

ORDINANCE NUMBER: 2019- 46

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated May 17, 2016 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2016-12 Mill Creek Forest**, 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-B.
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 2016-12 Mill Creek Forest**, 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 18th **DAY OF** June **2019.**

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

BY: Paul M. Waldron
Paul M. Waldron, Chair

DATE JUN 20 2019

ATTEST: HUNTER S. CONRAD, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: AUG 02 2019

MILL CREEK FOREST PUD

HELOW/GOODMAN COMPOSITE LEGAL

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "A" (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD No. 244 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE DIVIDING LINE BETWEEN THE SOUTHERLY LINE OF THE NICHOLL TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND THE NORTHERLY LINE OF SAID SOPHIA FATIO TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND RUN THENCE SOUTH 77°20'44" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,608.53 FEET, TO A POINT, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE THENCE SOUTH 77°20'44" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 53.11 FEET, TO A POINT; RUN THENCE NORTH 02°41'31" WEST, A DISTANCE OF 731.11 FEET, TO A POINT; RUN THENCE SOUTH 79°31'25" EAST, A DISTANCE OF 1,074.44 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 40°37'33" TO THE LEFT, AN ARC DISTANCE OF 389.98 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°09'49" EAST, 381.86 FEET; RUN THENCE NORTH 59°51'02" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 601.12 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'39" TO THE LEFT, AN ARC DISTANCE OF 113.38 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°34'13" EAST, 112.89 FEET; RUN THENCE NORTH 41°17'23" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,046.53 FEET, TO A POINT; RUN THENCE SOUTH 63°50'17" EAST, A DISTANCE OF 1,897.46 FEET, TO A POINT; RUN THENCE SOUTH 20°09'38" WEST, A DISTANCE OF 918.63 FEET, TO A POINT; RUN THENCE SOUTH 15°31'00" WEST, A DISTANCE OF 471.99 FEET, TO A POINT; RUN THENCE SOUTH 04°53'24" EAST, A DISTANCE OF 71.80 FEET, TO A POINT; RUN THENCE SOUTH 41°05'25" EAST, A DISTANCE OF 81.30 FEET, TO A POINT; RUN THENCE SOUTH 65°40'31" EAST, A DISTANCE OF 108.55 FEET, TO A POINT; RUN THENCE SOUTH 83°40'53" EAST, A DISTANCE OF 443.06 FEET, TO A POINT; RUN THENCE SOUTH 41°48'14" EAST, A DISTANCE OF 137.17 FEET, TO A POINT; RUN THENCE SOUTH 00°46'58" EAST, A DISTANCE OF 324.92 FEET, TO A POINT; RUN THENCE SOUTH 64°40'30" WEST, A DISTANCE OF 444.66 FEET, TO THE MONUMENTED DIVIDING LINE BETWEEN SECTIONS 21, AND SECTION 39, THE FRANCIS P. FATIO GRANT, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST; RUN THENCE, SOUTH 41°03'33" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,329.57 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAR, ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999; RUN THENCE NORTH 77°11'13" WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, A DISTANCE OF 5,306.29 FEET, TO A POINT; RUN THENCE NORTH 00°00'07" EAST, A DISTANCE OF 1,074.64 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 11,501,498 SQUARE FEET, OR 264.03 ACRES, MORE OR LESS, IN AREA.

Prepared by:

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JOB No. 42287

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of the property owner, William H. Goodman, Trust, and Helow Properties, LTD.

A. Project Description: The Mill Creek Forest PUD proposed by this Development Plan is a residential development that is located in the Northwest Sector of St. Johns County. The Project lies north of Greenbriar Road. The project is east of the Mixed Use property that is proposed for development at all four corners of the intersection of Greenbriar Road and Longleaf Pine Parkway. This development will fill demand for housing in this portion of the County where the urban infrastructure is already in place and where the developer/builder is currently developing property and building homes. Primary access to the property will be directly from Greenbriar Road. Because of its proximity to existing development, infrastructure, and its infill location, the project is not urban sprawl. The Mill Creek Forest PUD is designed as a single family residential use only project with many premium lots on lakes (stormwater management facilities) or preserved wetlands that will create a feeling and character of being in harmony with the natural surroundings. A uniform and cohesive architectural style will be featured throughout the project with the potential to feature varying themes in the different sections/phases/subphases.

The Mill Creek Forest PUD is located in the same traffic analysis zone as the approved ICI/Middlebourne Comprehensive Plan Amendment (COMPAMD 2016-01) and Planned Unit Development (PUD 2016-03), which confirmed this area of the Northwest part of the County as being generally ready for development with there being present demand.

The companion project of this one, Shoppes of Mill Creek Forest, was approved by St. Johns County on August 21, 2018, which project proposes 399,000 square feet of commercial/retail development and 135,000 square feet of professional office space immediately to the south and southwest of this site.

B. Development Size: There is a total of approximately 264.0 acres of property within the PUD that are located within the Residential B Comprehensive Plan Designation as depicted on the Master Development Plan ("MDP") Map.

C. Wetlands: There is a total of approximately 128.1 wetland acres within the PUD.

D. Development Area:

1. Uplands and Wetlands. There are approximately 141.0 developable acres (including 5.1 acres of filled wetlands) within the property. Approximately 123.0 acres of wetland will be preserved. The Project is solely residential and features up to 305 residential units as depicted and described on the MDP Map.

E. Dwelling Units and Density: Residential development shall be limited to 305 residential units as shown on the MDP Map. This unit number is consistent with the Comprehensive Plan based upon a maximum base density within the Residential B category of two (2) units per acre on 141.0 acres of uplands ($2 \times 141.0 = 282$ units) and the wetland density bonus ($2 \times 123.0 \times 10\% = 24.6$ units) for a total allowable maximum density of 306.6 units. (Comprehensive Plan Text Amendment limits maximum density to 305 units.)

The density of the project is 2.16 units per acre based upon 305 residential units on a total of 141.0 developable acres. The projected population within the project is 744.2 persons based upon 2.44 persons per household, the St. Johns County concurrency standard. The estimated number of school age children within the project is 207.4 based upon the County standard of .68 school age children per household in the Bartram Trail High School Concurrency Service Area. Any builder selling homes in the Project will provide disclosure documents announcing the potential for children to be rezoned to different schools within the sales literature.

It should be noted that this residential density is consistent with the density allowed under the Residential B designation indicated on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

F. Non-Residential Development: None.

G. Site Development Criteria:

1. Residential Development. The residential areas may be developed with detached single-family homes with fee-simple form of ownership. Lot development criteria shall feature a minimum lot width of 53 feet (as calculated pursuant to Section 6.01.03A of the Land Development Code) with a minimum lot area of 6,000 square feet. Maximum Impervious Surface Ratio per lot shall not exceed 70%. Maximum lot coverage by buildings shall not exceed 65% on any individual lot and maximum lot coverage for the overall project shall not exceed 25%. The maximum building height for all structures shall be 35 feet except as permitted by LDC Section 6.07.02. Any modification to lot layout shall be subject to Section 5.03.05 of the LDC.
2. Setbacks. The following setback requirements shall apply to all residential structures. The setbacks shall be measured in accordance with the definition of "Yard" as set forth below:
 - a. *Side Yard.* The minimum side yards setback shall be 5 feet with no permitted projections, providing for a minimum clearance of 10 feet between any structures. Driveways must be setback a minimum of 5 feet from side property lines.
 - b. *Front Yard.* The minimum front yard setback shall be 15 feet to the face of the home and 20 feet to the face of the garage. Driveways may be located within the front yard setbacks.

- A waiver to LDC Section 5.03.03.B.1 Front Yard is provided in Section T of the MDP Text below.
- c. *Rear Yard.* Minimum rear yard setbacks shall be 10 feet.
- d. *Greenbriar Road.* A 50 foot setback will be required for all buildings on lots adjacent to Greenbriar Road in accordance with LDC Section 5.03.03.B.a
- e. *Corner Lot.* Corner Lots have 2 Front Yards. The setbacks for corner lots shall be a minimum of 20 feet for one Front Yard and a minimum of 10 feet for the other Front Yard. The reduction of the second front yard to 10 feet shall only be allowed provided site distance and visibility is not impacted. Driveways will not be permitted on the second (reduced) frontage.
- A waiver to LDC Section 6.01.03.E.3 Front Yard on Corner Lots is provided in Section T below.
- f. *Accessory Structures.* Accessory Structures shall be allowed as per Section 2.02.04 of the Land Development Code. Detached Accessory Structures (other than guest houses and pools) that are separated from the main Structure by not less than ten (10) feet may be located in a required Side or Rear Yard but not less than three (3) feet from any Lot line. There shall be no eave, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Pools shall not encroach into drainage and underground utility easements. Street lighting shall be allowed and be constructed in accordance with the Land Development Code.
- A waiver to LDC Section 2.02.04 is provided in Section T below
- g. *Yard Measurements.*

Definition of Yard

A required open space other than a court unoccupied and unobstructed by a Structure or portion of a Structure from thirty (30) inches above the general ground level of the graded Lot upward; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any Yard subject to height limitations and requirements limiting obstruction of visibility.

Lot Width Area and Yard Requirements

A. Lots, Measurement of Width

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

B. Lot Frontage

1. On Interior Lots, the Front of a Lot shall be construed as the portion nearest the Street.
2. On Corner Lots, the frontage of a Lot shall be construed as the shortest boundary to a Street. If the Lot has equal frontage on two (2) or more Streets, frontage shall be determined by the County Administrator in accordance with the prevailing Building pattern, or the prevailing lot pattern, if a Building pattern has not been established.
3. On Through Lots, all portions adjacent to Streets shall be considered as a Front Yard for regulatory purposes.

C. One Dwelling Unit Per Lot

Only one (1) Single Family Dwelling Unit shall be permitted per platted Lot.

D. Lot Yards; Methods of Measurement; Special

Requirements

The following rules shall apply with regard to determinations of Yards on Lots:

1. Yards Adjacent to Streets

Required Yards adjacent to Streets shall be a minimum depth as prescribed in district regulations with the depth measured as perpendicular to the Street Line and the rear line of the required Yard parallel to the Street Lot line.

2. Front Yards on Interior Lots

Front Yards on Interior Lots shall be constructed as extending between side Lot lines across the frontage of the Lot.

3. Front Yards on Corner Lots

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by fifty percent (50%).

4. Front Yards on Corner Through Lots

Front Yards on Corner Through Lots shall be construed as extending across the Lot from the interior side Lot line to a point at which the Front Yards meet. Corner through Lots are considered to have two (2) or more Front Yards, and one Side yard. At least one of the Front Yards must meet minimum setback requirements. The required Front Yard of one or more of the other of the frontages may be reduced by up to fifty percent (50%).

5. Interior Side Yards

Interior Side Yards shall be construed as running from the rear line of the required Front Yard to the front line of the Rear Yard, if required or, if no Rear Yard is required, to the opposite Lot line. The width of a required Side Yard shall be measured perpendicular to the side Lot line and the inner line of the required Yard shall be parallel to such outer line, at the minimum distance therefrom prescribed in district regulations.

6. Interior Side Yards on Through Lots With More Than One (1) Front Yard

Interior Side Yards on Through Lots With More Than One (1) Front Yard shall be construed as running to the rear lines of the Front Yards involved.

7. Side Yards Less Than Ten (10) Feet

LDC Section 6.03.01 has requirements when structures are closer than 10 feet as measured from

furthest projection to furthest projection. Either all structures must be protected with a fire system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 1000 gpm for 2 hours. Such flow shall be in addition to the required fire flow. To the extent the Florida Building Code changes or reduces these requirements, the Florida Building Code shall control.

- A waiver to LDC Section 5.03.03.B.1 Front Yard is provided in Section T of the MDP Text

8. Interior Side Yards on Corner Lots

On Corner Lots, the Side Yard is the Yard along any Interior Lot line which intersects with a Street Lot line. When a Corner Lot has four (4) sides, the two (2) sides not adjacent to the Streets are both Side Yards and the Lot has no Rear Yard. If the Corner Lot has more than four (4) sides, the Yards along Interior Lot lines which do not intersect with a Street Lot line shall be considered Rear Yards and must meet the district regulations for such Yards. In all cases the restrictions on maximum Lot coverage and maximum impervious area must be met.

9. Rear Yards

Rear Yards shall be construed as extending across the full width of the Lot at its rear. Required depth of Rear Yards shall be determined in the same manner as required width of interior Side Yards.

10. No Rear Yard Required on Corner Lots or Lots Providing Two (2) Front Yards

On Through Lots Providing Two (2) Front Yards, and on Corner Lots, there will be no required Rear Yard, and Yards other than those adjacent to Streets shall be construed as Side Yards.

11. Administrative Waivers for Errors in Yard Measurements

If an error is discovered in the location of a Building or Structure relative to the minimum Yard requirements, the Property Owner, or their authorized

representative, may file a request for an Administrative Waiver. The review of the request and the final decision shall be made by the County Administrator, and shall be made in conformance with the following criteria:

- a. Approval of the waiver shall not allow the Structure to exceed the required Yard setback more than ten percent (10%).
- b. The corresponding opposite Yard must be larger than required by the same distance as the waiver request (to insure that the waiver is not just an attempt to place a larger Building on the Lot) or the waiver request concerns an intrusion of only a small corner of the Building (such as a house too close to the front of a cul-de-sac Lot such that it violates the Side Yard requirements at the front corner but nowhere else.)
- c. Any waiver request which does not meet paragraphs a. and b. above shall be denied an Administrative Waiver and must comply with the Yard requirements or seek a minor modification pursuant to Section 5.03.05.B.

E. [INTENTIONALLY OMITTED]

F. Permitted Projections Into Required Yards

1. Certain architectural features, such as eaves, bay windows, porches and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than three (3) feet into required Front and Rear Yards provided a minimum of eight (8) feet setback is maintained.
2. Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required Side Yard(s) or Rear Yard(s) but shall be not located within five (5) feet of any lot line, and may not project into the required Front Yards. No permanent improvements including eaves, mechanical equipment, pools and fencing with a foundation are permitted to encroach into any drainage easements.

3. Covered Patios and Covered Pools. For zoning districts requiring a Rear Yard setback twenty (20) feet or less, Covered Patios, Covered Pools, and similar Structures, as defined in the LDC, may intrude within five (5) feet of the rear property line (LDC Section 6.01.03.H.3) and shall not intrude into the required Side or Front Yards except as listed below. In no case shall the permitted intrusion of the Covered Patio, Covered Pool, or similar Structure reduce the Yard provided to less than five (5) feet, except where a drainage or underground utility easement exists. In such case, the reduction in setback shall not intrude into the easement but can match the said easement's boundary.
4. For Through Lots, a Covered Patio may intrude ten (10) feet into the required Front Yard which functions as a Rear Yard and has no access to a Street. In no case shall the permitted intrusion of the Covered Patio reduce the Yard provided to less than ten (10) feet.

G. Minimum Lot Dimension

The minimum dimension of the buildable Lot shall not be less than the required minimum Lot width at the Front Yard. In the case of Lots not meeting the minimum dimension at the minimum required Front Yard defined in Section G. of this PUD Text, the Front Yard shall be extended to the point at which the minimum dimension is met.

3. Parking. Parking for two vehicles shall be provided outside of the right-of-way within the parking area or a garage for each residential unit. Sufficient parking to serve any model homes will be located outside of the right-of-way within the driveway of the model homes; on adjacent lots/stabilized areas capable of accommodating more than two vehicles.
4. Fencing. Rear and side yards may be fenced with a maximum 6-foot high wood, vinyl, or similar type fence and front yards may be fenced with a maximum 4-foot high wood, vinyl, or similar type fence. No portion of any upland buffer, development edge or perimeter buffer as depicted on the MDP map shall be encroached upon by fencing. This restriction will not prohibit the Developer from installing perimeter fencing around the project's boundary up to a maximum of 6-feet in height. The Developer may also install fencing around the recreation amenity area and/or related facilities.
5. Signage and Lighting.

a. *Project Identification Signage.* Project identification signs will be located at or near the entrance to the PUD and shall be limited to a total of one double faced sign or two single faced signs. The project identification signs may be monument or ground signs and may be incorporated into a wall, fence, or other structure, and shall be no more than 30 feet in height with a maximum ADA of 55 square feet on each side of the sign. The ADA will be located no higher than 15 feet above finished grade. A waiver from the LDC Section 7.06.01.A has been requested and is included in Section T to accommodate the increase in ADA area and sign height.

The project identification signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure, and shall not obstruct visibility for vehicular traffic in accordance with LDC Section 7.02.03.

b. *Internal Signage.* Various locational, directional, model home, and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of the LDC.

c. *Signage - Miscellaneous.* All signage ADA within the PUD shall not include the base structure or any decorative edging. Any of the signs within the PUD may be located either outside of the public right-of-way on either side of the right-of-way or within median islands that are not a part of the right-of-way that will be dedicated as separate tracts on future plats but no such signs shall be located within the public right-of-way of Greenbriar Road. Signage may not be located within the Development Edge but temporary sales signs may be allowed in the Development Edge during the first five years of buildout. All of the signs within the PUD shall comply with Article VII of the Land Development Code except as stated herein. All signs proposed within the County's right-of-way shall be subject to permit by the County.

d. *Street Lighting:* Street lighting and illumination shall comply with the minimum requirements of the St. Johns County Land Development Code.

6. Existing Wells and Septic. All existing wells and septic systems on the site will be properly abandoned consistent with the Florida Administrative Code and Environmental Health procedures prior to construction plan approval for any vertical construction. The only exception is for wells that may be

used post-development if they are properly permitted. All wells and septic systems shall be located and abandoned prior to horizontal construction plan approval (clearing and grading).

H. **Infrastructure:**

1. Stormwater. Stormwater will be handled on site with a series of ponds or lakes throughout the site and conveyed via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code and other requirements in effect at the time of permitting, subject to the permitting requirements of the St. Johns River Water Management District. The drainage easements for the stormwater lakes and ponds depicted on the MDP Map will be dedicated to an approved property owners association on future plats for maintenance, drainage and access purposes. The stormwater ponds and lakes may have fountains. Native vegetation, including grasses, trees, and understory plantings, will be installed on portions of the pond banks to promote natural features. Stormwater ponds greater than one half (1/2) acre can be utilized for irrigation and/or water reuse purposes per St. Johns River Water Management District rules and regulations.

As per LDC Section 4.01.06, upland buffers between the proposed ponds and the adjacent contiguous wetland shall be disturbed to allow for the construction of the ponds' drainage outfall (structure) to the wetland system and the pond embankment. Upon completion of the stormwater system construction, this disturbed upland buffer area shall be re-established as a natural buffer by the replanting of plants that are natural and native to the original ecological community.

2. Vehicular Access/Interconnectivity. All roads, streets, and parking areas shall conform to the design standards specified in the St. Johns County Land Development Code.
 - a. *Internal Roads.* Primary access to the property will be by one (1) entrance directly accessing Greenbriar Road. Additionally, a single driveway access for temporary construction will connect directly to Greenbriar Road as depicted on the MDP Map. Any additional site access improvements or related connection improvements shall be constructed at Developer's expense. The internal roadways will be privately owned and maintained. The project may be a gated community which restricts access to only residents, guests, invitees and authorized persons. The MDP Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval and shall be designed in accordance with the LDC.
 - b. *Interconnectivity.* Potential pedestrian and vehicular interconnectivity will be provided for to the north as depicted on the MDP Map. The potential future connection will be a minimum of fifty (50) feet in width as depicted on the MDP Map.

Initially, and until future connection is possible, the access will serve as an emergency access point and be built-out like the other internal roads. Access to the emergency access will be controlled via a locking gate (i.e. Knox-Box). The emergency access easement will be granted to a Homeowner's Association. Maintenance of the emergency access easement, future connection and mechanical locking gate will be the responsibility of the Homeowner's Association. The final design and configuration of the emergency vehicle access will be included within the construction plans for review and approval by county staff.

- c. *Access.* As depicted on the MDP Map, the entry access to the first internal intersection will be required to be improved to Minor Collector standards. This will require 80-foot minimum ROW width, 5-foot sidewalks on both sides, 5-foot paved shoulders or 5-foot bikes lanes if curb and gutter is provided, and similar improvements. Roadway access improvements to Greenbriar Road will be at the Developer's expense to be determined at construction plan approval but will, at a minimum, include the addition of a right-turn deceleration lane and left-turn lane at the proposed permanent, project access point from Greenbriar Road.
3. Sidewalks. A 4-foot wide sidewalk shall be provided on one side of each internal road as depicted on the MDP Map. Additionally, a 5-foot sidewalk shall be installed along the entire frontage of Greenbriar Road in accordance with LDC Section 6.04.07. If granted an Administrative Waiver, the developer may provide funds to St. Johns County to construct the sidewalk along the northern edge of Greenbriar Road per Section 6.02.06 in the LDC. The Greenbriar Road sidewalk may potentially interconnect with the multi-purpose trail proposed and depicted on the St. Johns County Greenway, Blueway & Trails Master Plan

All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.

4. Parks/Recreation.

Recreational parks containing a minimum of 3.8 acres of active based recreation will be provided (the "Recreation Amenity Area"), including a Tot Lot, Nature Trail and an approximate 2.5 acres central Amenity Area that includes a pool and open pavilion which recreation areas may include fountains, benches, shade structures such as a gazebo or pavilion, and related facilities, consistent with LDC Section 5.03.03.E.1. Additional passive and active recreation may be provided through pedestrian connections between residential parcels and other residential and recreation areas and through any open space or preservation areas, subject to compliance with applicable permitting requirements and construction plan approval. The Developer shall be responsible for the construction of the park

improvements described in this Subsection, and an approved property owners association or community development district shall be responsible for the maintenance of the improvements. To the extent the Florida Accessibility Code for Building Construction applies to the project, such Code Requirements shall be met.

5. Potable Water/Sanitary Sewer. Central water and sewer service shall be provided by the JEA. The exact location of any required lift station will be determined upon construction plan approval but the MDP Map depicts the approximate location of the planned lift station site.
6. Fire/EMS Protection. This development shall be in compliance with the Land Development Code.
7. Solid Waste. Solid waste collection shall be provided by the County-contracted waste collection company. Based upon an estimated generation of 5.71 pounds times 2.44 persons per dwelling unit, solid waste generation for 305 residential units results in an estimated 4,249 pounds per day.
8. Utilities. All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light.
9. Open Space. Total open space acres is approximately 160.8, which consists of Wetlands conserved of approximately 123.0 acres; recreation area of approximately 3.8 acres; 9.0 acres of development edge; and 25.0 acres of upland buffers in the Project. Additionally, and although not counted as open space, there is approximately 20.0 acres of stormwater pond area.
10. Low Impact Development. It is the developer's intent to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, using retention ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined in the developer's discretion at the time of construction plan approval.

Irrigation shall be by reuse water if available for individual lots. If reuse is unavailable, stormwater or the lowest quality water available shall be used until reuse becomes available. Any stormwater ponds with a surface area greater than one-half (0.5) acre shall be designed to utilize stormwater runoff for irrigation. (Policy D.3.2.6, E.2.1.6.g Comprehensive Plan, Section 6.06.02.E.3, Land Development Code)

11. Excavation Activities. Excavation activities shall be shown on construction plans and shall be allowed within approved Development Areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, wetland creation and/or wetland enhancement, lots and other similar uses and structures in conjunction with the development of

the project, subject to all applicable permitting requirements. Additionally, fill dirt may be brought onto the project as needed to develop the project. This PUD shall allow early land clearing and the deposit and leveling of fill material removed from construction of the master drainage system and road rights-of-way subject to permitting requirements of St. Johns County and the St. Johns River Water Management District appropriate for the stage of development. Prior to any such early clearing activity, the Developer shall provide to the County a tree inventory of protected trees as defined in Chapter XII of the LDC within the limits of the clearing for the road rights-of-way and the master drainage system. The Developer shall mitigate for any protected trees to be removed by such early clearing activity as required under Chapter IV of the LDC. No excavation activities will be permissible in areas utilized for density bonuses.

12. Upland Vegetation. A minimum of 5% of upland natural vegetation will be conserved on-site within the upland buffers adjacent to contiguous and isolated wetlands, the natural/landscape buffers along the project boundaries, and the Development Edge.
13. Wildlife Crossings. Signage identifying at-grade wildlife crossings will be provided in the general location indicated on the MDP Map. Actual size and location will be determined at construction plan approval. The at-grade crossings may incorporate signage, reduced speed limit, evergreen landscaping to direct wildlife to the crossing and, if practical, traffic calming design. The crossings shall allow room for wildlife to pass without being interfered with, injured or threatened by vehicular and pedestrian traffic. The crossings should be large enough that high waters do not impair the movement of a variety of sized wildlife.

I. **Potable Water/Sanitary Sewer:** Central water and sewer service will be provided by the JEA, connecting to lines along Greenbriar Road. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. Based upon an estimated use of 350 gallons per day per residence, water and sewer use for 305 residential units results in an estimated 106,750 gallons per day for potable water and an estimated 85,400 gallons per day for sanitary sewer.

J. **Soils:** A copy of the Soils Map reflecting the soils within the PUD is attached to the Application.

1. Tocoli fine sand
2. Smyrna fine sand
3. Zolfo fine sand
4. Holopaw fine sand
5. Winder fine sand
6. Holopaw fine sand
7. Bluff fine sandy clay loam

K. **Site Vegetation:** The Level III classification of the Florida Land Use Cover and Classification System Map (FLUCCS) is attached to the Application.

1. Pine Flatwoods (FLUCFCS 411)
2. Pine-Mesic Oak (FLUCFCS 414)
3. Wetland Forested Mixed (FLUCFCS 630)
4. Hydric Pine Flatwoods (FLUCFCS 625)
5. Inland Ponds and Sloughs (FLUCFCS 616)

L. Significant Natural Communities Habitat:

Section 4.01.07 of the St. Johns County Land Development Code identifies the following vegetative community types as being “significant natural communities habitat”:

1. Beach Dune
2. Coastal Grassland
3. Coastal Strand
4. Maritime Hammock
5. Sandhill
6. Scrub
7. Xeric Hammock

None of these habitat types occur on the subject property, so this requirement does not apply to this site.

Listed Species:

A wildlife biologist and botanist with Peacock Consulting Group reviewed the property in early February 2014 and again in August 2016. No species of wildlife or plants were observed that are listed as endangered, threatened or species of special concern by FFWCC or FWS or the Florida Department of Agriculture and Consumer Services. The soils on almost all of the property are too poorly drained to provide suitable habitat for the gopher tortoise (*Gopherus polyphemus*). The area mapped as containing Zolfo fine sand provides marginal habitat for gopher tortoises. This area is very small (approximately 1 acre). All of this area was surveyed for gopher tortoise burrows, and no burrows were located. Commensal species that are typically associated with gopher tortoises were, therefore, also not encountered, such as the gopher frog (*Lithobates capito*), Florida pine snake (*Pituophis melanoleucus mugitus*) and Florida mouse (*Podomys floridanus*). Due to the lack of gopher tortoise habitat on-site and in the immediate vicinity, it is unlikely that the eastern indigo snake (*Drymarchon corais couperi*) occurs on-site. No evidence of the eastern indigo snake was observed on the property. There are no known nests of the American bald eagle (*Haliaeetus leucocephalus*) on the subject property or in the immediate vicinity of the subject property. The project site does not contain suitable habitat for the red-cockaded woodpecker (*Picoides borealis*) or the Florida scrub jay (*Aphelocoma coerulescens*). The wetlands on-site generally have a dense canopy which does not favor frequent use by listed wading birds. These birds typically forage in more open areas such as marshes and the edges of water bodies. Use of the property by listed wading birds would be infrequent.

M. Historic Resources:

None.

N. Scenic Edge, Development Edge and Buffers:

Scenic Edge: A seventy-five foot (75') averaged Scenic Edge will be provided with a minimum width of thirty feet (30') along the property boundary fronting Greenbriar Road. Where the scenic edge is reduced to thirty feet (30'), performance standards in the form of landscaping and other measures to preserve or enhance the rural character will be added along Greenbriar Road in accordance with LDC Section 6.06.02.G.2. Further, elements allowed in the Scenic Edge shall be incorporated into the project design as integrated entry features, provide a benefit to residents, function as screening, or otherwise respond to the primary purpose of the Scenic Edge.

Right-Of-Way Reservation: A seventy-five foot (75') right of way reservation will be reserved along the property fronting Greenbriar Road, as depicted on the MDP Map, which strip of land is proposed to be subject to future a Proportionate Fair Share and Impact Fee Credit Agreement and be dedicated to the County.

Development Edge: A thirty-five foot (35') Development Edge shall be provided around the Property Boundary as depicted on the MDP Map. The Development Edge shall be depicted on all construction plans submitted for review and shall be recorded on the Plat. The Development Edge is not a buffer as such term is used herein and signage as described herein and landscaping and other permitted items may be placed within the Development Edge in accordance with the Northwest Sector requirement of the Comprehensive Plan. Consistent with Comprehensive Plan Policy A.2.1.3, retention ponds within the Development Edge or the Scenic Edge shall be designed as an amenity to the neighborhood as a wet pond and is required to have vegetated edges and may incorporate and be designed as recreation amenities through the use of fountains, benches, gazebos and similar features. Development Edges and Scenic Edges may also have trails, historic areas and structures, community gardens and passive parks.

Lots Adjacent to Arterials: In accordance with LDC Section 5.03.03.B1.e., all lots adjacent to Greenbriar Road shall be designed with a wall, fence, landscaping or landscaped berm, as provided in Section 6.06.04.B.6.

Natural Vegetative Upland Buffers: A natural vegetative upland buffer with average width of twenty-five (25) feet or greater shall be provided around preserved, contiguous wetlands as shown on the MDP Map. This buffer shall be established to provide a greater overall acreage of buffer than a uniform minimum twenty-five (25) foot buffer. The minimum width of the buffer shall be ten (10) feet. Upland buffers and building setbacks shall be included on all construction plans submitted for review. The application of this natural vegetative upland buffer requirement shall be consistent with the LDC. The lot layout may be changed in accordance with LDC Section 5.03.05. Any building with a permanent foundation shall be set back twenty-five (25) feet from the average width natural vegetative upland buffer adjacent to contiguous wetlands. Land clearing plans will be submitted for the roads, recreation areas and drainage facilities with the construction plans. The development will conform to all land clearing and tree replacement requirements outlined within the Land Development Code effective at the time of permitting. The project shall have a ten (10) foot natural/landscape buffer along the project boundaries, which buffer may be located within the Scenic and Development Edges. Perimeter fencing

to provide a minimum of eighty-five (85) percent opacity may be provided along portions of the project boundary to provide screening in those areas where there is limited existing natural vegetation as part of a reduction in perimeter buffering pursuant to the Land Development Code. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback shall not be required for residential lots adjacent to contiguous wetlands when the required buffer is not included as area or acreage within the platted lots.

Landscaping and Irrigation: The development shall be subject to LDC Section 6.06.00 regarding landscaping and irrigation.

Continued Silvicultural Practices: There is no non-residential development within this PUD. However, there will be allowed continued Silvicultural Practices in the non-wetland areas. The Property shall be allowed to continue all silvicultural uses of the Property (except within areas designated as conservation or undisturbed upland buffers on the MDP Map) limited to planting and harvesting of timber, sod and any and all other crops now planted or in the future planted in, on or upon the Property (“Silvicultural Uses”), provided that in no event shall such Silvicultural Uses occur within 35 feet of the Property’s boundary. The Owner’s rights to continue Silvicultural Uses and Management, as described herein, shall continue up to such time as construction plans have been approved, at which time such Silvicultural Uses and Management, excepting ingress and egress in furtherance of Silvicultural Uses and Management on portions of the Property not subject to construction plans, shall no longer be allowed upon the portions of the Property subject to construction plan approval. If silvicultural activities continue, the property will maintain at least 80 tree inches per acre after the silvicultural activities have ceased and that no specimen trees shall be impacted pursuant to LDC Section 4.01.05.C.6, 5.03.02.G.1.n.

- O. **Special Districts:** This PUD is not located in a Special District as defined by Article III of the St. Johns County Land Development Code.

- P. **Temporary Uses:** All temporary uses allowed within the PUD will comply with the requirements of the Land Development Code. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage or temporary access, which uses shall meet all requirements of the Florida Accessibility Code for Building Construction (FACBC), including but not limited to an accessible route, accessible parking and signage. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. Approximate locations of temporary construction trailers will be shown on engineering and construction plans. Model homes may be used as temporary sales centers and construction offices after as-built approval. Parking for the model homes and sales offices will be located within the driveway or on adjacent stabilized areas until roadway improvements have been approved by the County. Model homes may have one sign each, located on the lot. As allowed by the Land Development Code, model homes may be constructed prior to platting. Model homes must be located on a residential lot shown on the approved MDP. Model homes shall not equal more than 10% of the total number of lots allowed under an approved development

permit. No certificates of occupancy shall be released until a final plat has been recorded and As-Builts have been approved by the County.

Q. Accessory Uses: All accessory uses and structures as provided in the Land Development Code are allowed within the project, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. The setbacks for accessory uses for residential development are addressed in subparagraph G. above. Accessory uses, such as home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. Timing and Phasing: The development will be developed in one 10-year phase, which shall commence within 5-years of the effective date of this PUD.

"Commencement" for purposes of this Section R is defined as approval of construction plans by the County. The project will be completed within five years of commencement.

"Completion" of development shall be defined as County approval of the as-builts for all improvements.

The Developer will dedicate the Recreation Amenity Area to an approved property home owners association and will clear, grade, and construct the improvements within the Recreation Amenity Area described in Section H.4 above. The Recreation Amenity Area will be completed within the time for Completion and will be dedicated to the HOA in accordance with the Covenants Conditions and Restrictions for the development.

Recreation Phasing. The recreation improvements shown on the MDP Map may be phased during construction plan approval. The recreation improvements shall be shown on the construction plans. The recreation acreage and improvements for each phase shall be commensurate with the projected population consistent with the number of lots built in connection with the phase or any subphase of the project.

S. Project Impact: The project will provide on-site stormwater drainage facilities. The overall design incorporates green space, open space and varied active on-site recreational opportunities. JEA has capacity and will provide all of the water and sewer facilities for the project. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in northern St. Johns County. The project will meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning, allows the developer and the County greater control over development within this project. The developer has a present need and demand for residential units.

T. Waivers:

Front Yard. Waiver to Land Development Code Section 5.03.03.B.1.c, related to Front Yards, to allow front yard setbacks to be a minimum of 15 ft to the face of the house and 20 ft to the face of the garage. Attached and detached garages will be a minimum of 20 ft from the front property line measured from the front of the garage. This will allow all homes to be located forward of garages so that garage faces are not the primary visual

focus along the street. It will also allow for larger backyards for residents desiring to have swimming pools, etc., while still preserving vehicle parking capacity in driveways.

Corner Lots. Waiver to Land Development Code Section 6.01.03.E.3 to allow second front yard setback to be reduced by 50% on designated corner lots as shown on the MDP Map. The subject lots are corner lots and would otherwise be subject to having two front yards. The requested setback reduction will allow the designated lots to be treated like the others in the neighborhood, thus allowing for houses of similar widths. Without the waiver, some of the houses would have to be narrower in width. The subject lots are entirely within the project and the setback reduction will not be visible outside of the project boundary and, therefore, not impact surrounding properties.

Development Signs. A waiver to LDC Section 7.06.01.A, regarding Development Signs, is requested. At the development entrance, the development may be identified by either one (1) double-faced sign or two (2) single-faced signs. These sign(s) shall be a maximum of thirty feet (30') tall, with an ADA no greater than fifty-five (55) square feet in size per sign face area. The ADA will be located no higher than 15' above finished grade. This waiver is justified because of the large expanse of undeveloped property adjacent to Greenbriar Road and will allow minimal clearing at the development entrance. The increased height will provide a better project identification entrance feature that will clearly define the subdivision entry. This signage will also be integral to the overall theming of the community and is consistent with other recent area signage.

Accessory Structure Setbacks. The Applicant is requesting a waiver from LDC Section 6.01.03.H Permitted Projections Into Required Yards, and the requirements that i) all mechanical equipment such as air conditioning units, pool equipment and other similar equipment be set back a minimum of five (5) feet from the property lines, and ii) all swimming pools meet minimum rear yard requirements. There will be a variety of housing types and sizes located within Mill Creek Forest, so the Applicant would like the ability to provide a minimum of three (3) foot setbacks for mechanical equipment and swimming pools in certain sections of the project. Mechanical equipment and pools may not project into required front yards.

U. **Ownership/Agreement:**

All successors in title to the Property shall be bound to and agree to comply with the commitments and conditions of the approved PUD.

V. **Future Land Use Designation:** The project lies within the Residential B Future Land Use designation. The total upland and wetland acreage for the project is addressed in subparagraphs B. and C. above and within the Development Summary contained in the MDP Map.

The Mill Creek Forest PUD is on a Residential B parcel off of Greenbriar Road in an area of continued development and growth and near the start of a Mixed Use area of future development.

The project is located within the Northwest Sector Plan as identified by the Comprehensive Plan. As such, this PUD meets the Goals, Objectives and Policies of the

Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay, which provides for the basis for the plan of development. The PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge, Policy A.2.1.7 Community Participation, Policy A.2.1.4 regarding the provision of a Scenic Edge and Policy A.2.1.9 regarding the general pattern of development (specifically items a., b., and d.). The PUD reflects the vision for the area, in that it is designed to ensure a safe transition into and out of the area and to be complementary to the development already in place. Development within the project is oriented away from the highway with extensive buffering.

Mill Creek Forest homes are expected to range in size generally from 2,250 to 3,600 square of living area, averaging about 2,800 square feet. Sales prices are expected to range from around \$380,000 to \$500,000 or more, and average about \$440,000.

The location and character of Mill Creek Forest will be attractive particularly to move-up buyers, including local business owners and professionals and their families, for a number of reasons:

- Mill Creek Forest will have a number of attractive site features, including extensive protected wetland conservation areas, a number of small ponds, a central amenity center with a pavilion and swimming pool, landscaped and wooded buffers, decorative and distinctive entries, and nature and walking trails.
- Mill Creek Forest will not have a Community Development District (CDD) assessments in contrast to DRIs and some PUDs in Northern St. Johns County, including nearby Aberdeen, Durbin Crossing, and Shearwater. This is expected to be a competitive advantage for Mill Creek Forest, as annual CDD assessments often can be the cost equivalent of a monthly mortgage payment.
- Mill Creek Forest is located in the top-rated St. Johns County School District, according to the Florida Department of Education (FDOE) school district grading system. Public schools serving the community are Hickory Creek and/or Timberlin Creek Elementary School on Greenbriar Road and CR210, respectively, Switzerland Point Middle School on Greenbriar Road, and nearby Bartram Trail High School, a short distance south on Longleaf Pine Parkway. These schools all received “A” grades from FDOE in 2016.
- Mill Creek Forest residents will have access to a number of convenience shopping and service facilities in the area, including several neighborhood and small strip centers on CR210 to the east and on Race Track Road and SR13 in the Julington Creek Plantation area. Three neighborhood centers on CR210, Race Track Road, and SR13 are anchored by Publix supermarkets. A Winn-Dixie supermarket anchors another center on CR210. Walgreens and/or CVS drug stores are found in or adjacent to all four of these centers. Other commercial centers are planned on CR210, Veterans Parkway, and Race Track Road.

- Mill Creek Forest residents will have convenient access to major highways serving regional shopping and commuter employment destinations in Northeast Florida by way of several local connecting roads. These include access to I-95 via Greenbriar Road and CR210 and access to the new SR9B extension to I-95 via Longleaf Pine Parkway, the future Veterans Parkway, and Race Track Road.

Full buildout and occupancy of 305 homes in the Mill Creek Forest residential community will generate the following estimated revenues to the County:

- Total Impact Fees: \$4,096,455 (one time total)
 - Road Impact Fees: \$2.6 million
- Concurrency Costs: Additional revenues are required by the County and School Board to reserve road and school capacity. Amounts are to be determined.
- Real Property Taxes: \$1,654,690 annually, incl. \$818,388 for County government and \$827,302 for Schools
- Share of State Sales Taxes: \$48,828 annually
- School Capital Outlay Tax: \$35,021 annually
- Local Option Gas Taxes: \$16,699 annually

The average taxable value per home (\$370,000) in Mill Creek Forest is 77 percent higher than the countywide single-family home average (\$208,944). These comparisons indicate that homes in Mill Creek Forest will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home. Another positive is that the average taxable value of a Mill Creek Forest home, for school purposes, is \$395,000, compared to a countywide single-family home average of \$233,944.

Consistency with Comprehensive Plan: The project is located within the Residential B category of the 2025 St. Johns County Comprehensive Plan, with a net residential density for the project of within the allowable density for this land use designation and consistent with the overall area.

Development of the project is consistent with the St. Johns County Comprehensive Plan as it is located within a "Residential B" on the FLUM, which allows the type of development envisioned within the PUD.

The project is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development. It is consistent with Objective A.1.3 Surrounding Land Use and it is compatible with the adjacent existing residential development to the west and north per Policy A.1.3.11 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policy A.1.3.11. It is also consistent with Objectives A.1.9 (A.1.9.2, A.1.9.5, A.1.9.6, A.1.9.7,

and A 1.9.8.) area wide as, in addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.5 by providing a Master Development Plan, and Policy A.1.9.5 by being served by central utilities. The project additionally satisfies Objective A.1.13 Community and Neighborhood Creation and Preservation. The development portion of the project is located within the Residential "B" Area category of the St. Johns County Comprehensive Plan making the proposed rezoning consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element, Section 1 (a)(I) Residential Uses - Variable and Optional Density Systems for the "B" Zone and (iii) Residential Permitted Uses and is not incompatible with present or future land uses. The project also conforms to the requirements contained within the Northwest Sector Plan as detailed in this PUD Text and companion MDP Map.

Location: The project is located within Residential B designations on the 2025 FLUM, which allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

Mill Creek Forest will also increase and diversify the places to live in Northern St. Johns County. The presence of a strong local workforce, in both numbers and skills, is key to attracting sought after businesses and industries to planned and proposed locations for large-scale economic development in this area, including Durbin Park, Twin Creeks, and the World Golf Village/World Commerce Center area.

There is an increasing demand for homes in Northern St. Johns County fueled by a growing regional economy, continuing low mortgage interest rates, and top-rated school system. The Jacksonville metro area has regained the thousands of jobs it lost after the national economic downturn that began in 2008 and conditions for home ownership in the region are very positive, particularly in Northern St. Johns County.

Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Article V of the Land Development Code.

Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties." Adjacent land uses surrounding this property include a combination of single family property to the west and

north, future mixed used property to the west, and undeveloped property to the south. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Residential B Future Land Use designations respectively. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states “The County shall only issue development orders or development permits consistent with the provision of the County’s Concurrency Management System, as provided in the Land Development Code. The Applicant has submitted a non-school concurrency application and a Land Development Traffic Assessment (LDTA) that are currently being reviewed by County staff. Based on the LDTA and review in progress, County staff anticipate that the PUD’s proportionate fair share assessment for off-site traffic impacts will be greater \$3 million. As noted previously, the Applicant and County estimate that impact fees paid for Roads for the 305 units planned within the PUD will total approximately \$2.6 million.

Commitment to Construct Off-site Roadway Improvement: The Applicant has committed to construct widening improvements to an off-site roadway segment that has been identified as deficient in the County’s current Transportation Analysis Spreadsheet (TAS). Accordingly, the Applicant intends to widen Longleaf Pine Parkway (Link 155), from Veterans Parkway to Tollerton Avenue, from two-lanes to four-lanes. The Applicant will commence the widening improvement prior to the platting of any lots within the subdivision. Commencement shall be defined as approval of the roadway construction plans by the County and bonding of the widening improvement or providing the County with an irrevocable letter of credit in a sufficient form acceptable to the County Attorney. The widening improvement will be completed prior to the platting of 150 or more lots within the subdivision. Completion shall be deemed to have occurred upon the County’s acceptance of the widening improvement to Longleaf Pine Parkway (Link 155). Based on County estimates, this roadway improvement is anticipated to cost approximately \$3.6 million. Should another developer commence construction of the Longleaf Pine Parkway (Link 155) Roadway Improvement before the Applicant commences, the Applicant shall pay to the County, rather than construct, its proportionate share under a proportionate fair share agreement to satisfy its transportation concurrency requirements (provided that another roadway improvement of equal value is not identified that can be constructed under a proportionate fair share agreement in place of the original Roadway Improvement).

Greenbriar Road Right-of-Way Dedication: The Applicant has committed to dedicate seventy-five (75) feet of the PUD's entire frontage along Greenbriar Road. This dedication parcel, totaling approximately 9 acres, is depicted on the MDP Map. Dedication of this parcel will provide the County with adequate right-of-way to widen approximately one-mile of Greenbriar Road in the future. Dedication will occur at the time of construction plan approval.

Value of Dedicated Right-of-way shall be determined by an appraisal submitted by a Florida licensed real estate appraiser, with a MAI designation, who is acceptable to the County. The appraiser's scope of work shall include an appraisal based on the premise that the process for the Comprehensive Plan Amendment for Residential-B Future Land Use and the Planned Unit Development for 305 single family dwelling units, has not been started. The value in the report should not consider any enhanced value to the dedicated right-of-way resulting from the consideration or approval by the County of the Comprehensive Plan, Planned Unit Development, or any subsequent rezoning.

The details of the Longleaf Pine Parkway (Link 155) Roadway Improvement and ROW dedication committed to herein, and the applicable road proportionate share, school proportionate share, and impact fee credits will be set forth in separate mitigation agreements based on the Applicant's pending concurrency application and to be filed school concurrency application.

Public Benefit: Approval of this PUD will provide a significant public benefit to the roadway system within the Northwest Sector of St. Johns County. The Applicant's commitment to construct widening improvements to Link 155 and dedicate approximately 9 acres of right-of-way along Greenbriar Road provide a benefit to the County well in excess of what would have been paid to the County by the project via either the County's road impact fee assessment ordinance or proportionate fair share system.

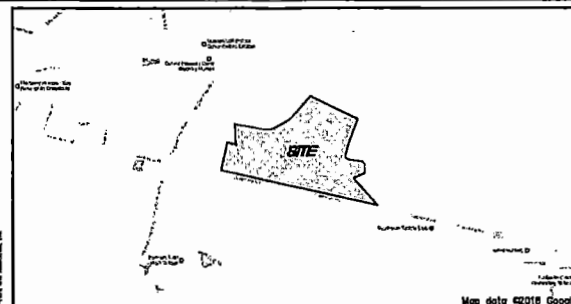
Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

Demand: There is a clear indication that the available lot inventory has is diminishing rapidly and that there is a growing demand for new lots. Long-term average annual demand for 650-750 new single-family homes is considered realistic if not conservative for this northern submarket area, provided that adequate lot and home inventory is available. The 18-21 month supply also reflects a demand factor of 650-750 new single-family homes per year. Less than a two-year running supply of lots indicates a tight market and tends to constrain home building.

Mill Creek Forest presents an attractive opportunity to increase and diversify the needed running supply of single-family lots and homes in this sought after area of St. Johns County and Northeast Florida.

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

Printed By: C:\Users\jcr\Documents\Projects\Greenbriar\Map\MDP-01 - Master Development Plan.mxd
 Date: 01/08/2017 01:08:47pm
 Scale: 1/8" = 1'-0" (Graphic Scale)
 Project: MILL CREEK FOREST WESTER DEVELOPMENT
 Sheet: S-01 (of 10) (Greenbriar Road)



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

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

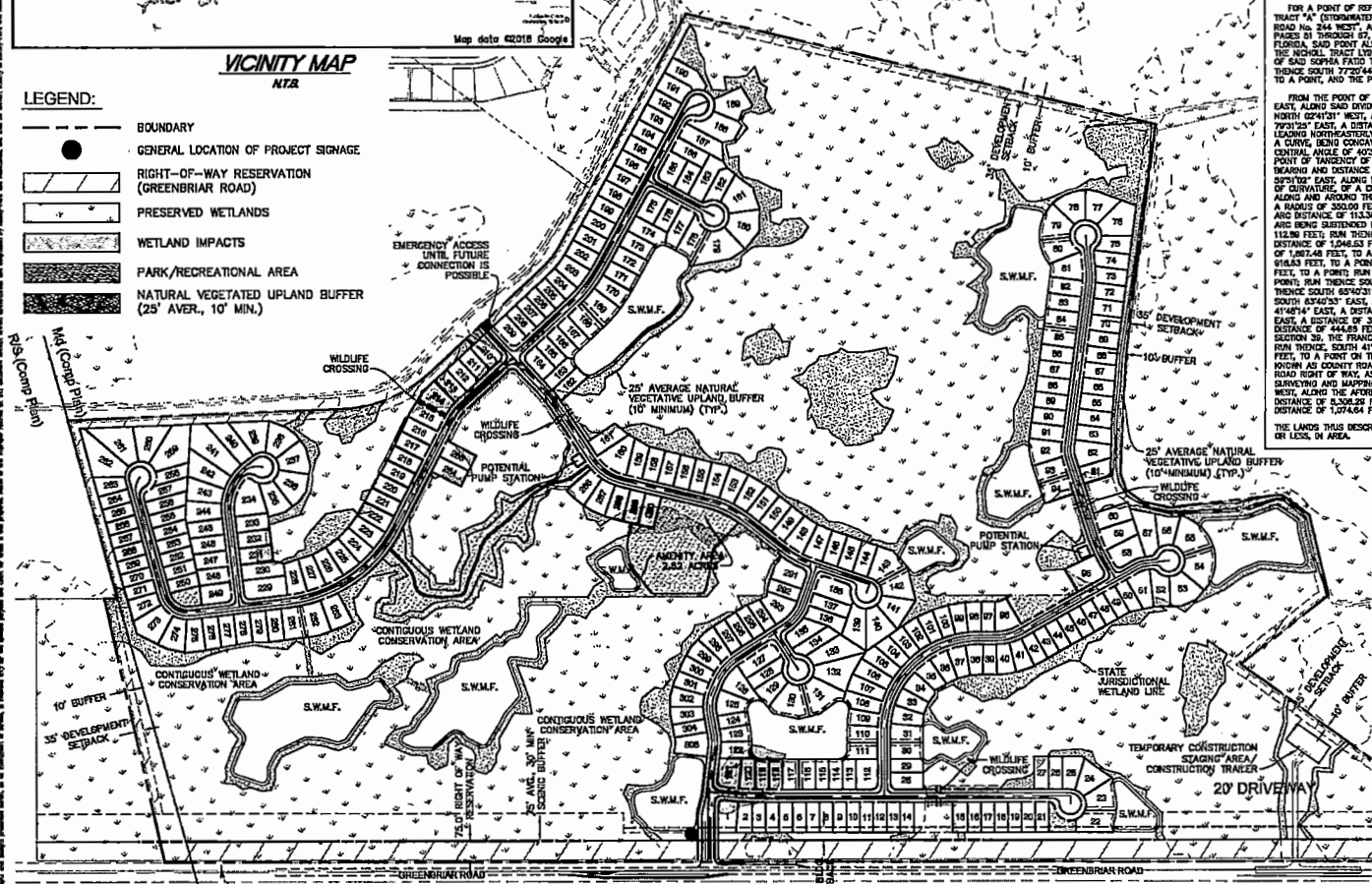
SITE DATA TABLE	
SITE AREA	234.02 AC.
TOTAL SITE AREA	133.02 AC.
WETLANDS IMPACTED	8.1 AC. MAX.
WETLANDS TO BE DEVELOPED	11.02 AC.
TOTAL PROJECT AREA	111.02 AC.
DEVELOPMENT SUMMARY	
SINGLE FAMILY (MAX)	305 LOTS
DEVELOPMENT CRITERIA	
TOTAL RESIDENTIAL AREA	123.02 AC.
200' BUFFER COVERAGE	31.22 AC.
MINIMUM LOT AREA	6,000 S.F.
NETWORKS	
FRONT	15'
SIDE (ASTORISK LOT)	10'
STREET 90C (ASTORISK LOT)	10'
ROAD	10'
MAXIMUM HEIGHT	10'

OPEN SPACE REQUIREMENTS	
REQUIRED (25% x 0.25)	62.08 AC.
PROVIDED (MPMAN)	100.84 AC.
RECREATION REQUIREMENTS	
REQUIRED (0.5 AC./1000 POPULATION)	2.44 PERSONS PER HOUSEHOLD (1000 x 2.44)/10000 x 0
PROVIDED	3.8 AC. MIN.
UPLAND BUFFER CALCULATION	
WETLANDS	43.82 L.F.
UPLAND BUFFER WIDTH (MIN) 325 FT	14.11 AC.
UPLAND BUFFER REQUIRED	29.6 AC.
UPLAND BUFFER PROVIDED	23.0 AC. MIN.

SCENIC BUFFER CALCULATION	
RIGHT-OF-WAY	6.08 L.F.
75' SCENIC EDGE (AVE)	2.9 AC.
75' SCENIC EDGE REQUIRED	6.0 AC.
75' SCENIC EDGE PROVIDED	6.0 AC.

LEGEND:

- BOUNDARY
- GENERAL LOCATION OF PROJECT SIGNAGE
- RIGHT-OF-WAY RESERVATION (GREENBRIAR ROAD)
- PRESERVED WETLANDS
- WETLAND IMPACTS
- PARK/RECREATIONAL AREA
- NATURAL VEGETATED UPLAND BUFFER (25' AVE, 10' MIN.)



LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATO TRACT, LYING WITHIN THE FRANCES P. FATO GRANT, SECTION 26, TOWNSHIP 9 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 18 AND 21, ALL IN TOWNSHIP 9 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "A" (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD NO. 204 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 69, PAGES 81 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE DIVING LINE BETWEEN THE SOUTHERLY LINE OF THE NORTHERLY TRACT LYING WITHIN THE FRANCES P. FATO GRANT, AND THE NORTHERLY LINE OF SAID SOPHIA FATO TRACT LYING WITHIN THE FRANCES P. FATO GRANT, AND RUN THENCE SOUTH 77°04'47" EAST, ALONG SAID DIVING LINE, A DISTANCE OF 1,500.83 FEET, TO A POINT, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 77°24'44" EAST, ALONG SAID DIVING LINE, A DISTANCE OF 53.11 FEET, TO A POINT, RUN THENCE NORTH 86°42'31" WEST, A DISTANCE OF 791.11 FEET, TO A POINT, RUN THENCE SOUTH 70°12'25" EAST, A DISTANCE OF 1,074.44 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, RUN THENCE NORTHEASTERLY, ALONG SAID DIVING LINE, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°07'49" EAST, 301.04 FEET, RUN THENCE NORTH 80°17'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 801.5 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, RUN THENCE NORTHEASTERLY, ALONG SAID DIVING LINE, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°54'13" EAST, 112.80 FEET, RUN THENCE NORTH 41°17'23" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,246.55 FEET, TO A POINT, RUN THENCE SOUTH 82°07'11" EAST, A DISTANCE OF 1,871.48 FEET, TO A POINT, RUN THENCE SOUTH 20°07'38" WEST, A DISTANCE OF 914.85 FEET, TO A POINT, RUN THENCE SOUTH 18°57'01" WEST, A DISTANCE OF 497.69 FEET, TO A POINT, RUN THENCE SOUTH 04°05'24" EAST, A DISTANCE OF 71.60 FEET, TO A POINT, RUN THENCE SOUTH 41°05'28" EAST, A DISTANCE OF 81.30 FEET, TO A POINT, RUN THENCE SOUTH 80°00'21" EAST, A DISTANCE OF 443.06 FEET, TO A POINT, RUN THENCE SOUTH 41°04'14" EAST, A DISTANCE OF 137.17 FEET, TO A POINT, RUN THENCE SOUTH 04°04'08" EAST, A DISTANCE OF 284.82 FEET, TO A POINT, RUN THENCE SOUTH 04°05'24" WEST, A DISTANCE OF 444.85 FEET, TO THE MONUMENTED DIVING LINE BETWEEN SECTIONS 21, AND SECTION 26, THE FRANCES P. FATO GRANT, ALL IN TOWNSHIP 9 SOUTH, RANGE 27 EAST, RUN THENCE SOUTH 41°05'28" EAST, ALONG SAID DIVING LINE, A DISTANCE OF 1,339.27 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF WAY LINE OF GREENBRIAR ROAD, ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 16, 1989, RUN THENCE NORTH 77°11'13" WEST, ALONG THE APRESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, A DISTANCE OF 8,326.25 FEET, TO A POINT, RUN THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1,074.64 FEET, TO THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 11,501,488 SQUARE FEET, OR 264.03 ACRES, MORE OR LESS, IN AREA.

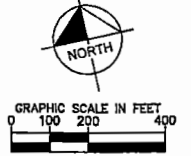
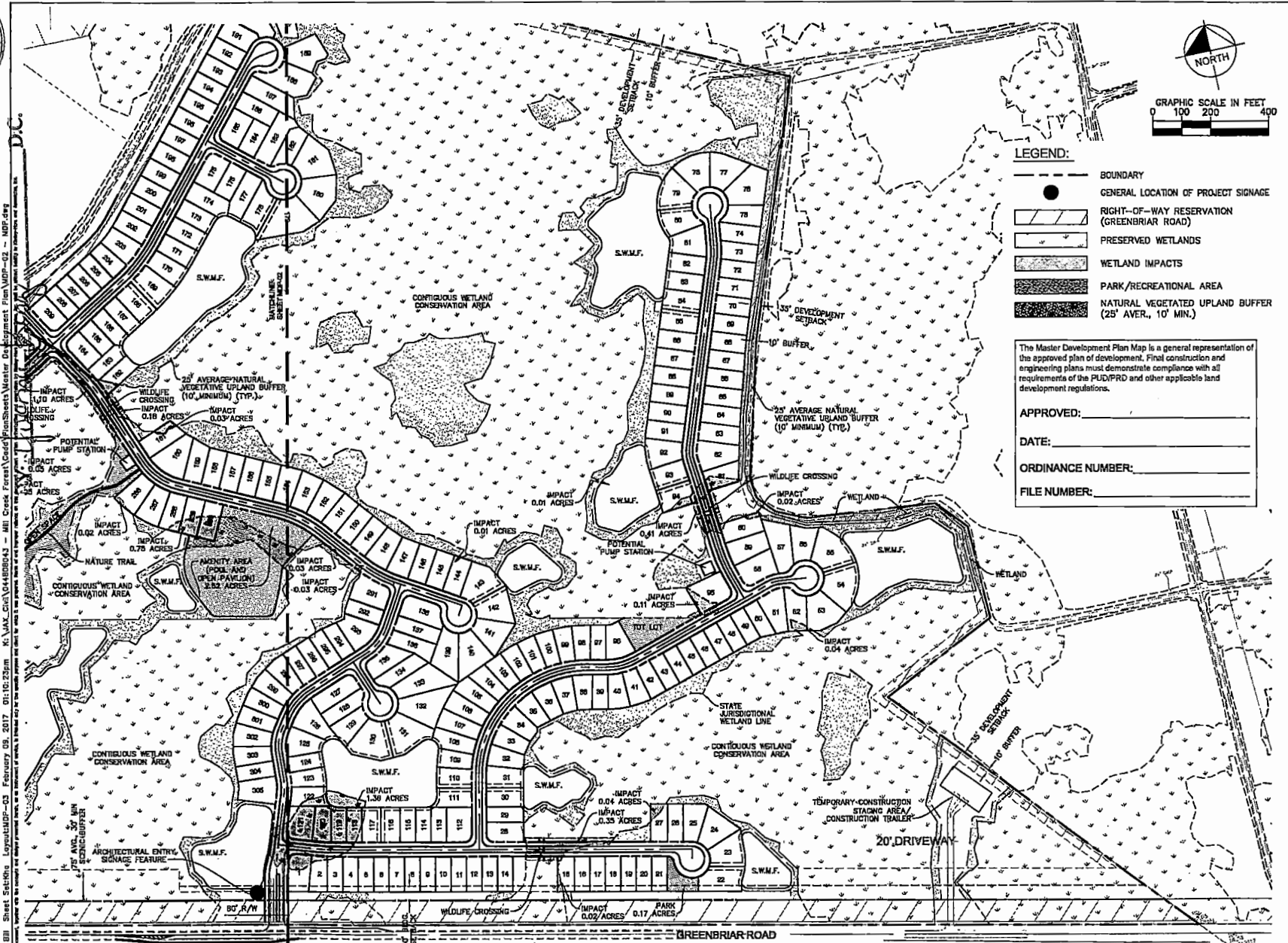
- NOTES:**
- ENTRANCE ROAD AREA WILL HAVE A 60' WIDE ROW.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED, ALL UPLAND BUFFERS SHALL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND THE INDIVIDUAL LOT OWNER UPON WHICH THE UPLAND BUFFER IS LOCATED WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
 - A 4' SIDEWALK WILL BE PROVIDED ON ONE SIDE OF EACH INTERNAL ROAD, DETAILS WILL BE SHOWN ON CONSTRUCTION PLANS.
 - ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND THE FAIR HOUSING ACT IS APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 - PROJECT SIGNAGE WILL BE RELOCATED AT OWNER'S EXPENSE AFTER THE COUNTY HAS ACQUIRED THE RESERVE RIGHT OF WAY AND GIVEN NOTICE OF THE COUNTY'S INTENT TO EXPAND THE EXISTING ROAD INTO THE RESERVED RIGHT OF WAY.
 - LIFT STATION LOCATIONS ARE APPROXIMATE AND MAY BE RELOCATED IN CONSTRUCTION PLANS.
 - THE DEVELOPER MAY PROVIDE FUNDS FOR THE COST OF THE SIDEWALK TO THE COUNTY IN LIEU OF CONSTRUCTING THE SIDEWALK ALONG THE PROPERTY FRONTAGE ON GREENBRIAR ROAD.

GREENBRIAR ROAD (also known as County Road 11 and/or Bombing Range Road)
 (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 16, 1989.)

<p>Kimley»Horn</p> <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1000 2ND ST. SUITE 1000, WEST PALM BEACH, FL 33411 TEL: 561-832-1000 FAX: 561-832-1001 WWW.KIMLEY-HORN.COM</p>		<p>MILL CREEK FOREST PREPARED FOR TOLL BROS., INC.</p>		<p>LEICED PROFESSIONAL</p>		<p>SHEET NUMBER MASTER DEVELOPMENT PLAN EXHIBIT "C" MDP-01</p>	
NO.	REVISIONS	DATE	BY	NO.	REVISIONS	DATE	BY



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF August 20 19 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



LEGEND:

- BOUNDARY
- GENERAL LOCATION OF PROJECT SIGNAGE
- RIGHT-OF-WAY RESERVATION (GREENBRIAR ROAD)
- PRESERVED WETLANDS
- WETLAND IMPACTS
- PARK/RECREATIONAL AREA
- NATURAL VEGETATED UPLAND BUFFER (25' AVER., 10' MIN.)

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

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

Printed By: G:\mch\ Bill Sheet Set\Rh\ Layout\MDP-C3 February 09, 2017 01:10:23pm K:_JMK_Civil\104488043 - Mill Creek Forest\Title\TitleSheets\Wester De\Signment\Plan\MDP-C3 - MDP.dwg

NO.	REVISIONS	DATE	BY	<p>Kimley»Horn</p> <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1240 GUN CLUB DRIVE, SUITE 500 AUSTIN, TX 78704 TEL: 512.837.8800 FAX: 512.837.8801 WWW.KIMLEY-HORN.COM</p>	<p>RHS PROJECT: 044200043</p> <p>DATE: DECEMBER 2018</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: RJA</p> <p>DRAWN BY: EDC</p> <p>CHECKED BY: KJA</p>	<p>MILL CREEK FOREST</p> <p>PREPARED FOR: TOLL BROS., INC.</p> <p>ST. JOHNS COUNTY</p>	<p>LICENSED PROFESSIONAL</p> <p>FLORIDA BOARD</p>	<p>MASTER DEVELOPMENT PLAN</p> <p>EXHIBIT "C"</p>	<p>SHEET NUMBER</p> <p>MDP-03</p>
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THE ST. AUGUSTINE RECORD
Affidavit of Publication

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003154601-01

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-201600012** was published in said newspaper on **03/20/2019**.

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.

Sworn to and subscribed before me this MAR 20 2019
day by [Signature] who is personally known to me
or who has produced as identification

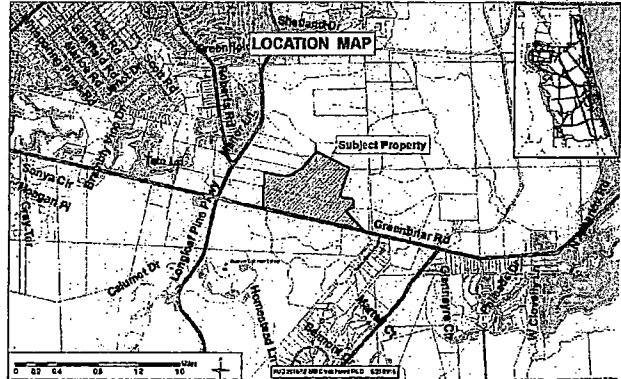
[Signature]
(Signature of Notary Public)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 4/4/2019 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 6/4/2019 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 approximately 264 acres from Open Rural (OR) to Planned Unit Development (PUD) for the development of a 305 unit single family residential community.

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 located at 601 Greenbriar Rd; fronting Greenbriar Rd; east of the fronting on Longleaf Pine Parkway. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

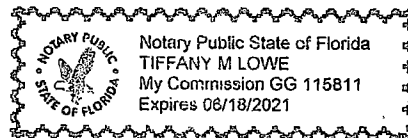
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

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

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR PAUL M. WALDRON, CHAIR
FILE NUMBER: PUD-2016000012
PROJECT NAME: Mill Creek Forest PUD

0003154601 March 20, 2019





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 24, 2019

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. 2019-46, which was filed in this office on June 24, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED JUN 24 2019
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK