	\$134,904	\$151,957	\$170,494	\$190,618
Inland Revenue (1)	\$28,808	\$59,057	\$91,028	\$124,473	\$160,239	\$209,485	\$273,236	\$352,583	\$448,750	\$563,899	\$709,099	\$886,448	\$1,107,148	\$1,374,485
Debt Proceeds & Other Sources (1)	\$35,276	\$72,315	\$111,478	\$152,412	\$181,238	\$221,208	\$272,236	\$334,896	\$410,515	\$501,515	\$609,340	\$745,824	\$924,241	\$1,158,835
Total Revenues	\$479,374	\$1,359,631	\$2,463,116	\$3,653,425	\$4,827,442	\$5,326,550	\$5,980,402	\$6,735,482	\$7,142,421	\$7,440,213	\$7,727,818	\$8,015,024	\$8,302,429	\$8,589,835

Expenditures														
Legislative-General (1)	\$4,031	\$8,154	\$12,408	\$16,755	\$19,884	\$22,873	\$25,713	\$28,433	\$29,556	\$28,833	\$27,110	\$27,386	\$27,653	\$27,940
Executive-General (1)	\$23,585	\$47,706	\$72,586	\$98,027	\$115,187	\$132,656	\$150,439	\$167,896	\$165,372	\$156,922	\$158,811	\$160,231	\$161,650	\$163,470
Financial and Administrative (1)	\$21,708	\$43,910	\$66,820	\$90,228	\$108,004	\$122,101	\$138,469	\$160,731	\$143,010	\$144,500	\$145,991	\$147,482	\$148,973	\$150,463
Legal Council (1)	\$5,951	\$12,038	\$18,319	\$24,736	\$29,061	\$33,474	\$37,961	\$43,582	\$39,206	\$39,615	\$40,024	\$40,432	\$40,841	\$41,250
Comprehensive Planning (1)	\$14,329	\$24,107	\$44,107	\$59,559	\$69,872	\$80,598	\$91,403	\$92,886	\$94,400	\$95,944	\$97,522	\$99,138	\$100,783	\$102,456
Other General Government (1)	\$121,540	\$244,933	\$372,572	\$503,092	\$591,056	\$680,813	\$772,076	\$867,898	\$977,393	\$1,085,705	\$1,194,017	\$1,292,329	\$1,380,641	\$1,468,953
Law Enforcement (1)	\$197,363	\$404,603	\$623,715	\$852,789	\$1,014,073	\$1,181,780	\$1,355,415	\$1,529,086	\$1,430,310	\$1,460,127	\$1,489,944	\$1,519,761	\$1,549,577	\$1,579,394
Fire Control (1)	\$39,678	\$81,751	\$126,023	\$172,309	\$204,885	\$238,780	\$273,863	\$321,396	\$288,996	\$289,021	\$301,046	\$307,070	\$313,094	\$319,119
Protective Inspections (1)	\$2,044	\$4,191	\$6,461	\$8,834	\$10,301	\$12,004	\$13,768	\$15,427	\$14,816	\$15,125	\$15,434	\$15,743	\$16,052	\$16,361
Emergency and Disaster Relief (1)	\$2,005	\$4,110	\$6,236	\$8,366	\$10,505	\$12,642	\$14,789	\$16,947	\$14,822	\$15,134	\$15,447	\$15,760	\$16,073	\$16,386
Medical Examiners, Other Public Safety (1)	\$31,932	\$63,817	\$95,700	\$134,089	\$169,447	\$218,817	\$273,118	\$332,428	\$224,894	\$229,582	\$234,271	\$238,959	\$243,647	\$248,335
Conservation/Resource Management (1)	\$4,747	\$9,472	\$15,003	\$20,513	\$24,382	\$28,428	\$32,603	\$33,500	\$34,404	\$35,322	\$36,249	\$37,176	\$38,103	\$39,030
Road/Street Facilities (1)	\$89,530	\$142,130	\$219,100	\$299,573	\$356,226	\$415,138	\$476,133	\$489,229	\$502,442	\$512,916	\$523,391	\$533,865	\$544,339	\$554,813
Industry Development (1)	\$1,015	\$2,081	\$3,207	\$4,386	\$5,215	\$6,077	\$6,970	\$7,882	\$7,355	\$7,509	\$7,662	\$7,815	\$7,968	\$8,122
Veterans Services (2)	\$71	\$146	\$224	\$306	\$382	\$469	\$547	\$634	\$500	\$531	\$562	\$593	\$624	\$655
Housing and Urban Development (2)	\$13,779	\$28,248	\$43,406	\$59,254	\$80,998	\$111,167	\$152,727	\$204,744	\$267,781	\$342,830	\$430,796	\$532,813	\$648,847	\$784,922
Health (2)	\$20,117	\$41,242	\$63,372	\$86,510	\$112,185	\$148,502	\$196,819	\$258,136	\$334,453	\$434,770	\$560,087	\$714,404	\$898,721	\$1,113,038
Mental Health (2)	\$39,317	\$80,101	\$120,872	\$168,071	\$224,829	\$296,693	\$386,289	\$500,148	\$641,214	\$810,184	\$1,007,938	\$1,234,455	\$1,500,049	\$1,804,563
Public Assistance (2)	\$15,672	\$32,438	\$49,986	\$68,253	\$90,628	\$118,484	\$156,333	\$195,183	\$245,146	\$307,332	\$382,811	\$481,115	\$604,057	\$757,974
Other Human Services (2)	\$230	\$471	\$723	\$987	\$1,388	\$1,888	\$2,488	\$3,188	\$2,982	\$3,072	\$3,162	\$3,252	\$3,342	\$3,432
Developmental Disabilities (2)	\$1,132	\$2,321	\$3,566	\$4,868	\$6,371	\$8,088	\$10,116	\$12,454	\$9,950	\$10,447	\$10,944	\$11,441	\$11,938	\$12,435
Park/Recreation (2)	\$39,208	\$80,079	\$123,512	\$168,606	\$224,177	\$290,939	\$369,653	\$460,592	\$574,928	\$714,137	\$878,346	\$1,064,556	\$1,272,765	\$1,504,950
Clark of Court & Court Administration (3)	\$32,170	\$65,071	\$99,021	\$133,710	\$179,089	\$236,944	\$308,200	\$394,532	\$492,928	\$609,328	\$747,673	\$914,011	\$1,100,346	\$1,316,681
Balancing Expenditure	\$84,423	\$172,688	\$265,640	\$358,472	\$450,185	\$540,400	\$629,903	\$718,422	\$806,543	\$894,664	\$982,785	\$1,070,906	\$1,159,027	\$1,247,148
Total Expenditures	\$774,479	\$1,581,642	\$2,426,552	\$3,304,699	\$4,311,475	\$4,529,178	\$5,185,773	\$5,906,898	\$6,428,908	\$6,528,908	\$6,527,724	\$6,526,632	\$6,525,541	\$6,524,449

Net Fiscal Impact	-\$285,206	-\$222,210	-\$38,436	-\$248,236	-\$89,937	-\$806,372	-\$894,630	-\$1,428,954	-\$1,513,513	-\$1,814,337	-\$1,664,894	-\$1,716,591	-\$1,765,838	-\$1,816,386
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(1) Divisor includes FTE Population + FTE Employment + FTE Tourists
 (2) Divisor includes FTE Population
 (3) Divisor includes FTE Population + FTE Employment
 (4) Divisor includes FTE Tourists

Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Board Opening - Elementary	6,274																							
Capital Budget	2,000																							
Debt Rating	0,300																							
Total	8,574																							
PECO and CO & DS	82,883.033																							
Utilities	21.541																							
Elementary School	45.4%																							
High School	30.4%																							
Salaries per Household	0.7203																							
State Family	0.7203																							
High School	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Elementary	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736	\$18,736
High School	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299	\$20,299
Land/Capital	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Elementary	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
High School	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Land/Capital	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Elementary	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
High School	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Land/Capital	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Elementary	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
High School	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

Florida Office of Educational Finance (through December 2011)

COMPREHENSIVE PLAN AMENDMENT

RESPONSES TO STAFF
COMMENTS

RECEIVED
AUG 24 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

Application Number: COMPAMD2005000001

Submittal #: 1

Project Name: Ashford Mills DRI

Applicant: Joseph D. Collins

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

DEPARTMENTS

PLANNING DIRECTOR

Application reviewed and signed off.

CONCURRENCY/TRANSPORTATION PLANNING

1. Please see comments on the applicant's DRI application for the same project.

Information Only:

- A. Shawn Collins, AICP Transportation Planning/Concurrency (904)823.2346
scollins@co.st-johns.fl.us

In order to clear up any possible confusion, the applicant should change the construction year for the CR 210 (Nocatee Pkwy) project in Table 21-3 to 2010. The year currently listed is 2015. Also the improvement described is somewhat confusing, it actually looks as though the applicant is referring to two different projects. Please elaborate. **SJC Transportation/Concurrency**

Response:

Table 21-3 has been revised to reflect the correct year. The improvement is the Nocatee Phase 1 required improvements to CR 210. A copy of the pavement marking plans for this improvement were included in Appendix 21F-3 Attachment 21F-3 of the ADA.

Based on the information provided in the application, the applicant should provide an explanation as to why the 2010 background traffic estimated by this development (Table 21-11) for some facilities would be lower than the total 2010 traffic projected by a previous development, i.e., Rivertown DRI. Some examples of this can be found for link #'s: 33, 34.2, 65, 81, 85, 86, & 88. **SJC Transportation/Concurrency**

Response:

This application utilizes a different travel demand model (JUATS vs. the St. Johns County model) and also includes an updated planned and programmed roadway improvement schedule, more recent traffic count data and updated growth rates based on historical traffic trends.

A quick comparison of Table 21.11 with Table 21.12 finds that some of the 2015 model projection AADT's are lower than the 2010 projections. Some examples of this are on link #'s: 23.2, 24, 34.1, 34.3, & both links of Dam Rd.. Please provide an explanation.

SJC Transportation/Concurrency

Response:

These differences are attributed to the addition of new and improved roadways between 2010 and 2015 such as the CR 223 widening from 2 to 4 lanes from CR 210 to CR 244, the North-South Corridor construction from SR 16 to CR 210 and Race Track Road Extension from US 1 to CR 210.

Based on discussions with the applicant, there appears to be some confusion as to whether a request was made to the applicant to provide copies of the DRI capacity and intersection analysis tables and files. Staff acknowledges that there was confusion and therefore is making this request in writing through this review.

Staff previously received copies of each of these files in adobe PDF format, which are picture files. The actual files are needed in order for staff to perform the level of analysis that's required for this review. Once these files are received, staff will complete its review of the application and may provide additional comments. **SJC Transportation/Concurrency**

Response:

Files as requested are being provided to Mr. Shawn Collins of the St. Johns County Transportation Planning Division.

Map 21F-1 [Project TAZs] shows Dam Rd. going through the middle of zone 899, please explain why this was not split into two zones. The same is true for zone 900 in two locations. **SJC Transportation/Concurrency**

Response:

Because all of the project traffic in TAZ 899 loads solely onto Dam Road, there was not need to create additional zones. TAZ 900 loads either to Dam Road or CR 16A. This TAZ structure is sufficient to simulate project loading and distribution on a regional basis.

Figure 21F-1 [Project Traffic Distributions] shows over 25% of the trips going south from the development in phase 1 of the project and nearly 40% going south in phase 2, please explain the logic or rationale behind these percentages. **SJC Transportation/Concurrency**

Response:

A significant attraction for the residential land uses are the approved office/industrial developments being developed around the SR 16/International Golf Parkway interchange such as RingPower, World Commerce Center and Saint Johns DRI. The Ashford Mills retail commercial land use located at the south end of the development will also supply shopping opportunities for residential developments to the south and east of Ashford Mills.

The applicant is proposing Dam Rd. as a road of regional significance due its inclusion as a mitigation project, staff does not agree with this assertion. Staff believes that the overwhelming majority of the traffic on this road will be from trips entering and exiting the Ashford Mills development, which would not qualify it as a road of regional significance. Traffic from the north will use either CR 223 and CR 210, or CR 244 and CR 210. **SJC Transportation/Concurrency**

Response:

The issue of Dam Road and its regional significance has three primary response categories:

Comprehensive Plan Map Amendment --A pending amendment to the Northwest Sector Plan map will include the addition of Dam Road as a regional road. When considered with the roadway improvements proposed by the SilverLeaf Plantation DRI and the committed improvements by RiverTown, Durbin Crossing and Aberdeen DRI's, Dam Road clearly is a regionally significant roadway. Dam Road is a logical southerly extension of the CR 223 connection from Race Track Road to CR 210 and, with the four-lane widening of Dam Road, CR 210 and CR 223, a four-lane connection will be provided from CR 16A to CR 244. It provides alternative north-south connectivity for CR 2209 (North-South Corridor) to the east and CR 210/CR 244/SR 13 to the west.

Dam Road Provides a Benefit to Other Regional Roads -- The combination of Dam Road and the Leo Maguire Parkway Extension provide supplemental north-south connectivity in addition to CR 2209 (North-South Corridor) that will extend its design life and will enable it to function at an acceptable level of service as a six-lane facility. Table 21-21 attached shows a comparison of projected traffic volumes on CR 2209 (North-South Corridor), CR 210, CR 244 and SR 13 without and with Dam Road in 2015 and 2020 (with Dam Road volumes were taken from the SilverLeaf Plantation DRI). With Dam Road the projected volumes on these roads decrease 10% to 20% and in 2020 the presence of Dam Road is the difference between CR 2209 requiring 8 lanes or functioning acceptably as a 6-lane roadway.

Less Than One Half of the Dam Road Capacity is Project Related -- Ashford Mills DRI at build-out loads 1,357 PM peak hour trips onto Dam Road, which utilizes 48% of the 2,810 maximum service volume of the roadway. This leaves 1,453 peak hour trips available to be utilized for non-project travel on the roadway.

Comment 2 May 2005 - Staff can not identify any differences between the planned & Programmed list utilized by the applicant & that used by Rivertown DRI except for the Silverleaf projects (please refer to comment # 7 below). Also both the updated traffic counts and the growth rates have increased on every facility affected by this development, which indicates that this anomaly should not occur. The remaining explanation, i.e., a different model, can not justify smaller background traffic assignments than total (background and development) traffic for Rivertown.

SJC Transportation/Concurrency

Response:

Review of the RiverTown ADA revealed that RiverTown in fact did not include any of the transportation improvements that have been included in the Ashford Mills analysis except for the portion of CR 244 (RiverTown Parkway) from CR 210 to Greenbriar Road that bisects the RiverTown development (see page 21.2 of RiverTown ADA). The future projections for RiverTown were based on growth rates calculated between the 1990 and 2020 St. Johns County travel demand forecasting model. One example is Greenbriar Road, which was a dirt road with AADT of 300 in the 1990 model. The 13,900 AADT 2020 model projection for Greenbriar Road from Roberts Road to CR 210 was used to calculate the 138.56% annual growth rate applied to 2002 counts to provide future projections on this segment of Greenbriar Road. The Ashford Mills transportation analysis utilizes the JUATS model and considers updated historical growth rates using recent traffic counts. Therefore, it is not appropriate to compare the background projections from RiverTown with those prepared for Ashford Mills.

Comment 2 May 2005 - Staff has read the applicants response to the above comments and provide the following comments:

The applicant should refer to the document entitled.."Development of Regional Impact Application For Development Approval Under Section 380.06, Florida Statutes" page 26, paragraph A, where is states..., 'Attach appropriate excerpts from published capital improvements plans, budgets and programs..'

This requirement relates to the definition of Planned, Programmed, or Committed projects to be included within the analysis of a DRI application. All projects included in the base or future year analyses must be located within one of these published and approved documents, for construction. When this rule is adhered to, several of the projects that the applicant is including in the network that are

being referenced as justification of Dams Road being regionally significant, will be removed.

Additionally, with the inclusion of these non-eligible projects, logic dictates that travel along Dams Road will be limited to local development traffic because of the road's obvious un-attractiveness to north-bound traffic from SR 16/13 and CR 16A. Traffic from CR 16A south of the bend in the road, will use the new CR 16A extension (proposed by Silverleaf) over to CR 2209 to go to I-95, or Racetrack Road if their destination is SR 13 into southwest Duval County.

As far as traffic from north and east of the project, again logic dictates traffic on CR 223 or CR 244 to stay on CR 244 or, if on CR 223 to take CR 210 ei

SJC Transportation/Concurrency

Response:

The original intent of the Ashford Mills DRI plan, as submitted by the Applicant, was that Dam Road would become a major north-south roadway of regional significance. The Applicant has withdrawn Dam Road from consideration as mitigation toward the transportation impacts of Ashford Mills. It will serve as project access only and will include access control provisions that will facilitate Ashford Mills internal capture trips but prohibit cut-through traffic. Therefore, this roadway was removed from the transportation analysis and the analysis was re-run. The analysis also includes socio-economic data (ZDATA) revisions resulting from the more detailed review with FDOT described below and removal of the CR 210/I-95 ramp improvements that were previously assumed to be completed by Twin Creeks by 2010. The revised Maps J-4 through J-9, Tables 21-1, 21-3 and 21-11 through 21-20 and Figures 21-1 through 21-16 are included with this submittal. The revised maps are included in Appendix A and the revised tables and figures are included in Appendix C. The revised intersection turning movement projections and capacity analysis worksheets are included in Appendix D. The revised proportionate share tables for Phase 1 2010 and project build-out in 2015 are shown on Revised Tables 21-17 and 21-19 and the revised mitigation plan is shown on Revised Table 21-20. The revised proportionate share is as follows:

Phase 1 2010 - \$1,726,866
Phase 2 2015 - \$ 17,424,598

The proposed mitigation plan now includes a contribution toward improvements to the CR 210/I-95 interchange of \$2,640,421 million in Phase 1 and widening of CR 210 from Greenbriar Road to Cimarrone Boulevard, which is valued at \$14,784,177, in Phase 2.

Comment 5/2/05 The applicant has proposed certain improvements at the CR 210 and I-95 interchange. Until the final improvements are agreed upon with the Twin Creeks DRI project, these recommendations will be considered preliminary and subject to modifications.

2 May 2005:

The applicant did not respond to this issue/comment. The applicant can not make 'assumptions' about 'proposed' projects from non-approved DRI's. All analyses from this project should be based on 'planned/approved' developments listed in either of one of three documents, i.e., MPO's TIP, FDOT's adopted Work Program, or the County's CIP. The interchange project is not listed in any of these documents and therefore can not be consider for modeling. Any development traffic should be loaded onto the existing configuration at that location. **SJC Transportation/Concurrency**

Response:

The revised analysis and interchange improvement cost estimates do not assume any improvements to the CR 210/I-95 interchange except for the widening of CR 210 to six lanes through the interchange, which has been committed by Twin Creeks and was agreed upon at the transportation methodology meeting to be included in the analysis. The improvements identified on Revised Figure 21-8A as needed at the interchange are for the purpose of identifying what improvements are required at the interchange to accommodate background and Ashford Mills project traffic through Ashford Mills build-out in 2015 and the Ashford Mills proportionate share toward the cost of those improvements. The revised proportionate share tables 21-16 through 21-19 provide the Ashford Mills transportation impacts toward these improvements.

DRI PLANNING

1. Please be advised that any changes to the Capital Improvements Schedule will require the applicant to obtain a copy of the current Capital Improvement Schedule and make the necessary changes. It is not acceptable for the applicant to submit their own table.

Response:

So noted. The revised Capital Improvements Schedule will be drafted and submitted prior to approval of a Development Order authorizing pipeline improvements.

5/0
~~2. Please submit a revised version of the Northwest Sector Plan Map depicting the applicants requested changes.~~

Response:

A hard copy of the revised Northwest Sector Plan Map depicting the applicant's requested changes has been included with this submittal. A GIS overlay file will be sent to the SJC GIS department as well. See exhibit A

3. Consistency with the Comprehensive Plan section, Transportation Element Goal B.1: Staff has concerns over whether Dam Road will actually serve as a regionally significant north/south alternative roadway.

Response:

The original intent of the Ashford Mills DRI plan, as submitted by the Applicant, was that Dam Road would become a major north-south roadway of regional significance. The Applicant has withdrawn Dam Road from consideration as mitigation toward the transportation impacts of Ashford Mills. It will serve as project access only and will include access control provisions that will facilitate Ashford Mills internal capture trips but prohibit cut-through traffic. Therefore, this roadway was removed from the transportation analysis and the analysis was re-run.

4. Proposed Transportation Mitigation Plan: Staff has concerns over whether Dam Road is a regionally significant roadway and whether it can be included in the Mitigation plan.

Response:

The original intent of the Ashford Mills DRI plan, as submitted by the Applicant, was that Dam Road would become a major north-south roadway of regional significance. The Applicant has withdrawn Dam Road from consideration as mitigation toward the transportation impacts of Ashford Mills. It will serve as project access only and will include access control provisions that will facilitate Ashford Mills internal capture trips but prohibit cut-through traffic. Therefore, this roadway was removed from the transportation analysis and the analysis was re-run.

5. Many comments were made in the DRI review concerning the Master Development Plan (Map H). Please include the revised version of this map in this response to these comments.

Response:

Included with this response submittal is the most updated version of Map H. See Exhibit B.

6. Map Pages 2C/33X and 2D/3X, which were included to show the surrounding zoning and future land use, appear to include parcels within the hand-drawn subject property limits which are not included in the DRI application. These parcels appear to be 010310-0000, 010320-0000, and 010340-0000. Please clarify and/or revise.

Response:

The "Surrounding Land Use and Zoning Map" has been included in this response submittal to show parcel identification numbers that will match those under applicant ownership. This map also indicates the surrounding land use and zoning categories. See Exhibit C.

7. Page 8 of 15 in the Needs Analysis--Table 8 and the following paragraph, lists Ashford Mills twice. It would seem that the analysis is referring to another project for one of the listings. Please revise.

Table 8. Approved or Pending Projects in the Northwest Sector

Project	Units
Aberdeen	2,018
Durbin Crossing	2,498
Rivertown	4,500
Subtotal Approved	<u>9,016</u>
Silverleaf Plantation	10,700
Ashford Mills	2,633
Turnbull	812
Subtotal Pending	<u>14,145</u>
Grand Total	23,161

8. Appendix 1 of the Needs Analysis, indicates that it includes projects approved or pending subsequent to the adoption of the EAR Based Amendments to the Comp Plan in May of 2000. However, there seem to be some inconsistencies. a. Roberts Road PUD is listed twice. b. Ashford Mills is listed three times, twice as a DRI and once as a PUD. The units should not be counted as both a DRI and PUD. c. Heritage Landing is included, however this is part of the Saint Johns DRI, and thus would be counted. d. There are also many projects included that were approved prior to 2000: South Hampton, Southlake, St. Johns Golf and Country Club, Southern Grove, Countryside, and Whitelock Farms.

Response:

The following inconsistencies have been addressed:

- a. The duplicate Roberts Road PUD has been removed.
- b. The "Ashford Mills" associated with 10,700 units should have read Silverleaf and has been revised and the "Ashford Mills" listed as a Proposed PUD should have read Turnbull and has been revised.
- c. Heritage Landing has been removed
- d. These projects are counted in the FLUM EAR Update

A revised table is provided in exhibit D.

9. The Fiscal Impact Analysis states in section 3.4 that Dr. James Nicholas's Impact Fee update was used? Which version of the update was used? Table 6 shows the current impact fees. Does the applicant mean that they used the current fees or that they used the update currently in process?

Response:

The impact fee update used to determine capital costs was dated 1998. The new update was not available at the time of submittal.

10. Why does Table 7 show no students in 2030 and 2031?

Response:

Table 7 was supposed to be edited to end in year 2020 as were the other tables. The Consultant mistakenly included additional years. The years 2030 and 2031 were not carried through in all areas of the fiscal model so no households or children were projected in the original submittal.

11. Proposed Comprehensive Plan amendments in the Northwest Sector shall provide for one or more community public participation meetings to be conducted in accordance with Comprehensive Plan Policy A.2.1.7. Accordingly, the meeting(s) shall occur after preapplication review and every six months prior to the Planning and Zoning Agency's public hearing(s). Please coordinate with the Planning Division on the date and place of this meeting and provide a copy of the required Newspaper Ad(s) for the project file. The defined community of the subject property is the Interstate 95 CR 210 West Development Area.

Information Only:

Planning Division Reviewer: Nicole Cubbedge, AICP, Planner III (904)823-2477
ncubbedge@co.st-johns.fl.us

Response:

So noted.

ENVIRONMENTAL PLANNING

1. Please demonstrate compliance with these Policies of the Comprehensive Plan: Policy A.2.1.1(d) for priority mitigation of environmental impact within the Northwest Sector. Policy A.2.1.3(h) for ravine protection within the Northwest Sector. Policy B.1.6.11 for wildlife crossings. Policy E.2.2.5(a) for upland buffers adjacent to contiguous wetlands. Policy E.2.2.5(c) and E.2.8.11 for the protection of listed plant and animal species. Policy E.2.2.13(b) for the protection of Significant Natural Communities Habitat.

Response:

Policy A.2.1.1(d): The mitigation for environmental impacts at Ashford Mills will maintain connectivity among connected wetlands. The proposed County Park, system of recreation trails and scenic edges along the main north/south road will further enhance connectivity within the Northwest Sector. All wetland impacts and subsequent mitigation will be in compliance with all applicable County, regional, State, and Federal permitting requirements.

Policy A.2.1.3(h): There are no ravines along the St. Johns River within Ashford Mills. The wetland drainageway west of the hunting camp has relatively steep slopes in scattered places along the southern boundary. The Applicant has met with County staff in the field on two occasions and has surveyed extensive cross-sections across this drainageway. An average 25-foot-wide upland buffer will be established along the wetland and be sufficient to protect the drainageway.

Policy B.1.6.11: All road crossings over wetlands will be designed to minimize impacts to wildlife. The road crossing over the wetland drainageway west of the hunting camp will be large enough to accommodate wildlife during high water conditions.

Policy E.2.2.5(a): Upland buffers will be placed along all contiguous wetlands, except in areas of wetland impact. The upland buffers will be a minimum of 10 feet in width with an average of 25 feet.

Policy E.2.2.5(c) and E.2.8.11: The property has been adequately surveyed for the presence of habitat for threatened and endangered species and species of special concern. The Applicant has coordinated with the Florida Fish and Wildlife Conservation Commission and will comply with all appropriate guidelines and laws.

Policy E.2.2.13(b): As confirmed with Ms. Jan Brewer with the St. Johns County Planning Department, there is no Significant Natural Communities Habitat on Ashford Mills.

2. It appears there may be a reference that upland buffers adjacent to contiguous wetlands will meet St. Johns River Water Management rules. Please be aware that adherence to the St. Johns River Water Management requirements may not be in compliance with the St. Johns County Comprehensive Plan requirements. All references to upland buffers adjacent to contiguous wetlands shall reference compliance with the St. Johns County Comprehensive Plan.

Information Only:

Jan P. Brewer 904/823-2479 jbrewer@co.st-johns.fl.us

Response:

All references to upland buffers adjacent to contiguous wetlands shall be in compliance with the St. Johns County Comprehensive Plan.

ENGINEERING DIVISION

Application reviewed and signed off.

OFFICE OF COUNTY ATTORNEY

I could not find confirmation of the authority of the managing partner for Ranch Village Partners, LLP online. Please provide. Also, please provide authorization for the second owner, and similar proof of authority (Land Options Two, LLC).

Response:

The appropriate authority letter has been included with this response submittal. See exhibit E.

SURVEY

Information Only:

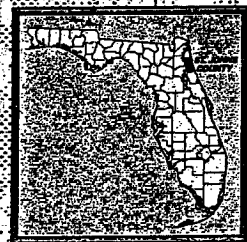
No Comments. Gail Oliver, PLS, County Surveyor, Ph. 904-823-2485, Email goliver@co.st-johns.fl.us

GROWTH MANAGEMENT SERVICES DIRECTOR

Application reviewed and signed off.

Exhibit A

ST. JOHNS COUNTY NORTHWEST SECTOR OVERLAY MAP



AMENDMENT DATES
 Map Amendment 02/24/02 Ord. No. 2002-23
 Map Amendment 02/24/03 Ord. No. 2003-32
 Map Amendment 02/24/04 Ord. No. 2004-14

- LEGEND**
- RURAL CENTER DISTRICT
 - COMMUNITY CENTER DISTRICT
 - MIXED USE COMMERCIAL CENTER DISTRICT
 - COUNTY CONSERVATION
 - SCHOOLS
 - CONNECTED WETLAND SYSTEM
 - WETLANDS
 - NATIONAL WETLANDS INVENTORY
 - WILDLIFE CROSSING
 - DEVELOPMENT AREA BOUNDARY
 - INTERSTATE FREEWAY
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - LOCAL ROAD
 - PROPOSED ROAD
 - RAILWAY LINES
 - MUNICIPAL BOUNDARIES

LAND USE NOTES
 Wetlands
 * Shows designated Wetlands and Connected Wetland
 Wetlands are approximately to scale and the water
 depth is not shown. The map is for informational purposes only and is not intended to be used for regulatory requirements.

**ST. JOHNS COUNTY
NORTHWEST SECTOR
OVERLAY MAP**

St. Johns County Planning Department
 4030 Lewis Branchway
 Jacksonville, FL 32209
 (904) 823-3448

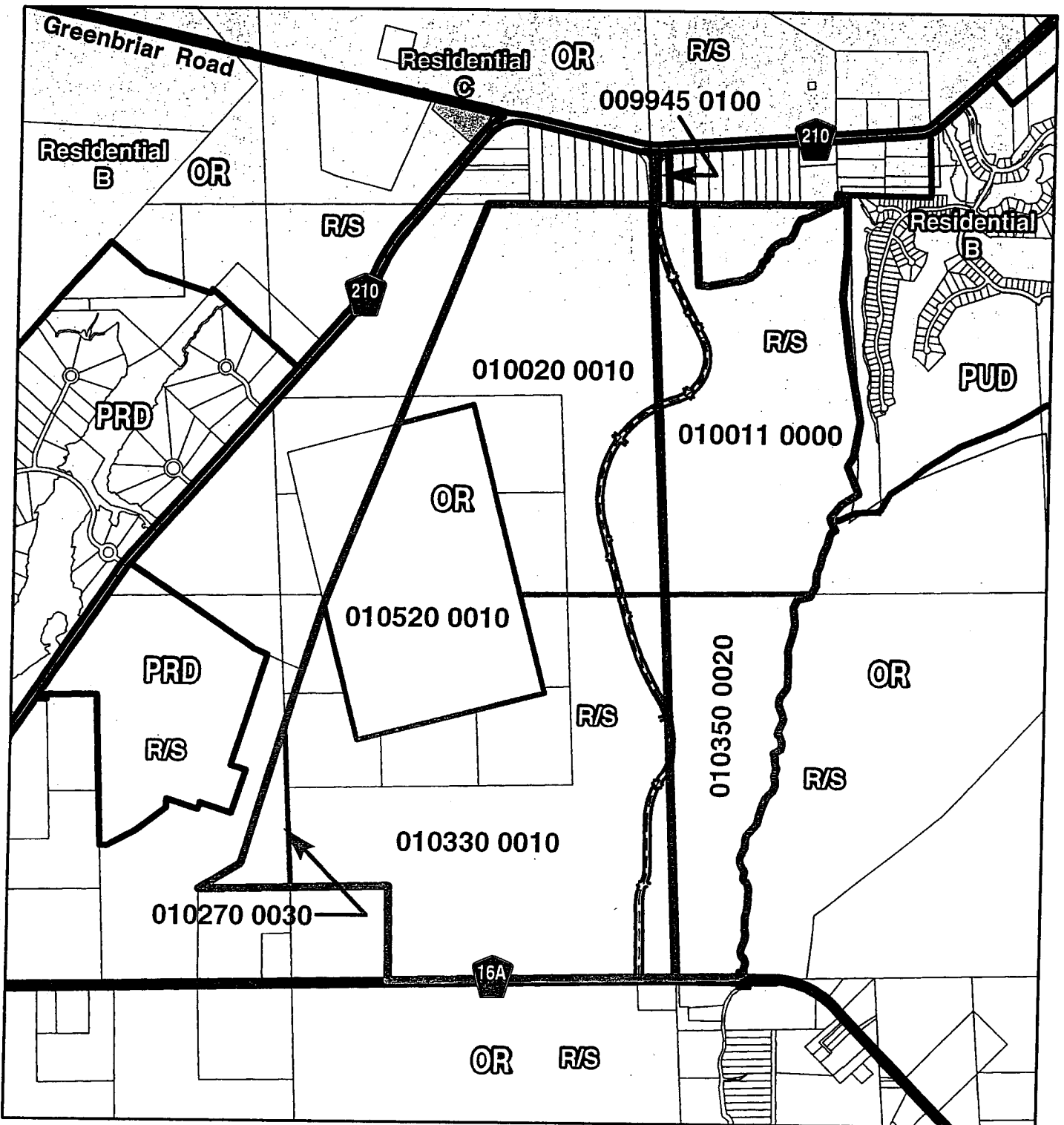
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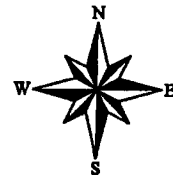
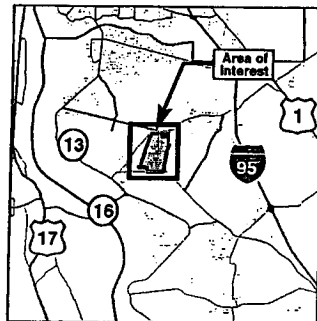
Exhibit B

Exhibit C

G:\ArcMap\4049-CollinsCompPlan\am_zoning_lu_road_085x11P.mxd



St. Johns County



BHR—An ARCADIS Company
1650 Prudential Dr -- Suite 400
Jacksonville, FL 32207

(904) 721-2991
www.bhr-jax.com



Scale: 1"=2,000'

Ashford Mills DRI

Location Map

Parcel

RECORD #1	
PIN	010011 0000
LOT	.
BLK	.
PARCEL	1-1
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	CR 210 W
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S26-T5S-R27E
MAP PAGE	2C25X
LEGAL DESCRIPTION 1	1-1 THAT PT OF SEC 26 LYING W
LEGAL DESCRIPTION 2	OF C/L OF TROUT CREEK (EX PT
LEGAL DESCRIPTION 3	TO SCHOOL BOARD IN OR2199/585)

Print Record

Parcel

RECORD #1	
PIN	010020 0010
LOT	.
PARCEL	1-1
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	CR 210 W
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S27-T5S-R27E
MAP PAGE	2C27X
LEGAL DESCRIPTION 1	1-1 E'LY PT OF FRACTIONAL SEC
LEGAL DESCRIPTION 2	OR1765/478 & 482(Q/C)
LEGAL DESCRIPTION 3	.

Print Record

Parcel

ORD #1	
IN	010520 0010
LOT	.
K	.
EL	1-1
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	SR 13 N
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S41-T5S-R27E
MAP PAGE	2C27X
LEGAL DESCRIPTION 1	1-1 PT OF FRANCIS BRADLEY
LEGAL DESCRIPTION 2	GRANT OR1765/478 & 482(Q/C)
LEGAL DESCRIPTION 3	.

Print Record

Parcel

RECORD #1	
PIN	010330 0010
LOT	.
PARCEL	1-1
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	CR 16A
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S34-T5S-R27E
MAP PAGE	2C33X
LEGAL DESCRIPTION 1	1-1 SE1/4 E1/2 OF NE1/4 E1/2
LEGAL DESCRIPTION 2	OF SW1/4 NW1/4 OF SW1/4 PT GL
LEGAL DESCRIPTION 3	2 & ALL GL 1 3 4 & 5 (EX R/W

Print Record

Parcel

RECORD #1	
PIN	010270 0030
LOT	.
PARCEL	1-3
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	CR 210 W
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIP CODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S33-T5S-R27E
MAP PAGE	2C33X
LEGAL DESCRIPTION 1	1-3 PART OF E1/2 OR1765/478 &
LEGAL DESCRIPTION 2	482(Q/C)
LEGAL DESCRIPTION 3	.

Print Record

Parcel

RECORD #1	
PIN	010350 0020
LOT	.
EL	1-2
OWNER'S NAME	RANCH VILLAGE PARTNERS LLP
PHYSICAL ADDRESS	CR 16A
MAILING ADDRESS 1	5400 LONGLEAF ST
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322092709
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S35-T5S-R27E
MAP PAGE	2C35X
LEGAL DESCRIPTION 1	1-2 PT SEC 35 LYING W'LY OF
LEGAL DESCRIPTION 2	C/L OF TROUT CREEK OR1765/478
LEGAL DESCRIPTION 3	& 482(Q/C)

Print Record

Parcel

RECORD #1	
PIN	009945 0100
LOT	10
OWNER'S NAME	LAND OPTIONS TWO LLC
PHYSICAL ADDRESS	DAM RD
MAILING ADDRESS 1	3840 CROWN POINT RD STE A
MAILING ADDRESS 2	.
MAILING ADDRESS 3	.
CITY	JACKSONVILLE
STATE	FL
ZIPCODE	322570000
COUNTRY	.
SECTION-TOWNSHIP-RANGE	S23-T5S-R27E
MAP PAGE	2C23X
LEGAL DESCRIPTION 1	14/64 & 65 TROUT CREEK SUB
LEGAL DESCRIPTION 2	LOT 10 OR2144/935
LEGAL DESCRIPTION 3	.

Print Record

Exhibit D

Northern St. Johns County Development Project List

	Approved DRP's	Total Approved		Total Built*		Total Remaining*		Proposed DRP's	Total Proposed	
		Resid. D.U.	Non-Resid. Sq. Ft.	Resid. D.U.	Non-Resid. Sq. Ft.	Resid. D.U.	Non-Resid. Sq. Ft.		Resid. D.U.	Non-Resid. Sq. Ft.
D11	Aberdeen	2,018	110,000	0	0	2,018	110,000	Silverleaf	10,700	1,770,000
D10	Durbin Crossing	2,498	200,000	0	0	2,498	200,000	Ashford Mills	2,633	280,000
D4	Rivertown	4,500	500,000	0	0	4,500	500,000			
	Subtotal	9,016	810,000	0	0	9,016	810,000	Subtotal	13,333	2,050,000
	Approved PUD's							Proposed PUD's		
P1	210 Commerce Centre **	0	49,900	0	0	0	0	Atlantic Self Storage	0	93,300
P3	Anderson Park	120	1,017,000	0	0	120	1,017,000	PS1 Cartwheel Bay	88	0
P52	Bartram Executive Park	0	44,200	0	0	0	44,200	Fruit Cove Shopping Center	0	208,080
P4	Bartram Plantation	150	0	12	0	138	0	Ireland Construction Office	0	2,479
P5	Bartram Trails	48	0	28	0	20	0	Marina Club at Ponte Vedra	0	22,136
	Bartram Village **	0	140,000	0	0	0	140,000	Playa Rive	18	0
P6	Cimmarrone	682	0	368	0	314	0	R.T. Timber	450	0
	Cumberland Industrial Park **	0	400,000	0	0	0	400,000	Sunshine 16	60	168,000
P8	Cunningham Creek Plantation	715	0	584	0	131	0	Sunshine 13	159	0
P9	Eagle Creek	264	0	218	0	46	0	Bayard	325	0
P58	Estates at Ponte Vedra **	14	0	0	0	14	0	Sebastian Cove	232	0
	Fiore Industrial Park **	0	420,790	0	0	0	420,790	Tumbull	812	0
P12	Golfway Centre	0	240,000	0	0	0	240,000	Subtotal	2,144	493,995
P12	Golfway Centre	0	293,000	0	0	0	293,000			
	Istoria **	43	0	0	0	43	0			
P15	Johns Creek	400	490,000	0	0	400	490,000			
P16	Johns Glen	100	0	100	0	0	0			
P53	Kensington	361	0	0	0	361	0			
P59	Las Palmas **	26	0	0	0	26	0			
P73	Leduc Properties **	0	5,040	0	0	0	5,040			
P19	Marsh Harbor	76	45,000	0	0	76	45,000			
	Micklers Bend **	21	0	0	0	21	0			
P67	Mickler's Road **	28	0	0	0	28	0			
	Montura Valley **	20	0	0	0	20	0			
P60	Northridge Lakes **	684	0	0	0	684	0			
P68	Oak Harbor **	98	0	0	0	98	0			
P65	Oaks of St. Johns **	296	0	0	0	296	0			
P23	Odoms Mill	230	32,250	0	0	230	32,250			
P63	Palm Lakes **	799	0	0	0	799	0			
P26	Plantation at Ponte Vedra	720	0	0	0	720	0			
	Rabbit Hill **	0	33,771	0	0	0	33,771			
P56	River Point	24	0	0	0	24	0			
P30	Roberts Rd. PUD	59	0	0	0	59	0			
P49	Samarra Lakes	874	0	0	0	874	0			
P32	Sandy Creek	819	487,000	0	0	819	487,000			
P33	Sawmill Lakes	365	32,250	0	0	365	32,250			
P34	South Hampton	779	100,000	192	0	587	100,000			
P36	Southern Grove	90	0	90	0	0	0			
P25	Southlake	200	100,000	180	0	20	100,000			
P37	St. Augustine Outlet Mall	0	0	0	0	0	0			
P38	St. Johns Forest	545	75,000	0	0	545	75,000			
P39	St. Johns Golf & CC (Cobbleston)	799	0	153	0	646	0			
P40	Stonehurst Plantation	524	0	0	0	524	0			
P47	Vestcor Plantation	493	0	0	0	493	0			
	Villages of Seloy **	240	0	0	0	240	0			
P2	Walden Chase (210 PUD)	585	550,000	127	0	458	550,000			
P66	Whisper Ridge **	405	0	0	0	405	0			
P45	Winchester PUD	143	0	0	0	143	0			
P46	Wingfield Glen	635	0	4	0	631	0			
P41	Woodlands (The Vininges)	88	150,000	87	15,663	1	134,337			
	Worthington Park **	170	0	0	0	170	0			
	Subtotal	13,732	4,412,201	2,143	15,663	11,589	4,422,537	Total Proposed	15,477	2,543,995
	Approved PRD's									
	Bartram Downs (Phases I, II, III)	76	0	0	0	76	0			
P55	Breakaway Trails	5	0	0	0	5	0			
P7	Countryside	24	0	0	0	24	0			
P10	Equestrian Way	23	0	0	0	23	0			
	Greenbriar Plantation **	19	0	0	0	19	0			
	Las Calinas **	368	19,000	0	0	368	19,000			
P24	Osprey Cove	4	0	0	0	4	0			
P29	Rivertown Riverfront Lots N	29	0	0	0	29	0			
P44	Whiteoak Farms	64	0	0	0	64	0			
	Subtotal	612	19,000	0	0	612	19,000	Total Proposed	15,477	2,543,995
	Total Approved	23,360	5,241,201	2,143	15,663	18,473	4,232,537			

Total Built figures for DRI projects based on required Annual Reports
 Total Built figures (Residential) based on Building Permits issued through 02/28/02
 * 95.4 acres approved, no square footage limit
 ** Not depicted on accompanying Development Map
 *** Portion Within St. Johns County

26-Aug-04
 only Total Approved columns updated through this
 Current Planning/Development/COMMISSIONER/...

Exhibit E

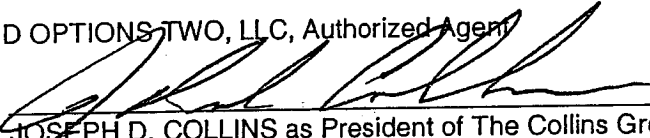
**PART I.
STATEMENT OF INTENT**

1. Statement of Intent.

I, Joseph D. Collins, the undersigned Authorized Agent of **Ashford Mills**, hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.) and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof, I submit the following information concerning **Ashford Mills**, which information is true and correct to the best of my knowledge.

LAND OPTIONS TWO, LLC, Authorized Agent

BY:


JOSEPH D. COLLINS as President of The Collins Group, Inc.,
the Managing Member of Land Options Two, LLC

5/31/25

Date

2. Owner/Developer.

Owner/Developer (name, address, phone). State whether or not the owner or Developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.

Owners: Ranch Village Partners, LLP
5400 Longleaf Street
Jacksonville, FL 32209

Land Options Two, LLC
3840 Crown Point Road
Jacksonville, FL 32257

Developer: Land Options Two, LLC
3840 Crown Point Road
Jacksonville, FL 32257

The Developer is a Limited Liability Company, authorized to do business in the State of Florida.

3. Authorized Agent and Consultant

Authorized Agent and Developer

Land Options Two, LLC
3840 Crown Point Road
Jacksonville, FL 32257
Telephone: (904) 268-8500
Fax: (904) 268-0017
Attn: Joseph D. Collins

DRI Project Manager/Planning/Civil Engineering

BHR, Inc.
1650 Prudential Drive, Suite 400
Jacksonville, FL 32207
Telephone: (904) 721-2991
Fax: (904) 861-2450
Email: MShelton@arcadis-us.com
Attn: Mark W. Shelton, Planning Project Manager

Transportation

King Engineering Associates
6500 Bowden Road, Suite 290
Jacksonville, FL 3216
Telephone: (904) 636-6755
Fax: (904) 636-9533
Email: jrobinson@kingengineering.com
Attn: Jim Robinson

DRI Legal Counsel

Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207
Telephone: (904) 346-5531
Fax: (904) 396-0663
Email: thainline@rtlaw.com
Attn: T.R. Hainline, Jr.

Local Legal Counsel

Rogers Towers, P.A.
170 Malaga Street
St. Augustine, FL 32084
Telephone: (904) 824-0879
Fax: (904) 825-4070
Email: gmcclure@rtlaw.com
Attn: George M. McClure

Environmental

The Collins Group
3840 Crown Point Road
Jacksonville, FL 32257
Telephone: (904) 268-8500
Fax: (904) 268-0017
Email: bpeacock@jaxdevelopment.com
Attn: Byron Peacock

Economic and Fiscal

Fishkind & Associates, Inc.
11869 High Tech Avenue
Orlando, FL 32817
Telephone: (407) 382-3256
Fax: (407) 382-3254
Email: Fish@fishkind.com
Attn: Henry H. Fishkind, Ph.D.

4. **Attach a notarized authorization form all persons or corporations (or authorized agents of said persons of corporations) having fee simple or lesser estate in the site indicating that each of these parties is aware of and concurs with the development of this property as described in this Application For Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold fee simple or lesser interest.**

Included in this Part is an Owner Affidavit acting as a notarized authorization from Ranch Village Partners to Land Options Two, LLC.

5. **Attach a legal description of the development site. Include Section, Township and Range.**

Included in this Part, as Exhibit A, is a legal description of Ashford Mills.

6. **Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

A Binding Letter of Interpretation of DRI status or Vested Rights, Clearance Letter, Agreement or Preliminary Development Agreement from the Department of Community Affairs has not been requested.

7. List all local governments with jurisdiction over the proposed development.

St. Johns County, Florida.

8. List all agencies (local, state and federal) from which approval and/or permit must be obtained prior to initiation of development. Indicate the permit or approval of each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, F.S. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.

<u>Agency</u>	<u>Permit</u>
St. Johns County	DRI Development Order Zoning Subdivision and Commercial Site Plan Approval Master Development Plan Approval Comprehensive Plan Amendment
JEA	Water Connection, Commitment Sewer Connection, Capacity
SJRWMD	Individual Env. Resource Permit (Ch. 373, F.S.) Water Use Permit (Ch. 373, F.S.)
Florida Department of Environmental Protection	Water Distribution Sewer Collection
Florida Fish and Wildlife Conservative Commission	Gopher Tortoise Permitting
U.S. Army Corps of Engineers	Wetland Resource Permit (Section 404, Clean Water Act)

The Applicant/Developer is not registered with the State of Florida under Chapter 478, F. S. The project is not registered with the H.U.D Division of Interstate Land Sales Registration.

EXHIBIT A

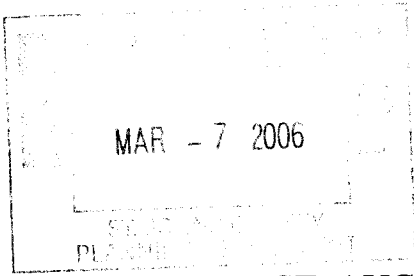
LOT 10, TROUT CREEK, AS RECORDED IN MAP BOOK 14, PAGES 64 & 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND LYING IN A PORTION OF THE FRANCIS BRADY GRANT (SECTION 41), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID SECTION 26, SOUTH 89°29'03" EAST, A DISTANCE OF 2601.70 FEET TO A 1/2" IRON PIPE; THENCE CONTINUE ON THE NORTH LINE OF SAID SECTION 26, SOUTH 89°29'03" EAST, A DISTANCE OF 64 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF TROUT CREEK, SAID INTERSECTION HEREAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 87°58'27" WEST ON THE NORTH LINE OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2317.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 27 AND ON SAID EASTERLY BOUNDARY, SOUTH 21°01'37" WEST, A DISTANCE OF 2849.33 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH 20°46'37" WEST, A DISTANCE OF 4048.41 FEET; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH 17°37'35" WEST, A DISTANCE OF 2728.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.13 FEET AND A CENTRAL ANGLE OF 41°30'09"; THENCE CONTINUING ON SAID EASTERLY BOUNDARY AND ON THE ARC OF SAID CURVE, A DISTANCE OF 81.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°22'40" WEST, A CHORD DISTANCE OF 79.46 FEET TO THE CURVES END; THENCE CONTINUING ON SAID EASTERLY BOUNDARY, SOUTH 59°08'04" WEST, A DISTANCE OF 607.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, AND ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33,

SOUTH 02°50'37" EAST, A DISTANCE OF 67.61 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, NORTH 88°48'33" EAST, A DISTANCE OF 1343.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, NORTH 88°33'52" EAST, A DISTANCE OF 1347.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, SOUTH 03°05'37" EAST, A DISTANCE OF 1311.59 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A 66 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST LINE AND ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°43'52" EAST, A DISTANCE OF 4043.54 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°48'35" EAST, A DISTANCE OF 172.29 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°06'00" WEST, A DISTANCE OF 16.43 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°54'00" EAST, A DISTANCE OF 683.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°06'00" WEST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 88°54'00" EAST, A DISTANCE OF 93.04 FEET TO THE CENTERLINE OF TROUT CREEK; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ON THE MEANDERINGS OF THE CENTERLINE OF TROUT CREEK, NORTHERLY, A DISTANCE OF 12011 FEET MORE OR LESS TO AFORESAID POINT "A".



COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**
who on oath says that she is an 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 **DISPLAY ADVERTISEMENT**
in the matter **COMPAMD 05-01 ASHFORD MILLS DRI 3/09/06**
was published in said newspaper in the issues of
MARCH 2, 2006.

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 **2ND** day of **MARCH, 2006.**

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

Patricia A. Bergquist
(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275990
Expires December 18, 2006

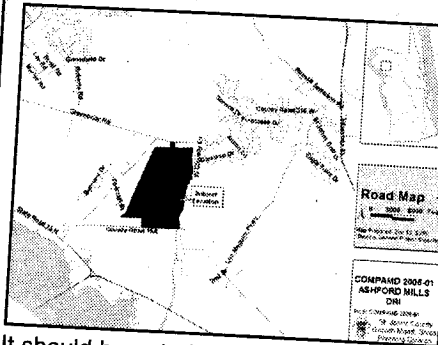
(Seal)

PATRICIA A. BERGQUIST

NOTICE

OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP AND THE GOALS, OBJECTIVES AND POLICIES OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO THE PROPOSED ASHFORD MILLS DEVELOPMENT OF REGIONAL IMPACT

NOTICE IS HEREBY GIVEN that the St. Johns County St. Johns County Board of County Commissioners on **Thursday, March 9, 2006 at 1:30 p.m.**, will hold public hearings to consider adoption of proposed amendments to the St. Johns County 2015 Future Land Use Map and Goals, Objectives and Policies of the Comprehensive Plan. Proposed amendments include changing the Future Land Use Map from Rural Silviculture to Residential-C; to modify the Northwest Sector Plan Map to include an improved Ashford Mills Road (fka Dam Road); to amend the Capital Improvement Schedule to reflect the proposed Transportation Mitigation Plan; and to amend Objective H.1.6 to authorize the Ashford Mills DRI to use Section 163.3108(12) Florida Statutes, commonly known as "pipelining", to utilize a proportionate share payment to meet transportation concurrency. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.



The subject property is located on the South side of CR 210W, and the North side of CR 16A at Ashford Mills Road Intersection. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location, Exhibit A.

It should be noted the Board of County Commissioners may consider one or more amendments to the Goals, Objectives and Policies of the 2015 Comprehensive Plan as appropriate relating to the request.

The proposed amendment is known as File Number COMPAMD 2005-01 Ashford Mills DRI, and is available for review at the local County Planning Office and Libraries and may be examined by interested parties prior to said public hearings.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which appeal is to be based.

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

RESIDENTS, PROPERTY OWNERS AND OTHER INTERESTED INDIVIDUALS ARE ENCOURAGED TO PARTICIPATE IN THESE PROCEEDINGS AND ALL OTHER COMPREHENSIVE PLANNING PROCESSES TO THE FULLEST EXTENT POSSIBLE.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
File Number: COMPAMD 2005-01 Ashford Mills DRI



FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

FILED

06 MAR 24 PM 2: 06

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST JOHNS COUNTY FL

March 21, 2006

Ms. Yvonne King, Deputy Clerk
Minutes and Records Department
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084

Dear Ms. King:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 15, 2006 and certified copy of St. Johns County Ordinance No. 2006-29, which was filed in this office on March 16, 2006.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/mp

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ORDINANCE BOOK 39 PAGE 1021