

ORDINANCE NUMBER: 2016- 14

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AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WINDWARD RANCH PLANNED UNIT DEVELOPMENT (PUD (FKA ENCANTA PUD), ORDINANCE NO. 2014-10, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated November 3, 2015 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2015-19 Windward Ranch PUD (fka Encanta PUD)**, for a Major Modification to the Windward Ranch PUD, Ordinance Number **Windward Ranch PUD**, as amended and as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Windward Ranch PUD described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2014-10, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

SECTION 2. That the need and justification for modification of the Windward Ranch PUD, Ordinance Number 2014-10, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Windward Ranch PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Windward Ranch PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs/PRDs.
4. As modified, the Windward Ranch PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Windward Ranch PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Windward Ranch PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2014-10, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PRD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

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

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 15 **DAY OF** March **2016.**

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

BY: _____

Jeb S. Smith
Jeb S. Smith, Chair

REVISION DATE

March 17, 2016

ATTEST: Hunter S. Conrad, Clerk

BY: _____

Wanne King
Deputy Clerk

EFFECTIVE DATE:

March 17, 2016

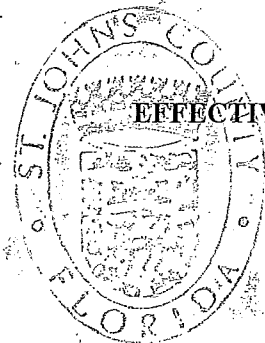


EXHIBIT A
Windward Ranch PUD Major Modification
Legal Description (Page 1 of 2)

A portion of Sections 36 and 47, Township 6 South, Range 28 East, together with a portion of Sections 1 and 42, Township 7 South, said Range 28 East, St. Johns County, Florida, and also together with Tracts L, D and M as shown on the plat of Whisper Ridge Unit One, as recorded in Map Book 49, Pages 43 through 49 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 36; thence North 01°00'18" West, along the East line of said Section 36, a distance of 548.76 feet to a point situate on the Southwesterly right of way line of State Road No. 16 (a 200 foot right of way as now established); thence North 56°01'56" West, along said Southwesterly right of way line, 200.00 feet for a POINT OF BEGINNING; thence South 38°08'30" West, 18.71 feet; thence South 09°07'27" East, 7.28 feet to a point situate on the Northwesterly right of way line of Whisper Ridge Drive (a variable width right of way as shown on said plat of Whisper Ridge Unit One); thence South 33°58'04" West, along said Northwesterly right of way line and along the Northwesterly line of Tract "B" of said Whisper Ridge Unit One, a distance of 348.97 feet; thence the following five (5) courses and distances along the Northerly and Westerly line of Conservation Parcel 12, recorded in Official Records Book , Page of the Public Records of said County; Course No. 1: North 76°14'21" West, 35.33 feet; Course No. 2: South 60°35'30" West, 43.42 feet; Course No. 3: South 55°39'39" West, 45.60 feet; Course No. 4: North 57°01'50" West, 14.28 feet; Course No. 5: South 43°32'27" West, 16.61 feet; thence the following three (3) courses and distance along the Westerly line of Pond #1 Easement, recorded in Official Records Book , Page of the Public Records of said County; Course No. 1: North 21°41'51" West, 52.84 feet; Course No. 2: South 68°18'09" West, 20.00 feet; Course No. 3: South 21°41'51" East, 62.24 feet; thence the following fourteen (14) courses and distances along the Westerly line of said Conservation Parcel 12; Course No. 1: South 43°17'27" West, 1.82 feet; Course No. 2: South 65°37'33" West, 20.35 feet; Course No. 3: South 08°57'58" West, 39.74 feet; Course No. 4: South 51°57'11" West, 44.76 feet; Course No. 5: South 51°23'36" West, 64.63 feet; Course No. 6: North 52°45'24" West, 49.46 feet; Course No. 7: South 63°55'40" West, 14.19 feet; Course No. 8: thence South 70°55'25" West, 34.97 feet; Course No. 9: South 58°57'50" West, 25.39 feet; Course No. 10: South 27°49'08" West, 34.04 feet; Course No. 11: South 05°19'56" West, 28.34 feet; Course No. 12: South 61°14'34" West, 70.40 feet; Course No. 13: South 41°31'54" West, 49.15 feet; Course No. 15: South 41°30'32" West, 50.98 feet; thence North 89°40'10" West, along the division line between said Section 36 and Section 1, and along the Northerly line of Whisper Ridge Unit Three, as recorded in Map Book 50, Pages 49 through 58, inclusive, of the Public Records of said County, 1746.33 feet to the Northwest corner of said Whisper Ridge Unit Three, the same being the Northeast corner of Government Lot 3, said Section 1; thence South 01°01'18" East, along the East line of said Government Lot 3 and along the West line of said Whisper Ridge Unit Three, 1,037.86 feet; thence the following eight (8) courses and distances along the Northwesterly boundary of said Whisper Ridge Unit Three: Course No. 1: South

EXHIBIT A
Windward Ranch PUD Major Modification
Legal Description (Page 2 of 2)

80°58'50" West, 26.17 feet; Course No. 2: North 65°05'55" West, 53.48 feet; Course No. 3: South 71°59'52" West, 55.64 feet; Course No. 4: South 72°29'22" West, 67.24 feet; Course No. 5: South 46°06'13" West, 71.14 feet; Course No. 6: South 45°22'38" West, 114.88 feet; Course No. 7: South 36°42'45" West, 86.89 feet; Course No. 8: South 44°09'50" West, 85.36 feet to the most Westerly corner of said Whisper Ridge Unit Three and a point situate on the South line of said Government Lot 3; thence North 89°40'10" West, along said South line of Government Lot 3, a distance of 492.39 feet to a point situate on the Southwesterly line of said Section 1, the same being the Northwesterly line of said Section 42, said point being the Northwest corner of Tract "II", as shown on the plat of Whisper Ridge Unit Six, as recorded in Map Book 53, Pages 84, 85, 86, 87 and 88 of the Public Records of said County; thence South 51°08'37" East, along the Southwesterly boundary of said plat of Whisper Ridge Unit Six, the same being the Northeasterly line of said Section 42, a distance of 1215.79 feet to the most Easterly corner of said Section 42; thence South 39°15'53" West, along the Northwesterly boundary of said Whisper Ridge Unit Six and along the Northwesterly boundary of Whisper Ridge Unit Seven, as recorded in Map Book 54, Pages 43, 44, 45, 46, 47, 48 and 49 of said Public Records, and along the Southwesterly line of said Section 42, a distance of 2320.97 feet; thence North 50°44'07" West, 410.76 feet; thence South 86°26'33" West, 879.18 feet to its intersection with the Southerly prolongation of the Westerly line of Section 36, Township 6 South, Range 28 East, said St. Johns County; thence North 01°01'59" West along said Southerly projection and along said Westerly line, 6,086.90 feet; thence North 88°50'01" East, parallel to and 200 feet Southerly of when measured at right angles to the North line of the South one-half of said Section 36, a distance of 3,183.79 feet to a point situate on said Southwesterly right of way line of State Road No. 16; thence South 36°41'03" East, along said Southwesterly right of way line, 203.15 feet to the point of curvature of a curve concave Northeasterly and having a radius of 5,799.58 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, 751.87 feet, said arc being subtended by a chord bearing and distance of South 40°23'53" East, 751.35 feet; thence South 01°00'18" East, along the West line of those certain lands described in Official Records Book 1646, Page 1388 of said Public Records, 417.04 feet to the Southwest corner thereof; thence South 89°40'10" East, along the South line of said last mentioned lands, 211.06 feet to the Southeast corner thereof; thence North 01°00'18" West, along the East line of said last mentioned lands, 207.93 feet to a point situate in the aforesaid curved Southwesterly right of way line of State Road No. 16 and having a radius of 5,799.58 feet; thence Southeasterly around and along the arc of said curve and along said Southwesterly right of way line, 905.99 feet, said arc being subtended by a chord bearing and distance of South 51°33'25" East, 905.07 feet to the point of tangency of said curve; thence South 56°01'56" East, continuing along said Southwesterly right of way line, 587.68 feet to the POINT OF BEGINNING.

Containing 431.302 acres, more or less.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
Windward Ranch Planned Unit Development Major Modification

SECTION I - INTRODUCTION

This is an application for a Major Modification to the Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code (LDC). The application form is attached. This petition is filed on behalf of the owner and applicant: Lennar Homes, LLC.

A. Location: The property consists of 431.30¹ acres, described by the Legal Description – Exhibit A. It is situated in St. Johns County on the southwest side of State Road 16, west of the Interstate 95 interchange. The site is shown on the Location Map, Attachment 1. The property is located within the Residential "B" category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. This Comprehensive Plan category allows for residential, commercial and office uses as proposed within this application.

B. Surrounding Uses: The overall area is developed at this time and includes a mixture of both commercial & residential development. The surrounding uses include the Whisper Ridge single-family community and a commercial development node (at the intersection of County Road 208 and State Road 16) to the south, a church and the St. Augustine Premium Outlets to the east, residential to the immediate north and west with Murabella (a mixed use community) further to the west. The property is located between County Road 208 (which is to the south, but is not accessed from this site) and State Road 16 (which is to the northeast and provides the site with access). State Road 16 has direct access to Interstate 95. Surrounding zoning classifications are Open Rural (OR), Commercial Highway and Tourist (CHT) and Residential, Single-Family (RS-2) to the north, Planned Unit Development (PUD) to the east, Open Rural (OR) to the south and Open Rural (OR) and Planned Unit Development (PUD) to the west. The proposed project site is currently vacant and undeveloped. It is partially treed in pine plantings and has open fields that were used as a sod farm. There is a substantial wetland system that runs the perimeter portions of the property, particularly along portions of the eastern boundary, which have already been placed in conservation. The property is currently zoned Open Rural (OR).

C. Ownership: The subject property is owned by Lennar Homes, LLC as shown by the Proof of Ownership (deed) attached as Attachment 3. Said property owners have authorized Karen M. Taylor to act on their behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Attachment 2. Adjacent property owners for notification purposes are included as Attachment 4.

SECTION II - SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered consists of 431.30 acres located on State Road 16. All of the property is currently zoned PUD. The applicant is requesting Major Modification to allow for changes to the Planned Unit Development (PUD) has approval for the

¹ All acreages are approximate.

construction of up to five hundred and eighty (580) residential units with 90,000 square feet of commercial and/or office uses. The development will be known as Windward Ranch Planned Unit Development (Windward Ranch PUD).

The Master Development Plan Map – Exhibit C, indicates the general layout of the site for construction of up to five hundred and eighty (580) single-family residential homes accompanied by 90,000 square feet commercial and/or office space accessed from State Road 16 by the main entrance roadway and served by central water and sewer. It is planned for development in three (3) phases with the residential uses in one (1) phase and the commercial uses in two (2) phases. The location of the property, as well as the design of the site, will provide privacy and buffering. The design incorporates areas of common open space, as well as varied active and passive recreation opportunities, meeting the standards of the County's Land Development Code.

The project is planned to integrate into the rural character of the area, with a variety of lot sizes, and the design incorporates the changes in elevation, which allows the streets and drives to meander throughout the property and affording views of the lakes or forested jurisdictional wetlands for the majority of lots. The design of the project took into consideration the topographic and other natural features of the land, which included the conservation of existing trees, wetlands, water bodies, and Environmentally Sensitive Areas. Care was taken to minimize environmental impacts and create meaningful water bodies, while maintaining significant wetlands and establishing buffers and setbacks conforming to the Land Development Code (LDC). The design also incorporates many park and open space areas, which will provide for "pocket parks" and localized gathering places that maintain open areas between neighborhoods. The plan also incorporates two (2) upland "connections" between pairs of isolated wetland areas to allow for a continuation to these wetland areas and provide connections for wildlife. The goal is to maintain significant open space areas throughout the development, which will serve as separation between neighborhoods and development types and maintain as many trees and green areas as possible. Jurisdictional wetland areas are located around the perimeter of the property, which will provide natural vegetative buffers to the adjacent properties. In addition to the jurisdictional wetland areas, the park and recreation areas will provide for the preservation of a significant number of trees and other vegetation throughout the site. The design incorporates neighborhood and community park areas as well as active and passive recreational opportunities. The project will provide for a twenty-five (25) foot averaged upland buffer. In addition, a twenty-five (25) foot building setback to the upland buffer will be provided for all residential lots and commercial properties. To afford privacy for the residents there will be a ten (10) foot perimeter buffer along all property boundaries and, as the property is located within the Northwest Sector as delineated by the St. Johns County Comprehensive Plan, the project will provide for a seventy-five (75) foot Scenic Edge along State Road 16 and a thirty-five (35) foot Development Edge around all other boundaries, which will include the perimeter buffer.

It is the applicant's intention to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC). In accordance with the policies of the Comprehensive Plan, design of the non-residential development will be arranged in a way that encourages pedestrian access and includes community space. Non-residential development will be accessed from internal collectors and

streets, and sidewalks and bike paths will be sufficiently wide to accommodate for multiple users, and connect the homes with the commercial businesses. Street trees will be provided along pedestrian pathways, streets, and sidewalks.

B. Development Size: There is a total of 431.30 acres of property, consisting of 265.49 acres of uplands and 165.81 acres of jurisdictional wetlands.

C. Wetlands: The 431.30 acre site contains 165.81 acres of jurisdictional wetlands. Vegetation and wildlife assessments within the wetland areas are described in Attachments; Environmental Information. Most of the wetland areas will remain in their natural state and will be provided with the appropriate buffers and setbacks as established within this PUD to meet the County LDC standards. Impacted wetland areas will total 3.38 acres, so a total of 162.43 acres of wetlands will be preserved. All impacted areas will be filled and mitigated as required by the applicable agencies with jurisdiction. Any fill that occurs will be in accordance with all appropriate permits.

D. Development Area: The project will consist of 265.49 acres of uplands plus 3.38 acres of impacted wetlands for a total of 268.87 acres of upland acres of developable property.

E. Dwelling Units: The site is planned for up to five hundred and eighty (580) single-family residential homes on 258.57 upland acres. The property is located within the Residential "B" FLUM category, which provides for densities of up to two (2) units per acre. Therefore, the property contains 268.87 acres of uplands (including filled wetlands), minus 10.30 acres of commercial/office land, for a total of 258.57 acres at two (2) units per acre for a total of five hundred and seventeen (517) units. However, the applicant is also proposing the preservation of some of the uplands adjacent to the major wetland areas, which provides for a bonus of two (2) units per acre for this preservation. This consists of a 6.71 acre area in the northwest corner of the project, a 3.48 acre area in the northeast corner, adjacent to the entrance to Whisper Ridge, and a 1.11 acre site in the same general area. All are within significant wetland areas, but do not represent all of the upland preservation. There are 16.63 acres of upland preservation other than the upland buffers. In using this credit, the 16.63 acres (16.63 acres x 2 units per acre) would allow for another thirty-three (33) units. The development will also use the ten percent (10%) wetland density bonus (162.43 acres of wetlands x 10% x 2 units per acre), which allows for another thirty-two (32) units. Therefore the total site would allow for a total of five hundred and eighty-two (582) units, but the applicant is only seeking a total of five hundred and eighty (580), for an overall net density of 2.24 units per acre. Therefore, the density, including the allowable bonuses, for this project is well within the allowable densities for the area, and provides for lot sizes and unit types consistent with the overall area and consistent with residential zoning categories in the County. This project implements the Optional Density Bonus for Preservation of Uplands Adjacent to Wetlands, as allowed per Section 5.10.01 of the Land Development Code "to allow and encourage creative land development." In accordance with Section 5.10.01 of the Land Development Code, the *"Optional Density Bonuses, pursuant to this Part, are designed to allow and encourage creative land Development"* and are provided to *"allow incentives for the Developer to provide the following benefits for the County: (i) to dedicate land for parks and open space, beach and water access, and land for other public purposes; (ii) to preserve and provide open space areas throughout the County by preserving uplands and Wetlands in a natural state, especially in areas where the depth of land affords a view or vista of bodies of water, marshlands and similar natural aesthetic viewing areas; (iii) to provide additional buffers, above the required buffering, between incompatible Uses; (iv) to mitigate an existing non-conforming Use or incompatible Use; and (v) to preserve open spaces along SR A1A and SR 13. In addition, the use of these Optional Density Bonuses assist the County in the control of urban*

sprawl, leapfrog Development, and strip Development and furthers the goals, objectives and policies of the Comprehensive Plan. Optional Density Bonuses may be utilized in all residential designations, as provided in this Part.” In this case, the Optional Density is requested per the Code: “(ii) to preserve and provide open space areas throughout the County by preserving uplands and Wetlands in a natural state, especially in areas where the depth of land affords a view or vista of bodies of water, marshlands and similar natural aesthetic viewing areas; and (iii) to provide additional buffers, above the required buffering, between incompatible Uses.

Population for the development, based upon 2.44 residents per household, will equal approximately 1,415 residents at build-out. At a ratio of 0.35 children per household, the project will generate approximately 203 school age children.

F. Non-Residential Development: There will be two (2) parcels, bisected by the developments main entrance road; one (1) at 6.1 acres and the other at 4.2 acres in size, fronting on State Road 16 designated as commercial and office. These parcels will provide for up to 90,000 square feet of retail commercial and office uses.

G. Site Development Criteria:

1. Residential - Single Family

a. Lot Sizes and Building Area: The total ground area to be occupied by buildings and structures shall not exceed twenty-five percent (25%) for the overall project. Lots will meet a minimum size of 6,360 square feet, with a minimum fifty-three (53) foot frontage and an one hundred and twenty (120) foot depth, but will also include sixty-three (63) and seventy-three (73) foot frontage lots, with an average depth of one hundred and twenty (120) feet, at lot sizes of 7,560 and 8,760 square feet. The majority of the lots will have the sixty-three (63) foot frontage. The maximum Impervious Surface Ratio (ISR) for each lot will be seventy (70) percent.

b. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include Residential Uses as defined within the Land Development Code, allowing for single-family residential dwellings and related recreational amenities and facilities. In addition, all typical residential accessory and ancillary uses will be allowed as provided for within the Land Development Code.

c. Setbacks: Setbacks shall be measured per the Land Development Code, and shall be as follows:

1) Front yard: Twenty (20) feet. Lots having a second frontage shall have a setback of sixteen (16) feet for the second frontage.

2) Side yard: Five (5) feet with no permitted projections, providing for a minimum clearance of ten (10) feet between the furthest projection of any structure.

3) Rear yard: Ten (10) feet.

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

d. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

e. Parking: The required two (2) parking spaces per residential unit will be provided by a minimum two (2) car garage with a driveway apron large enough to accommodate two (2) vehicles. Parking will be provided for the larger 3.5 acre park, located near the project entrance; however the neighborhood parks are small enough to provide for pedestrian access. The neighborhood parks will be oriented to pedestrian traffic.

f. Signage: The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

1) Subdivision Signs: In accordance with the Land Development Code the project will be allowed two (2) subdivision identification monument-type signs, one (1) on either side of the main entrance, as shown on the Master Development Plan, Exhibit C just beyond the commercial entrance roads. The signs may either be two (2) single sided signs on either side of the main entrance road or a one (1) double sided sign in a center median sign tract. The signs will be limited to a maximum size ADA of thirty-two (32) square feet in total, a maximum height of fifteen (15) feet and may be lighted or illuminated. The applicant may construct a six (6) foot high fence, masonry wall, or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature and the sign may be incorporated into a wall, fence, or other structure that conforms to the maximum height requirements.

2) Construction/Sales Sign: One (1) on-site project sign will be allowed near the entrance to the property along State Road 16, which must be removed within thirty (30) days after the last lot is sold. The sign may be two (2) sided but limited to thirty-two (32) square feet total of display area and will conform to the requirements of the Land Development Code.

3) Real Estate/Construction Signs: Real Estate and Construction signs, will be allowed in accordance with the LDC. Each sign may be up to six (6) square feet in size and will conform to the requirements of the Land Development Code.

4) Special Use Signs: Miscellaneous signs shall be allowed in accordance with Section 7.03.01 of the LDC.

g. Fencing: A maximum six (6) foot high opaque or chain link fence will be allowed in the rear and rear/side yards and along the interior boundaries of the perimeter buffers and/or along the interior boundaries of the upland buffer, with no fencing allowed within the buffer. Front yard fencing will be allowed only for decorative fencing such as picket or split rail and no higher than four (4) feet in height.

h. Lighting: The applicant will provide street lights in accordance with the requirements of the Land Development Code and shall also meet the requirements of Section 6.09.00 of the LDC.

2. Non-residential – Commercial/Office

a. Building Area: The total ground area to be occupied by buildings and structures shall not exceed fifty percent (50%). Total building area shall not exceed 90,000 square feet. The total impervious surface area shall not exceed seventy percent (70%).

b. Permitted Uses: The development will be constructed in an orderly manner, and allow the following uses as established and allowed within the Neighborhood Commercial (CN) zoning category (as may change from time to time in the LDC) and as outlined within the Comprehensive Plan. The project will provide for a total of up to ninety thousand (90,000) square feet, as derived from the definitions within the St. Johns County Land Development Code.

1) Permitted Uses in accordance with LDC Section 2.02.01.D – Neighborhood Business and Commercial: commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts and other substantially similar facilities and uses.

2) Permitted Uses in accordance with LDC Section 2.02.01.C – Cultural/Institutional: Libraries, galleries, and museums; schools with conventional academic curriculum; child nurseries; Community Centers;

churches and synagogues; parks and recreation facilities with or without lighted fields and courts.

3) Permitted Uses in accordance with LDC Section 2.02.01.M – Office and Professional Services: service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, bail bond agencies, employment services, or photography studios; Restaurants; general offices, Professional Offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, Chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners; medical laboratories. This category also includes diagnostic centers, which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use. This category does not include hospitals or other health care facilities, which provide overnight lodging.

c. Setbacks: Buildings shall be setback a minimum of twenty (20) foot from all buildings, parking and /or storage areas along property lines adjacent to road Right-of-Way. A minimum twenty (20) foot setback shall be maintained between buildings.

d. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

e. Parking: Parking spaces will be provided in conformance with the St. Johns County zoning regulations applicable at the time of permitting, based upon 90,000 square feet of building. Parking will be calculated in accordance with Section 6.05.02 of the Land Development Code (LDC Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. Any restaurant parking will be based upon the overall parking provisions listed herein and shall allow for shared parking through cross easements.

f. Commercial Signage: Non-Residential signs will conform to the current St. Johns County Land Development Code, Part 7.

1) Project Identification Sign: The project identification sign shall be permitted at or near the main entrance to the property, as shown on the MDP Map, Exhibit C in accordance with Section 7.06.01.B. of the LDC. The project identification sign may be a monument or ground sign and may be incorporated into a wall, fence, or other structure. The project identification sign may be no more than fifteen (15) feet in height with a maximum advertising display area (ADA) of up to one hundred (100) square feet. The project identification signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted with the PUD may be monument type or ground signs, and

may be incorporated into a wall, fence, or other structure, and shall be located no less than five (5) feet from any property

2) Commercial Ground Signs: Each commercial parcel may have commercial signage in accordance with Section 7.02.01 of the Land Development Code (LDC), including Ground Signs and Building Signs and Special Use Signs, per Section 7.03.01 For purposes of this section, each commercial site shall be treated individually, with each site allowed the appropriate signage based upon lot and building frontage. The location of the commercial signage shall be shown on an Incremental Master Development Plan Map (IMDP Map).

3) Commercial Building Signs: Buildings signs shall conform to Section 7.02.01A of the LDC.

4) General: The on-premise signage shall be consistent with Part 7.02.00 and shall be located along State Road 16 in the general locations shown on the Master Development Plan Map, Exhibit C. The signs shall be placed in a sign tract if they are to serve more than one specific business. Dimensions shall be consistent with those allowable within the Land Development Code. The signs may be single or double faced and may be illuminated and landscaped consistent with the restrictions in Part 7.10.00.

5) Temporary Signs: Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Part 7.03.01 of the LDC.

6) Private Directional Signage: Per Section 7.02.01.E., each commercial business and similar Uses shall be allowed one (1) private directional sign at each access drive, depicting the name and location of the said Use or business, and shall not be located in the right-of-way. Private directional Signage shall not exceed three (3) square feet in size or three (3) feet in height. However, upon approval by the County Administrator, additional directional Signage may be located throughout parking and traffic flow areas to direct traffic as necessary. Such Signs may only direct motorists to the location of individual entrances, parking areas and similar traffic flow patterns.

g. Fencing: Fencing may be installed along the perimeter of the site consistent with the screening requirements provided for within the LDC, but may not be installed within the development edge or perimeter buffers.

h. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the businesses and the safety of their customers. The lighting levels shall be in accordance with the requirements of Land Development Code Section 5.03.06 H.6 and shall also meet the requirements of Section 6.09.00 of the LDC.

H. Infrastructure:

1. Stormwater: Stormwater will be handled on site within retention areas central or adjacent to each residential pod with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District (SJRWMD). Stormwater ponds may be designed as amenities, may have fountains and may incorporate natural features that provide for vegetation and buffers that promote wildlife habitat.

2. Vehicular Access / Interconnectivity: Access to the property will be provided via one (1) new roadway located directly on State Road 16. The entrance roadway will be a minor collector and have a one hundred (100) foot road right-of-way before it narrows to an eighty (80) foot right-of-way until it is past the first three (3) housing areas, terminating at the main park as depicted on the MDP Map, Exhibit C. The initial portion of the entrance has been designed with a single access lane and double exit lanes with appropriate bike lanes and sidewalks, which will provide for everyday traffic flow but also for additional lanes for fire apparatus purposes. The second portion has been designed with the required roadway pavement for two (2) lanes and a multipurpose path as well as an opposing sidewalk. It will include a 5' sidewalk on one side and a 12' paved multi-use path on the side of the minor collector road, respectively, in lieu of the two 5' wide bicycle lanes. The proposed multipurpose path will be located a minimum of 10' from the spine road to provide adequate separation between the path and roadway. The multipurpose path will serve as a separate emergency travel lane in the event the main spine road is blocked. The multipurpose path will be designed to support emergency vehicles and will provide secondary emergency access. A waiver has been added to Section T. of the MDP text to allow for the multipurpose path within the minor collector roadway typical section.

At that point, the roadway will become a local road, with a minimum right-of-way width of fifty (50) feet with an additional five (5) foot easement on either side of the roadway. Access to the commercial and office portion will be provided internally from the main collector road as noted on the Master Development Plan. No residential lots will directly access the minor collector road in accordance with the requirements of the Land Development Code. Roads will be constructed in accordance with curb and gutter standards as stipulated within the Code. Roadways will be proposed for dedication to St. Johns County.

The connection to State Road 16 will be designed and constructed at Developer's expense to include any necessary turn lanes and signalization improvements; these signalization improvements shall be bonded to the satisfaction of the County no later than the time 300 lots are platted, in conjunction with approval from the FDOT.

The Developer commits to the payment of its proportionate fair share obligation in addition to the voluntary pre-payment of certain impact fees to facilitate construction of roadway improvements as agreed upon in the Concurrency and Impact Fee Credit Agreement associated with this project (PFS AGREE 2013-03 Encanta PUD) entered into by and between the applicant and the County. The Developer's obligation for the

PFS payments and pre-payment of impact fees shall not be affected by any subsequent change imposed by any state or local agency to transportation concurrency mitigation, nor shall it be affected by any subsequent interpretation of current regulations relating to transportation concurrency mitigation without the express agreement of the County, in its sole discretion.

The applicant provided for a single future interconnectivity point with Whisper Ridge to the south, to be constructed if and when the County deemed that it would be feasible and appropriate. The redesign and relocation of some of the stormwater ponds, does not allow for the same interconnectivity point as was approved within the original PUD and the adjacent development does not provide for any good alternative locations. Thus, the applicant is requesting to remove the requirement. Instead, the minor collector has been designed to meet the criteria to allow for a single entrance for a development with over 200 lots and will provide for three (3) lanes for the first two hundred (200) feet from the entrance and then meet the minor collector standards for two (2) – twelve (12) foot drive lanes, and two (2) – five (5) foot bike lanes (one on either side of the roadway) and the required 5 foot sidewalk up until the point where the multi-purpose path is provided. Besides providing for more efficient everyday access, the minor collector roadway with the additional lanes, bike lanes and sidewalks and then the multipurpose path and opposing sidewalk, will provide for emergency use. The specifics of these designs are highlighted within Exhibit D, Roadway & Multipurpose Path Details. The east portion of the site runs parallel to State Road 16 and will have a main access, which is the entrance to the development. Internal secondary accesses for the commercial sites will be provided from the main roadway. In addition, the applicant will provide pedestrian interconnectivity via sidewalks within the development connecting to those along State Road 16.

3. Pedestrian Access / Sidewalks: Sidewalks within the development shall be a minimum of five (5) feet wide along the minor collector portion of the roadway, installed on both sides of the roadway for the initial portion and then on one side where the multipurpose path will be installed, as highlighted within Exhibit D, Roadway & Multipurpose Path Details. They will be a minimum of four (4) feet in width along the local roads, provided along one (1) side of the interior roadway as shown on the Master Development Plan Map, Exhibit C. The sidewalks will connect to State Road 16, in accordance with the requirements set forth in the Land Development Code.

In the case of when lots directly front on a road, along the local roads, the sidewalks will be constructed upon completion of construction of the house, with the applicant providing the required bonding to assure and complete construction. However, common area sidewalks located along the entrance road or other portions of roadways without direct lot access, as well as along the parks, the storm water ponds and/or open space areas, including the jurisdictional wetland areas, will be constructed during the roadway construction phase. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design. The interior sidewalks and any trail systems developed for the property will be designed to promote interconnectivity with adjacent parcels, where feasible. An unpaved multi-purpose path is depicted running through a portion of the property on the St. Johns County Greenways, Blueways and Trail Master Plan, which shows an unpaved multi-purpose path running through the southern portion of the property. The current information

available is insufficient for determining the exact location in relation to the sidewalks and parks within the development plan or its location within the Whisper Ridge subdivision. If definitive plans are available at the time of permitting and prior to construction plan approval, the applicant will cooperate.

4. Parks / Recreation: A minimum of 7.40 acres of active and passive recreation space will be provided as shown on the Master Development Plan Map, Exhibit C within six (6) parks, in addition to general open space and upland buffers adjacent to jurisdictional wetlands and around the storm water management ponds. The parks are distributed among the planned construction sub-phases, conveniently located adjacent to or within residential clusters and will be connected by the interior sidewalk system. Sixty (60) percent of the park space will be in the form of Community Parks and provide for active recreation including community facilities, a multipurpose field and walking/jogging trails and tot lots. The main Community Park is located in the center of the development and will consist of 3.6 acres. It will be an active park with a central clubhouse and pool, parking, a multi-purpose play field, children's play area, as well as benches, barbeque grills and picnic tables. Also located within the park will be a special transit oriented feature of a public transit/bus stop and turn out. And, although the main park is centrally located and many of the owners within walking or biking distance, some parking will be provided for those a bit further from the park. The applicant desires to install the parking directly accessing the roadway (a waiver is provided in Section T.) as it will be located only on a local road with slower speeds and multiple driveways. A well-distributed system of smaller five (5) pocket parks will serve the neighborhoods with additional active recreation areas. The pocket parks will have walking and jogging trails, dog walks and children's play areas, which will connect to the interior sidewalk system. All the facilities, (including public transit/bus stops) and elements for each park, open space, recreational area and/or amenity center or the like, shall meet the requirements of the "Florida Americans With Disabilities Accessibility Implementation Act", current ADA Standards for Accessible Design and current Florida Building Code - Accessibility Code (FAC) as well as the current Florida Statutes.

5. Open Space: A minimum of twenty-five percent (25%) of the site or one hundred and eight (108) acres of open space will be provided. In actuality, over two hundred (200) acres of open space will be provided with the Scenic Edge (4.29 acres), the Development Edge (17.91) acres, the preserved uplands and upland buffers (29.71 acres), and jurisdictional wetlands (162.43 acres). Per LDC Section 5.03.03.A.3, a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat referenced below will be preserved on the site. These areas may be located throughout the project including recreation areas, buffers, common areas and environmentally sensitive areas and scenic and development edges. The project will comply with Section 4.01.05.F.1.b.6 of the LDC with regard to tree credits and planting.

6. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department by accessing the County lines along State Road 16. A tract will be designated for a lift station and shown on the Construction Plans.

7. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services including installation of fire hydrants at the appropriate spacing, in accordance with the Land Development Code.

8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area.

9. Utilities: All electrical and telephone lines will be installed underground on the site. Electric power will be provided by Florida Power and Light Company.

I. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department, connecting to lines along State Road 16 and State Road 208 as outlined within the Water and Sewer Availability Letter, which is attached as Exhibit K. A tract will be designated for the lift station with direct roadway access. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. With a total of five hundred and eighty (580) homes @ 350 gpd, the project will generate the need for 203,000 gpd of potable water and @ at 300 gpd, the project will generate the need for 174,000 gpd of sanitary sewer. The commercial and office portions of the development, with 90,000 square feet of space, will generate the need for 9,000 gpd of water and sewer treatment. Therefore, when complete, the project will utilize approximately 212,000 gpd of potable water and require the treatment of approximately 183,000 gpd of sanitary sewer. All connections and permits will be in accordance with the requirements of the St. Johns County Utility Department, including Florida Department of Environmental Protection permits by phase.

As requested by the St. Johns County Utility Department and in accordance with Section 5.03.02.G.1. h. of the Land Development Code, the applicant shall comply with the following:

1. All Utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department (SJCUD) to minimize impact to the existing infrastructure or to the existing level of service.
3. Water and/or sewer lines that are to be dedicated to the SJCUD for ownership, that are not in the public right-of-way, shall require an easement/restoration agreement.
4. No improvements, such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains, unless otherwise approved by the SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of seven and one-half (7.5) feet away from the centerline of utility pipelines.

J. Topography and Soils: A copy of the Soils Map reflecting the soils within the PUD is attached to the Application within Exhibit I, Soils and Environmental Data.

Basic soil types are (12) Ona, (4) Myakka, (5) St. Johns and 46 Holopaw and 26 Samsula, with smaller areas of 18 Floridana, 13 St. Johns, and 61-Riviera:

1. 12 Ona fine sand: This soil type is a nearly level, poorly drained sandy soil with a seasonal high water table a depth of 10 to 40 inches for 4 to 6 months which rises to a depth of less than 10 inches for 1 to 4 months during rainy seasons and recedes to a depth of more than 40 inches during very dry seasons. The community development potential is medium.

2. 4 Myakka fine sand, depressional. This soil type is a nearly level, very poorly drained soil that occurs in shallow depressions in the flatwoods. The soil is covered with 4 inches to 2 feet of standing water for (6) six to nine (9) months during most years. The natural vegetation is pond pine, tupelogum, sawpalmetto, waxmyrtle, broomshedge bluestem, pineland threeawn (wiregrass), and panicum. The community development potential is very low.

3. 5 St. Johns fine sand, depressional. This soil type is a very poorly drained, nearly level soil in depressions in the flatwoods. The soil is covered with standing water for periods of 6 to 12 months in most years. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. The natural vegetation consists of sweetgum, red maple, pond cypress, hickory, cabbage palm, waxmyrtle, willow, and a few pond and longleaf pines. The understory vegetation is brackenfern, cinnamon fern, chalky bluestem, and St. Johnswort. Potential for community development is very low. Water standing above the surface restricts the use of this soil for residential or commercial development.

4. 26 Samsula Muck: This is a very poorly drained soil in narrow to broad swamps and depressional areas in the flatwoods. Areas are irregular in shape and range from 8 to 60 acres. Under natural conditions, in most years, the seasonal high water table is at or above the surface, except during extended dry periods. Permeability is rapid throughout. Available water capacity is very high in the surface layer. Natural vegetation includes blackgum, cypress, loblolly bay, waxmyrtle, greenbriar, and cinnamon fern. Potential for community development is very low.

5. 46 Holopaw fine sand. This is a poorly drained, nearly level soil in low, broad areas in the flatwoods. Areas are elongated and irregular in shape. The seasonal high water table is at a depth of less than 10 inches for 1 to 3 months, but may recede to a depth of 10 to 40 inches for 3 to 4 months in most years. Permeability is rapid or moderately rapid in the surface and subsurface layers and moderately slow in the subsoil. The natural vegetation includes slash pine, sweetgum, water oak, waxmyrtle, wild grape, simlax, and a few small cypress. The soil has medium potential for cultivated crops and the potential for improved pasture grasses is medium. Potential for growing pine trees is moderately high. Potential for community development is medium, with the seasonal high water table during the rainy seasons representing limitations for urban uses. Potential for use as septic tank absorption fields is medium.

6. 18 Floridana fine sand, frequently flooded: This soil type is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainage ways. It is subject to flooding for 1 to 3 months during the rainy season. The water table is at a depth of less than 10 inches for more than 6 months during most years. The natural vegetation includes black tupelo, red maple, sweetgum, cypress, loblollybay, waxmyrtle, sawgrass, and cinnamon fern. The potential for community development is very low.

7. 61 Riviera fine sand, depressional. This is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. This soil is ponded for more than 6 months of the year. Slopes are less than 1 percent and are smooth to concave. The soil is subject to ponding for long periods and the water table is above the surface for more than 6 months in most years. Permeability is rapid or very rapid in the surface and subsurface layers,

slow or very slow in the subsoil and moderate to moderately rapid in the substratum. Available water capacity is low or very low. The native vegetation includes mostly juncus, flags, maidencane, and sawgrass and scattered cypress, cabbage palm, willow, bay and wax myrtle. Potential for community development is very low. Water stands above the surface of the soil for long periods of time during the wet season. Outlets, which permit removal of the standing water and lowering the high water table, are usually not available.

It should be noted, that the lower quality soils with the higher water tables, generally correspond to the extensive wetland areas.

K. Site Vegetation and Habitat: A site evaluation identifying and defining occurring FLUCFCS (Florida Land Use, Cover and Forms Classification System) Codes, in compliance with Section 4.01.07 of Article IV of the St. Johns County Land Development Code is provided as Exhibit I, Soils and Environmental Data. The environmental study was prepared by Carter Environmental Services. Three (3) Upland communities were observed, that include (310) Herbaceous, (425) Temperate Hardwood, and (441) Coniferous Plantation. There are five (5) wetland communities, which include (441W) Hydric Pine Plantation, (616) Inland Ponds, (617) Mixed Wetland Hardwoods, (624) Cypress-Pine-Cabbage Palm, and (630) Wetland Forested Mixed. The project will conserve the required five percent (5%) upland natural vegetation. In addition, there is a Conservation Easement that has already been recorded that will remain undisturbed and no fencing will be allowed within this easement.

L. Significant Natural Communities Habitat: A site evaluation identifying and defining occurring listed species and significant natural communities' habitat, in compliance with Section 4.01.07 of Article IV of the St. Johns County Land Development Code is provided as Exhibit I, Soils and Environmental Data. It was prepared by Carter Environmental Services and based on their field review and analysis of the vegetative communities described above, they found no Significant Natural Communities present on the property and no listed species were found.

M. Historic Resources: The project area falls within a "Medium" probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map. An Archaeological and Historic Structures Reconnaissance Study was conducted in accordance with LDC Section 3.01.05.B.1. with no findings. The applicant does, however, understand that, in the event unexpected archeological resources are encountered during ground disturbing activities, work shall be halted and the St. Johns County Environmental Division, Historic Resources office will be contacted.

N. Buffers: Buffer areas are shown on the Master Development Plan Map, Exhibit C and shall include:

1. Perimeter Buffer: A ten (10) foot natural buffer, around the project perimeter, located within the scenic and development edges will be provided, which will maintain the existing tree cover, but can be augmented with native/natural vegetation and may include fencing, along the exterior property boundary, if desired.

2. Environmental Buffers: A twenty-five (25) foot average (minimum 10 foot) natural upland buffer, will be established adjacent to the contiguous wetland boundaries, which will be coupled with a twenty-five (25) foot upland buffer "building" setback, which will

be provided in addition to the buffer. No fencing will be allowed in this buffer and/or conserved wetlands.

3. Commercial/Residential Buffer: A thirty (30) foot buffer will be provided between the commercial sites and the residential areas that will include landscaping and may include a berm, wall, and/or fence, to maintain a separation between the uses. These buffers will meet the requirements established within Section 6.06.04 of the LDC including, at a minimum, meeting the "B" screening standard.

4. Scenic Edge: An averaged seventy-five (75) foot Scenic Edge will be provided and maintained along State Road 16. The applicant may include noise abatement measures located within the Scenic Edge, such as a berm and/or enhanced vegetation/trees and may also include a wall or fence, installed along the interior boundary of the Scenic Edge, which will be detailed within the Construction Plan documents. Signage will be allowed within the Scenic Edge and the access / entrance driveway will cross and/or travel through the Scenic Edge on the southern perimeter.

5. Development Edge: A thirty-five (35) foot Development Edge shall be provided around the east, west and north boundaries of the property. The Development Edge may include fencing along the interior or exterior boundaries.

Land clearing plans will be submitted for the roads, recreation areas and drainage facilities with the Construction Plans. The development will conform to all land and lot clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. It is the applicant's intention to implement Low Impact Development principles, that may include, but not be limited to, reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined at the time of construction plan approval, based upon the requirements contained within the Land Development Code (LDC). The source for irrigation common areas on-site shall be reclaimed water. If the reclaimed water is currently unavailable, stormwater management facilities shall be used as a source of irrigation, until reuse becomes available. Irrigations wells may be used for individual lots.

In addition, the owner of the property shall be allowed to continue all agricultural uses of the Property, including the grazing of cattle and other commercial animals and planting and harvesting of timber, sod and any and all other crops now planted or in the future planted in, on or upon the Property. The Owner's rights to continue Agricultural Uses and Management, as described herein, shall continue up until such time as horizontal construction has commenced for each sub-phase. In accordance with Section 4.01.05.C.6, a minimum of eighty (80) tree inches per acre shall be maintained after land clearing resulting from agricultural or silvicultural practices, and the tree inch counts and clearing and tree removal will be addressed within the Construction Plans.

O. Special Districts: The project is not located within any Special District as defined by LDC Article III.

P. Temporary Uses: Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans and the locations will be shown on the Construction Plans. The initial construction/sales trailer will be located at the entrance to the development and may then be relocated within the project as the construction stages proceed. Temporary sales trailers will be allowed to remain until completion of the development, but temporary construction trailers must be removed no later than thirty (30) days of approval of the horizontal construction "as-builts". Sales Trailer and Sales Offices in Model homes shall meet all the requirements of Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.

Model homes may be constructed within the development, provided the number does not exceed ten percent (10%) of the number of units in the development per construction and sales sub-phases. The model homes may be constructed during construction of the infrastructure and may include sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway. The applicant understands that no Certificate of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Standard Residential Accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary. Driveways may be allowed within the front and side yard setbacks. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. Phasing: The Windward Ranch PUD shall be developed in three (3) phases with the residential lots and associated facilities being permitted in one (1) phase, but constructed in sub-phases. The commercial and/or office activities will be developed in two (2) phases: the southerly parcel planned for thirty-thousand (30,000) square feet and the northerly parcel planned for sixty thousand (60,000) square feet. The project shall be commenced within five (5) years of approval of the PUD. Construction of each phase (commercial) or sub-phase (residential) shall include all horizontal improvements, including roads and drainage facilities, as well as the entrance features and installation of recreation area improvements of that portion of the phase. Phases may be developed ahead of the schedules listed here, in sub-phases, or simultaneously, provided concurrency has been met and all County and State construction permits have been obtained. The phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed. Commencement of each, phase shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure (roads and drainage facilities and utilities) and approval of as-built plans. Completion shall be within five (5) years of commencement.

1. Phase I: Development of the first phase shall be commenced within five (5) years of approval of the PUD. The first phase shall consist of five hundred and eighty (580)

single family residential lots, as well as all necessary infrastructure, including roads and drainage facilities to serve these lots. This phase will include construction of the entrance roadway on State Road 16, the Community Park and all other parks located throughout the residential areas and as indicated on the Master Development Plan Exhibit D C. It will also include construction of the Lift Station. As noted, the intent is to develop the project in sub-phases as approved by the Construction Plans in up to five (5) sub-phases, with completion within five (5) years of commencement.

2. Phase II: Development of the second phase shall be commenced within ten (10) years of approval of the PUD. This phase will include the 4.2 acre commercial site, planned for commercial and/or office and will include construction of all associated infrastructure.

3. Phase III: Development of the third phase shall be commenced within fifteen (15) years of approval of the PUD. This phase will include the 6.1 acre commercial site allocated for 60,000 square feet of commercial and/or office activities, and will include the construction of all associated infrastructure.

S. Project Impact: The property is located within the Residential B areas of the 2025 St. Johns County Comprehensive Plan, which allows for residential and neighborhood commercial uses provided for within the Land Development Code, at varying densities as provided for within the application. The overall area and neighborhood is ideally suited to this type of residential and commercial neighborhood development as it is in close proximity to community facilities and the central portion of the County with associated schools, recreational facilities and shopping. It has excellent access to major roadways and transportation corridors including direct connection to State Road 16, to St. Augustine and Jacksonville. In addition, the site is located with immediate access to the Interstate 95 and State Road 16 interchange that provides statewide travel options. These roadways will connect the development to area employment opportunities and retail activities, nearby schools, cultural and historic facilities and both active and passive recreational opportunities. The site is located such that the location, size and design of the project will provide privacy and buffering from other development in the area and incorporates a significant amount of open space and green space that has been interspersed throughout. The project will be served by centralized utilities. The lot sizes and home styles will target both families and retirees, providing for an integrated community. The site design will situate most homes on perimeter buffers or internally along retention areas, backing up to open space and/or wooded areas. Parks and recreation areas will allow for neighborhood interaction, whereby residents can meet and enjoy active and passive recreation in common areas throughout their immediate neighborhood. Access will be provided for pedestrians. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: The Applicant requests the following waivers from the Land Development Code:

1. On-Street Parking For The Main Recreation Area. The request is for a waiver to Section 6.05.02.A of the LDC to provide for parking within the right-of-way along a portion of the two (2) local roadways adjacent to the main park as indicated on the MDP Map, Exhibit C. This parking would be along short sections of the roadways that serve minimal lots, both along that stretch of roadway and beyond and construction will meet

the Fifth Edition (2014) Florida Building Code - Accessibility (FAC), adopted pursuant to Section 553.503, Florida Statutes and based on the ADA Standards for Accessible Design for parking and accessible route connections. Although the applicant did not feel that parking would be necessary with such a central location, initial market feedback found that parking would be desirable for some of the residents. The central location does make the main park accessible for pedestrians and bicyclists, but this parking will be provided for those that might live a bit further from the park or require motorized vehicles. The applicant feels that the park site has sufficient size for all of the amenities, but not enough space to provide any significant numbers, without severely impacting the park area. If it was included in the park, the parking would consume a significant amount of the allocated acreage, which would in turn, reduce the park facility area. The applicant anticipates that this parking, which will basically serve the park and maybe serve for some overflow for resident's guests, would have minimal use on an intermittent basis and would not present any safety hazards. The pavement within the right-of-way would meet all LDC requirements needed for fire trucks, trash trucks, moving vans and the like even if cars were parked within the right-of-way and as noted, would the parking areas are located along short sections of roadway, that will have minimal use and multiple driveways that keep traffic slowed. Therefore, the applicant feels that the provision of parking in this particular area would not pose and safety hazards or present difficulties in normal traffic operation on the roadway.

2. Bicycle Lane/Multipurpose Path. The request is for a waiver to LDC Section 6.04.07.D, to provide a 12' wide multi-purpose path in lieu of the required two 5' foot bicycle lanes along the center portion of the Minor Collector roadway. The section would include a 5' sidewalk on one side of the road and a 12' paved multi-use (multipurpose) path on the other side, which would accommodate walkers and cyclists. The proposed multipurpose path would be located a minimum of 10' from the spine road to provide adequate separation between the path and roadway. The multipurpose path will serve as a separate emergency travel lane in the event the main spine road is blocked and would be designed to support emergency vehicles. This waiver is being requested and is justified because it encourages bicyclists to use the multipurpose path instead of the busy minor collector roadway. And, as noted it will be wide enough to accommodate emergency vehicles in the event the minor collector spine road should be blocked during an emergency.

The applicant requests no other waivers, however, maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership / Agreement to Comply: The applicant (including its successors and assigns) hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant (including his successors and/or assigns) also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

"To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a)

that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein."

All drainage facilities and common areas, located within the **Windward Ranch PUD** for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant and/or his successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the Homeowners Association documents, the Applicant and/or his successors and/or assigns, will transfer ownership and maintenance responsibilities to the **Windward Ranch PUD Homeowners Association**, a non-profit corporation established under the laws of the State of Florida. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment. Roads will be requested for dedication to St. Johns County.

V. Future Land Use Designation: The property is located within the Residential "B" designation of the 2025 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III - NEIGHBORHOOD PROFILE / NORTHWEST SECTOR COMPLIANCE

The **Windward Ranch PUD** is designed as a residential community with associated commercial and business uses along State Road 16. These uses will include construction of up to five hundred and eighty (580) residential units along with 90,000 square feet of Neighborhood Business and Commercial Uses, with open space, development edges and buffers, in three (3) phases. The design has been planned to reflect the community goals and objectives of the Northwest Sector Plan of providing an environment of stable character, which is compatible with surrounding residential areas. A significant amount of planned residential development in the area dictates a strong need for the neighborhood commercial uses, since many of these developments do not currently offer or are not permitted for smaller scale commercial activities. There are a number of large scale commercial activities in the immediate area, including two (2) outlet malls. The majority of existing commercial and industrial in the area, as well as that provided within this PUD, will provide employment opportunities for these homes as well as other homes in the area. The location, near a number of major roadways, will offer the residents good access to other employment and retail centers, as well as schools, parks, and other community amenities. The proposed development conforms to the intent of the Sector Plan, and specifically Policy A.2.1, which promotes enhancing the appearance of the area through preservation of natural features and the provision of substantial open space, maintenance of the character of the existing environment and vistas, and maintenance and enhancement of the native tree canopy and under-story prevalent in the area. It encourages design, which strives for efficient use of the land that results in more compact infrastructure, provides for lessened impacts on existing facilities and relieves the burdening effect of wasteful distribution of new infrastructure. The uses with substantial buffers, via the Scenic Edge and Development Edge, will meet these standards and objectives.

As mentioned, the property has excellent access to major roadways and transportation corridors (State Road 16 and Interstate 95) and is in close proximity to community facilities and a number of public schools. The mixture of lot sizes and home styles will target both families and retirees, providing for an integrated community. The curvilinear roadway design in addition to the variation in elevations, will provide a unique development with vistas and varying views over lakes and offer nature views from preserved jurisdictional wetland areas that are interspersed between the lots and neighborhoods. The overall design incorporates generous green space, open space and varied active and passive recreational opportunities. The design standards and amenities offered, particularly the "pocket parks", are unique to this area, both in design and location. The "pocket park" concept will foster neighborhood interaction, whereby residents can meet in common areas within their immediate neighborhood. Access to these pocket parks will be for pedestrians and bicycle riders only.

The generous buffers provided by both the Scenic Edge (75 feet) from State Road 16 and Development Edge (35 feet) along the remaining boundaries, will provide privacy from surrounding residential and development and agricultural uses and provide buffering and transitional zones to address compatibility with current and future adjacent land uses. The significant wetland system along most of western boundary will provide a natural separation from the agricultural activities that may be maintained on the adjacent property. In addition, interior open space and buffer areas will allow for private and quiet neighborhood separation within the development. Open space "connections" have been provided to "connect" isolated wetland areas and maintain forested areas that facilitate continued use by wildlife.

The project will not create commercial "strip development" and while the LDC does not define the term, "strip development" is generally applied to long linear structures located on property fronting on road arterials that provide direct access for automobiles. The structures will be laid out in such a way that will visually jog the visual plane by off-setting the buildings position along the road and provide for a central community use. They will be constructed on individual parcels, within specified areas that are not linear. The project will provide an adequate transition areas between the adjacent uses and its proposed commercial uses by providing and meeting the thirty-five (35) foot side Development Edge requirement, as well as an interior buffer between the residential and commercial uses of thirty (30) feet.

The project is located within the Northwest Sector Plan as identified by the Comprehensive Plan. As such, this PUD meets the Goals, Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay, which provides for the basis for the plan of development. The **Windward Ranch PUD** is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge, Policy A.2.1.7 Community Participation, Policy A.2.1.4 regarding the provision of a Scenic Edge and Policy A.2.1.9 regarding the general pattern of development (specifically items a., b. and d.). The **Windward Ranch PUD** reflects the vision for the area encompassed within the Northwest Sector Plan, in that it is designed to ensure a safe transition into and out of the area and to be complementary to the development already in place. Development within the project is oriented away from the highway, and extensive buffering (along the highway and to the adjacent residential community), should eliminate any negative aspects of the ever increasing traffic along the local roadways, including the frontage along State Road 16.

SECTION IV - SUMMARY AND CONCLUSIONS

The need and justification for approval of **Windward Ranch** PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The project is planned for a combination of up to five hundred and eighty (580) residential units and 90,000 square feet of commercial and office uses. It is located within the Residential B category of the 2025 St. Johns County Comprehensive Plan, with a net residential density for the project of 2.24 units per acre, which is within the allowable density for this land use designation and consistent with the overall area.

Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is located within a "Residential B" on the FLUM, which allows the type of development envisioned (both residential and non-residential) within the PUD and further described within the text under Goal A.1 as follows:

"To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment."

The project is consistent with Objective A.1.2 Control of Urban Sprawl, in that it does not constitute leapfrog development and it sets a standard for residential as well neighborhood commercial and business development requests that are located within residential areas. It is consistent with Objective A.1.3 Surrounding Land Use and it is compatible with the adjacent existing residential development to the south per Policy A.1.3.12 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11.2. It is also consistent with Objectives A.1.9 (A.1.9.2, A.1.9.5, A 1.9.6, A 1.9.7, and A 1.9.8.) area wide as, in addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.6 by providing a Master Development Plan, and Policy A.1.9.7 by being served by central utilities. The project additionally satisfies Objective A.1.13 Community and Neighborhood Creation and Preservation. The development portion of the project is located within the Residential "B" Area category of the St. Johns County Comprehensive Plan making the proposed rezoning consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element, Section 1 (a)(I) Residential Uses – Variable and Optional Density Systems for the "B" Zone and (iii) Residential Permitted Uses and is not incompatible with present or future land uses. The project also conforms to the requirements contained within the Northwest Sector Plan as delineated within Section III, Northwest Sector Plan Compliance, of this application.

B. Location: The project is located within Residential B designations on the 2025 FLUM, which allows for the proposed types of development (non-residential and residential) envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size

criteria for development under the criteria established within Article V of the Land Development Code.

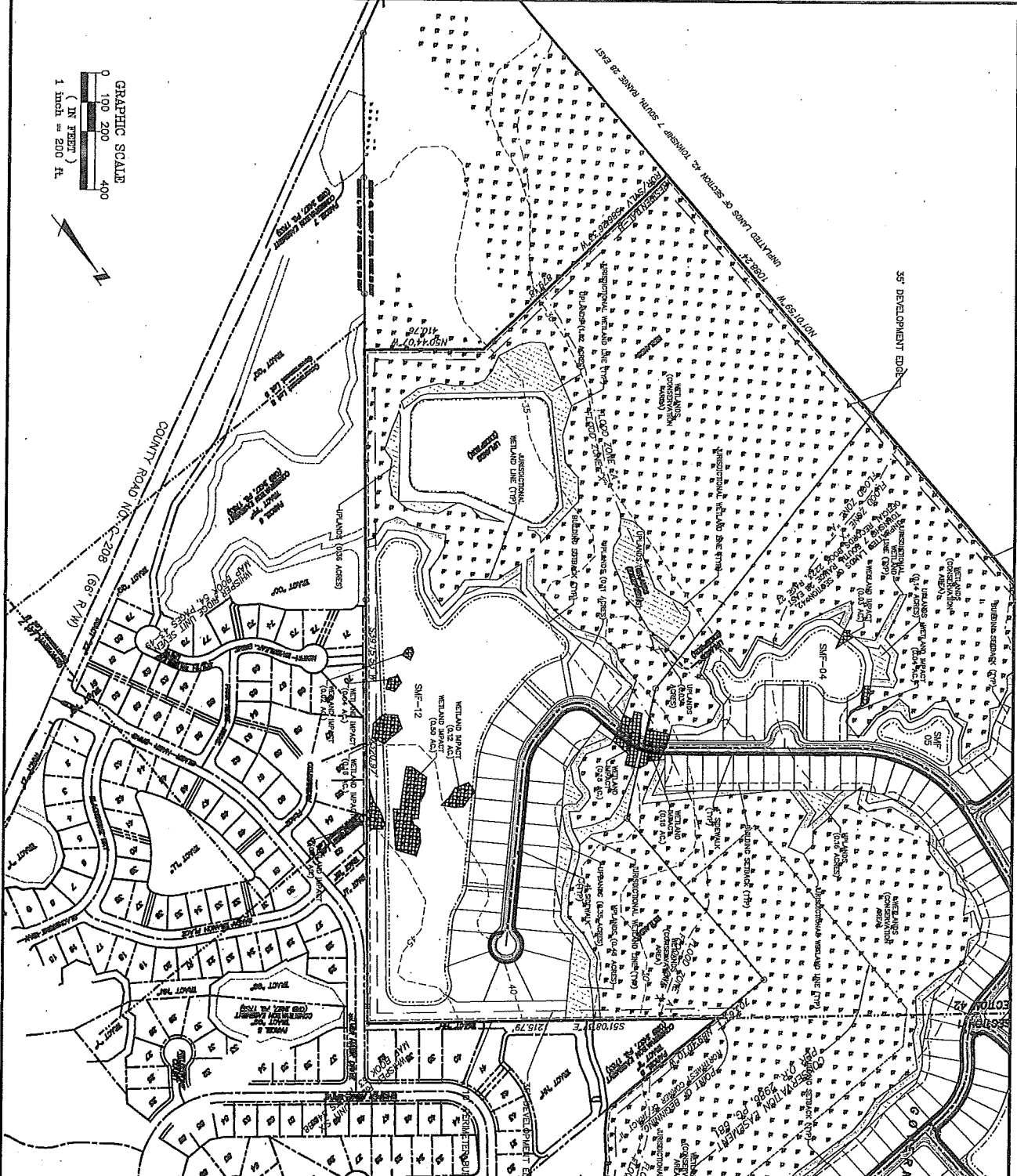
D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties." Adjacent land uses surrounding this property include a combination of single family property to the south and west, commercial property to the south and east, and undeveloped property to the north. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby; the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area, the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway, the proposed permitted uses will not cause a public nuisance, and the proposed permitted uses, structures and activities within the PUD are allowable within the Residential B Future Land Use designations respectively. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site storm water and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in Objective J.1.5".

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

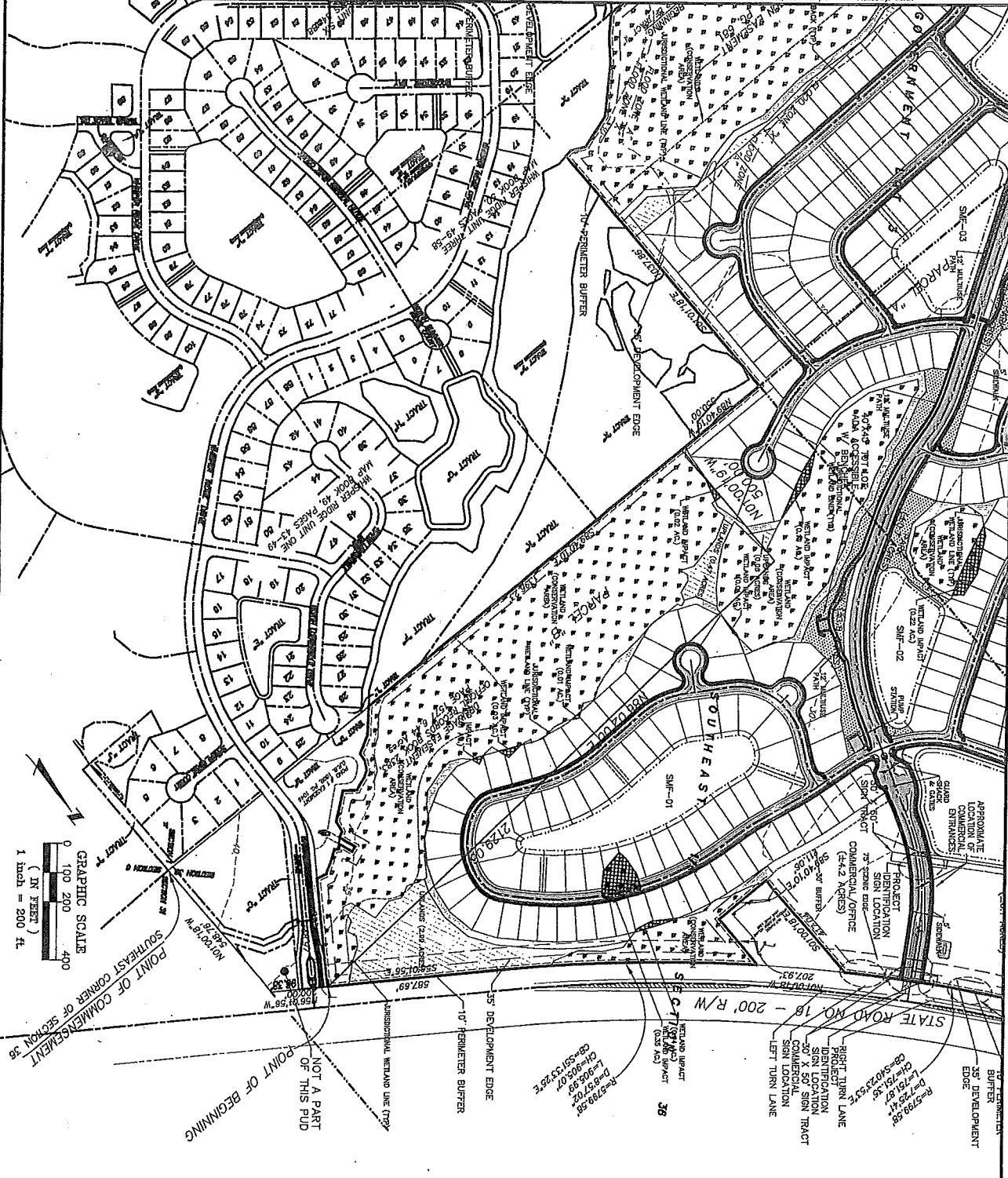
G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

GRAPHIC SCALE
 0 100 200 400
 (IN FEET)
 1 inch = 200 ft.



Project No.: Date: Drawing No.: Title: Designer: Checker: Date: Scale: 1" = 200'	WINDWARD RANCH (fka. Encanta PUD) ST. JOHNS COUNTY	EXHIBIT "C" MASTER DEVELOPMENT PLAN	10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 265-3030 FAX: (904) 265-3031 www.cwieng.com C.A. Number: 3650 L.A. Number: LC26000311	CW Connelly & Wicker Inc. Planning • Engineering • Landscape Architecture	
				12/18 REVISED AVENITY LOCATION No. Date Revision By	

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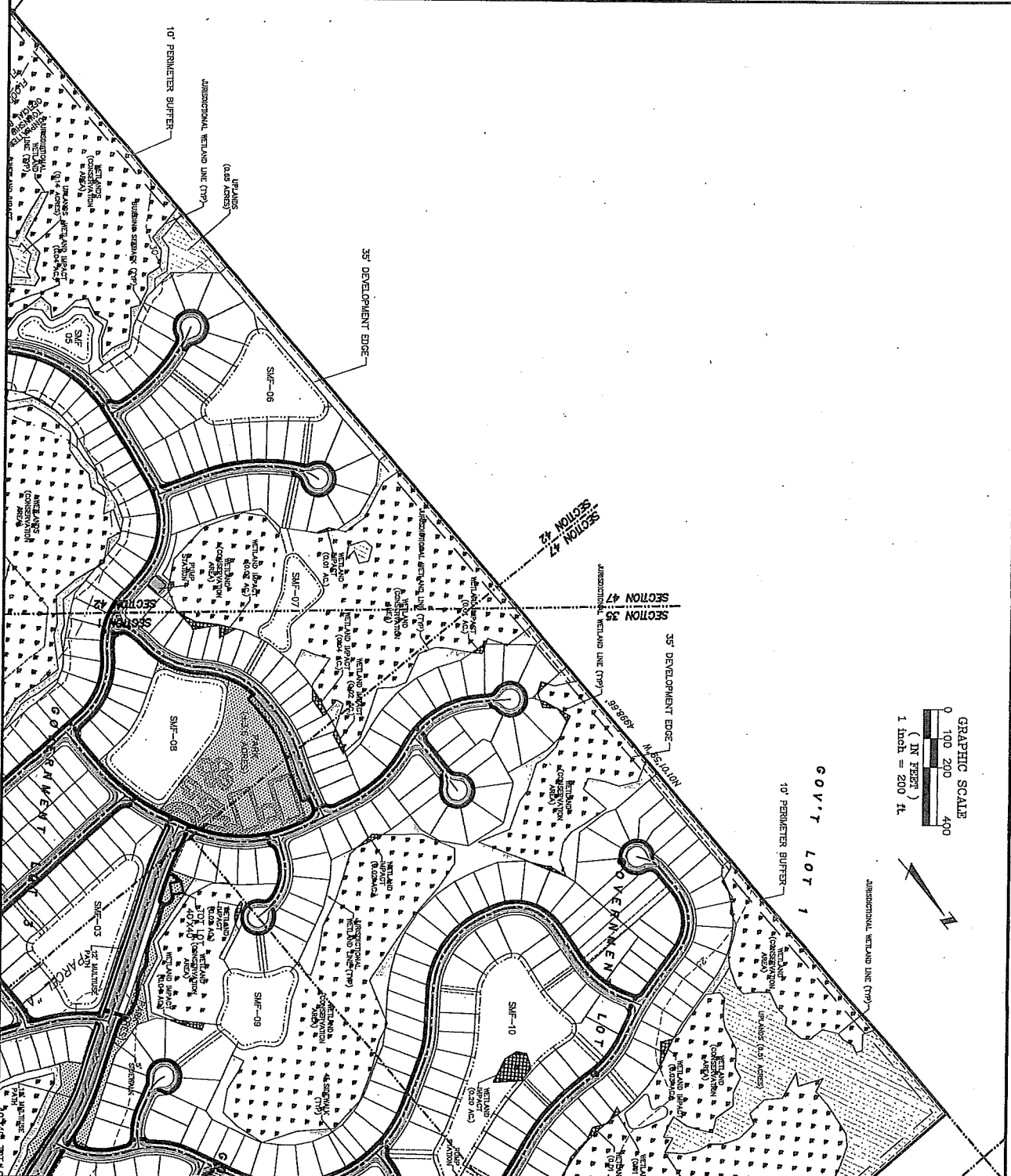
Project No.	13101-0225
Phase	MDP
Client	THOMAS R. WELCH, P.E.
Date	02/11/2016
Scale	1" = 200'

WINDWARD RANCH
(fka. Encanta PUD)
ST. JOHNS COUNTY

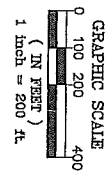
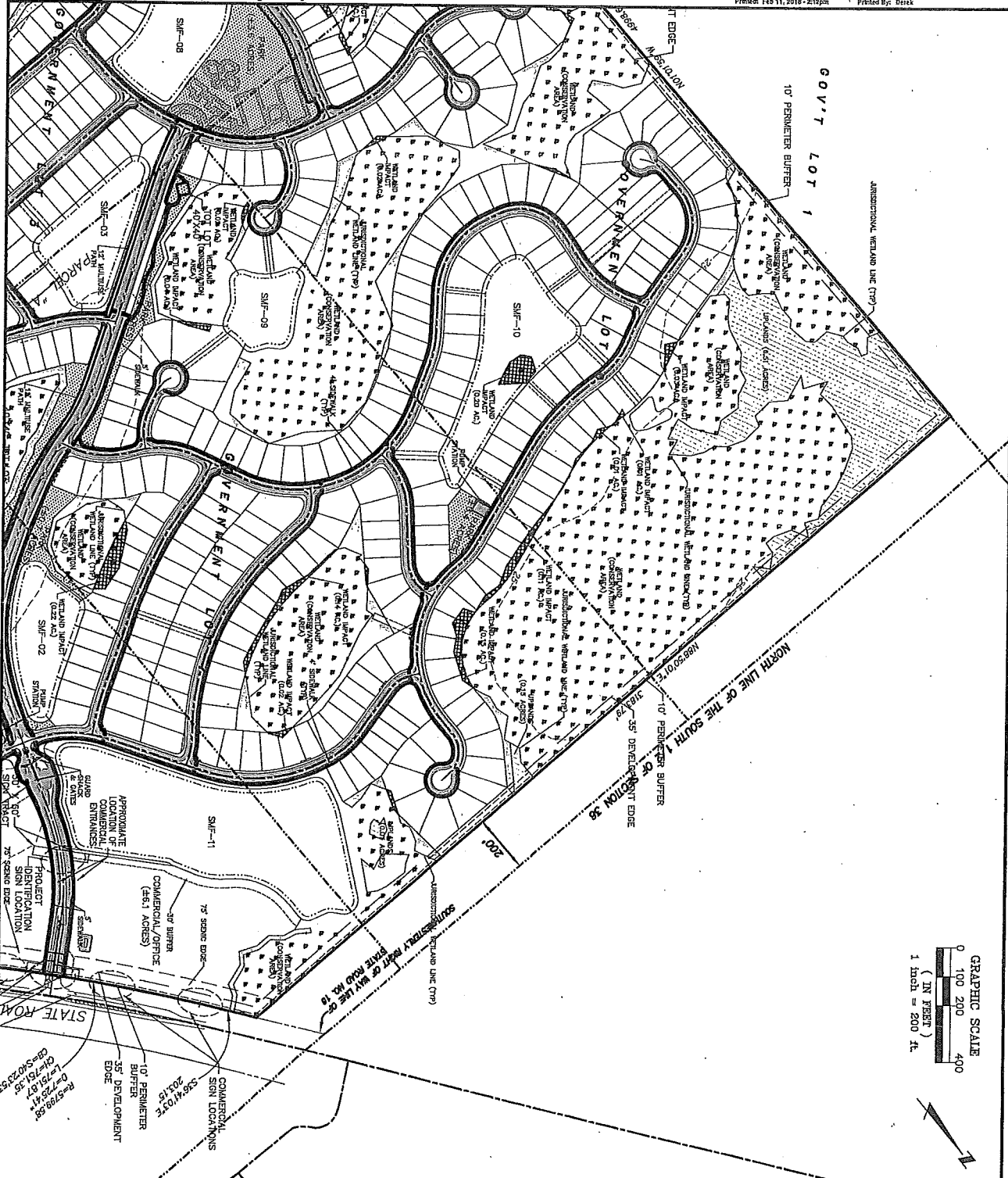
EXHIBIT "C"
MASTER
DEVELOPMENT PLAN

CW Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skanner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com
 C.A. Number: 3650 L.A. Number: LC26000311

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<p>Project Name: Windward Ranch (fka. Encanta PUD) St. Johns County</p> <p>DATE: FEBRUARY 2014 DRAWN BY: [Name] CHECKED BY: [Name]</p> <p>Sheet 3 of 4</p>	<p>EXHIBIT "C" MASTER DEVELOPMENT PLAN</p>	<p>CW Connelly & Wicker Inc. Planning · Engineering · Landscape Architecture</p> <p>10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com C.A. Number: 3650 L.A. Number: LC26000311</p>
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WINDWARD RANCH
(fka. Encanta PUD)
ST. JOHNS COUNTY

EXHIBIT "C"
MASTER
DEVELOPMENT PLAN

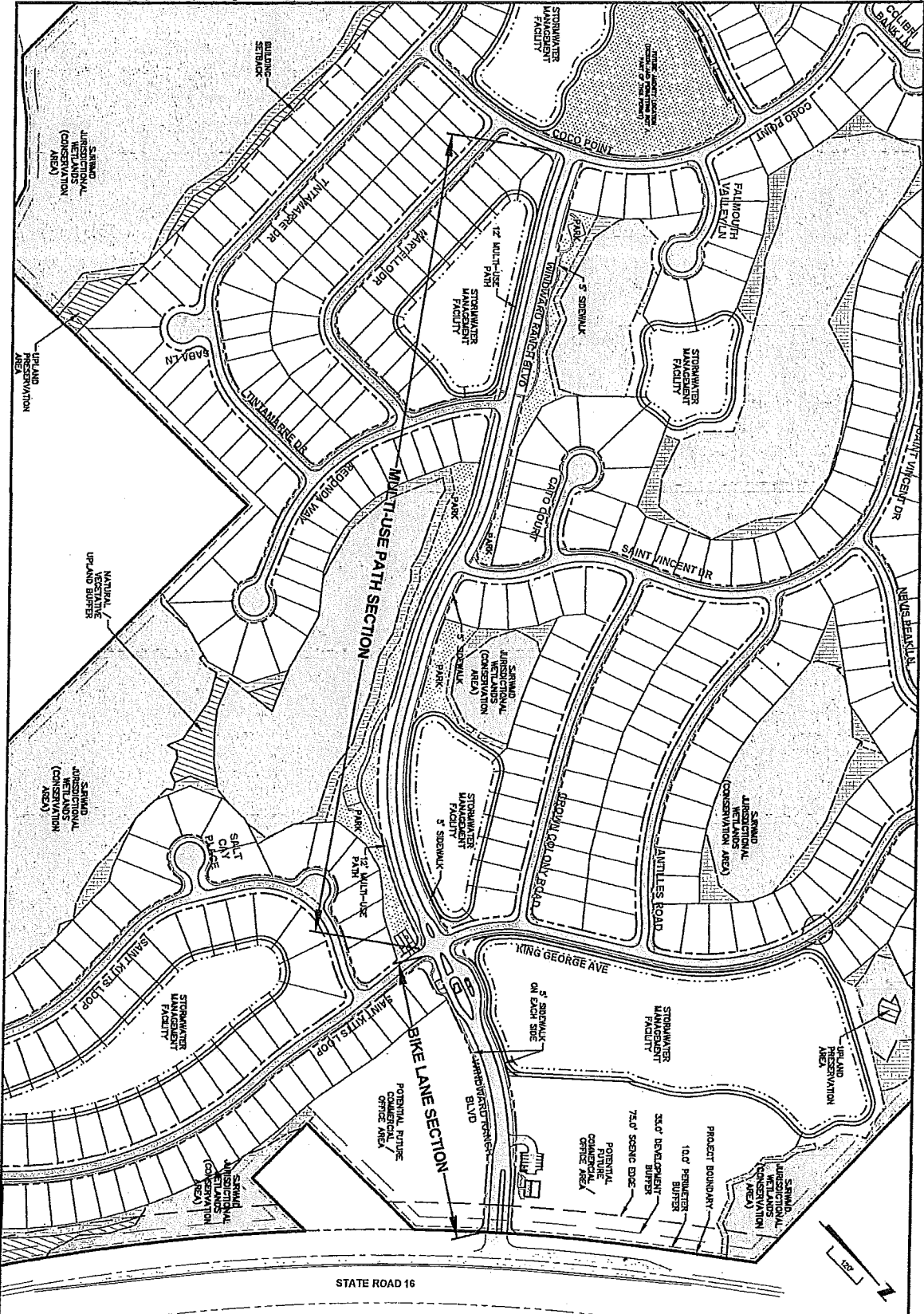
CW Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwifeng.com
C.A. Number: 3650 L.A. Number: LC26000311

Project Name	Windward Ranch
Client	St. Johns County
Design Team	Connelly & Wicker Inc.
Scale	1" = 200'
Sheet	4 of 4

Feb 11, 2016
THOMAS B. WICKER, P.E.
FL P.E. # 68805
Reg. Engineer

No.	Date	Revision	By
12/1/15		REVISED AMENITY LOCATION	
12/1/15		LOT, SIF & AZEL COLLECTOR REVS	

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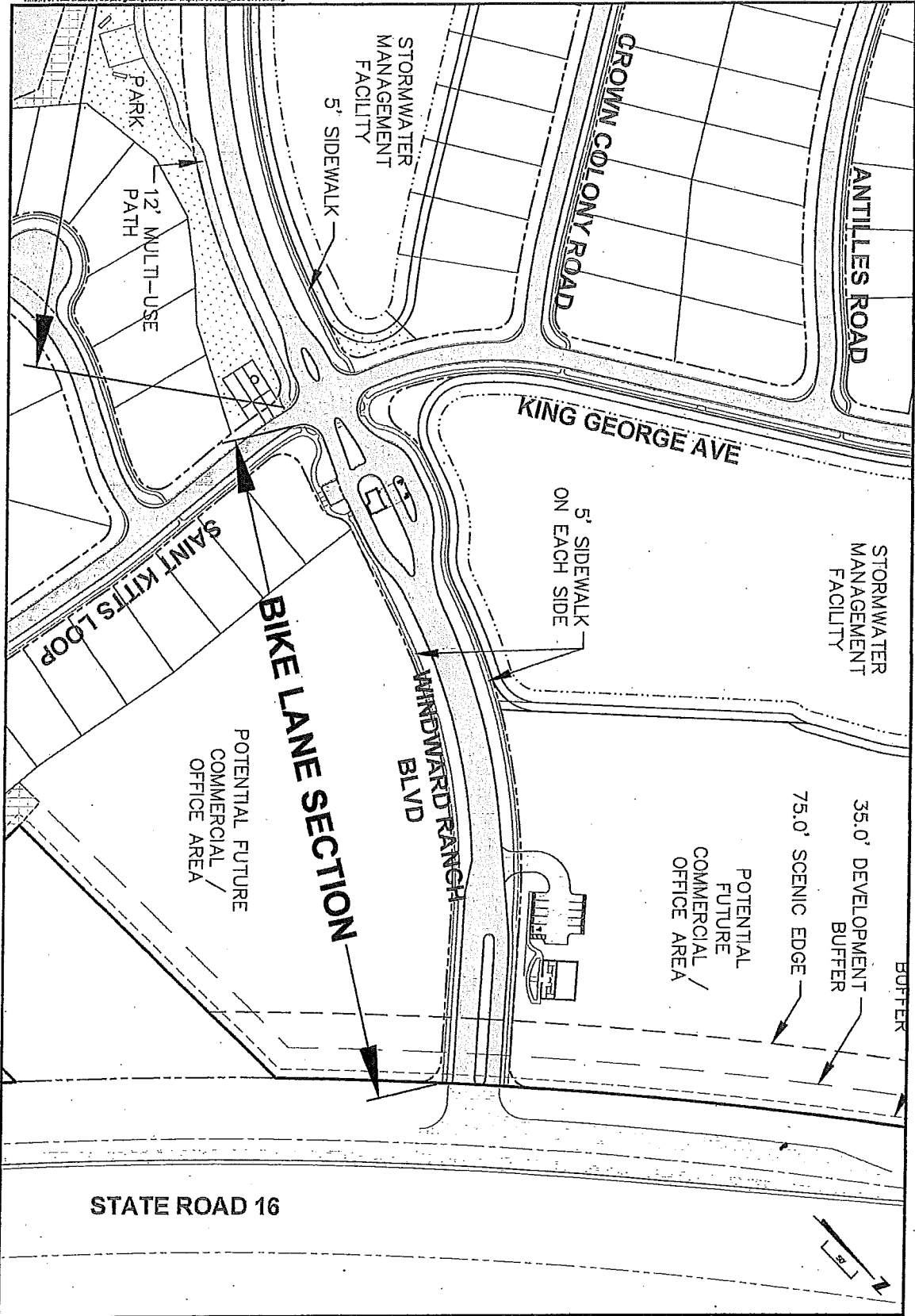
Scale	1" = 100'
Sheet	1 OF 3
Author	W. J. ...
Checked	...
Designed	...
Drawn	...
Reviewed	...
Approved	...
Date	1/21/13

WINDWARD RANCH
 ST. JOHNS COUNTY
 PREPARED FOR
 LENNAR HOMES, LLC

EXHIBIT D1
 ROADWAY AND
 MULTI-USE PATH
 DETAIL

OW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10050 Silver Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com
 C.A. Number: 3650 L.A. Number: LC2600031

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STATE ROAD 16

Project No.	11-01-0025
Revision	1
Date	11/11/13
Drawn By	J. W. WICKER
Checked By	J. W. WICKER
Scale	AS SHOWN
Sheet No.	2 OF 3

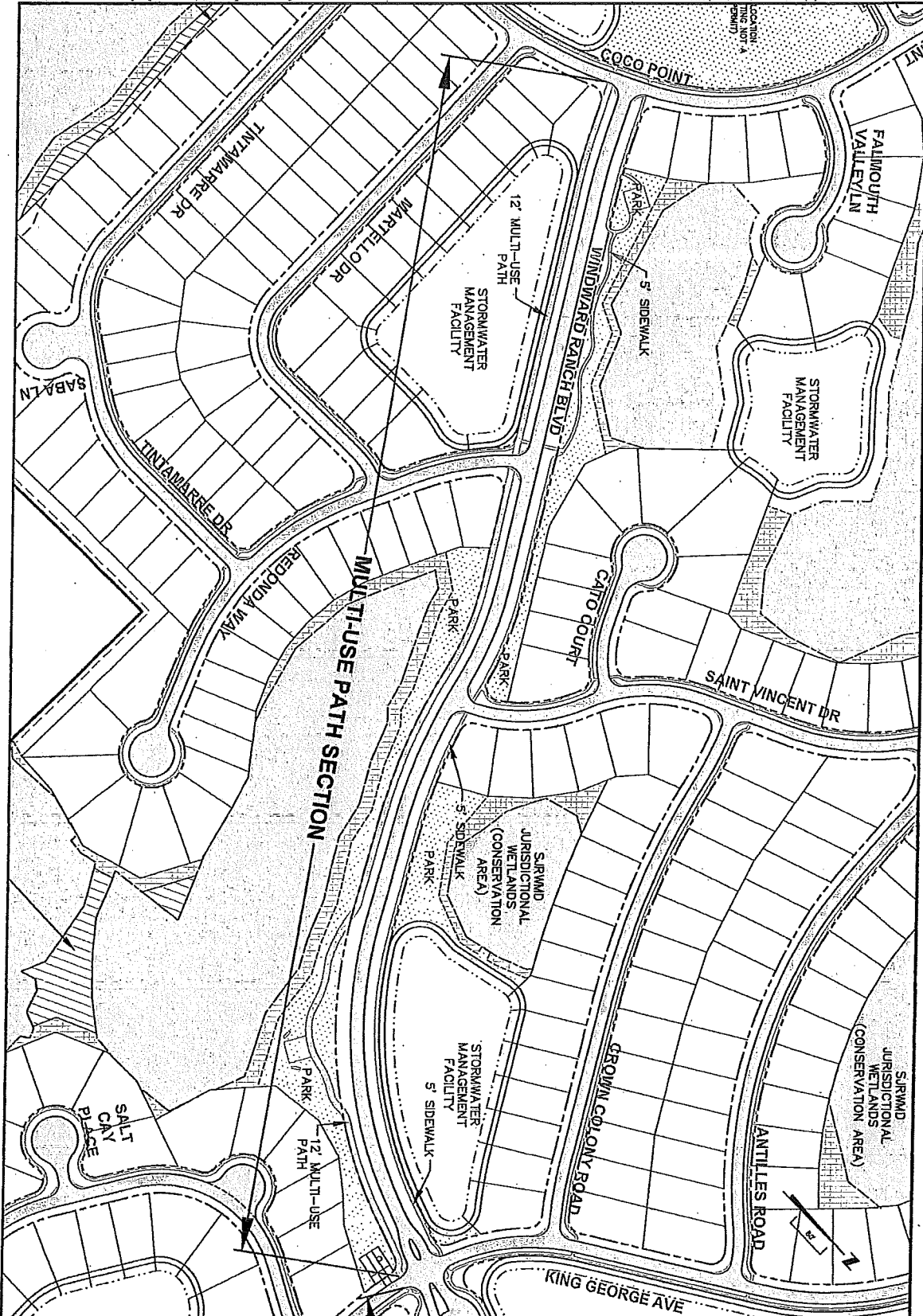
WINDWARD RANCH
 ST. JOHNS COUNTY
 PREPARED FOR
 LENNAR HOMES, LLC

EXHIBIT D2
 ROADWAY AND
 MULTI-USE PATH
 DETAIL

No.	Description	By	Rev

CW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10060 Silver Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cwferg.com
 C.A. Number: 3690 L.A. Number: LC26000311

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DATE	12/21/15
PROJECT	3 OF 3
DESIGNED BY	J. WICKER
CHECKED BY	J. WICKER
DATE	12/21/15
SCALE	AS SHOWN
PROJECT NO.	17131-01-023
DATE	12/21/15
SCALE	AS SHOWN
PROJECT NO.	17131-01-023

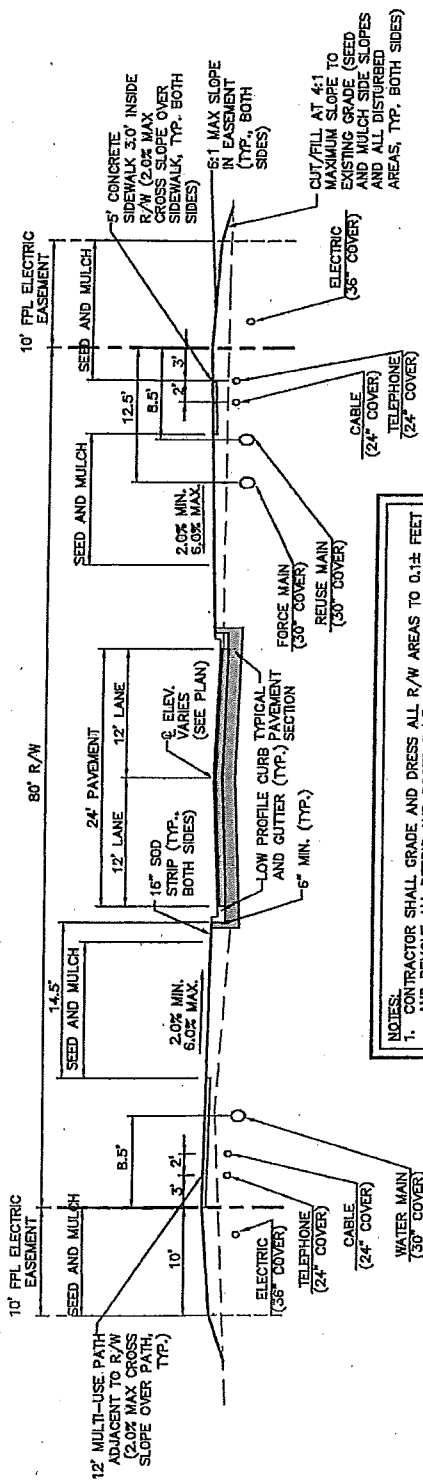
WINDWARD RANCH
ST. JOHNS COUNTY
PREPARED FOR
LENNAR HOMES, LLC

EXHIBIT D3
ROADWAY AND
MULTI-USE PATH
DETAIL

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/21/15
2	AS SHOWN	12/21/15

CW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10050 Shoney Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com
 CA Number: 869 LA Number: LC24000231

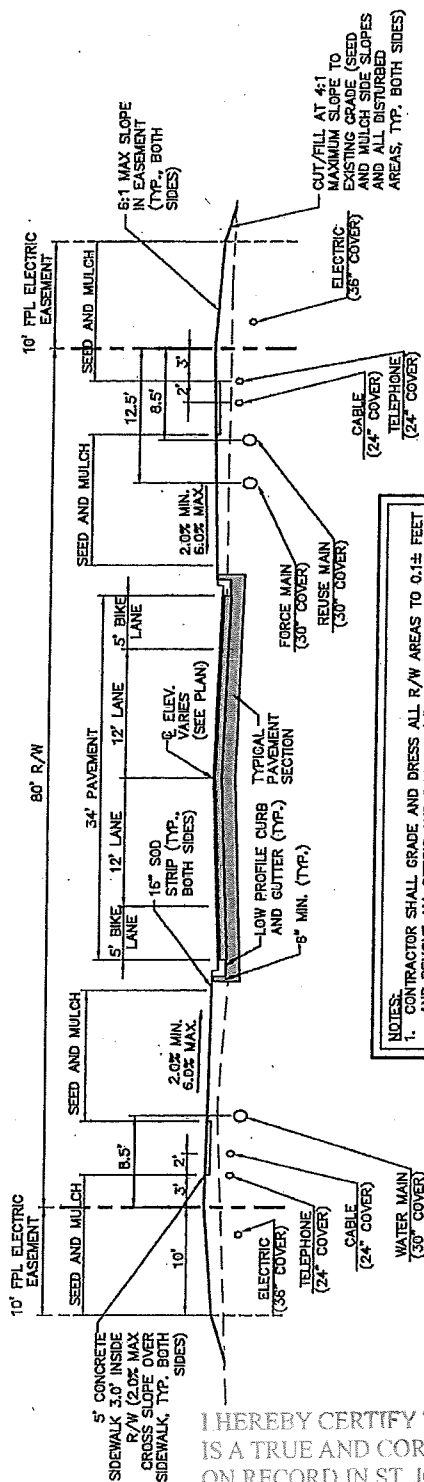
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NOTES:
 1. CONTRACTOR SHALL GRADE AND DRESS ALL R/W AREAS TO 0.1% FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIAMETER AND LARGER. CABLE/PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
 2.

TYPICAL ROADWAY CROSS SECTION OF 80' RIGHT-OF-WAY WITH MULTI-PURPOSE PATH

N.T.S.



NOTES:
 1. CONTRACTOR SHALL GRADE AND DRESS ALL R/W AREAS TO 0.1% FEET AND REMOVE ALL DEBRIS AND ROOTS 3/8" DIAMETER AND LARGER. CABLE/PHONE SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
 2.

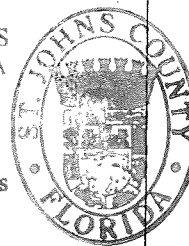
TYPICAL ROADWAY CROSS SECTION OF 80' RIGHT-OF-WAY WITH 5 BIKE LANES

N.T.S.

EXHIBIT D4
 ROADWAY AND MULTI-PURPOSE PATH DETAILS

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March 20 16 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

BY: *Peter J. Reed* D.C.



THE ST. AUGUSTINE RECORD

KAREN M TAYLOR
ATTN LAND PLANNER
77 SARAGOSSA ST
SAINT AUGUSTINE FL 32084

Ref.#: L297-16
P.O.#: L297-16

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**

who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

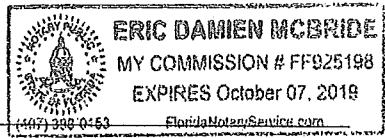
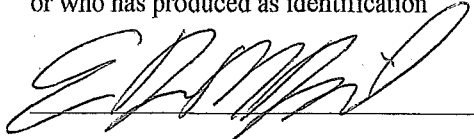
In the matter of **MAJMOD 2015-019 - WINDWARD RANCH PUD**

was published in said newspaper on **02/03/2016**

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 has 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/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **MAR 15 2016**

by *Nicole Corriveau* who is personally known to me
or who has produced as identification



(Signature of Notary Public)

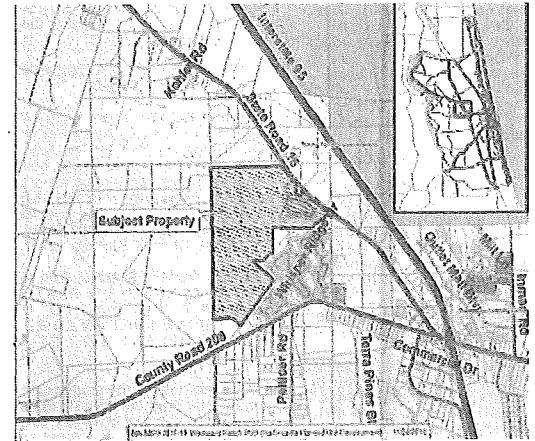
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, 2/18/2016 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 3/15/2016 at 9:00 a.m., will each hold public hearings in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request for a Major Modification to change the name of the development, allow for removal of the bike lanes from minor collector, adjust the upland preservation, provide for lot sizes that are 53' wide by 120' long and remove the interconnectivity to Whisper Ridge.h

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WINDWARD RANCH PLANNED UNIT DEVELOPMENT (PUD (FKA ENCANTA PUD), ORDINANCE NO. 2014-10, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is West side of State Road 16, just northeast of I-95. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIR
FILE NUMBER: MAJMOD-2015000019, Windward Ranch PUD (fka Encanta PUD)

BOARD OF COUNTY
COMMISSIONERS
JEB S. SMITH, CHAIR
L297-16 Feb 3, 2016



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 17, 2016

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2016-14, which was filed in this office on March 17, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED March 17, 2016
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK