

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

Public Records of St. Johns County, FL
Clerk number: 2018068914
BK: 4615 PG: 1848
9/24/2018 11:59 AM
Recording \$528.50

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated February 27, 2017, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2017-02 Grand Oaks PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2017-02 Grand Oaks PUD**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 17th DAY OF July 2018.

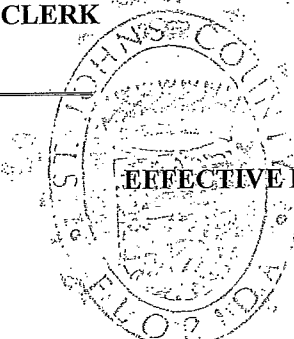
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Paul M. Waldron
Paul M. Waldron, Vice Chairman

RENDITION DATE: JUL 19 2018

ATTEST, HUNTER S. CONRAD, CLERK

BY: Hunter S. Conrad
Deputy Clerk



EFFECTIVE DATE: AUG 27 2018

EXHIBIT "A"

Legal Description of the Property

EAST PARCEL

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'37" EAST, 97.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, 1268.49 FEET, TO THE

NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

Exhibit "B"

GRAND OAKS PLANNED UNIT DEVELOPMENT

July 17, 2018

Team Roster

- Owner:** **Day Late Enterprises, Inc.**
Dennis and Julie Smith
4185 State Road 16
Saint Augustine, Florida 32092
- Applicant:** **Southeast Development Partners, LLC**
Keith Hyatt, Marc Harris
233 Shell Bluff Court
Ponte Vedra, Florida 32082
- Legal:** **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 824-0879
- Planning/
Civil Engineering:** **Dominion Engineering Group**
Bill Schaefer
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida 32216
(904) 854-4500
- Environmental:** **Environmental Services, Inc.**
Patrick Pierce
7220 Financial Way
Jacksonville, Florida 32256
(904) 470-2200
- Traffic:** **Chindalur Traffic Solutions, Inc.**
Rajesh Chindalur
8515 Baymeadows Way, Suite 401
Jacksonville, Florida 32256
(904) 422-6923
- Landscape
Architecture:** **Godard Design Associates, Inc.**
Brett Godard, PLA
541 Oleander Street
Neptune Beach, FL 32266
(904) 247-7729

Exhibit/Attachment List:

Exhibit "A" - Legal Description of the Property

Exhibit "C" - Master Development Plan

Exhibit "D" – Western Collector Road Typical Section

Attachment "E" - Environmental Report

**GRAND OAKS
PLANNED UNIT DEVELOPMENT**

MASTER DEVELOPMENT PLAN TEXT

This application proposes to rezone approximately 524 acres located south of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208 in unincorporated St. Johns County (the “**Property**”) from Open Rural to Planned Unit Development (“**PUD**”). Southeast Development Partners, LLC (“**Applicant**”), is the contract purchaser of the Property. The Property is currently vacant and used primarily for agricultural and silvicultural purposes. The Property has St. Johns County Parcel Identification Nos. 027420-0000, 027440-0010, 027370-0000 and 027270-0000.

The Applicant is proposing the development of a mixed-use project with a maximum of 999 single-family homes with related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space. The existing Future Land Use Map (“**FLUM**”) designation of the Property is Rural/Silviculture (“**R/S**”). The Applicant has filed a companion Comprehensive Plan Amendment application to change the future land use designation of the Property from R/S to Residential C and to include the Property in the Development Area Boundary.

- A. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.*

The Applicant is seeking approval for a mixed-use development containing a maximum of 999 single-family residential units and related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on the Property. Of the residential units, a maximum of 674 will be non-age-restricted and a maximum of 325 will be age-restricted. The architectural design of homes and businesses within the project will be in character with residences in surrounding communities.

The Property is located near the existing Development Area boundary and along State Road 16 west of the St. Augustine outlet malls and other businesses and near several existing residential communities. The existing Windward Ranch and Whisper Ridge neighborhoods and the developing community of Tomoka Pines lie to the east of the Property; existing single-family residences and wetlands associated with the Twelve Mile Swamp preservation area owned by the St. Johns River Water Management District lie to the north of the site; the County’s Turnbull Creek Conservation Area and the existing Murabella residential community lie to the west of the site; and the Star 4 Mitigation Bank is situated to the south of the Property. Thus, the proposed Grand Oaks community is near existing and approved businesses and single-family residences, State Road 16 and the Twelve Mile Swamp preservation area to the east; Turnbull Creek and the County’s Turnbull Creek Conservation Area, the future County Road 2209 and the Murabella community to the west; and the Star 4 Mitigation Bank and other lands owned by Star IV Investors to the south. Lands associated with the Turnbull Creek Conservation

Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

Residential, commercial, office and school parcels within the Property will be interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. A public transit stop will be provided within the commercial/office parcel along State Road 16.

The Applicant will four (4)-lane an approximately three (3) mile segment of State Road 16 from San Giacomo Road just east of International Golf Parkway to the main project entrance, the location of which is depicted on the MDP. The Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned roadway construction project.

The Developer will dedicate right-of-way for the future County Road 2209 within the project boundaries. All roads within Grand Oaks will be owned and maintained by either a homeowners' association ("HOA") or community development district ("CDD"). Thus, the County will not be required to maintain project roads.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. However, the St. Johns County Utility Department ("SJCUD") has identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the Applicant will install the lines necessary to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible, at no cost to the SJCUD. The line being installed by the Applicant to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20-inch potable water transmission line within the right-of-way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the potable water transmission is estimated to be approximately \$2.8 million. The final amount of the oversizing and the details thereof will be memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement to be approved by the St. Johns County Commission concurrently with this PUD Ordinance. Thus, the net public benefit is estimated to be \$2.8 million. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

The Master Development Plan, Exhibit "C" ("MDP") illustrates how the Applicant has taken steps to preserve a majority of the on-site wetlands, including wetlands associated with Turnbull Creek, by clustering development within upland portions of the site. Any development adjacent to wetlands will comply with St. Johns County Comprehensive Plan Policy E.2.2.4(a)(1)(a). By providing upland buffers adjacent to contiguous wetlands, the Applicant

will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

The project will donate, free of charge, a 30-acre middle school site to the St. Johns County School District to serve students in this area of the county, provided that the School Board approves the proposed donation and the County Commission approves the pending Comprehensive Plan Amendment and PUD rezoning applications for the Property.

The project will provide a number of recreational fields to serve residents of the community. The Master Development Plan also shows site access (two access points) onto State Road 16 and a potential future access point onto County Road 2209, drainage and open space.

A list of the project's public benefits includes:

1. Commitment to private (community development district) ownership and private maintenance of the streets.
2. Donation of a 30-acre middle school site to the St. Johns County School Board.
3. Construction of an approximately three (3)-mile segment of State Road 16 from two (2) to four (4) lanes from San Giacomo Road just east of International Golf Parkway to the eastern project entrance.
4. Dedication of right-of-way for future construction of County Road 2209.
5. Commitment to improve and extend the existing water distribution system, which will improve water pressure and fire flows in adjoining neighborhoods, including the additional transmission of one million gallons per day of potable water through the State Road 16 corridor to the Tillman Ridge grid.
6. Installation of an oversized potable water transmission line within the right-of-way of the future County Road 2209 to serve the project and future developments in the area, at a net public benefit of approximately \$2.8 million
7. Preservation of approximately 89 acres of wetlands associated with Turnbull Creek.
8. Preservation of all specimen oak trees and other large oak trees within the site
9. Commitment to water conservation.
10. Provision of landing pads for commercial and office space, which will generate jobs and increase the County's non-residential tax base.
11. Property taxes and other revenues generated will more than pay for public services for new residents.

This application is a companion to a Large-Scale Comprehensive Plan Amendment

application that seeks approval to change the FLUM designation of the Property from R/S to Residential C, with a text amendment that caps development of the Property to a maximum of 999 single-family residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Density and intensity of proposed uses are:

Land Use	Units/Square Footage	Developable Acres	Wetland Acres	Net Density/Intensity
Residential	999 units	393	89	2.54 units per acre
Commercial/Office	150,000 square feet	12.4	0	12,000 square feet per acre
Middle School Site		30	0	

The requested density and intensity are within the parameters of the Property's proposed Future Land Use designation of Residential C.

The Residential C FLUM designation allows for a maximum residential density of six (6) units per acre. The Applicant is proposing a density of 2.54 units per acre, which density is consistent with the densities of the neighboring residential projects of Murabella, Windward Ranch and Whisper Ridge and developing community Tomoka Pines. FLUM designations for properties in close proximity include Residential B, Residential C and Rural/Silviculture to the north and east, Park/Recreation to the west and Rural/Silviculture to the south. FLUM designations of other nearby lands include Residential A, Residential B, Residential C and St. Johns DRI. Many of the contiguous and surrounding lands designated Rural/Silviculture and Park/Recreation are associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

The Residential C FLUM designation allows for a maximum non-residential intensity of 12,000 square feet per acre. The Applicant is proposing a commercial and office intensity of a maximum of 12,000 square feet per acre, which intensity is consistent with the commercial intensity at Murabella and less than the intensities existing at the St. Augustine Outlet Mall and other commercial parcels along State Road 16 near Interstate 95 and at the I-95/International Golf Parkway interchange. The proposed commercial and office uses will be primarily Community Commercial and Neighborhood Commercial, as those terms are defined in the Comprehensive Plan and St. Johns County Land Development Code ("Code") or ("LDC").

The project also meets the requirements of *Comprehensive Plan Objective A.2.1.9*, as follows:

- 1. Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls**

and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.

The Applicant has proposed a residential density of 2.54 units per acre, which density is consistent with neighboring communities of Tomoka Pines, Gran Lake, Murabella, Windward Ranch and others. The Applicant will provide the required development and scenic edges, as shown on the Master Development Plan. Existing natural vegetation should provide adequate screening around the perimeter of the neighborhood.

- 2. Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

The Applicant will comply with requirements of the Comprehensive Plan and Code to provide required buffering, development edges, screening and architectural design to eliminate any incompatibilities between existing neighborhoods and the proposed project.

- 3. Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

The Applicant has not identified any potential archaeological, cultural or historic sites within the Property. A cultural resources report was included with the companion Comprehensive Plan Amendment application package.

- 4. Development shall avoid the creation of urban sprawl and strip development.**

(a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

The Property is located across State Road 16 from the existing Development Area boundary that was recently extended to the Tomoka Pines community, and the Applicant has requested to include the site within said boundary. The proposed residential density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre are consistent with residential densities of the nearby Murabella, Windward Ranch, Whisper Ridge and other developments which have densities of two (2) units per acre to six (6) units per acre and commercial/office/light industrial intensities at the interchanges of I-95/State Road 16 and I-95/International Golf Parkway.

The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easement. The Windward Ranch and Whisper Ridge communities and the St. Augustine outlet malls and

other businesses are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easements. The St. Augustine outlet malls and other businesses and the Windward Ranch and Whisper Ridge communities are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.

The Property's location among the aforementioned mitigation areas, coupled with its preservation of a majority of wetlands and all specimen trees within the site, will allow for the preservation of sensitive lands, the creation of a special feel within the community and diffusion of visual impacts of development along State Road 16. The Applicant has agreed to cluster homes within upland areas of the site to preserve as many wetlands as possible and to preserve the beautiful tree canopies within the Property.

Grand Oaks will provide additional residential development to support existing and growing businesses in this area of the County. It also provides expanded commercial and employment opportunities for residents of the communities already planned or developed in the I-95/State Road 16 corridor and the I-95/International Golf Parkway corridor.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. However, the St. Johns County Utility Department ("SJCUD") has identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the Applicant will install the lines necessary to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible, at no cost to the SJCUD. The line being installed by the Applicant to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20-inch potable water transmission line within the right-

of-way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the potable water transmission is estimated to be approximately \$2.8 million. The final amount of the oversizing and the details thereof will be memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement to be approved by the St. Johns County Commission concurrently with this PUD Ordinance. . Thus, the net public benefit is estimated to be \$2.8 million. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

The Applicant will donate, free of charge, a 30-acre middle school site within the Property to the St. Johns County School Board. The School Board has approved the site donation, subject to the County Commission's adoption of the pending Comprehensive Plan Amendment and PUD rezoning applications for the Property. The Applicant will also provide a number of recreational fields to serve project residents.

The Applicant will four (4)-lane an approximately three (3) mile segment of State Road 16 from San Giacomo Road just east of International Golf Parkway to the main project entrance, the location of which is depicted on the MDP. The Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned roadway construction project.

The Applicant will dedicate approximately nine (9) acres of right-of-way for the future construction of County Road 2209, which is slated to run through the western portion of the Property. The project will provide a potential future connection to County Road 2209.

This Project has been designed to minimize impacts to wetlands and endangered or threatened species by clustering development within upland portions of the site. The Applicant will preserve approximately 89 acres of wetlands which will add to the County's environmental preservation efforts with the adjacent St. Johns County Turnbull Creek Conservation Area. Any development adjacent to wetlands will comply with Comprehensive Plan Policy E.2.2.4(a)(1)(a). By providing upland buffers adjacent to contiguous wetlands, the Applicant will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

In order to ensure the Project is compatible with the existing Turnbull Creek Conservation Area and Star 4 Mitigation Bank, the Applicant will provide a minimum 35-foot undisturbed development edge along all Property perimeters except along the secondary access road. The Project will not be interconnected into either the Turnbull Creek Conservation Area or Star 4 Mitigation Bank lands to preserve them from intrusion. There are existing access roads into both the Turnbull Creek Conservation Area and Star 4 Mitigation Bank. The Applicant will notify homeowners within the community of the possibility of prescribed burns and other land management activities

that may occur within the Turnbull Creek Conservation Area and Star 4 Mitigation Bank, with such notice being included in recorded homeowners association documents.

All roads within Grand Oaks will be owned and maintained by an HOA or CDD. Thus, no taxpayer dollars will be used to maintain, repair or replace community roads.

The average proposed sale price of homes within Grand Oaks will exceed \$355,000.00. The average taxable value of all single-family homes in the County is \$208,944. Homes in Grand Oaks will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home. Under the per capita cost approach, a Grand Oaks home will yield an annual average of \$2,212 in valorem tax revenues compared an estimated cost of \$1,627 per household for County services in zip code 32209. Annual revenue contributions by Grand Oaks homes are 36 percent greater than governmental costs per household in the area (Urbanomics, 2017).

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property is via State Road 16, which is an existing, improved public road. The Applicant has proposed two (2) access points to the Property from State Road 16. The Applicant will provide any required turn-lane improvements from State Road 16 into the project site.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The residential parcels within the Property can be easily served by the existing State Road 16 for access. Existing SJCUD water and sewer lines are located adjacent to the site. The Applicant will extend those lines to the Property. Therefore, no public funds are needed for the provision of new infrastructure or services for the project.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

Project accomplishes by providing housing for County residents near the existing Development Area, and within the Development Area boundary once this application is approved, and preserving a majority of the existing on-site wetlands.

- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

Project accomplishes by using the existing roadway network of State Road 16, as well as potential connections to proposed water and sewer lines located within the adjacent projects.

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

Project accomplishes by requiring vehicular and pedestrian interconnectivity within the Property and to off-site areas. The Applicant will provide a sidewalk within portions of the site adjacent to State Road 16 that will provide interconnection with adjacent projects.

- 4. Promotes conservation of water and energy.**

Project accomplishes by connecting to existing water and sewer systems owned by SJCUD within the existing Development Area boundary.

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

Not applicable. No agricultural uses are proposed for the Property once fully developed.

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Project accomplishes by preserving more than approximately 89 acres of on-site wetlands by clustering development within upland areas of the site. Project also accomplishes by providing two (2) amenity centers, swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents.

- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

Project accomplishes by providing single-family residential housing in an area where the County is currently issuing the most building permits. The project will provide a 30-acre middle school site and several park sites, and will preserve more than approximately 89 acres of on-site wetlands.

The Applicant is proposing a maximum of 150,000 square feet of commercial and office space within the Project, which would consist of the uses set forth in Section F hereof. These uses would complement the higher intensity commercial uses at the St. Augustine Outlet Mall to the east and the existing community and neighborhood commercial uses to the west at Murabella.

- 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.**

Project accomplishes by providing a proposed residential density and non-residential intensity consistent with that in the nearby outlet malls and other businesses within the Interstate 95/State Road 16 and Interstate 95/International Golf Parkway corridors and nearby projects of Murabella, Gran Lake, Whisper Ridge, Windward Ranch and others. Commercial development within the I-95/State Road 16 and I-95/International Golf Parkway corridors has increased in recent years, spurring other commercial growth and the need for additional housing in this area. Grand Oaks can provide such housing.

Also, the County's construction of County Road 2209 along the western border of the Property will bring higher traffic volumes to the area of the county west of Interstate 95. The project will provide housing and commercial and office space within this new roadway corridor.

The Property will be developed in the manner required by Section 163.3177(6)(b), Florida Statutes, and thus does not, by law, constitute urban sprawl. As shown in the Generalized Site Plan attached to this application, the Applicant is proposing a maximum of single-family residences at an average density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre, which density and intensity are consistent and compatible with the densities of nearby communities of Windward Ranch and Tomoka Pines and nearby communities of Murabella, Gran Lake, Whisper Ridge and others.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change is consistent and compatible with the FLUM designations of surrounding lands. The Applicant will provide roadway and sidewalk interconnectivity throughout the site, as shown on the Master Development Plan. The Applicant will also provide sidewalk interconnectivity with contiguous lands along State Road 16. The Applicant will use existing State Road 16 for site access and will connect to water, sewer and reclaimed water lines available within State Road 16. When County Road 2209 is extended to the west of the Property in the future, the parcels located to the east of that road may have additional access points.

Residential, commercial, office and school parcels within the Property will be interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. The Applicant, its successors and assigns, will construct sidewalks a minimum of five (5) feet in width on at least one (1) side of the neighborhood streets. Neighborhood streets will connect to the spine road which will have a 5-foot sidewalk on both sides of the roadway. The spine road sidewalks will connect residential areas and parks to the elementary school site and commercial/office. The commercial/office site will have a sidewalk along State Road 16 in front of the property for future connectivity. A public transit stop will be provided in the commercial/office parcel along State Road 16.

5. **Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.**

The project will provide all required parks, green space, development and scenic edges and other open space. Those areas are depicted on the Master Development Plan enclosed with this application. The various open space and edges will contain existing vegetation where applicable.

6. **Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and pedestrian ways to assist in alleviating traffic congestion on other roadways.**

The proposed commercial and office uses shall be provided in compact centers. The proposed residential use is provided interior to the Property and is adequately screened and buffered from surrounding lands by the required green space and development and scenic edges. The project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via connections along State Road 16.

7. **When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.**

The average proposed sale price of homes within Grand Oaks will exceed \$355,000.00. The average taxable value of all single-family homes in the County is \$208,944. Homes in Grand Oaks will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home. Under the per capita cost approach, a Grand Oaks home will yield an annual average of \$2,212 in valorem tax revenues compared an estimated cost of \$1,627 per household for County services in zip code 32209. Annual revenue contributions by Grand Oaks homes are 36 percent greater than governmental costs per household in the area (Urbanomics, 2017).

8. **Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.**

The Applicant will provide sidewalks throughout the Property and along State Road 16 adjacent to the Property, as depicted on the Master Development Plan.

9. **When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.**

The Master Development Plan shows the locations of proposed residential areas, middle school site, park sites, amenity areas, open space and other improvements.

10. **Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

The project will connect to State Road 16, in the locations depicted on the Master Development Plan. The project will be connected with neighborhoods to the southeast via State Road 16. The project cannot be connected with lands to the north, south or west due to the location of existing residences (north and south) and the location of contiguous wetland systems, including Turnbull Creek Conservation Area.

11. **Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

The Applicant will construct a sidewalk along the west side of State Road 16 to provide pedestrian and bicycle interconnection with surrounding communities.

12. **Development shall identify the extent, type and location of natural features and vistas in the planned development.**

The Applicant has engaged an environmental consultant to identify the extent, type and location of natural features within the Property. A majority of the on-site wetlands will be preserved.

13. **Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

The Property is located across from and adjacent to land with FLUM designations of Residential C, Rural/Silviculture and Park/Recreation and near lands with FLUM designations of Residential B, Residential A, Residential C and St. Johns DRI. The site is adjacent to State Road 16. Nearby developments include single-family residences in densities ranging from less than two (2) units per acre to six (6) units per acre. Nearby commercial, office and light industrial businesses located near the interchanges of I-95/State Road 16 and I-95/International Golf Parkway have intensities greater than 10,000 square feet per acre.

14. **Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

As shown on the Master Development Plan, the Applicant has provided the required development edges and recreational trails, with pedestrian and vehicular connection to State Road 16 and its adjacent sidewalks/paths. The Applicant will preserve a majority of on-site wetlands.

15. **Development shall identify the developable land area within the development.**

Developable land within the Property is depicted on the Master Development Plan.

16. **When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

The Applicant has provided information about public facilities and services available to the area and available capacity as an exhibit to the rezoning application form enclosed. The Applicant will mitigate for any facility or capacity deficiencies.

17. **Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

The Project will provide underground utilities unless infeasible.

18. **Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

This narrative provides a statement of the community goals and objectives.

19. **Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.**

The Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change will be consistent and compatible with development in the surrounding area. The proposed residential density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre are an efficient and compact land use pattern that provides overall densities and adequate land uses to support balanced growth in this area of the County, where residential densities range from two (2) units per acre to six (6) units per acre and non-residential intensities are 10,000 square feet and higher per acre.

20. **When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.**

The Applicant will dedicate any right-of-way necessary to provide turn lanes if required from State Road 16 into the Property. The Applicant will also dedicate any right-of-way within the project boundaries necessary for the construction of County Road 2209.

21. **Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.**

The Applicant will provide project roadway connection to State Road 16 in the locations depicted on the Master Development Plan, and will extend existing SJCUD potable water and sanitary sewer lines to this site. The Applicant will work in conjunction with SJCUD to loop its potable water system in this area of the County. The Applicant will also provide required parks and open space. The Applicant does not propose to provide any solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places. The Applicant is providing a much needed 30-acre middle school site to the St Johns County School District.

- B. The total number of acres included within the Project as requested in the application.***

The Property includes approximately 524 acres, as described in Exhibit "A" and as shown on the Master Development Plan ("MDP") attached hereto as Exhibit "C".

- C. The total number of wetland acres included within the Project as requested in the application.***

The Property includes approximately 93.5 acres of wetlands, including approximately five (5) acres of wetland impacts.

- D. *The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.***

There are approximately 435 developable acres (including approximately five (5) acres of filled wetlands) within the Property. Approximately 89 acres of wetlands will be preserved.

- E. *The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.***

The Property will include a maximum of 999 single-family residential units on approximately 481.5 gross acres and approximately 393 net developable acres. Of those units, a maximum of 674 will be non-age-restricted and a maximum of 325 will be age-restricted. The Applicant will provide a declaration of restrictive covenant recorded against title to age-restricted lots, with approval of the St. Johns County School District. The requested density is within the parameters of the Property's proposed Future Land Use designation of Residential C.

The proposed maximum of 999 units will result of a maximum project density of 2.54 units per acre net acre and 2.1 units per gross acre. The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 999 homes. The projected population of school age children is 472 (674 units times 0.70 children per household).

- F. *The total square footage and intensity of non-residential development.***

The Property will include a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on approximately 12.4 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Mixed Use Community Commercial, as those terms are defined in the Code, as a matter of right. Any Special Uses allowed in the Commercial General zoning district shall be permitted within Grand Oaks, subject to applicable development standards set forth in LDC Part 2.03.00. Sale of Alcoholic Beverages and Recreational Vehicle/Boat Storage facilities shall be allowed within the Property, subject to applicable development standards set forth in LDC Part 2.03.00.

Much of the Property has been and will continue to be used for agricultural and silvicultural purposes. Agricultural and silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Agricultural and silvicultural operations would be subject to any applicable provisions of the Code.

- G. *The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights***

or other required outdoor lighting within the Project, and the maximum height of all structures.

1. Single-Family Residential Criteria

a. Setbacks:

1. Residential lots will be set back a minimum of 50 feet from the right-of-way of State Road 16, which is a Major Collector roadway, and a minimum of 50 feet from the right-of-way of future County Road 2209, pursuant to LDC Section 5.03.03.B.5.

2. Lot setbacks are:	Front Yard:	20 feet
	Second Front/Corner Lots:	10 feet
	Rear Yard:	10 feet
	Side Yard:	5 feet

3. All structures shall have a minimum separation of 10 feet, as measured from outer wall to outer wall. Projections will be permitted to encroach into side yard setbacks. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least thirty (30) inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: 4,400 square feet.

d. Minimum lot width: 40 feet; however, lots on cul-de-sacs or curves shall be a minimum of 25 feet where the side yards intersect the street line. In accordance with LDC Section 6.01.04.I, the minimum dimension of the buildable lot shall not be less than the required and minimum lot width at the front yard. In the case of lots not meeting the minimum dimension at the minimum required front yard, as defined in LDC Table 6.01, the front yard shall be extended to the point at which the minimum dimension is met.

e. Minimum lot depth: 110 feet.

f. Maximum impervious surface ratio: 70 percent per lot.

g. Maximum coverage by buildings: 65 percent per lot and 35 percent for the Property as a whole.

h. Parking: Two (2) parking spaces shall be provided within the garage and/or driveway of each single-family residential unit.

i. Signage: Any signage located within County right-of-way shall be permitted through the County's Engineering Office. For the purposes of signage, the Property shall be considered one premise.

1. Each of the two (2) residential entrances along State Road 16 shall be allowed one (1) double-faced or two (2) single-faced sign located and erected at or near the subdivision entrance. Such sign may be internally or externally illuminated and shall not exceed 32 square feet of advertising display area ("ADA"). The heights of sign structures shall not exceed 25 feet and the heights of ADA on such structures shall not exceed 15 feet. Entry signs shall be designed as monument or ground signs and may be incorporated into a wall, fence or other structure. The general locations of subdivision entrance signs are shown on the Master Development Plan. See Section T for waiver.

2. Ingress, egress and directional signs along the main collector road internal to the Property can be a maximum of 16 square feet in size and a maximum of five (5) feet in height. See Section T for waiver.

3. Temporary signs shall conform to the requirements of LDC Sections 7.02.02 and 7.02.03.

4. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas and others. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

2. Non-Residential Criteria

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: 0 feet

Rear Yard: 0 feet

Side Yard: 0 feet

2. All structures shall have a minimum separation of ten (10) feet, as measured from outer wall to outer wall. Projections shall be permitted to encroach into side yards. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

3. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

- b. Building height: Buildings shall not exceed 45 feet in height. Structures over 35 feet in height shall be protected with automatic sprinkler systems designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 70 percent of the overall parcel.
- e. Maximum floor area ratio: 70 percent.
- f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking and are in conformance with LDC Section 6.05.02.B. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential are of the PUD, will be an allowable use for out-parcels with the Property.
- g. Signage:
 1. Along State Road 16, the Applicant shall be permitted two (2) ground signs, with a maximum of 150 square feet of ADA each. The heights of sign structures shall not exceed 25 feet. See Section T for waiver. The general locations of these signs are depicted on the Master Development Plan.
 2. Along the project collector road, the Applicant shall be permitted to have ground signs at each of the entrances into the commercial/office parcel and the school site, in the locations depicted on the MDP. Such signs will have maximum of 150 square feet of ADA each and a maximum height of 20 feet.
 3. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.
 4. Temporary signs shall comply with applicable provisions of LDC Sections 7.02.02 and 7.02.03.
 5. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas and the like. Such signs shall comply with applicable requirements of LDC Section 7.02.06.
 6. A project identity monument (without signage) will be allowed in the median of the eastern access road into the project from State Road 16, in the location depicted on the Master Development Plan. Such project identity monument shall not exceed 25 feet in height. See Section T for waiver. The monument will meet all other applicable requirements of LDC Section 7.06.02.
 7. For purposes of signage, the Property shall be considered one premise.

3. Overall Site Criteria

- a. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.
- b. Incremental Master Development Plans. The Master Development Plan is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs (“**IMDPs**”) will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

H. *The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.*

1. Drainage: A master stormwater management system shall be constructed and maintained by one or more property or homeowners associations and/or a CDD. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District (“**District**”). When feasible, the project will utilize the stormwater ponds as a source of irrigation to all common areas.
2. Site Access: Vehicular access within the Property is depicted on the Master Development Plan and connects off-site to State Road 16. The Applicant will provide right and left turn lanes into the project entrances from State Road 16, in the locations depicted on the MDP, if required by the Florida Department of Transportation (“**FDOT**”) or the Code. A collector road (the “**Collector Road**”) will be provided through the project, from the eastern State Road 16 entrance and connecting to the western State Road 16 entrance, as depicted on the MDP. The portion of the Collector Road that connects to the western State Road 16 entrance (the “**Western Collector Road**”) shall be constructed within a 60-foot-wide right-of-way, in the configuration depicted on Exhibit “D” attached hereto. A waiver related to the typical section for the Western Collector Road is included in Section T. The other portions of the Collector Road will be constructed to applicable Code standards. A potential future connection to the future County Road 2209 is depicted on the location depicted on the MDP. The Collector Road will be constructed in conformance with applicable Code requirements except as set forth in this paragraph. Roads within the Property will be owned and maintained by a homeowners association or community development district.

As transportation mitigation for the project, the Applicant will widen approximately three (3) miles of State Road 16 from two (2) to four (4) lanes from San Giacomo Road just east of International Golf Parkway to the eastern project entrance, in the location depicted on the MDP (the “**SR 16 Project**”). The details of the SR 16 Project are set forth in more detail in a Concurrency and Road Impact Fee Credit Agreement between the Applicant and the County approved by the County Commission concurrently with this PUD Ordinance.

Emergency access to the western portion of the site will be via the existing private road into the Property until such time as the Collector Road is constructed to the western project entrance. Signalization at the eastern project entrance on State Road 16 is anticipated to be warranted based on the project’s build-out condition. The Applicant will install such signal if warranted and approved by FDOT. The Applicant will also dedicate approximately nine (9) acres of right-of-way for the future County Road 2209 within the project boundaries.

The project will connect to State Road 16 in two (2) locations to the north and east. The project will provide a potential connection to the future County Road 2209 to the west. The project will provide non-vehicular interconnection to the County’s Turnbull Creek Conservation Area in the location depicted on the MDP. The project cannot connect to lands to the south and southeast because they are part of the Star 4 Mitigation Bank.

3. Pedestrian/Bicycle Circulation: Pedestrian and bicycle circulation will be provided via a minimum four (4)-foot-wide sidewalk on one side of all interior roads; via a minimum five (5)-foot-wide sidewalk on both sides of collector roadways; via a minimum six (6)-foot-wide sidewalk adjacent to the proposed school site within the project; and within the project collector road as required by the Code. If approved by FDOT, the Applicant will construct a sidewalk along State Road 16 within the project boundaries. Sidewalks internal to the Property will be constructed concurrently with the adjacent roads. Sidewalks shall comply with Section 403.5.3 of the Florida Accessibility Code for Building Construction (“**FACBC**”) for “passing space”. All pedestrian accessible routes shall meet the requirements of the FACBC and Americans Disability Act Accessibility Guidelines (“**ADAAG**”) established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The project will have 2,438 residents (999 units x 2.44 persons per unit) and will provide approximately 14.4 acres of recreational area (approximately 2.2 acres more than the required 12.2 acres) in the locations depicted on the Master Development Plan. A minimum of sixty (60) percent of the required park acreage, or 7.9 acres; will consist of community parks (e.g., ballfields, multi-use fields). The Applicant will construct two (2) amenity centers, a swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents. Concurrently with the platting of the first lot within the project, the Applicant will provide a one (1)-acre lakefront park that includes an enclosed pavilion with restrooms, children’s playground, a shade pavilion, a turf-ed multi-purpose field and related parking.

Prior to platting the 361st lot, the Applicant will provide a 12-acre master amenity site, including a clubhouse, swimming pool with restroom facilities and a children's water park, a children's playground, a lakefront party pavilion with dock, a resident's campground, sport courts, tennis courts and a pickle ball court. The project will also include a second dog park. The recreational facilities will be owned and maintained by an HOA or CDD. Recreational facilities owned by a CDD shall be open for use by members of the public, for a fee. The project may provide passive recreational opportunities, including walking paths, picnic tables and other park areas.

The Project will provide more than the required minimum of five (5) percent conservation of upland natural vegetation. There is no Significant Natural Communities Habitat on the Property. All specimen oak trees within the Property will be preserved, pursuant to applicable provisions of the Code.. The Applicant has shown the locations of specimen oak trees within the Property on the Master Development Plan. The Project will provide approximately 140 acres of open space, which is approximately nine (9) acres more open space than required by LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center, or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

I. The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from the SJCUD via central utility systems which will be extended serve the adjacent Steeplechase project. The Applicant will extend water and sewer mains to serve the Project, subject to agreement and permitting by SJCUD and other applicable agencies. Water and sewer use will be as follows:

1. Water:

999 residential units	350 gallons per day/unit	349,650 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

2. Sewer:

999 residential units	350 gallons per day/unit	349,650 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

All on-site utilities will be public and will be installed underground to the extent feasible. 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. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and 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. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines. Reuse infrastructure for irrigation may be installed in anticipation of future service, as indicated in the SJCUD availability letter. Lot irrigation systems may utilize soil moisture readers to reduce the amount of water used for irrigation and to better conserve water resources. Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source. Reuse water, once available, will serve as a secondary (back up) supply for irrigating common areas. The Applicant will maximize use of stormwater, surface water and reclaimed water for irrigation, as indicated in the SJCUD availability letter.

Any wells and septic systems located within the Property that are displaced by development shall be properly abandoned consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval.

J. *The type of underlying soils and their suitability of development of the proposed Project.*

Soils located on the Property include those listed in the environment report by Environmental Services, Inc. (“ESI”) dated December 2016 (the “**Environmental Report**”) attached hereto as **Attachment “E”**. The suitability of such soils for development of the proposed project is as follows:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about

12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years. It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches

thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.

9. Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand. 10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

10. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to four months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

11. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is above the surface for more than six months in most years. Typically, the surface layer consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

12. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

- K. *The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.***

The Property includes the Florida Land Use Cover and Classification System ("FLUCCS") areas shown on the FLUCCS map contained in the Environmental Report attached hereto as **Attachment "E"**.

Turnbull Creek runs north and south along the western border of the Property. The preservation of Turnbull Creek will allow for the perpetual protection of contiguous wetland/tributary systems from this Property north to the County's Turnbull Creek Conservation Area to the Twelve Mile Swamp.

- L. *The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.***

There is no Significant Natural Communities Habitat within the Property. There are no listed species within the Property, according to the Environmental Report.

- M. *Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.***

The Applicant had a cultural resources analysis done of the Property and no such resources were located. A copy of the analysis has provided to the County and is included in the file for this application.

- N. *The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

1. **Buffers:** A 10-foot natural/landscaped buffer will be provided around the project perimeter, as depicted on the MDP. Portions of the Property located adjacent to State Road 16 and the future County Road 2209 will have 50-foot buffers along such road rights-of-way and shall include Type "B" screening as required in LDC Section 6.06.04.B.6. An average 25-foot upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

2. **Development Edges:** A 35-foot development edge will be provided around the project perimeter, as depicted on the MDP; provided, however, that a 10-foot development edge shall be provided within the right-of-way of the Western Collector Road. See Section T

for waiver. The Applicant will provide enhanced landscaping within the Western Collector Road right-of-way development edges, including the following (See Section T for waiver):

- a. On the side of the right-of-way where no utilities are present and where little or no native vegetation exists, buffers will be landscaped as follows:
 - i. Native evergreen canopy trees planted every 20 to 30 feet on center.
 - ii. Native non-canopy trees shall be planted every ten (10) to 20 feet on center.
 - iii. Shrubs shall be of native species and be planted between every five (5) to 15 feet on center and appropriately staggered.
 - iv. Native groundcover shall be planted every three (3) to five (5) feet on center.
 - v. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

- b. On the right-of-way side where utility and/or drainage easements are present, buffers will be landscaped as follows:
 - i. Shrubs shall be of native species and be planted between every five (5) to 15 feet on center and appropriately staggered.
 - ii. Native groundcover shall be planted every three (3) to five (5) feet on center.
 - iii. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required shrubs provided the same number of shrubs is planted.

Other project development edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted with native vegetation consistent with LDC Sections 6.06.02.G.1 and 6.06.02.H.1.

Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for example, with fountains, gazebos, benches and similar improvements). Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners association. No development edge is required where a scenic edge is provided.

3. Scenic Edges: A 75-foot scenic edge will be provided adjacent to the State Road 16 and proposed County Road 2209 rights-of-way, as depicted on the MDP, except that the scenic edge may be 30 feet adjacent to the proposed commercial and office parcels along State Road 16, as depicted on the MDP. Scenic edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted according to the following landscape requirements (See Section T for waiver):

- a. Native evergreen canopy trees planted every 20 to 30 feet on center.
- b. Non-canopy trees shall be planted every 10 to 20 feet on center, except that the spacing may be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
- c. Shrubs shall be planted between every three (3) to 15 feet on center and appropriately staggered.
- d. Groundcover shall be planted every two (2) to five (5) feet on center.
- e. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements, multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

4. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.

O. PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The Property is not subject to any Special District requirements.

P. The use, location and duration of temporary uses, including construction trailers, sales units, model homes and temporary signage related to construction of the Project.

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C. The Applicant may also construct model homes within the Property. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. No certificates of occupancy shall be released until a final plat has been recorded and as-builts have been approved by the County.

Q. The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.

Accessory Uses such as private garages, mother-in-law suites, guest houses and storage buildings; Home Offices, pursuant to LDC Section 2.02.04.B.9; Home Occupations, pursuant to LDC Section 2.03.07 (including the requirement to obtain homeowners association approval of a Home Occupation); model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; Household Animals; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Section 2.02.04.B and 6.04.06.F.7.d. Setbacks for accessory structures will meet all applicable requirements of LDC Sections 2.02.04.B.8 and 5.03.03.B.1.d. Accessory structures such as home offices and the like may receive the public as long as such structures comply with all appropriate Florida Building Codes, life safety issues and FACBC requirements. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of buildings shall be located within an underground utility or drainage easement.

R. A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.

The project will be developed in one (1), ten (10)-year phase. The phase shall commence upon approval of construction plans by St. Johns County, but in no event shall commencement occur later than December 31, 2021. Completion shall occur no later than ten (10) years following commencement. Commencement shall be defined as approval of construction plans by the County. Completion shall be defined as approval of as-builts by the County. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

S. The projected impact of the Project upon St. Johns County and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.

The Applicant is seeking this rezoning in order to develop single-family residences and related amenities on the Property. The Property is adjacent to the Tomoka Pines project and near the Whisper Ridge, Windward Ranch, Murabella, Gran Lake and other communities, as well as the outlet malls at the interchange of Interstate 95 and State Road 16. Thus, the project is a natural extension of compatible development. The project will preserve wetlands associated with Turnbull Creek. The project may have a community development district.

- T. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.*

The Applicant is requesting the following waivers from the provisions of the Land Development Code:

LDC Section 6.01.03.E.3 Front Yards on Corner Lots

This waiver is requested to allow for a 10-foot front yard setback on the secondary road of corner lots. The primary front yard setback will be 20 feet, as provided for in Section G.1 hereof. The second front yard setback will be 10 feet, and no driveway shall be located within the secondary front yard. The reduction of second front yards will only be allowed when there are not impacts to site distance and/or visibility.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks

This waiver is requested to allow the minimum separation of 10 feet between structures to be measured from outer wall to outer wall since the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13; or the required fire hydrants shall be capable of providing an additional 500 gallons per minute at 20 psi for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

LDC Section 6.04.07.A.2 Construction Access

This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Grand Oaks development. The Applicant shall be permitted to use the southern project entrance road, which will be a collector that connects to State Road 16 for construction access. Additionally, the Applicant shall be permitted to use local roads to provide access for horizontal construction traffic to future phases within residential development areas as long as the Applicant does not plat lots along such local roads. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

LDC Section 6.04.07.C Right-of-Way Requirements

This waiver is requested to allow a reduced right-of-way width for the Western Collector Road, which provides a secondary access to State Road 16 in the location depicted on the MDP. The Applicant has proposed a typical section for the Western Collector Road attached as Exhibit "D". The typical section includes a 60-foot-wide right-of-way in lieu of 80 feet. It also includes 11-foot travel lanes with no bicycle lanes. The Applicant will construct a five (5)-foot sidewalk on one side of the Western Collector Road and a 12-foot multi-purpose path on the other to provide pedestrian and bicycle circulation.

LDC Section 6.06.02.G Northwest Sector Scenic Edges

This waiver is requested to allow some non-native landscaping within the scenic edges along State Road 16 in order to have such edge landscaping more appropriately blend into landscaping within the project. The Applicant will provide the same number and type of landscaping required by the Code (e.g., trees, groundcover), except that some of those plants may be non-native.

LDC Section 6.06.02.H Northwest Sector Development Edges

This waiver is requested in order to reduce the development edge within the Western Collector Road from 35 feet to 10 feet. The Western Collector Road includes 60 feet of right-of-way, which is not adequate in width to include 35-foot development edges on both sides of the parcel. The Applicant is proposing to plant landscaping consistent with LDC Section 6.06.02.H within the development edge to provide buffering to adjacent properties. Such landscaping will be modified slightly from the Code in order to avoid interference with utilities and sidewalks within the road right-of-way.

LDC Section 7.02.06.B Directional Signs

This waiver is requested to allow ingress, egress and direction signs along the primary collector road within Grand Oaks to be larger than three (3) square feet in size and no more than three (3) feet in height. The project will include commercial and office parcels, a school, park sites and a number of individual neighborhoods, which may require larger directional signage.

LDC Section 7.06.01 Subdivision and Project Entrance Signs

This waiver is requested to allow two (2) project and subdivision entrance signs located along State Road 16 to be a maximum of 25 feet in height. The project has two (2) entrances from State Road 16, so larger identification signs are necessary in order to provide project visibility to passersby along State Road 16.

LDC Section 11.09.07.B.2 Time for Proportionate Share Improvement/Payment

This waiver is requested to allow the Applicant to provide its transportation proportionate share pursuant to a Concurrency and Impact Fee Credit Agreement approved by the St. Johns County Commission on the date of the Board's adoption of this PUD rezoning ordinance. The schedule for the Applicant's pond site acquisition, design, permitting and construction of the widening of an approximately three (3)-mile segment of State Road 16 from two (2) lanes to four (4) lanes is set forth in the Concurrency and Impact Fee Credit Agreement.

U. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.

The Applicant, on behalf of itself and 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 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 with respect to this Planned Unit Development rezoning application.

V. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.

The Future Land Use designation of the Property is Rural/Silviculture. The Applicant has filed a Large-Scale Comprehensive Plan Amendment application to change the Future Land Use Designation of the Property to Residential C.

EXHIBIT "A"

Legal Description of the Property

EAST PARCEL

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'37" EAST, 97.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, 1268.49 FEET, TO THE

NORTHWESTSERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

EXHIBIT "C"

Master Development Plan

GENERAL NOTES:
 1. ALL PROPOSED DEVELOPMENT SHALL BE DESIGNATED CHERRYWOOD AREA IN ALL PERMITS AND RECORDS.
 2. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL BARRIER AND VEGETATED NATURAL BUFFER TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL BARRIER AND VEGETATED NATURAL BUFFER TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL MAINTAIN THE EXISTING NATURAL BARRIER AND VEGETATED NATURAL BUFFER TO THE MAXIMUM EXTENT POSSIBLE.

DEVELOPMENTAL NOTES:
 MAXIMUM BUILDING FOOTPRINT - 100,000 SQ FT
 TOTAL PROJECT AREA - 250.00 ACRES
 TOTAL BUILDING AREA - 100,000 SQ FT
 TOTAL IMPAVED AREA - 100,000 SQ FT
 TOTAL OPEN SPACE - 150,000 SQ FT
 TOTAL PARKING SPACES - 1000
 TOTAL TRAILER SPACES - 1000
 TOTAL UTILITY SPACES - 1000
 TOTAL STORAGE SPACES - 1000
 TOTAL OFFICE SPACES - 1000
 TOTAL RETAIL SPACES - 1000
 TOTAL INDUSTRIAL SPACES - 1000
 TOTAL COMMERCIAL SPACES - 1000
 TOTAL RESIDENTIAL SPACES - 1000
 TOTAL RECREATION SPACES - 1000
 TOTAL CULTURAL SPACES - 1000
 TOTAL EDUCATIONAL SPACES - 1000
 TOTAL HEALTH CARE SPACES - 1000
 TOTAL OTHER SPACES - 1000

LEGEND:
 SITE BOUNDARY
 JURISDICTIONAL WETLAND LINE
 VEGETATED NATURAL BUFFER
 WETLAND IMPACT
 FUTURE POTENTIAL ACCESS POINT

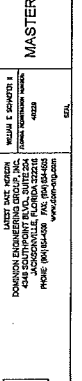
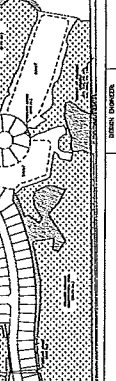
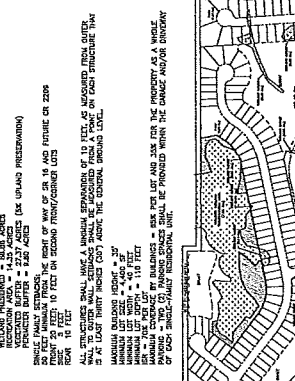
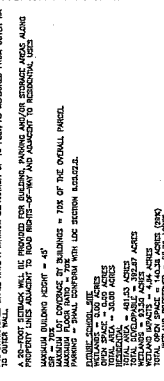
VEGETATED NATURAL BUFFER:
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 4. ALL STRUCTURES SHALL MAINTAIN A MINIMUM SEPARATION OF 10 FEET AS MEASURED FROM CENTER LINE TO OTHER WALL.



DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

OWNER: GRAND OAKS DEVELOPMENT
 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]

DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

OWNER: GRAND OAKS DEVELOPMENT
 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]

DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

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 STATE: [State Name]

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 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

OWNER: GRAND OAKS DEVELOPMENT
 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]

DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

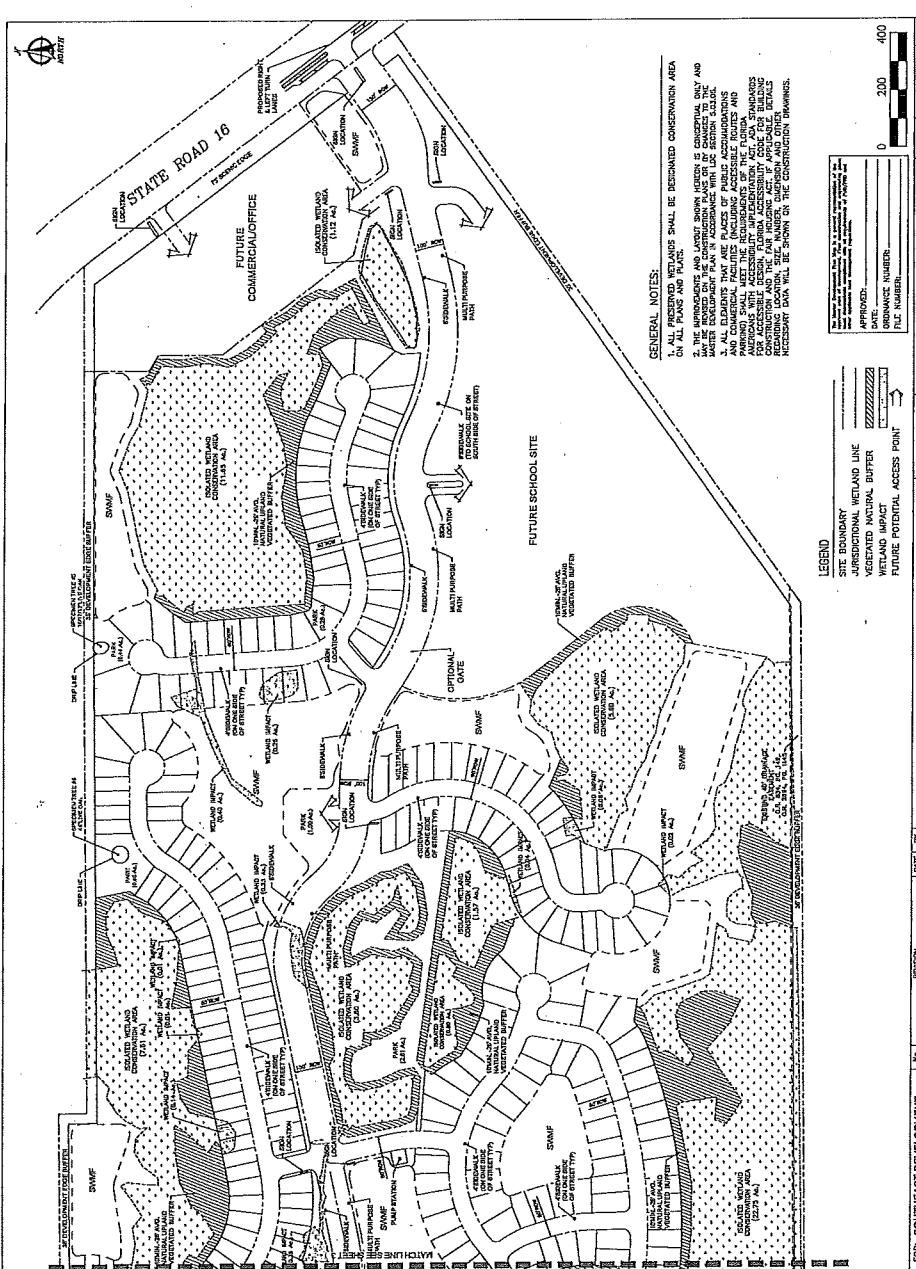
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 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]

DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

OWNER: GRAND OAKS DEVELOPMENT
 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]

DATE OF PREPARATION: 10/15/2010
 PROJECT: GRAND OAKS OVERALL SITE PLAN
 SHEET: 1 OF 4
 SCALE: 1" = 400'

OWNER: GRAND OAKS DEVELOPMENT
 DESIGNER: [Firm Name]
 PROJECT LOCATION: [Address]
 COUNTY: [County Name]
 STATE: [State Name]



GENERAL NOTES:
 1. ALL PAVED AND UNPAVED AREAS SHALL BE DESIGNATED CONSERVATION AREA.
 2. THE WETLANDS AND LAYOUT SHOWN HEREIN IS CONCEPTUAL ONLY AND THE WETLANDS SHALL BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER.
 3. ALL ELEVATIONS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS SHALL BE BASED ON THE DATUM OF MEANS SEA LEVEL. ALL OTHER ELEVATIONS SHALL BE BASED ON THE DATUM OF MEANS SEA LEVEL.
 4. ALL DIMENSIONS SHALL BE THE DIMENSIONS OF THE LOTS AND PARCELS. ALL DIMENSIONS SHALL BE THE DIMENSIONS OF THE LOTS AND PARCELS.
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 10. THE DIMENSIONS OF THE LOTS AND PARCELS SHALL BE THE DIMENSIONS OF THE LOTS AND PARCELS.

LEGEND

- SITE BOUNDARY
- JURISDICTIONAL WETLAND LINE
- VEGETATED NATURAL BUFFER
- WETLAND IMPACT
- FUTURE POTENTIAL ACCESS POINT

SCALE
 0 200 400

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

APPROVED:
DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

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GRAND OAKS

DATE 11/11/11
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PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

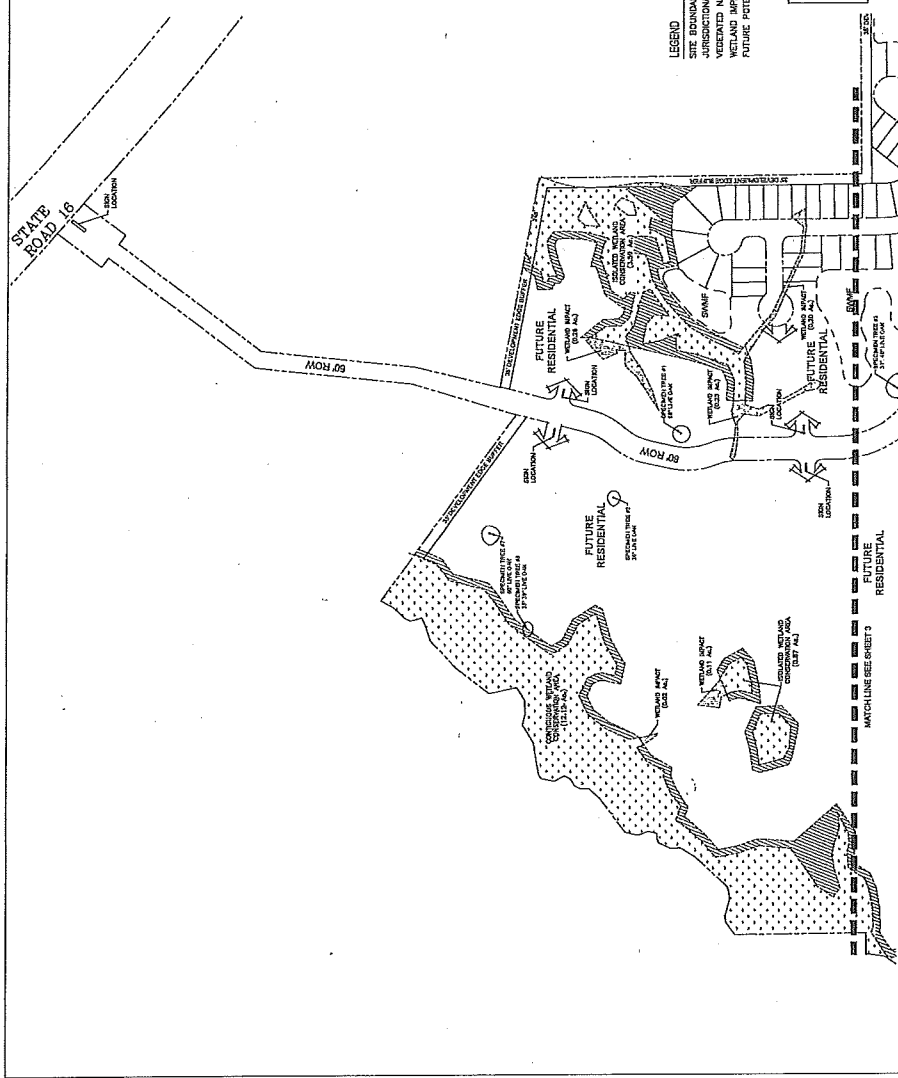
DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

DATE 11/11/11
BY J. E. SPANER II
PROJECT GRAND OAKS
FILE NUMBER 11-0000000000



LEGEND

- BOUNDARY
- SUBSIDENTIAL WETLAND LINE
- VEGETATED NATURAL BUFFER
- WETLAND IMPACT
- FUTURE POTENTIAL ACCESS POINT

APPROVED: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____



DATE	SCALE
PROJECT	4
SHEET	4 OF 4
DATE	DATE
BY	BY
CHECKED	CHECKED
DATE	DATE

**MASTER DEVELOPMENT PLAN
EXHIBIT C**

OWNER: _____
 DESIGNER: _____
 CHECKED BY: _____
 DATE: _____

FOR: SOUTHEAST DEVELOPMENT
 GRAND OAKS

DATE: _____
 SCALE: _____
 SHEET: _____ OF _____

FOR: SOUTHEAST DEVELOPMENT
 GRAND OAKS

DATE: _____
 SCALE: _____
 SHEET: _____ OF _____

FOR: SOUTHEAST DEVELOPMENT
 GRAND OAKS

DATE: _____
 SCALE: _____
 SHEET: _____ OF _____

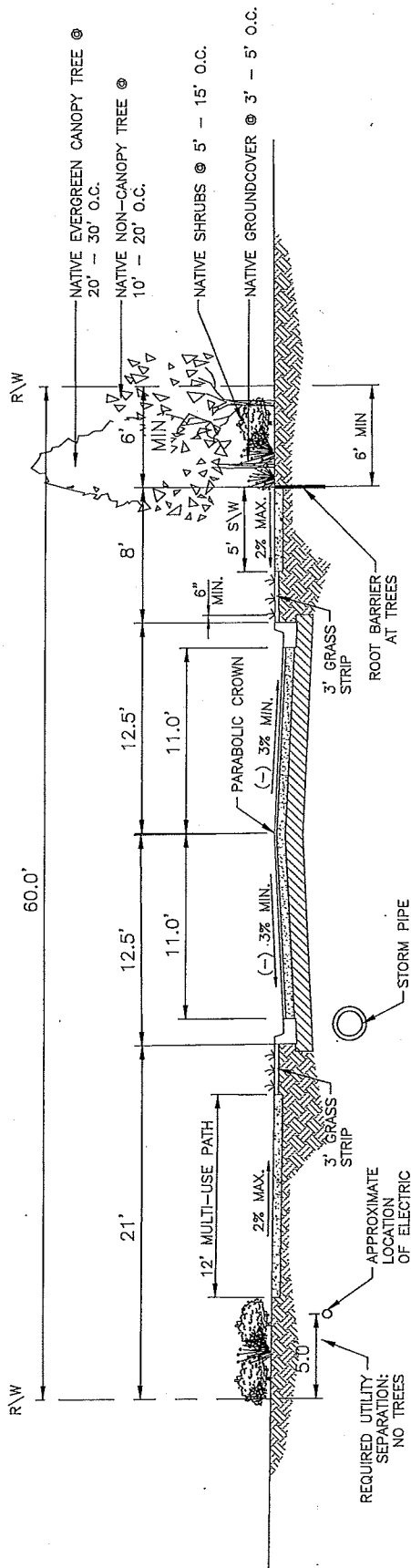
FOR: SOUTHEAST DEVELOPMENT
 GRAND OAKS

DATE: _____
 SCALE: _____
 SHEET: _____ OF _____

FOR: SOUTHEAST DEVELOPMENT
 GRAND OAKS

EXHIBIT "D"

Western Collector Road Typical Section



Z:\General Civil\Southeast Dev\Smith Ranch\Cadd\working drawings\80 FOOT ROW-GRAND OAKS_060718.dwg (Layout) 6/11/2018 17:22



DOMINION ENGINEERING GROUP, INC.
 4348 SOUTHPOINT BLVD., SUITE 204
 JACKSONVILLE, FLORIDA 32216
 PH 904-854-4500 FAX 854-4505

GRAND OAKS

NORTHERN ACCESS ROAD
 TYPICAL SECTION

Figure:	FIGURE 1
Job Number:	2116.001
Scale:	1" = 10'
Date:	06/11/2018

ATTACHMENT "D"

Environmental Report

ENVIRONMENTAL RESOURCES REPORT

**GRAND OAKS
ST. JOHNS COUNTY, FLORIDA**

DECEMBER 2016

For

**Southeast Development Partners, LLC
1029 Elysium Boulevard
Mount Dora, Florida 32757**



By

**ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256**

I. INTRODUCTION

Environmental Services, Inc. (ESI) conducted a site-specific environmental assessment of the approximately 523-acre property known as the Grand Oaks Property, located southeast of the intersection of State Road 16 and South Francis Road in St. Johns County, Florida. More specifically, the site is located in Sections 26, 34, 35, and 36, Township 6 South, and Range 28 East with the approximate center coordinates of 29.941193° north latitude, 81.454560° west longitude (Figure 1). The purpose of our investigation was to identify the potential presence and extent of any jurisdictional wetlands, protected wildlife species, and/or significant natural communities as defined by St. Johns County, Florida. ESI conducted multiple site inspections throughout July and August of 2014 and inspected the site again in August of 2016.

II. EXISTING SITE CONDITIONS

A. Topography and Hydrology.

The U.S. Geological Survey topographical maps for this area (Bakersville, FL Quadrangle 1992) identify the site as having a general flat topography with elevations between 20-30 feet NGVD. Extensive ditching associated with the agricultural activities on-site is affecting the hydrology by directing water on-site to the west into Turnbull Creek.

B. Soils

The *Soil Survey of City of St. Johns County, Florida* (U.S. Department of Agriculture, Soil Conservation Service) identifies thirteen different soil types within the project boundaries (Figure 2). The soils map appears to be generally accurate based upon field observations although the historic land alterations and development practices have altered soil properties to some degree. A description of each soil type can be found below:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about 12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years. It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer

is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.

9. Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand.

10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

11. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to four months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

12. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is above the surface for more than six months in most years. Typically, the surface layer consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

13. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

C. Existing Upland and Wetland Community Types

This site consists of a total of eleven generalized community types or land uses (Figure 3). A number of these communities have been altered by the ongoing land management practices on-site including mowing, prescribed fire, and active cattle ranching. A breakdown of each community found on-site, as defined by the Florida Land Use, Cover and Forms Classification System (FLUCFCS), characterize the project area. These communities are described below.

1. Residential, Low Density (FLUCFCS 110) - ±4.48 acres. One residence can be found on the western portion of the property. The residential property contains two structures, an access road, parking areas, and a maintained yard.

2. Improved Pasture (FLUCFCS 210) - ±253.13 acres. Much of the uplands on-site have been converted to improved pastures to support the on-site cattle operation. These areas have little canopy species present, with scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*) present. The groundcover is dominated by bahiagrass (*Paspalum notatum*), along with scattered saw palmetto (*Serenoa repens*), tropical soda apple (*Solanum viarum*), dog fennel (*Eupatorium* sp.), bracken fern (*Pteridium aquilinum*), blackberry (*Rubus* sp.), and various thistles.

3. Wet Improved Pastures (FLUCFCS 211w) - ±26.10 acres. These areas are similar to the improved pastures in that there is a limited canopy and has been maintained to support the ongoing cattle operation. However, these areas contain evidence of hydric soils, wetland hydrology, and support hydrophytic vegetation. Typically, these areas are located along the margins between forested wetland systems and upland pasture areas. In addition to bahiagrass, other species noted in this community type include St. John's wort (*Hypericum* sp.), bacopa (*Bacopa* sp.), and broomsedge (*Andropogon* sp.).

4. Pine Flatwoods (FLUCFCS 411) - ±131.23 acres. The pine flatwoods community is scattered throughout the property and is the only other major upland community on-site other than the improved pastures. Portions of this community may be a relic of historic coniferous plantations, but no active silviculture activities appear to be occurring on-site, and significant natural regeneration of pine species has been noted. The canopy is primarily a mix of slash pine and loblolly pine (*Pinus taeda*), along with minor occurrences of longleaf pine (*Pinus palustris*). Other canopy species noted were primarily found in the subcanopy and include live oak, water oak (*Quercus nigra*), and Chinese tallow (*Sapium sebiferum*). Understory and groundcover are mixed and include bitter gallberry (*Ilex glabra*), saw palmetto, American beautyberry (*Callicarpa americana*), blackberry, blazing star (*Liatris* spp.), bracken fern, yellow jasmine (*Gelsemium sempervirens*), and winged sumac (*Rhus copallinum*).

5. Ditches (FLUCFCS 510) - ±21.04 acres. An extensive network of ditches traverses throughout the property. These ditches were likely established as part of the historic land management practices on-site. Vegetation noted within portion of the ditch network include Chinese tallow, soft rush (*Juncus effusus*), panic grasses (*Panicum* spp.), black stem chain fern (*Woodwardia virginica*), bacopa, yellow-eyed grass (*Xyris* spp.), and water primroses (*Ludwigia* spp.).

6. Lakes Less Than 10 Acres (FLUCFCS 524) ±3.72 acres. A number of small ponds are located throughout the property. These surface waters are wholly contained within uplands and typically have a minimal littoral zone composed of spatterdock (*Nuphar* sp.), cattails (*Typha* spp.), and water lilies (*Nymphaea* spp.).

7. Stream and Lake Swamps (FLUCFCS 615) - ±11.87 acres. The stream and lake swamps community is associated with Turnbull Creek in the western portion of the property. Typical canopy species include bald cypress (*Taxodium distichum*), live oak, slash pine, pond pine (*Pinus serotina*), water oak, blackgum (*Nyssa sylvatica* var. *biflora*), laurel oak (*Quercus laurifolia*), and Chinese tallow. Understory and groundcover species are sparse and include soft rush, panic grasses, buttonbush (*Cephalanthus occidentalis*), and sphagnum moss (*Sphagnum* spp.).

8. Wetland Coniferous Forests (FLUCFCS 620) - ±27.41 acres. The wetland coniferous forests can be found throughout the property. The canopy of this community type is dominated by both slash pine and bald cypress. Associated species are sparse and include sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), Chinese tallow, and blackgum. Understory and groundcover species are also sparse and include bahiagrass, saw palmetto, blackberry, and soft rush.

9. Wetland Forested Mixed (FLUCFCS 630) - ±10.25 acres. The wetland forested mixed community is similar in distribution and composition as the wetland coniferous forests, but has a larger hardwood component to the canopy. Specifically, blackgum, sweetgum, loblolly-bay (*Gordonia lasianthus*), and red maple can be identified commonly alongside slash pine and bald cypress. Understory is generally thicker within this community and contains fetterbush (*Lyonia lucida*), black stem chain fern (*Woodwardia virginica*), cinnamon fern (*Osmundastrum cinnamomeum*), saw palmetto, panic grasses, sphagnum moss, and poison ivy (*Toxicodendron radicans*).

10. Vegetated Non-Forested Wetlands (FLUCFCS 640) - ±16.11 acres. This community can be found throughout the site in wetland areas where no significant canopy is present. This community is distinct from the Wet Improved Pasture community in that there is no active land management occurring to support the ongoing cattle operations on-site. Species found in this community type include coinwort (*Centella* sp.), panic grasses, soft rush, primrose willow, and St. John's

wort. Many portions of this community have open water components with significant wetland vegetation present throughout. Vegetation growing within these surface waters include canna lily (*Canna* spp.), pickerelweed (*Pontederia* spp.), and cattail (*Typha* sp.)

11. Roadways (FLUCFCS 814) - ±17.43 acres. A number of paved and unpaved roadways can be found on-site. These roads are either for residential access or to support the active cattle ranching activities.

Approximately 91.74 acres of jurisdictional wetlands and 24.76 acres of jurisdictional surface waters (lakes and ditches that impound or convey water but do not meet the technical definition of wetland) exist on-site. The boundaries of the wetlands have been reviewed and approved by St. Johns River Water Management District (SJRWMD) staff as part of SJRWMD Formal Jurisdictional Determination application #139022-1. These wetland communities vary in overall ecological value based on a number of factors including location, vegetative composition, and levels of human disturbance.

III. WILDLIFE STUDY

The study was initiated with a literature search of the listed species known to occur in this portion of St. Johns County, Florida. The literature consulted included lists supplied by the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (FWS), and the Florida Natural Areas Inventory (FNAI) along with technical publications and field guides. Based on this information, and knowledge of the specific habitat requirements for the individual listed species, the probability of each species occurrence on the site was considered.

Of the listed species with the potential to occur on-site, the FWC lists the Florida gopher frog (*Rana capito aesopus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida mouse (*Podomys floridanus*), Sherman's fox squirrel (*Sciurus niger shermani*), and red-cockaded woodpecker (*Picoides borealis*) as species of special concern. The FWC lists the eastern indigo snake (*Drymarchon corais couperi*), southeastern American kestrel (*Falco sparverius paulus*), and gopher tortoise (*Gopherus polyphemus*) as threatened species and the wood stork (*Mycteria americana*) as endangered species. The FWS recognizes the eastern indigo snake and wood stork as threatened and the red-cockaded woodpecker as endangered species. Furthermore, bald eagles (*Haliaeetus leucocephalus*) remain protected by both the state and federal regulations despite being removed from the endangered species list. Due to the abundance of disturbance to the property, the potential occurrence of listed species is limited, with no positive identifications of any listed species, or any evidence of those species noted during the site characterization visits.

A synopsis of the listed species and the study results are presented below.

A. Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise currently is a federal Candidate species and a state-Threatened species. Gopher tortoises tend to inhabit well-drained sandy soil types which exist on-site according to the *Soil Survey for St. Johns County, Florida*. No sufficient habitat was noted on-site, and no evidence of any gopher tortoises or their burrows were noted.

B. Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle has been de-listed from the federal Endangered Species Act but is still protected through the Bald and Golden Eagle Protection Act. Under the act, no "taking" of bald eagles, their nests, and/or their eggs is allowed without a permit from FWS. Bald eagles can utilize a variety of habitats ranging from salt marshes to hardwood swamps. They prefer to nest near large water bodies in large living pine trees. Based on this description, there is suitable habitat on-site adjacent to Six Mile Creek.

According to the FWC Bald Eagle Nest Location Map, no documented nests are located on-site, and the closest active nest is approximately three miles to the east, located within the Twelve Mile Swamp conservation area. Although marginal bald eagle nesting habitat occurs on-site, at no time during the field investigation were bald eagles, or evidence of nesting, observed.

C. Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as a threatened species on both the state and federal level, and it is a protected commensal species of the gopher tortoise and their burrows. As previously noted, no gopher tortoise burrows or appropriate gopher tortoise habitat was noted on-site, therefore the presence of eastern indigo snakes is unlikely. At no time during the field investigation were any eastern indigo snakes observed.

D. Wood Stork (*Mycteria americana*)

FWS has not designated critical habitat for the wood stork but does designate Core Foraging Areas (CFA) for the species. In North Florida, the CFA includes any suitable foraging habitat within a 13-mile radius of a colony. Suitable foraging habitat is described as a wetland or open water areas that are relatively calm, uncluttered by dense thickets of aquatic vegetation, and has a water depth between two and fifteen inches. Based on published colony maps, property falls inside the core foraging areas associated with a known wood stork rookery 10 miles east of the project site.

There are areas of marginal foraging habitat located within the project limits, primarily along the littoral edges of a number of surface waters, small accessible portions of the channel of Turnbull Creek, and within many of the on-site ditches. Despite the presence of these potential foraging areas, at no point were any wood storks noted utilizing the property. Potential impacts to wood stork foraging habitat will be addressed during the

federal wetland permitting process.

E. Red-cockaded Woodpecker (*Picoides borealis*)

The red-cockaded woodpecker is federally listed as an endangered species and a species of special concern in the State of Florida. This species nests in cavities of mature, living pine trees and typically is found in areas with an open understory and fire-maintained groundcover vegetation. The pine stands on-site have been fire-maintained, but are too young to provide adequate habitat for the species. Furthermore, no red-cockaded woodpeckers or cavity trees have been observed on-site.

F. Sherman's Fox Squirrel (*Sciurus niger shermani*)

The Sherman's fox squirrel, listed as a species of special concern by FWC, can be found in the open pine woods, sandhills, mixed pine-hardwood areas, and pasture lands interspersed with trees throughout central and northeastern Florida. Although suitable habitat occurs on-site, at no point during the site investigation were any fox squirrels noted on-site.

G. Pine Snake (*Pituophis melanoleucus mugitus*), Gopher Frog (*Rana capito*), and Florida Mouse (*Podomys floridanus*)

The remaining species are all currently listed by FWC as species of special concern. They often occur as commensals in gopher tortoise burrows and may also use the burrows of pocket gophers (*Geomys pinetes*), especially pine snakes. No sightings of, pine snakes, gopher frogs, or Florida mouse were noted on-site during the investigation. Occurrence of these species on-site is unlikely as no gopher tortoise burrows have been noted on-site.

IV. SIGNIFICANT NATURAL COMMUNITIES

St. Johns County has established "Significant Natural Communities" to help protect local imperiled habitat types. Specifically, any project over ten acres in size is required to preserve ten percent of any significant natural community on-site. According to Article IV, Section 4.01.07 (G) of the St. Johns County Land Development Code, the following communities are classified as Significant Natural Communities:

- Beach Dune
- Coastal Grasslands/ Coastal Strand
- Xeric Hammock
- Maritime Hammock
- Sandhill
- Scrub

Based on ESI's multiple site characterization site visits, none of the six community types listed

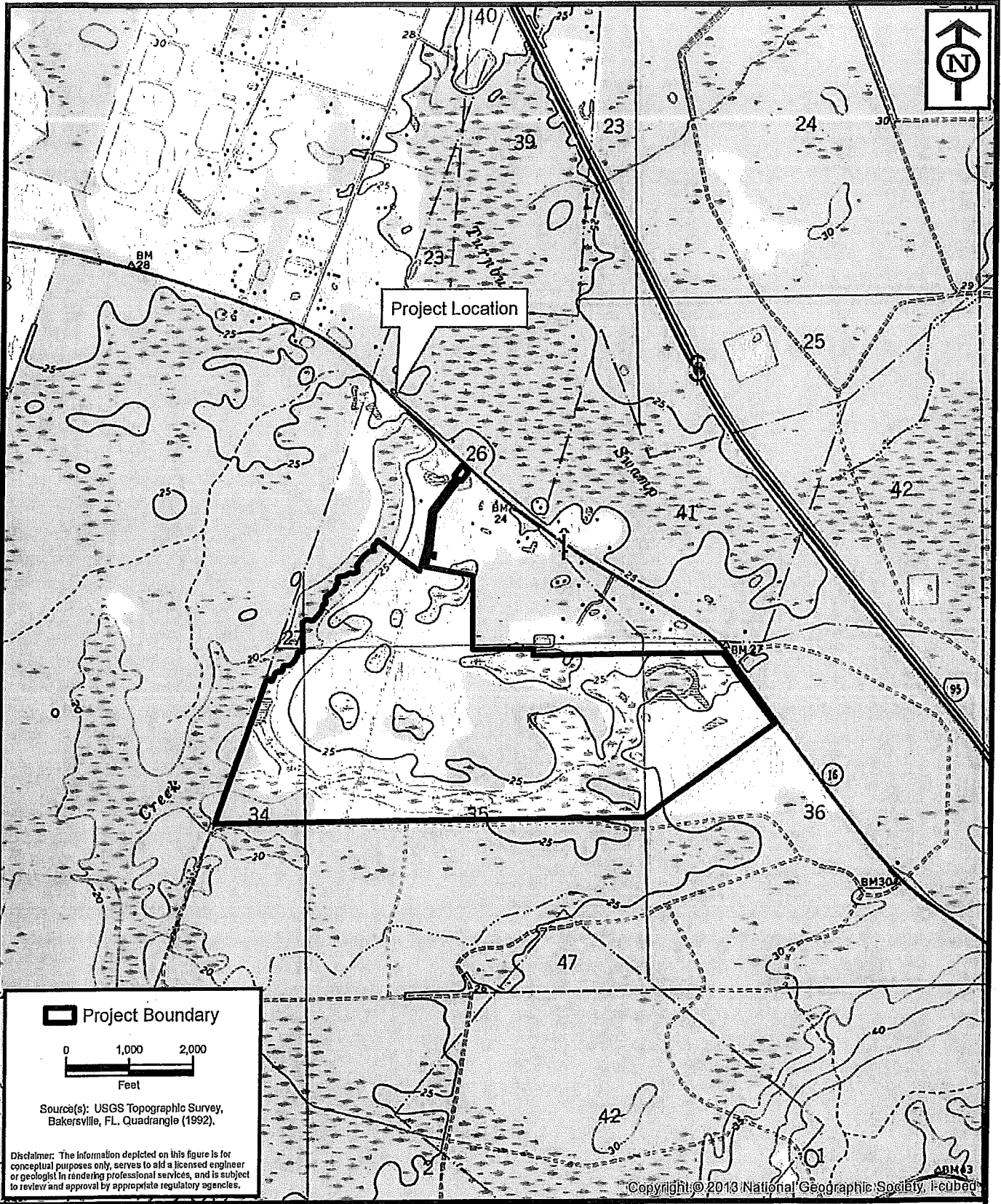
above are located on-site.

V. SUMMARY

Based on multiple site reviews, associated with the St. Johns River Water Management District (SJRWMD) approved wetland delineation, ESI has determined that approximately 91.74 acres of jurisdictional wetlands and 24.76 acres of jurisdictional surface waters occur on-site. These wetlands are composed of a mix of natural communities including stream and lake swamps, non-forested wetlands, and hydric pine flatwoods. The ecological value of the wetland communities varies based on vegetative composition, location, and historic human activities.

Based on the results of the wildlife study, the Grand Oaks parcel contained no direct evidence of any protected wildlife utilizing the site. However, due to the property being located within the Core Foraging Area for wood storks, along with the suitable wood stork foraging habitat on-site, the development of the property will likely be determined by the U.S. Army Corps of Engineers (ACOE) to have a potential adverse impact on wood storks, should impacts to their foraging areas be proposed. Mitigation will need to be provided to offset the habitat loss, likely in the form of mitigation bank credits from an appropriate mitigation bank. This would be evaluated and addressed as part of the ACOE permit process.


Finally, the site was investigated to determine the potential presence of any Significant Natural Communities as defined by St. Johns County. Based on the investigation, none of the six listed significant natural communities occur on-site.



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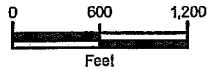
Project Location
Grand Oaks
St. Johns County, Florida

Project:	EJ14157.01
Date:	Dec. 2016
Drwn/Chkd:	JRN/PCP
Figure:	1

 Project Boundary

NRCS Soils

-  5 - St. Johns Fine Sand, Depressional
-  9 - Pomona Fine Sand
-  12 - Ona Fine Sand
-  18 - Floridana Fine Sand, Frequently Flooded
-  22 - Manatee Fine Sandy Loam, Frequently Flooded
-  30 - Wesconnett Fine Sand, Frequently Flooded
-  34 - Toco Fine Sand
-  46 - Holopaw Fine Sand
-  47 - Holopaw Fine Sand, Frequently Flooded
-  48 - Winder Fine Sand, Frequently Flooded
-  58 - Eaugallie Fine Sand
-  61 - Riviera Fine Sand, Depressional



Source(s): USDA Soil Survey of St. Johns County, Florida; ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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NRCS Soils
Grand Oaks
St. Johns County, Florida

Project: EJ14157.01

Date: Dec. 2016

Drwn/Chkd: JRN/PCP

Figure: 2



Source: Earthstar, Inc. © 2010. Earthstar Geographics is a registered provider of USGS, USGS, and other GIS and mapping services.

Legend

- Project Boundary (522.77 ac±)
- FLUCFCS
- 110 - Residential, Low Density (4.48 ac±)
- 211 - Improved Pasture (253.13 ac±)
- 211W - Improved Pasture, Wet (28.10 ac±)
- 411 - Pine Flatwoods (131.23 ac±)
- 510 - Streams and Waterways (21.04 ac±)
- 520 - Lakes (3.72 ac±)
- 615 - Streams and Lake Swamps (11.87 ac±)
- 620 - Wetland/Coniferous Forest (27.41 ac±)
- 630 - Wetland/Forested Mixed (10.25 ac±)
- 640 - Vegetated Non-Forested Wetlands (18.11 ac±)
- 814 - Roads and Highways (17.43 ac±)

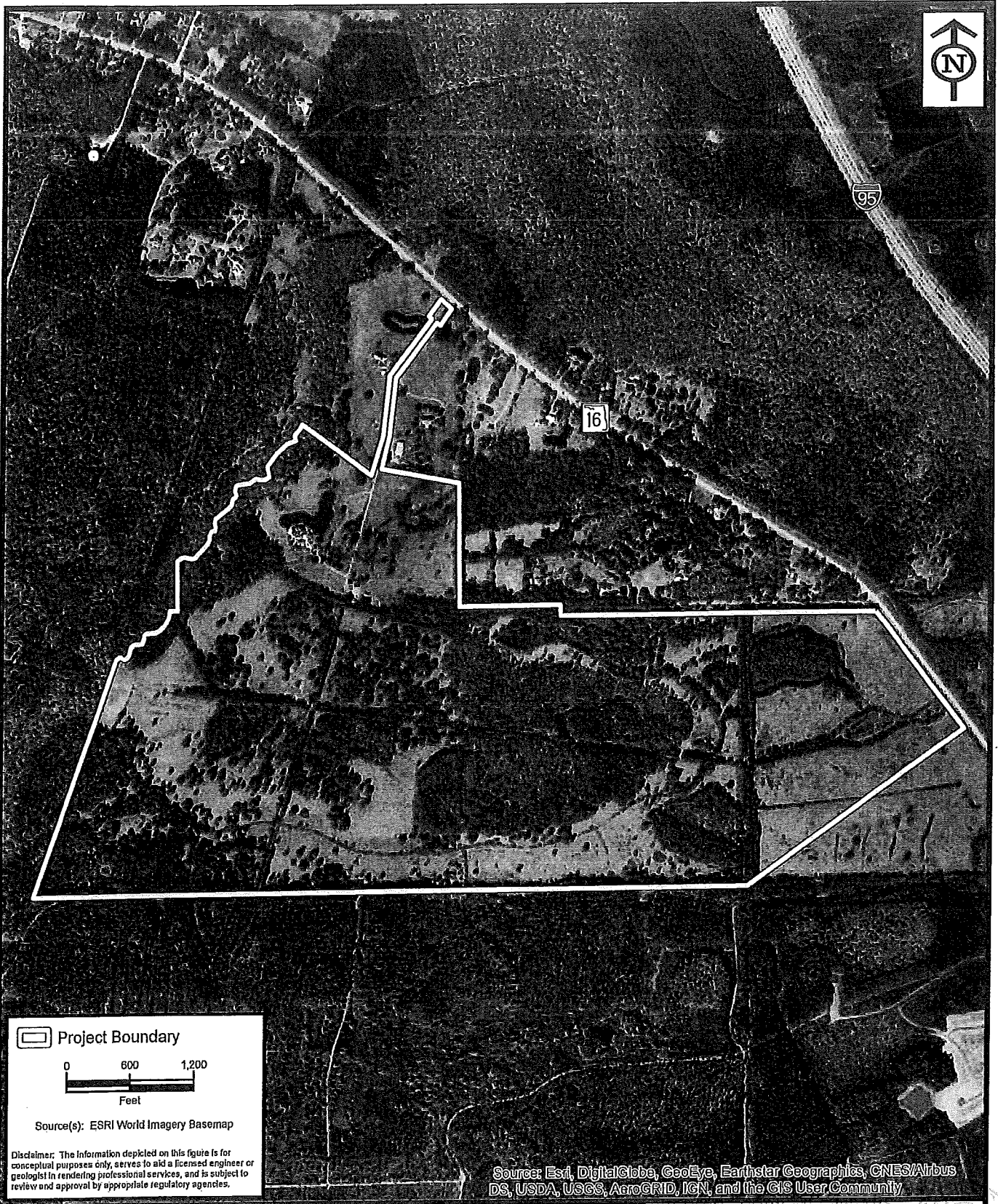
Scale: 0 300 600 Feet

Disclaimer: The information contained on this map was derived from the original program, data, and other information provided by the user. Environmental Services, Inc. does not warrant the accuracy or completeness of the information shown on this map. The user is responsible for verifying the accuracy of the information shown on this map.

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Existing Site Conditions
Grand Oaks
 St. Johns County, Florida

Project: EJ14157_01
 Date: Dec, 2016
 Drawn/Chkd: JRN/PCP
 Figure: 3



Project Boundary

0 600 1,200
Feet

Source(s): ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

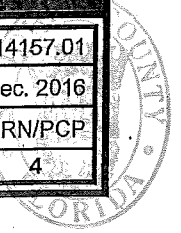
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Aerial Photograph
Grand Oaks
St. Johns County, Florida

Project ID:	EJ14157.01
Date:	Dec. 2016
Drawn/Chkd:	JRN/PCP
Figure:	4

BY: Wendie King D.C.



ROGERS, TOWERS
ATTN: TINA
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003046190-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

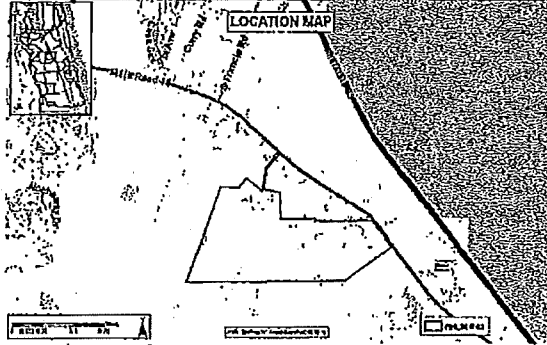
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of PUD-2017000002 Grand Oaks PUD was published in said newspaper on 05/23/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 6/7/2018 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 7/17/2018 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 899 residential units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space.

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



The subject property is south of State Road 16, west of Interstate 95, east of Facetti Road and north of County Road 208. 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 first contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 85-326, to properly noticed public hearings or to written communication, care of SIC 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 (804) 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 9770), no later than 6 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR
FILE NUMBER: PUD-2017000002
PROJECT NAME: Grand Oaks PUD

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR

0003046190 May 23, 2018

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
ATTN: TINA
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669

MAY 23 2018

Sworn to and subscribed before me this _____ day of _____

by *Tina Rogers* who is personally known to me
or who has produced as identification



Jennifer L. Burns
(Signature of Notary Public)

(Seal)



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 24, 2018

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

Attention: Ms. Yvonne King

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. 2018-40, which was filed in this office on July 23, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED JUL 23 2018
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK