

ORDINANCE NO. 2021 - 13

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SIX MILE CREEK PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-37, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the applications dated August 20, 2020, as amended, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2020-13**, for an amendment to Six Mile Creek Planned Unit Development, Ordinance number **1991-37**, as amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Six Mile Creek PUD, shall proceed in accordance with Ordinance Number 1991-37, as amended, including the Application for Major Modification and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Six Mile Creek PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The Applicant modified the application at the public hearing held on April 6, 2021, as follows:
 - a. To reduce the requested transfer of approved Commercial/Retail(Commercial) entitlements from the Saint Johns Interchange Parcels PUD to the Six Mile Creek PUD from 200,000 square feet to 117,652 square feet.
 - b. To limit the amount of commercial square footage on Parcel 1 to 12,000 square feet per acre and on Parcel 2 to 12,000 square feet per acre. Any unused commercial square footage may not be transferred to another parcel in the Six Mile Creek PUD.
2. The amended request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
3. As modified, the Six Mile Creek PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

4. As modified, the Six Mile Creek PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
5. As modified, the Six Mile Creek PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
6. The PUD Master Development Plan Text, Exhibit A and Maps, Exhibit B, meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
7. As modified, the Six Mile Creek PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 10th DAY OF April 2021.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

Rendition Date: APR 13 2021

**ATTEST: BRANDON J. PATTY,
 Clerk of the Circuit Court & Comptroller**

BY: *Yvonne King*
 Deputy Clerk



Effective Date: APR 13 2021

Exhibit "A" to Ordinance

**SMC PUD
LEGAL DESCRIPTION**

SIX MILE CREEK PARCEL

A PART OF SECTIONS 18, 19, 31 AND 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SECTIONS 24, 25, AND 46, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SECTIONS 6, 38, AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 63°23'48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.96 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°46'47" EAST, AND A CHORD DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 224.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°07'58" EAST, AND A CHORD DISTANCE OF 223.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 02°36'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1127.96 FEET; THENCE NORTH 87°23'36" EAST, A DISTANCE OF 1337.89 FEET; THENCE NORTH 02°36'44" WEST, A DISTANCE OF 764.85 FEET; THENCE NORTH 83°08'33" EAST, A DISTANCE OF 299.81 FEET; THENCE NORTH 02°37'28" WEST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, A DISTANCE OF 466.00 FEET; THENCE NORTH 83°08'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.33 FEET; TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 238.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°02'04" EAST, AND A CHORD DISTANCE OF 238.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°04'40" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 698.07 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 826 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°55'34" WEST, CONTINUING WITH SAID LANDS A DISTANCE OF 735.09 FEET; THENCE SOUTH 20°16'19" WEST, CONTINUING WITH

SAID LANDS A DISTANCE OF 1699.97 FEET; THENCE SOUTH 31°54'53" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°16'15" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 1916.58 FEET; THENCE NORTH 02°55'02" EAST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 943.99 FEET; TO THE A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 988.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 376.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°53'53" EAST, AND A CHORD DISTANCE OF 373.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY- LINE, A DISTANCE OF 330.65 FEET; THENCE SOUTH 72°33'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.12 FEET; THENCE NORTH 21°23'43" EAST, A DISTANCE OF 649.77 FEET; THENCE SOUTH 70°32'01" EAST, A DISTANCE OF 608.86 FEET; THENCE SOUTH 26°43'11" WEST, A DISTANCE OF 285.03 FEET; THENCE SOUTH 70°31'16" EAST, A DISTANCE OF 679.30 FEET; THENCE SOUTH 36°14'16" WEST, A DISTANCE OF 2704.77 FEET; THENCE SOUTH 50°27'22" EAST, TO ITS INTERSECTION WITH THE CENTERLINE OF A 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2806.29 FEET; THENCE NORTH 68°58'53" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 349.74 FEET; THENCE NORTH 38°41'04" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1062.99 FEET; THENCE NORTH 24°03'39" EAST, A DISTANCE OF 160.94 FEET; THENCE SOUTH 61°21'45" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 339.53 FEET; THENCE SOUTH 72°23'10" EAST, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13-A A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 2613.00 FEET; THENCE SOUTH 19°34'54" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2235.43 FEET; THENCE NORTH 74°25'19" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1538.50 FEET; THENCE SOUTH 54°40'52" WEST, A DISTANCE OF 179.18 FEET; THENCE SOUTH 85°05'50" WEST, TO THE NORTHERLY CORNER OF LOT 5 AS SHOWN ON PLAT OF MILL CREEK ESTATES RECORDED IN MAP BOOK 14 PAGE 106 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 581.87 FEET; THENCE SOUTH 79°01'51" WEST, ALONG THE NORTHERLY LINE OF LOTS 6 AND 7 OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 1074.93 FEET; THENCE SOUTH 73°19'50" WEST, ALONG THE NORTHERLY LINE OF LOT 8, SAID MAP OF MILL CREEK

ESTATES, A DISTANCE OF 265.12 FEET; THENCE NORTH 38°16'58" WEST, TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF THE 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1317.68 FEET; THENCE SOUTH 32°24'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 553.67 FEET; THENCE SOUTH 46°26'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1060.20 FEET; THENCE SOUTH 54°46'59" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 359.32 FEET; THENCE NORTH 32°27'37" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 511.83 FEET; THENCE NORTH 53°44'12" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 190.00 FEET; THENCE SOUTH 49°58'19" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 1302.78 FEET; THENCE SOUTH 40°03'36" EAST, A DISTANCE OF 594.57 FEET TO A POINT IN THE AFORESAID CENTERLINE; THENCE SOUTH 51°20'38" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 202.00 FEET; THENCE SOUTH 45°58'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 245.17 FEET; THENCE SOUTH 37°50'46" EAST, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 19, AFOREMENTIONED MAP OF MILL CREEK ESTATES, A DISTANCE OF 464.72 FEET; THENCE SOUTH 28°41'32" WEST, CONTINUING ALONG THE NORTHERLY LINE OF LOTS 19 AND 20, A DISTANCE OF 951.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 78°30'30" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 2622.07 FEET TO THE CENTERLINE OF THE AFORESAID 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 10°58'45" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 13.74 FEET; THENCE SOUTH 79°08'03" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 586.21 FEET; THENCE NORTH 83°25'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 325.39 FEET; THENCE SOUTH 84°16'49" EAST, CONTINUING WITH SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 249.97 FEET; THENCE SOUTH 40°13'07" EAST, CONTINUING ALONG SAID CENTERLINE ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 110.39 FEET; THENCE NORTH 77°22'33" EAST, CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1586.26 FEET; THENCE NORTH 88°34'49" EAST, CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13-A, A

DISTANCE OF 848.22 FEET; THENCE SOUTH 19°34'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.61 FEET; THENCE SOUTH 88°28'23" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.52 FEET TO A POINT IN THE WESTERLY LINE OF SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 01°19'26" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4917.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°53'35" EAST, ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE SOUTHWESTERLY CORNER OF A 30 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 182 AT PAGE 133; THENCE SOUTH 37°18'20" EAST, ALONG SAID SOUTHWESTERLY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF STATE ROAD NO. 13-A, A DISTANCE OF 995.95 FEET; THENCE SOUTH 12°10'27" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1440.16 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE SOUTHWESTERLY CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 591.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°56'12" WEST, AND A CHORD DISTANCE OF 590.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°18'03" EAST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2010.75 FEET; THENCE NORTH 71°16'18" WEST, ALONG THE DIVISION LINE BETWEEN SECTION 4 AND SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, A DISTANCE OF 4096.34 FEET; THENCE NORTH 60°26'27" WEST, CONTINUING ALONG SAID DIVISION LINE, A DISTANCE OF 1734.02 FEET TO THE COMMON CORNER TO SECTIONS 4, 5, AND 6; THENCE SOUTH 03°37'25" EAST, ALONG THE EASTERLY LINE OF SECTION 6, A DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°33'13" EAST, ALONG THE EASTERLY LINE OF SECTION 38, A DISTANCE OF 2086.25 FEET; THENCE NORTH 87°12'39" WEST, A DISTANCE OF 863.15 FEET TO THE WATERS OF SIX MILE CREEK; THENCE NORTH 46°17'49" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1430.00 FEET; THENCE NORTH 45°19'26" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1973.08 FEET; THENCE NORTH 16°05'23" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE NORTH 06°55'41" EAST, A DISTANCE OF 540.00 FEET TO A POINT IN THE DIVISION LINE BETWEEN SECTIONS 6 AND 38; THENCE NORTH 89°20'12" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 540.00 FEET; THENCE NORTH 01°32'49" WEST, ALONG THE WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2665.80 FEET TO A POINT IN SAID SIX MILE CREEK; THENCE WITH THE WATERS OF SAID SIX MILE CREEK THE FOLLOWING TWENTY NINE

(29) BEARING AND DISTANCES (1) NORTH 21°59'28" WEST, A DISTANCE OF 115.71 FEET; (2) THENCE NORTH 04°15'38" WEST, A DISTANCE OF 471.70 FEET; (3) THENCE NORTH 15°42'55" WEST, A DISTANCE OF 530.00 FEET; (4) THENCE NORTH 74°28'28" WEST, A DISTANCE OF 160.00 FEET; (5) THENCE NORTH 32°07'06" WEST, A DISTANCE OF 147.65 FEET; (6) THENCE NORTH 15°07'30" WEST, A DISTANCE OF 655.70 FEET; (7) THENCE NORTH 58°48'11" WEST, A DISTANCE OF 336.17 FEET; (8) THENCE NORTH 39°05'47" WEST, A DISTANCE OF 291.63 FEET; (9) THENCE NORTH 07°34'52" EAST, A DISTANCE OF 480.55 FEET; (10) THENCE NORTH 31°17'16" WEST, A DISTANCE OF 88.74 FEET; (11) THENCE NORTH 20°26'08" EAST, A DISTANCE OF 219.13 FEET; (12) THENCE NORTH 33°09'18" WEST, A DISTANCE OF 141.49 FEET; (13) THENCE NORTH 08°12'46" EAST, A DISTANCE OF 515.92 FEET; (14) THENCE NORTH 15°19'05" WEST, A DISTANCE OF 745.08 FEET; (15) THENCE NORTH 33°44'44" WEST, A DISTANCE OF 216.76 FEET; (16) THENCE NORTH 54°12'24" WEST, A DISTANCE OF 864.38 FEET; (17) THENCE NORTH 22°57'55" WEST, A DISTANCE OF 380.61 FEET; (18) THENCE NORTH 20°24'29" WEST, A DISTANCE OF 202.16 FEET; (19) THENCE SOUTH 88°26'32" WEST, A DISTANCE OF 190.74 FEET; (20) THENCE NORTH 55°09'29" WEST, A DISTANCE OF 308.93 FEET; (21) THENCE NORTH 44°40'29" WEST, A DISTANCE OF 350.69 FEET; (22) THENCE NORTH 33°10'13" WEST, A DISTANCE OF 230.07 FEET; (23) THENCE NORTH 56°26'30" WEST, A DISTANCE OF 260.59 FEET; (24) NORTH 01°22'50" WEST, A DISTANCE OF 303.45 FEET; (25) THENCE NORTH 28°32'35" WEST, A DISTANCE OF 522.44 FEET; (26) THENCE NORTH 19°05'07" WEST, A DISTANCE OF 479.11 FEET; (27) THENCE NORTH 70°02'28" WEST, A DISTANCE OF 257.46 FEET; (28) THENCE NORTH 05°33'42" WEST, A DISTANCE OF 519.98 FEET; (29) THENCE NORTH 33°12'51" WEST, A DISTANCE OF 664.34 FEET; THENCE NORTH 88°07'49" EAST, LEAVING THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 159.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE NORTH 02°29'20" WEST, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT WIDE RIGHT-OF WAY AS NOW ESTABLISHED), A DISTANCE OF 4147.39 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF .2342.01 FEET; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 721.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'50" EAST, AND A CHORD DISTANCE OF 718.71 FEET TO THE END OF SAID CURVE AT THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 812 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 65°13'38" EAST,

ALONG LINES OF SAME, A DISTANCE OF 967.56 FEET; THENCE
NORTH 87°23'47" EAST, CONTINUE ALONG LINES OF SAME, A
DISTANCE OF 1587.56 FEET; THENCE NORTH 02°36'55" WEST,
CONTINUE ALONG LINES OF SAME, A DISTANCE OF 2680.13 FEET,
TO THE POINT OF BEGINNING.

CONTAINING 3910.04 ACRES MORE OR LESS.

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ORDINANCE BOOK 41 PAGE 813

PARCEL C

A PART OF GOVERNMENT LOTS 15, 16 AND 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND THAT PART OF GOVERNMENT LOT 17 LYING IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS VOLUME 845, PAGE 1083 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY LINE OF GOVERNMENT LOT 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 19°05'30" EAST ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°05'30" EAST CONTINUING ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 71°48'11" WEST ALONG THE SOUTHWESTERLY LINE OF GOVERNMENT LOT 15 TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SECTION 37, A DISTANCE OF 776.07 FEET TO A SET 1/2 INCH REBAR; THENCE NORTH 88°23'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1631.87 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 00°58'55" WEST ALONG THE SAID EASTERLY LINE OF SECTION 37, A DISTANCE OF 5070.70 FEET TO A SET 1/2 INCH REBAR; THENCE SOUTH 72°25'05" EAST ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOTS 15 AND 16, A DISTANCE OF 4655.46 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 18°51'53" WEST, A DISTANCE OF 4033.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 72°14'54" WEST, A DISTANCE OF 988.77 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 19°07'16" WEST TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1342.37 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 72°08'34" EAST ALONG SAID DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1941.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 76°29'14" WEST ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID SCAFF ROAD, A DISTANCE OF 4653.33 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY MADE BY NORTHEAST FLORIDA SURVEYORS, 454.55 ACRES MORE OR LESS.

APPLICATION FOR MAJOR MODIFICATION
OF
SIX MILE CREEK PUD

PUD Ordinance 91-37,
as previously modified
by
St. Johns County Planning and Zoning Agency
Resolutions 96-19, 96-28, 98-59, 99-03 and 99-48
and by
St. Johns County Ordinances 98-38, 2003-6, 2003-56, 2004-44, 2005-95,
and 2006-101

SUBMITTED BY:
WHITTINGTON LAW, PLLC
FOR
SJ LAND ASSOCIATES, LLC

SIX MILE CREEK PUD

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for a Major Modification (the "Application") to the Six Mile Creek Planned Unit Development, as approved under PUD Ordinance 91-37, as previously modified by St. Johns Planning and Zoning Agency Resolutions 96-19, 96-28, 98-59, 99-03 and 99-48 and by St. Johns County Ordinance 98-38, 2003-6, 2003-56, 2004-44, 2005-95 and 2006-101 (the "PUD") in compliance with Section 5.03.02G1 of the St. Johns County Land Development Code (the "LDC"). The application is filed on behalf of the applicant, SJ LAND ASSOCIATES, LLC (the "Developer") and applies only to the real property described on Exhibit "A" to the Ordinance.

This Application requests to:

- Transfer five (5) residential units from the IT PUD that may be constructed as either single family or multi family units within the Six Mile Creek PUD.
- Transfer 117,652 square feet of Commercial/Retail ("Commercial") development rights from the Saint Johns Interchange Parcels PUD (the "IT PUD") to the Six Mile Creek North ("SMC North") portion of the PUD (106,640 square feet of which is allocated to Parcels 1 and 2 of SMC North and the remaining 11,012 square feet is allocated to the King and Bear clubhouse).
- Add an allowance for the King and Bear clubhouse of 18,362 Commercial square feet (the "King and Bear Clubhouse Allocation").
- Delete the allocation of 6,000 square feet of Commercial development on Parcel 9 of SMC North that was not constructed to be applied to the King and Bear Clubhouse Allocation.
- Decrease the allocation of (unbuilt) Commercial development on Parcel 6 of SMC North that was not constructed from 15,000 square feet to 13,650 square feet with the remaining 1,350 square feet to be applied to the King and Bear Clubhouse Allocation.
- Add a potential future right in/right out driveway connection in compliance with St. Johns County Land Development Code access management standards to Pacetti Road for Parcel 1 of SMC North.

- A. **Project Description: Mixed Use Concept.** The Master Development Plan Map (the "MDP Map") for the Six Mile Creek Parcel of the Saint Johns Development of Regional Impact (the "DRI") has been approved as Map H-Page 2 of the Saint Johns DRI/Development Order approved by St. Johns County under Resolution 91-130, as amended in Resolution 91-183, Resolution 94-211, Resolution 95-06, Resolution 96-102, Resolution 96-233, Resolution 98-126, Resolution 98-179, Resolution 99-20, Resolution 99-173, Resolution 2002-53, Resolution 2003-116, 2004-133, 2006-290, 2011-335, and 2017-117 (the "DRI/DO"). As illustrated on the MDP Map, the project consists of a well- balanced mix of residential,

commercial, and recreational uses. Combined with the Interchange Parcels PUD, which are a part of the DRI, the Saint Johns community will provide a self-sustaining mix of integrated uses. The broad mix of residential types, employment base, educational facilities, cultural activities and recreational opportunities will allow families to work, shop, learn and play close to their homes. The project has been carefully designed and planned to protect environmentally sensitive areas and to leave almost 45% of the acreage within the Six Mile Creek and Turnbull Creek Parcels in its natural state.

- B. **Development Size:** The total number of acres within the Six Mile Creek Parcel is approximately 3,910.04 and the total number of acres within the Turnbull Creek Parcel is approximately 454.55, for a total acreage within the PUD of approximately 4,329.23 acres.
- C. **Wetlands:** A total of approximately 1,362.16 acres of wetlands and 256 acres of uplands will be preserved on the Six Mile Creek Parcel, and approximately 72.3 acres of wetlands and 276.4 acres of uplands will be preserved on the Turnbull Creek Parcel under the approved PUD. The preserved wetlands and wetland impacts were reviewed and approved under the DRI and applicable modifications.

- D. **Development Area:** The total development area of the project is depicted on the MDP Map. There are approximately 89.2 acres of school sites, 8.5 acres of civic land use, 16.0 acres of commercial land use, and 74.95 acres of recreational land use in addition to a golf course located within Six Mile Creek North. The use classification of each parcel within the PUD is set forth on the MDP Map. The open space provided within common areas, buffers, wetlands, and recreation areas exceeds 25% of the total PUD acreage.

Open Space and Preservation Areas. A total of approximately 1,362.16 acres of wetlands and 256 acres of uplands are preserved on the Six Mile Creek Parcel, and 72.3 acres of wetlands and 276.4 acres of uplands are preserved on the Turnbull Creek Parcel as approved under the PUD. All of the areas to be preserved that are contained within contiguous systems will be covered by conservation easements to be granted to the St. Johns River Water Management District prior to construction in the vicinity of the preservation areas. Any areas depicted on the MDP Map as preservation or open space areas that are not within contiguous systems will be preserved by means of covenants and restrictions to be recorded at the time of incremental Master Development Plan approval for any development in the vicinity of such areas.

- E. **Dwelling Units and Density:** The number of dwelling units and density for the project was addressed and reviewed under the original DRI Application. Three school sites were set aside within the PUD and conveyed to the St. Johns County School Board as described in Specific Condition KK of the DRI/DO. Residential development within the PUD will be as follows:

1. Residential Categories: The MDP Map identifies five major categories of residential uses - single family estate lots (SFE), single family conventional (SFC), patio homes (PH), townhomes (TH), and multi-family (MF). Within Six Mile Creek South, Parcels 7, 9 and 15 designated as TH use, Parcels 10 and 11 designated as MF use and Parcel 2 designated as SFC use on the MDP Map may be developed with traditional design criteria as specified in Section E.3 below and on the Development Criteria Table attached as Exhibit 1 and the Additional TD District Design Criteria attached as Exhibit 2 and Exhibits 3-A through 3-H.

The maximum allowable density and total number of units allowed for each residential category is set forth in Table III below.

Table III

Breakdown of Residential Types

Six Mile Creek Parcel

<u>Residential Category</u>	<u>Maximum Allowable Density*</u>	<u>Total Units</u>
SFE	3.2 DUs per acre	726
SFC	5 DUs per acre	2,477
PH	6 DUs per acre	448
TH	8 DUs per acre	400
MF**	N/A	749
Single or Multi-Family		<u>5</u>
TOTAL		4,805

* The maximum allowable density is based upon all acreage within each of the identified residential development pods. As a result, the density is net of arterial road rights-of-way, environmental preservation areas and master drainage or retention areas. The acreage within collector road rights-of-way, interior lakes and ponds, wetlands to be filled pursuant to appropriate dredge/fill permits and wetlands incorporated into lots or other interior open spaces is to be included in determining the allowable number of units for each development parcel.

** There are three MF sites within the Six Mile Creek Parcel. These are Parcel 6, Six Mile Creek North, Parcel 11, Six Mile Creek South; and Parcel 10, Six Mile Creek South. The Developer may locate up to 600 units on the MF Parcels in Six Mile Creek South, and up to 154 units on Parcel 6 of Six Mile Creek North, subject to the overall limitation of a maximum of 754 MF units within the Six Mile Creek Parcel as a whole. No other density limitation shall apply provided the Developer complies with applicable setbacks and height limitations. Life care residential units shall be allowable within the MF parcels.

*** Five (5) SF/MF DUs may be developed within the PUD as SFE, SFC, PH, TH or MF units subject to the density limits of Table III.

The Developer anticipates a variety of unit sizes, configurations and prices within each of the residential categories listed above. The developer may or may not construct residential units. The developer does anticipate developing residential subdivisions within which lots will be sold to builders and the public.

2. Description of the Residential Types:

- a. **Single Family Estate Lots (SFE).** The SFE lots are intended to be the largest lots offered. The maximum allowable density is 3.2 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost.

Each of these lots will be made available for construction of single family detached housing units with the traditional accessory uses. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

- b. **Single Family Conventional Lots (SFC).** The SFC lots are intended to accommodate the demand for moderately priced homes with fee simple ownership. The maximum allowable density is 5 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. The SFC lots will be made available for single-family detached housing units with the traditional accessory uses. Mobile homes, if allowed by an approved incremental Master Development Plan, will be required to have the appearance of a conventional home. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

- c. **Patio Homes (PH).** The PH lots can be used for construction of attached or detached single-family homes with either fee simple or condominium form of ownership. The type of unit that will be allowed within a given development parcel will be specified in the incremental Master Development Plan for the development parcel. The maximum allowable density is 6 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

- d. **Townhomes (TH).** The TH lots can be used for construction of attached or detached single-family homes with either fee simple, condominium or interval form of ownership. The type of unit that is allowed within a given development parcel will be specified in the incremental Master Development Plan for the development parcel. The maximum allowable density is 8 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

Parcel 9 of the Six Mile Creek North Parcel, currently designated Townhome (TH) on the MDP Map, has available, in addition to the maximum allowable density of 8 development units per acre, residential ancillary recreational uses to be incorporated into the mixed residential uses that may include recreational facilities with a pool, clubhouse, or exercise facility.

- e. **Multi-family (MF).** The MF units may be owned by either fee simple, condominium or interval form of ownership the site development criteria for MF units shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1. These units may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost.

Parcel 6, currently designated MF allowing up to 154 residential units, has available up to 13,650 square feet of commercial development rights that may include a public spa with a pool, fitness club, and salon that offers to residents and to the public products and services such as hair, nail and beauty care, massage therapy and other products and services, and possibly alcoholic beverages. A service area offering food, beverages, newspapers and

publications, supplies and other retail and commercial products and services may be included. A retail store offering sundries and other retail items and supplies may be located on Parcel 6.

3. Traditional Development (TD):

All or any of Parcels 2 (SFC), 7(TH), 9(TH), 10(MF), 11(MF) and 15(TH) within Six Mile Creek South may be developed as a Traditional Development District (TD District). The maximum allowable density and the TD District development criteria is as specified in the Development Criteria Table as attached as Exhibit 1 and the Additional TD District Design Criteria attached as Exhibit 2 and Exhibits 3-A through 3-H (the "TD Design Criteria"). The waivers from the LDC necessary for the TD District are set forth in Section T below.

The TD District is envisioned to be one of the project's focal points. The project's theme and impressions will be communicated by its architecture, landmarks, function and location. The development criteria for this TD District is intended to allow for an evolution of uses, including residential and recreational uses and other community support facilities with ancillary amenities. The recreational facilities and concessionary sales and service provided in such facilities are accessory to the development and are not considered commercial. All parks, recreation areas and community centers may have accessory concessionary sales and services and rental facilities as well as administrative offices, public and community service facilities, and accessory maintenance and other ancillary facilities.

The Project will provide on street parking within the right-of-way that will comply with St. Johns County Paving and Drainage Ordinance No. 86-4. The TD District Design Criteria is presented as an overlay, which may be applied throughout the TD Parcels or portions thereof. Parcels 7, 9 and 15 within Six Mile Creek South may be developed with TD Design Criteria or with TH development criteria specified in Exhibit 1. Parcels 10 and 11 within Six Mile Creek South may be developed with TD Design Criteria or with MF development criteria specified in Exhibit 1. Parcel 2 may be developed with TD Design Criteria or with SFC development criteria specified in Exhibit 1.

Lots within the TD District may be owned by fee simple, condominium or interval form of ownership. The type of unit that is allowed within a given development parcel will be specified in the

incremental Master Development Plan for the development parcel. These lots may be within a secured community. If security is provided, it will be provided through a property owners association or community development district having the authorization to assess each lot owner for the lot owner's share of the cost.

In accordance with St. Johns County Landscaping Ordinance No. 90-11, land clearing and tree removal (other than Specimen or Historic Trees) may occur for residential development lots in the TD District during the time of clearing for the rights-of-way regardless of grade change configuration of the lots or parcels. Trees, landscaping and irrigation improvements may be installed within private road rights-of-way.

- F. **Non-residential Development:** There is a total of 16 acres of commercial development within the PUD, with 13,650 square feet of commercial development allocated to Parcel 6 of the Six Mile Creek North portion of the PUD. The total square footage within the commercial element of the PUD will be limited to 268,652 square feet. The commercial development allowable on Parcels 1 and 2 of SMC North is limited to 12,000 square feet per acre to be allocated based upon the acreage of each parcel (Parcel 1 at 10.42 acres = maximum of 125,046 square feet and Parcel 2 at 9.3 acres = maximum of 111,600 square feet). Any unused commercial square footage allocated to Parcels 1 or 2 may not be transferred to another parcel in the Six Mile Creek PUD. The recreational, educational, and civic land use acreage is discussed in Section D above.

1. Description of Commercial and Retail Uses: The development parcels identified as commercial on the MDP Map will provide for the retail needs of the residents within the development and surrounding areas, as well as the occupants of the industrial and office elements. The allowable uses within development parcels designated as commercial on the MDP Map include the uses permissible or permissible by exception in the commercial neighborhood and commercial general zoning districts contained in the St. Johns County Zoning Ordinance current as of March, 1998, except for the uses described in the following sections of the St. Johns County Zoning Ordinance which shall be prohibited:

Section 5.8.1(o)- Hotels, motels

Section 5.8.1(v) - Palmist, etc.

Section 5.8.4(i) - Mobile home

Schools with conventional academic curriculum, childcare or child nurseries and parks and recreation facilities with or without lighted fields and courts are also allowable uses pursuant to Ordinance 2005-95 approved on October 4, 2005.

The retail commercial facilities on the Six Mile Creek Parcel will be oriented to the needs of the residents of the Six Mile Creek Parcel and surrounding areas. The Commercial and Retail site development criteria is specified in Section G. below and on the Development Criteria Table attached as Exhibit 1.

2. Churches: Churches shall be allowed in any area designated for residential or civic use subject to incremental Master Development Plan provisions that ensure adequate ingress, egress and parking can be provided without adverse impacts to adjacent residential parcels.

G. Development Criteria: Except as otherwise specified in a final development plan, incremental Master Development Plan or building permit issued prior to the approval date of this modification of the Six Mile Creek PUD, the project development criteria, including the maximum density and intensity¹, shall be as set forth on the Development Criteria Table attached as Exhibit 1. Guesthouses shall be allowed within the Development Area consistent with the LDC, and subject to the setbacks specified on Exhibit 1. Home occupations consistent with the LDC shall be allowed.

1. Maximum Lot Coverage. The maximum lot coverage by buildings shall be measured in accordance with the definition of "coverage of a lot by buildings" contained in Article XII of the LDC, as follows:

Coverage of a Lot by Buildings: That percentage of Lot area that is or may be covered or occupied by Buildings. "Buildings" as used herein shall be defined in accordance with the definition of "building" contained in Article XII of the LDC, as follows:

Building: Any Structure, either temporary or permanent having a roof impervious to weather and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This definition shall include tents, awnings, cabanas, or vehicles situated on private property and serving in any way the function of a Building but does not include screened enclosures not having a roof impervious to weather.

2. Setbacks. The setbacks specified in this MDP Text are the minimum setbacks that are currently required under this PUD. In the event that the minimum setback requirements under the LDC are reduced, the setbacks required within the project may be

¹ The Development Table of Specific Condition A of the DRI/DO was approved by Resolution 2003-116.

reduced accordingly as allowed by the LDC. The residential setbacks for the project shall be as set forth on the attached Exhibit 1. The residential setbacks shall be measured to the foundation wall of the structure. Driveways may be located within the side, rear and front yard setbacks. The commercial setbacks shall be measured from the commercial parcel property line to the wall of the structure. The setbacks for accessory structures shall be as specified on the attached Exhibit 1. All building eaves, air conditioning equipment, electrical equipment, masonry walls or masonry fences, pools, swimming pools, pool decks and lap pool enclosures will not encroach into drainage and/or underground utility easements.

3. Minimum Lot Size. The minimum lot sizes are as specified on the Development Criteria Table attached as Exhibit 1. Other than for TD development, the single-family residential lot width area and Yard Requirements shall be in accordance with the following specifications of Section 6.01.03 of the LDC except as provided herein:

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. 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 Section G.2 above 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. For setbacks purposes, Corner Lots shall have one Front Yard; the other Front Yard shall be considered as a Rear Yard with a ten (10') setback.

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. For setback purposes, Corner Through Lots shall have one Front Yard with a twenty foot (20') setback; the other Front Yard shall be considered as a Rear Yard with a ten foot (10') setback.

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 as described above.

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, and measurements and requirements shall be as for interior side yards as set forth above.

7. 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. 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 setback criteria set forth above for such Yards. In all cases the restrictions on maximum Lot coverage and maximum impervious area must be met.

8. Rear Yards

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

9. 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 (except as stated above), there will be no required Rear Yard, and Yards other than those adjacent to Streets shall be construed as Side Yards, as stated above.

10. 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.)
 - a. Any waiver request which does not meet paragraphs and b. above shall be denied an Administrative Waiver and must comply with the Yard requirements or seek a Minor Modification pursuant to Part 5.03.05.B.8.

D. Special Yards

A Special Yard, for purposes of these regulations, shall be construed as a Yard other than adjacent to a Street, required to perform the same functions as a Side or Rear Yard, but adjacent to a Lot line so placed or oriented that neither the term "Side Yard" nor the term "Rear Yard," as generally determined, defined, or applied with respect to regular Lots, fits the circumstances of the case. In such instances, the Special Yard shall be considered a Rear Yard unless the County Administrator determines that Side Yard requirements for the PUD shall apply because of the relationship of the portion of the Lot or Lots, with due regard to the orientation of Structures and buildable areas thereon.

E. Permitted Projections Into Required Yards

1. Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a

portion of a Building footprint, may project not more than two and one half (2.5) feet into required Front and Rear Yards. Projections as defined in Section 6.01.03.H.1 of the LDC shall be allowed within any setback with a minimum seven foot (7') separation between eaves.

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 not be located within five (5) feet of any property line, and may not project into the required Front Yard.
3. Covered Patios and Covered Pools
 - a. Covered Patios, Covered Pools, and similar Structures, as defined in Article XII of this Code, may intrude no more than five (5) feet into the required Rear Yard 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.
4. For Through Lots, a Covered Patio may intrude thirteen(13) 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.

F. 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 this Section G.4, the Front Yard shall be extended to the point at which the minimum dimension is met.

4. Height Restrictions. When two or more uses will occupy the same building, and the height limit for those uses are different, the greater height will be allowed.² The maximum building height for all

² This sentence was approved by Resolution 96-009.

buildings for each of the land use categories shall be as specified in the Development Criteria Table attached as Exhibit 1.

5. Parking. Parking for a minimum of two vehicles shall be provided outside of the public right-of-way within the driveway or garage of each detached residential unit. Parking to be provided within the TD development will be as specified in the Additional TD District Design Criteria attached as Exhibit 2. Sufficient parking to serve any model homes or sales offices will be located on adjacent stabilized lots until the model homes/sales offices have been sold or upon subdivision buildout. All parking and interconnecting sidewalks will comply with the requirements of the Americans with Disabilities Act and the St. Johns County LDC. Parking for the commercial/retail shall comply with the requirements of Table 6.17 of the LDC. Shared and offsite parking shall be allowed within the commercial development areas. Two (2) parking spaces per unit will be provided for MF development.
6. Fencing. Fences, walls and hedges are allowed along the edge of front, side and rear property lines, provided that no fence, wall or hedge is greater than six (6) feet in height (measured from the established grade on either side of the fence, wall or hedge), nor obstructs the view of approaching traffic in each direction. Fences, walls or hedges may be constructed on the front property line except that no fence, wall or hedge in excess of four (4) feet in height shall be allowed within twenty-five (25) feet of the front property line. Such fences, walls and hedges will comply with the Roadway, Drainage and Utility Standards of Part 6.04.00 of the LDC. Corner lots, lots with two or more front yards, or through lots are allowed a fence, wall or hedge with a maximum height of six (6) feet within the second front yard as provided in Section 2.02.04.B.12.b of the LDC. Fences, walls, railings and other embellishments associated with entry features and property boundary markers are allowed in accordance with the approved World Golf Village Gateways and Signage Design Standards Unified Signage Plan on file with the St. Johns County Planning and Zoning Departments (the "Unified Signage Plan").
7. Signage. The signage for the project will be in accordance with the Unified Signage Plan and the provisions of Ordinance 2003-6 that was approved by St. Johns County on January 28, 2003 and recorded at PUD Book R, Page 426 of the public records of St. Johns County, Florida.
8. Land Clearing and Development. Permanent construction under an incremental Master Development Plan may commence when the

applicant has obtained the necessary local, state, and federal permits, and has obtained Development Services Department approval of signed and sealed construction plans, as required. Construction may be approved in stages subject to the condition that all local, state and federal permits or approvals required for the stage of development sought to be commenced have been obtained. Specifically, the Development Services Department may approve filling and grading of any portion of the property, except areas designated preservation, subject to the approval of plans for such activities. Such filling and grading may include the removal of unsuitable soils (including the stockpiling of such soils on-site) as well as the filling and compaction of soils within the golf course site, residential development areas and the roadways. Further, when approval for permanent construction is requested, the existing property conditions, prior to filling and grading, will be used to establish pre-development condition for drainage analysis. Permanent construction may be phased provided the total permitted development is not exceeded, and applicable County and other permit requirements can be met at each phase of development. Land clearing, site preparation, and lake construction within the lakes, roadways, golf course and the residential development areas depicted on the MDP Map may be commenced prior to final paving and drainage plan approval, provided approval for such activity has been obtained from the Development Services Department, and all applicable local, state and federal permits have been obtained. All permanent construction shall require review and approval of signed and sealed construction plans by the Development Services Department.

H. Infrastructure:

1. Stormwater. The surface water management systems for the PUD shall comply with the terms and conditions of the DRI/DO and applicable St. Johns River Water Management District permits.
2. Vehicular and Pedestrian Access/Interconnectivity. The main accesses to the project are from State Road 16, County Road 13-A (Pacetti Road) and County Road 13 as shown on the MDP Map. The MDP Map depicts the configuration of the parcels within the PUD and the vehicular circulation system, and shows all points of connection with public rights of way including internal access and circulation within the PUD. All of the arterial streets shown on the MDP Map for the PUD will be accompanied by a bicycle path or a sidewalk. The vehicular and pedestrian circulation systems within development parcels shall be subject to review and approval by St. Johns County in connection with incremental Master Development

Plan review. Access to the outparcel located within Parcel 6 of Six Mile Creek South will be provided through Parcel 6, the location of which will be shown on an incremental MDP for Parcel 6. All roads, streets and parking areas shall conform to the design standards specified in the St. Johns County Paving and Drainage Ordinance in effect as of August 1990, unless a proposed deviation is approved by St. Johns County in connection with approval of an incremental Master Development Plan. Gated communities are allowed within the PUD.

In connection with the development of Parcel 9, Six Mile Creek West, the Developer shall construct a local road within a 60-foot right-of-way from the northwesterly corner of Parcel 9, Six Mile Creek West, to the existing right-of-way of State Road 16. This road shall serve as an emergency access until and unless St. Johns County or the Florida Department of Transportation obtains sufficient additional right-of-way for State Road 16 at the intersection of the local road and State Road 16 to accommodate acceleration, deceleration, and turn lanes required by applicable St. Johns County and FDOT requirements. In the event that such additional right-of-way is acquired prior to buildout of the Saint Johns Development of Regional Impact then, in such event, the Developer shall connect the local road to State Road 16 and construct any required acceleration, deceleration, and turn lanes at its expense. The intersection improvements shall be commenced within 180 days after receiving notification from St. Johns County that the necessary right-of-way has been obtained and shall be completed within one year after commencement.

3. Parks, Recreation and Other Amenities. The recreational uses planned for the Six Mile Creek Parcel are identified on the MDP Map and include one 18-hole golf course with associated golf club, golf maintenance facilities and other similar support facilities within Six Mile Creek North. The golf clubhouse may include a pro shop, a restaurant and lounge area that may serve alcohol and other similar accessory uses. The recreational amenities also include 31.5 acres of parks. One or more swim and tennis centers may also be provided that may include a pro shop, restaurant and lounge area that may serve alcohol and other similar accessory uses. Clubhouse amenities within the King and the Bear golf course with up to 18,362 Commercial square feet is allowable.

The neighborhood parks may be conveyed to a property owners association or appropriate governmental entity. The neighborhood parks will be available for use by members of the associations who pay applicable fees. The golf, swimming and tennis facilities may be operated as commercial facilities or as a private club.

In addition, in connection with the Saint Johns DRI Application, the developer has conveyed the 455-acre Turnbull Creek Parcel to St. Johns County for preservation and active recreation. Approximately 69 acres of the Turnbull Creek Parcel are proposed for development by St. Johns County into an urban park. Approximately 4.1 acres of trail roads through the preservation area could be used by St. Johns County for hiking and other similar uses. The balance of the 455 acres shall be preserved in its natural state for environmental purposes but will be available to the public for uses consistent with environmental preservation.

4. Potable Water/Sanitary Sewer. Water and sewer service will be provided by the St. Johns County Utility Department. The Developer of the project, Northwest Utilities II, Inc. and St. Johns County entered into the Six Mile Creek Water and Wastewater Connection Fee Reimbursement Agreement dated January 29, 1999 (the "Agreement") for the provision by St. Johns County of water and wastewater services as described in the Agreement through buildout of the project.
5. Fire/Emergency Service Protection. Fire and Emergency Service protection will be provided by St. Johns County and shall comply with the LDC except as specified herein. The water distribution system, including fire hydrants, will be of adequate size and design to meet the requirements of Section 6.03 of the LDC. All new development constructed after the approval of this PUD Major Modification Application will meet the requirements of the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.
6. Solid waste. Solid waste collection will be provided by the County-contracted waste collection company.
7. Utilities. All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light.
8. Ownership and Maintenance of Common Facilities. All common facilities located within the PUD for the common use and benefit of the property owners such as roads, drainage facilities and common open space shall initially be owned by the developer and shall be operated and maintained by one or more mandatory property owners associations having the power to assess property owners or by an appropriate governmental entity. Appropriate association documents and the relevant portions of covenants and restrictions will be submitted for review and approval at the time of incremental

Master Development Plan submission.

- I. **Potable Water/Sanitary Sewer Use:** Water and sewer service will be provided by St. Johns County in accordance with the Agreement discussed in Section H.4 above. The water and sanitary sewer use was addressed and reviewed under the Original DRI Application.

A) 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.

B) Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

C) New water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

D) No new improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. New landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

The utility requirements outlined in Subsections A through D above shall only be applicable to new future development constructed after the approval of this PUD Major Modification and shall not be retroactive to existing infrastructure or development within the PUD.

- J. **Soils:** The type and suitability of the underlying soils for the project were included and previously reviewed under the original DRI Application and applicable modifications.
- K. **Site Vegetation:** The type and extent of upland forest and wetlands on the Project was included and previously reviewed under the original DRI Application and applicable modifications.
- L. **Significant Natural Communities Habitat:** The type and extent of significant natural communities habitat on the project was included and previously reviewed under the original DRI and applicable modifications.

Listed Species: The type and extent of any listed species as defined by the LDC within the project was included and previously reviewed under the original DRI Application and applicable modifications.

- M. **Historic Resources:** The type and extent of any Historic Resources as defined by the LDC was included and previously reviewed under the original DRI Application and applicable modifications.
- N. **Buffering and Landscaping:** The buffers and landscaping plan for the project was reviewed and approved in the original DRI Application and applicable modifications and will be provided in accordance with Developer Commitment 41 and Specific Condition F of the DRI/DO. A 50- foot average width natural vegetative buffer shall be provided within the Philpott and Lambert Outparcels that were incorporated into the PUD under Ordinance 2004-44 in compliance with Policy E.2.2.5 of the St. Johns County Comprehensive Plan.
- O. **Special District:** This PUD is not located within a Special District as defined by the LDC.
- P. **Temporary Uses:** Accessory structures, including uncovered decks and patios, shall be allowed within the PUD as per Section 2.02.04 of the LDC. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices or trailers, temporary signage or temporary access. Temporary improvements will be shown on construction plans. Temporary sales and construction trailers and other temporary improvements may be moved throughout the project as necessary and shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. The temporary office or trailer shall be allowed to remain on site for a period of five (5) years commencing from the start of construction. Parking shall be provided for the temporary sales trailer or office and construction trailer(s) in a temporary, defined, paved or unpaved lot within the driveway apron outside of the right-of-way, which meets the requirements of the LDC. 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. Model homes may have one sign each, located on the lot. No individual non-builder lot sales may occur prior to recording a plat. As allowed by the LDC, model homes may be constructed by the Developer or by builders prior to platting. Model homes must be located on a residential lot shown on the approved Master Development Plan. Model homes shall not equal more than 10% of the total number of lots approved under an approved development permit. No certificates of occupancy shall be released until as-builts have been approved by the County and a final plat has been recorded. Temporary signage shall be allowed within the project in accordance with the approved Unified Signage Plan for the project.
- Q. **Accessory Uses:** Accessory uses and structures, including decks and patios, shall be allowed as provided for in Section 2.02.04 of the LDC 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 are set forth on the attached Exhibit 1. Accessory uses, such as home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the LDC. No air conditioning or electrical equipment, swimming pool or swimming pool deck, or pool enclosures will be located within any drainage easement boundaries. Fencing shall be allowed as provided in Section G.5 above.

- R. **Phasing and Commencement of Construction:** As established in Specific Condition A of the DRI/DO, the project will be constructed in one phase over a period that commenced in 1995 and runs to build-out on November 22, 2039³

The Developer shall be allowed to develop any portion of the project at any time so long as all applicable DRI Development Order conditions have been met.

As defined in the Intended Plan of Development approved by Ordinance 91-37, development was timely commenced with commencement of construction of the interchange at 1-95 and International Golf Parkway.

³ The change in phasing was approved by Resolution 96-019. The Development Table of Specific Condition A was approved by Resolution 2003-116. Additionally, the PUD and the DRI phasing, buildout, termination, downzoning protection and associated mitigation dates have been extended to as a result of the legislative extensions provided under Section 252.363, Florida Statutes, and Executive Orders: 17-146, 17-177, 17-178, 17-230, 17-285, 17-329, 18-47, 18-110, 18-177, 18-235 and 18-279 (Opioid); 16-29, 16-149, 16-193, 16-233, 16-288, 17-43, 17-115, 17-166, 17-211 and 17-260 (Zika); 17-259, 17-304, 18-17, 18-80, 18-135, 18-214, 18-236 and 18-281 (Hurricane Maria); 18-150 and 18-157 (Subtropical Storm Alberto); 18-253 (Hurricane Florence); and 19-189, 19-190 and, 19-206, 19-234, 19-281, 20-43 and 20-106 (Hurricane Dorian) and 20-195, 20181 (Hurricane Isaias) and 20-52, 20-114, 20-166, 20-213, 20-276, 20-316 (COVID-19). As a result of these extensions, the PUD and DRI phasing, buildout, termination and downzoning protection dates are November 22, 2039 and any associated mitigation dates are likewise extended consistent with Sections 252.363 and 380.06(7), Florida Statutes. This date incorporates the prior emergency extensions set forth in Resolution 2017-117 and the Saint Johns DRI biennial report for the period January 16, 2016 – January 15, 2018.

- S. **Project Impact:** The impact of the project was addressed and reviewed under the original DRI Application.
- T. **Waivers:** The following waiver, variance or deviation from the LDC was approved under Resolution 2004-44 and is incorporated into the PUD:

Section 5.03.03.B.2 to eliminate parking areas from the Commercial setback requirements. This waiver is justified because

many of the Commercial Parcels within the DRI have been approved and developed with less than 20' setbacks from the rights-of-way to parking areas and the developer wishes to continue with the same plan of development that was established for this DRI long ago. A 20' setback should not now be required within this PUD given the substantial amount of open space already provided. In addition, there is no setback requirement for parking areas imposed within straight Commercial Zoning Districts. The developer will comply with the requirements of the LDC for landscaping the Commercial parking areas.

Additional Waivers for TD Development Only:

Additional waivers, variances or deviations are requested from the LDC and from Ordinance 86-4 and Ordinance 90-11 only for the TD District that may be developed within Parcels 2, 7, 9, 10, 11 and 15 of Six Mile Creek South.

The waivers are justified because although the St. Johns County Comprehensive Plan supports and promotes creative design concepts such as TD, Ordinance 86-4, 90-11 and the current Land Development Code do not address specific design criteria necessary to implement TD development. Therefore, the waivers enumerated below are required to successfully implement TD criteria within Six Mile Creek South. The waivers are essential in developing a pattern and character associated with this type of development, and to implement the following goals and concepts of TD development:

- To develop pedestrian oriented streets, smaller lot sizes and house placements closer to the street that all reduce the quantity of paved surfaces and high-maintenance individual landscapes found in typical suburban neighborhoods.
- To create a walkable community with a public realm while accommodating the residents' need for private space.
- To develop a discernable town center with a network of streets that promotes multiple vehicular choices.
- To develop open space that is easily accessible by the pedestrian as integrated into the community.
- To develop a system of streets that has a direct relationship to the proposed architecture, pedestrian and vehicular circulation.
- To develop streets and spaces that use the environment to promote comfortable microclimates.
- To develop efficiently, by promoting density that is appropriate for all uses, living, recreation and circulation.

- To create more sustainable development that preserves open space and increases infrastructure efficiency.
- To allow traditional "main street" store fronts where retail shops inhabit the ground floor with residential use located in the building above.

The waivers requested for the TD development from St. Johns County (Paving and Drainage) Ordinance 86-4, St. Johns County (Landscape) Ordinance 90-11 and the current St. Johns County Land Development Code are as follows:

1. **Section 7 - Ordinance No. 86-4 (Right of Way and Road Classification).** This waiver is requested to allow for the right-of-way widths for Arterial Streets with curb and gutter to be reduced from the 100 feet (100') required under Ordinance No. 86-4 to 80 feet (80'). The waiver is justified because the required infrastructure and pedestrian and vehicular circulation can be accommodated within an 80-foot (80') right of way.
2. **Section 7 - Ordinance No. 86-4 (Right of Way and Road Classification).** This waiver is requested to allow for driveways of all residential types to be constructed as 20 feet (20') for front loaded product and fifteen feet (15') for alley loaded product from the edge of the driveway to the right-of-way. This waiver is justified because the smaller lot sizes necessary for TD development will not accommodate greater separation between driveways and rights-of-way.
3. **Section 8 - Ordinance No. 86-4 (Minimum Surface Course Width).** This waiver is requested to allow for the surface course width for Marginal Access Roads and Minor Streets to be reduced from forty feet (40') in width to thirty-six feet (36') in width. This reduction is requested to allow for consistency with the goals of TD patterns and is consistent with current development patterns and trends.
4. **Ordinance No. 86-4 (Typical Curb Details).** This waiver is requested to allow for the following curb types: 6" raised ribbon curb, flush header curb, 18" low profile curb and gutter (Miami Curb) and 18" wide curb and gutter. The curb and gutters shall match the curb and gutter configurations as specified in the St. Johns County Standards and detail Manual (Resolution 2001-66) Detail 112A. The location of the requested curb types will be shown on the applicable incremental Master Development Plans. The waiver is justified because it allows for development of road sections that promote buildings with close proximity to travel lanes and

maximize traffic calming techniques required in TD design patterns.

5. **Sections 2.02.04.B.2 and 4 of the LDC.** This waiver is requested to allow guest houses to exceed the height of the main structure. It is possible that the guest house structure will exceed the height of the main structure. This waiver will allow single story principal structures and detached garages with living area that may have a greater height than the main structures. This waiver is justified because it promotes the efficient use of land by allowing the construction of guest houses within the primary lot. The guest house will not exceed the height limitation for the applicable residential area.
6. **Section 2.02.04.B.5 and 2.02.04.C.3 of the LDC.** This waiver is requested to allow setbacks for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, and servicing and housing for such equipment) to be 2 feet (2') from the property line. A minimum of 6 feet (6') shall be maintained between the mechanical equipment on one lot and the equipment on the adjacent lot and between equipment on the same lot to serve the main structure and guest homes and garages (other than multiple unit groups serving the same structure). All equipment will be located outside of drainage and utility easements and within rear and side yards only. In order to accomplish the creative design in the TD District, it is necessary to have flexibility with respect to the location of accessory uses and mechanical equipment.
7. **Section 5.03.03.B.1.a, b, d and e of the LDC.** This waiver is requested in residential areas within the TD District to allow reduction in front and side yard setbacks and setbacks for Accessory Structures and to eliminate the requirement for a wall, fence, landscaping or landscaped berm along Arterial Streets or Major Collectors and Collector Streets. The Development Criteria Table attached as Exhibit 1 lists the various minimum front and side yard setbacks and setbacks for Accessory Structures. On front loaded product with front facing garages, garages shall be setback 20 feet (20') from the right-of-way line. This waiver is justified because the reduced setbacks are necessary to implement traditional neighborhood design concepts. In addition, the elimination of a wall, fence, landscaping or a berm allows for building to have a close relationship with the street as completed in TD

design concepts.

8. **Section 6.01.3.H.** This waiver is requested to allow canopies and balconies to overhang the yard setbacks. This waiver is justified because the presence of canopies, balconies and other "overhanging facilities" is inherent in traditional neighborhood design concepts. A minimum vertical clearance of 10 feet (10') will be maintained above all pedestrian use areas and utility and drainage easements. A minimum vertical clearance of 18 feet (18') must be maintained above any vehicle use area. The minimum horizontal clearance between adjacent overhanging structures will be 15 feet (15'). If canopies or other projections intrude on a setback, there will be maintenance easements provided where projections extend over the property line. The owner or tenant of each building to which a canopy, balcony or other "overhanging facility" is attached shall be responsible for maintaining the overhanging utility. If there are multiple overhanging facilities in a multi-tenant or multi-family building, the building owner or tenant or an applicable property owners' association shall be responsible for such maintenance.
9. **Section 6.02.02.B.** This waiver is requested to allow medians, islands, plazas and other recreational open space to be designated as parks. This waiver is justified because the innovative neighborhood design proposed for the project will include a number of creative passive park concepts. Safe access to all parks shall be demonstrated at the time of construction plan review. Appropriate means will be taken to assure safe access to the median park and will include crosswalks or signage.
10. **Section 6.03.01.** This waiver is requested to the requirement that all Structures with less than a ten (10) foot separation between Structures have automatic fire sprinkler systems or the required fire hydrants must provide an additional 1000 gpm for two (2) hours over the standard flow requirement of Section 6.03.03. This waiver is justified because a seven (7) foot separation between Structures was approved for the PUD under Resolution 2003-56, and smaller separation between Structures is consistent with traditional neighborhood design development patterns that allow for denser, more compact and efficient development and use of land. In addition, all requirements of the Florida Fire Prevention Code (2004) will be met.

- U. **Ownership/Agreement:** All successors in title to the Property shall be bound to the conditions of the approved PUD.

Relationship To DRI Development Order: All terms and conditions of the Saint Johns DRI Development Order applicable to the Six Mile Creek and Turnbull Creek Parcels shall be deemed to be terms and conditions of this PUD. In the event of a conflict between the terms of this PUD and the terms of the DRI Development Order, the terms of the DRI Development Order shall control.

- V. **Future Land Use Designation:** The entire PUD boundary is located within the DRI designation on the Comprehensive Plan Future Land Use Map. The total upland and wetland acreage within the PUD is addressed in Section C above.

DEVELOPMENT CRITERIA TABLE
SIX MILE CREEK PUD
Residential Development

Single Family Estates (SFE)	
Maximum Density	3.2 units per acre
Minimum Lot Width	55'
Minimum Lot Size	7,000 sq. ft.
Maximum Height	40'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached
Setbacks	
Front	20'
Side ¹	5'
Rear	10'
Corner Lots ²	
Single Family Conventional (SFC)	
Maximum Density	5 units per acre
Minimum Lot Width	40'
Minimum Lot Size	4,000 sq. ft.
Maximum Height	35'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached
Setbacks	
Front	20'
Side ¹	5'
Rear	10'
Corner Lots ²	
Patio Home (PH) - Standard	
Maximum Density	6 units per acre
Minimum Lot Width	40'
Minimum Lot Size	4,000 sq. ft.
Maximum Height	40'
Unit Description	detached or attached
Maximum Coverage of a Lot by Buildings	50% (detached) N/A (attached)
Setbacks	
Front	20' (detached) 20' (attached ³)
Side ¹	5' (detached) 10' (attached ³)
Rear	10' (detached) 10' (attached ³)
Corner Lots (detached) ²	
¹ A minimum clearance of 7' between eaves shall be maintained. Projections as defined in Section 6.01.03.H.1 of the LDC shall be allowed within any setback with a minimum 7' separation between eaves. No air conditioning unit or similar structure shall be located in any side yard less than 7.5'. No structure shall be closer than 5' to the property line.	
² Corner Lots and Through Lots shall have one front yard; the other front yard shall be considered a rear yard.	
³ The attached PH setbacks shall be measured from the parent parcel property line to the wall of the structure.	

DEVELOPMENT CRITERIA TABLE
SIX MILE CREEK PUD
Residential Development

Patio Home (PH) - Zero Lot Line PH	
Maximum Density	6 units per acre
Minimum Lot Width ¹	35'
Minimum Lot Size	5,000 sq. ft.
Maximum Height	40'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached or attached
Setbacks	
Front	10' (side entry garage) 25' (front entry garage)
Rear	15'
Side ²	0'/15'
¹ A 5-foot easement shall be provided along the lot perimeter adjacent to a zero setback dwelling for maintenance of the structure and shall be shown on the plat. The roof will be designed to limit the water runoff from the dwelling to the easement area. ² The structure may be located along one interior property line except where the unit is located at the end of a sequential row of units and cannot be placed on a lot line without attaching to an adjacent unit. In that event, a minimum spacing of 5' shall be provided from the dwelling on the adjacent lot. The side yard on the other interior side property line shall be 15' excluding connecting elements such as fences or walls.	
Townhome (TH)	
Maximum Density	8 units per acre
Minimum Lot Width	20'
Minimum Lot Size	1,000 sq. ft.
Maximum Height	40'
Unit Description	detached or attached
Maximum Coverage of a Lot by Buildings	50% (detached) N/A (attached)
Setbacks	
Front	20' (detached) 20' (attached ³)
Side ¹	5' (detached) 10' (attached ³)
Rear	10' (detached) 10' (attached ³)
Corner Lots (detached) ²	
¹ A minimum clearance of 7' between eaves shall be maintained. Projections as defined in Section 6.01.03.H.1 of the LDC shall be allowed within any setback with a minimum 7' separation between eaves. No air conditioning unit or similar structure shall be located in any side yard less than 7.5'. No structure shall be closer than 5' to the property line. ² Corner Lots and Through Lots shall have one front yard; the other front yard shall be considered as a rear yard. ³ The attached TH setbacks shall be measured from the parent parcel property line to the wall of the structure.	
Multi-family (MF)	
Maximum Density	N/A
Maximum Lot Coverage	N/A
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Maximum Height	50'
Unit Description	attached
Setbacks ¹	
Front	20'
Side	10'
Rear	10'
¹ The MF setbacks are measured from the parent parcel property line to the wall of the structure.	
Accessory Structures	
Side Yard ¹	5'
Rear	5'
Top of bank	5'
Detached Accessory Structures ²	5'
¹ No air conditioning units or similar structures will be located in a side yard of less than 7.5'. ² Detached Accessory Structures (other than guest houses) that are separated from the main structure by not less than 10' may be located in a side or rear yard but not less than 5' from any lot line.	

**DEVELOPMENT CRITERIA TABLE
SIX MILE CREEK PUD
Residential Development**

Traditional Development (TD)¹	
Maximum Density	12 units per acre
Minimum Lot Width	35' (detached) 18' (attached)
Minimum Lot Size	1,800 sq. ft.
Maximum Height ²	40' (detached and attached) 50' (attached MF)
Maximum Coverage of a Lot by Buildings	70%
Unit Description	detached, attached
Setbacks	
Front ⁷	10' (detached ³) 0' (attached ⁵)
Side ⁴	5' (detached) none (attached ⁵)
Rear	0' (All descriptions ⁵)
Alley	0' (All descriptions ⁵)
Corner Lots⁶	
<p>¹ Additional TD Design Criteria is set forth on Exhibit 2 and Exhibits 3-A through 3-H of the Six Mile Creek PUD Master Development Plan Text.</p> <p>² When two or more uses (uses) will occupy the same building, and the height limits for those uses are different, the greater height will be allowed. Any structures greater than 35 feet (35') in height will be protected by automatic sprinkler systems as required under the Florida Fire Prevention Code (2004).</p> <p>³ Porches, stoops and handicap ramps may encroach up to 5 feet (5') into the front yard setback. Retaining walls, fences and steps may be located on the Property Line.</p> <p>⁴ A minimum clearance separation of 7 feet (7') between eaves shall be maintained. Setbacks for mechanical equipment (such as air conditioning units, heating equipment, solar panels, pool pumps, and similar installations, and servicing and housing for such equipment) shall be 2 feet (2'). A minimum of 6 feet (6') shall be maintained between the mechanical equipment on one lot and the equipment on the adjacent lot and between equipment on the same lot to serve the main structure and guest homes and garages (other than multiple unit groups serving the same structure).</p> <p>⁵ Attached product setbacks shall be measured from the parent parcel property line to the foundation wall of the structure. Detached product setbacks shall be measured from the lot line to the foundation wall of the structure.</p> <p>⁶ Corner lots and Through Lots and Alley-loaded lots (whether or not the alley serves as the primary access to the residence) shall have one front yard; the other front yard shall be considered a side yard with the minimum width specified above.</p> <p>⁷ On front-loaded product with front facing garages, the garages shall be set back 20 feet (20') from the right-of-way.</p>	
Accessory Structures within Traditional Development (TD)	
Side Setback ^{1,2}	(attached or detached) 2'
Rear ^{1,2}	0'
<p>¹ For detached Accessory Structures, a minimum of 6 feet (6') shall be maintained between detached garages, mechanical equipment, (such as air conditioning units, heating equipment, solar panels, pool pumps and similar installations and servicing and housing for such equipment) on one lot and the equipment or detached garage on the adjacent lot.</p> <p>² Pools and pool enclosures shall have a minimum side and rear setback of 5 feet (5').</p>	

DEVELOPMENT CRITERIA TABLE
SIX MILE CREEK PUD
Commercial Development

Commercial/Retail	
Impervious Surface Ratio (ISR)	85% per parcel
Maximum Height ¹	50' sq. ft.
Maximum Intensity	268,652
Setbacks ²	
Front	20'
Side	10'
Rear	10'
¹ When two or more uses will occupy the same building, and the height limits for those uses are different, the greater height will be allowed.	
² Setbacks for commercial buildings and storage shall be 20' along property lines adjacent to road rights-of-way and adjacent to residential uses Setbacks are measured from the commercial parcel property line to the wall of the structure.	

Additional TD District Design Criteria

Within the TD District, the following Design Criteria may apply:

Street Character and Access Management - The TD District will contain a network of streets and lanes. Urban in character and human in scale, these networks are intended to emphasize pedestrian circulation, but will provide for vehicular movements as well as parking. Street furniture, landscaping, street trees and decorative pavement treatments are integral characteristics of these networks in the TD District. The location of the pavement sections will vary within the road rights-of-way to achieve the TND goal of allowing buildings that directly front the street.

Road sections will contain various types of curbs. The curbs may be flush header curb, 6" raised ribbon curb, 18" low profile curb and gutter (Miami curb) or 18" wide curb and gutter. The curb and gutters shall match the curb and gutter configurations as specified in the St. Johns County Standards and Detail Manual-Resolution 2001-66, Detail 112A. Curb locations will be shown on applicable incremental Master Development Plans.

Brick pavers and concrete pavers shall be permitted in the road rights of way. Paver locations will be shown on the applicable incremental Master Development Plans.

The street network in the TD District will be identified as Arterial Streets, Collector Streets, Minor Streets and Marginal Access Roads. Alleys will be provided for rear access product to provide direct access and services to residences. The following is a description of the street types as defined in Section 7 of St. Johns County (Paving and Drainage) Ordinance No. 86-4 that are classified according to the number of units served. The road classifications and the roadway criteria specified herein apply to all roadways within the project regardless of the type of use served.

Arterial Street - A primary mode of circulation intended to provide access and services to the community. This street will serve 500 or more units. Specific criteria is defined in the table below.

Collector Street -A main thoroughfare secondary to an arterial street providing direct access and services to residences. This street will serve a minimum of 201 units and a maximum of 500 units. Specific criteria is defined in the table below.

Minor Street - A village street providing direct access and services to residences and community support areas. This street will directly serve a minimum of 26 units and maximum of 200 units. Specific criteria is defined in the table below.

Marginal Access Roads - A village street providing direct access and services to residences and community support areas. This street will directly serve a minimum of one unit and a maximum of 25 units. Specific criteria is defined in the table below.

Specific design criteria for TD District streets are described in the following table:

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Traditional Development Street Classifications

Roadway Element	Arterial Street	Collector Street	Minor Street	Marginal Access	Alley
Right-of-Way Width					
On street parking 0 sides	80 ft.	60 ft.	40 ft.	40 ft.	20 ft.
On street parking 1 side	n\a	70 ft.	50 ft.	50 ft.	n\a
On street parking 2 sides	n\a	80 ft.	60 ft.	60 ft.	n\a
Number of Lanes	2	2	2	2	1
Pavement Width ⁽²⁾					
On street parking 0 sides	24	24	20	20	14
On street parking 1 side	n\a	34	30	30	n\a
On street parking 2 sides	n\a	44	36	36	n\a
Design Speed	30MPH	20MPH	20MPH	20MPH	n\a
Minimum Centerline Radius	300 ft.	26 ft.	26 ft.	100 ft.	60 ft.
Sidewalk Width	5 ft. ⁽¹⁾	5 ft.	5 ft.	5 ft.	n\a
Intersection Curb Radius ⁽⁴⁾	25 ft.	15 ft. ⁽³⁾	15 ft. ⁽³⁾	15 ft. ⁽³⁾	12 ft.
Horizontal Clearance Adjacent to Travel Lanes	4 ft.	4 ft.	4 ft.	4 ft.	n\a
Horizontal Clearance Adjacent to Street Parking	n\a	4 ft.	4 ft.	4 ft.	n\a

- (1) Pedestrian circulation may include a sidewalk on one side of the road and a multi-purpose path on the other side. Where a multi-use path is provided, it will have a minimum width of 5' and may be either pervious or impervious.

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- (2) The surface course of one-way streets shall be a minimum of 15 feet (15') in width. The minimum width of surface course for divided roads shall also be 15 feet (15') per side.
- (3) Curb radii at intersections will be reduced up to 15 feet (15'), (see items (c) below). Intersection curb radii may be reduced during final engineering approval based on the following criteria:
 - (a) Adequate site distance
 - (b) Adequate truck and school bus turning radii or provisions for designated truck and school bus routes
 - (c) Demonstration of special design configurations allowing for turning movements associated with these areas. These may include the incorporation of mountable curbs with reinforced aprons, bollards\pedestrian control methods.
- (4) Corner Clips shall be ten feet (10').

Access Management Criteria -The access management criteria is as follows:

Access Management Table¹

Road Type	Spacing
Alley proximity to any type of street	40 ft. or greater
Arterial Street proximity to Alleys	70 ft. or greater
Arterial Street proximity to Collector Street, Minor Street or Marginal Access	200 ft. or greater
Collector Street proximity to Minor Street or Marginal Access	200 ft. or greater
Minor Street proximity to Marginal Access	150 ft. or greater
Driveway proximity to all streets (product with alley loading)	15 ft. or greater
Driveway proximity to all streets (product with front loading)	20 ft. or greater

¹ Proximities are measured from the right-of-way to the edge of the road type.

Parking On-street parking shall be allowed within the right-of-way in accordance with St. Johns County (Paving and Drainage) Ordinance No. 86-4. On-street parking and common off-site parking areas within the TD District shall be credited to the required parking for all residential product types and community support facilities. The parking requirements for all product types (except detached housing) may be met through the above on-site or off-site or on-street parking areas.

Parallel on-street parking will measure 8 feet (8') in width by 22 feet (22') in length (includes gutter width). Angled parking will be allowed within the right-of-way of Minor Streets and the Marginal Access Roads. Angled parking will be 45 degrees and will measure 9 feet (9') in width and 16.5 feet (16.5') in depth (includes gutter width).

Lots and Building Configurations - Stoops, front porches and handicap ramps may encroach into the required front yards of any building within the TD District.

Attached housing and community support:

Colonnades, arcades and awnings may be constructed over public sidewalks beyond the front property line at a minimum clear height of ten feet (10') (excluding signage or lighting). Signage and lighting will be at a minimum clear height of seven and one-half feet (7.5'). Unenclosed balconies and arcades with a minimum of ten feet (10') of clearance above the grade shall be permitted. The unenclosed balconies may extend up to six feet (6') beyond the property line over the adjacent sidewalk. Arcades may protrude up to twelve feet (12') and over the adjacent sidewalk. Arcades and associated support devices will not be closer than 4 feet (4') from the face of curb.

Privately owned streets, parking areas, parking access driveways and private drives may be spanned by architectural structures. These structures will have a minimum of 18 feet (18') of vertical height clearance above all vehicular use areas. The minimum horizontal clearance between adjacent overhanging structures will be 15 feet (15').

Site Clearing and Landscaping - Mass clearing of lots and rights-of-way shall be allowed within the TD District. Tree mitigation and planting will comply with the St. Johns County (Landscape) Ordinance No. 90-11. Cleared Protected Trees as defined in Ordinance No. 90-11 will be replenished on an overall site basis. Removed Protected Trees in common areas may be replaced or preserved on private lots and removed Protected Trees on private lots may be replaced or preserved in common areas.

To facilitate the phased development of the Project, mitigation for any Protected Trees removed for excavation and land clearing activities and to satisfy the Twenty-Five Tree Credit Rule (St. Johns County Ordinance 90-11, Section 5uu) within the TD District, the mitigation may be bonded to guarantee its performance and payment. No tree mitigation performance/payment bond submitted shall exceed a period of 36 months, but may be renewed at the option of the County. Bonding shall coincide with the As-Built approval for each phase of the project and shall be submitted as a request on the construction plans. The bond shall be in an amount equal to 115% of the fair market price for the required Tree mitigation.

All roadways within the TD District will include sidewalks, street trees and other landscaping and irrigation improvements, and lighting fixtures and equipment within the road rights of way. Decorative fencing or signage may be constructed within any right-of-way that is not dedicated to St. Johns County. The Florida Department of Transportation clearance criteria will apply to the distance between trees and travel lanes.

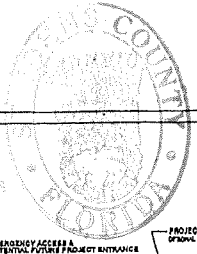
Additional Setback Criteria - The setbacks for the TD Development are included in the Development Criteria Table attached as Exhibit 1 to the PUD Text.

Recreation - Active and passive parks are permissible in the TD District. Proposed parks in the TD district may be located in medians within roadways (Minor Streets and Marginal Access) and within alleys. Parks located interior to these roadways shall be platted as a separate tract outside of the right-of-way. The acreage of park areas and may be aggregated to satisfy the minimum requirement of the PUD. Parks located as tracts in rights of way or alleys shall provide the appropriate signage crosswalks and safety measures.

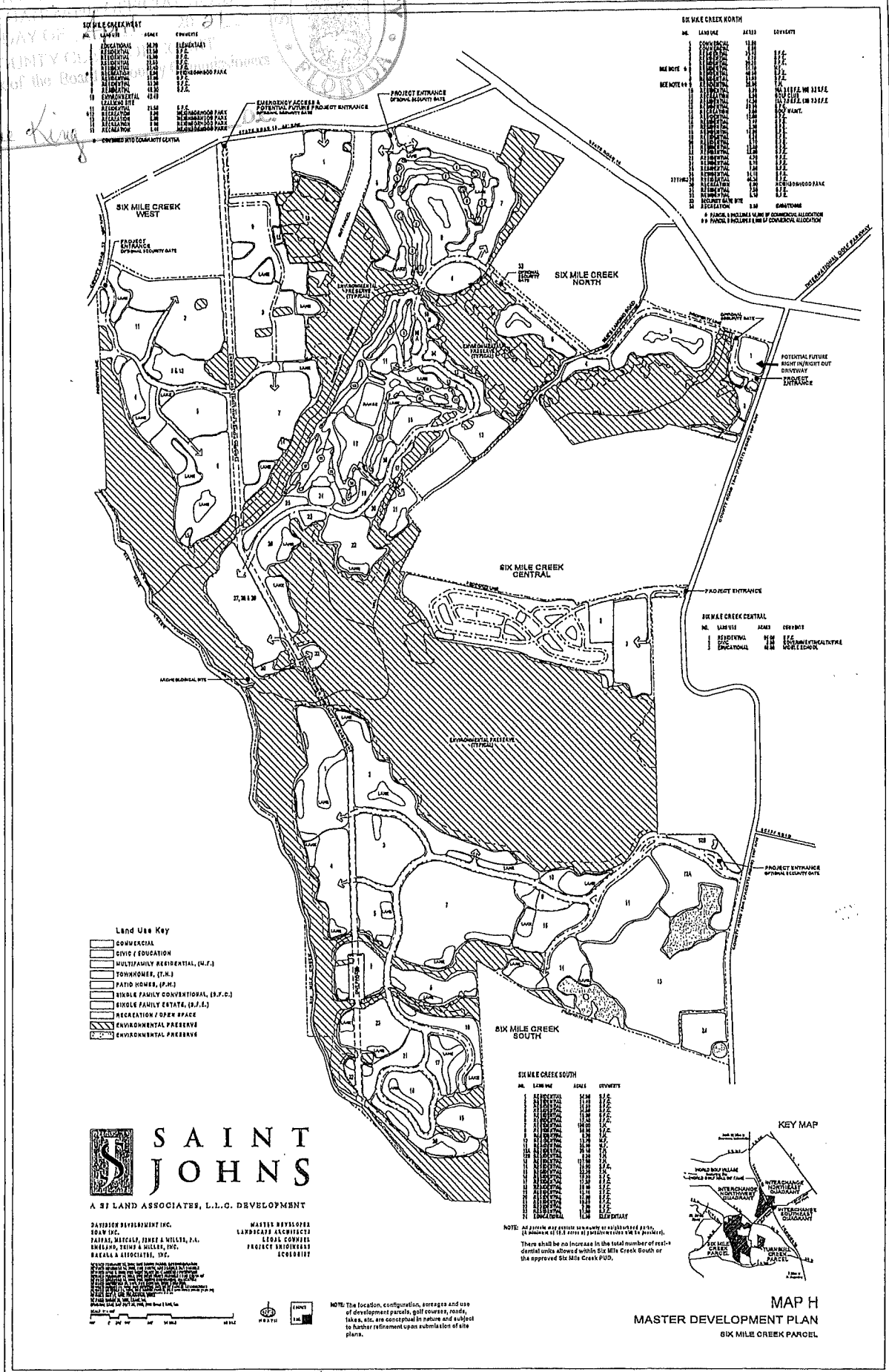
I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARING ON RECORD IN ST. JOHNS COUNTY, FLORIDA.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10th DAY OF MAY 2014.

ST. JOHNS COUNTY CLERK OF THE BOARD OF COUNTY COMMISSIONERS



By: *James King*



SIX MILE CREEK WEST

NO.	LAND USE	ACRES	COMMENTS
1	COMMERCIAL	1.0	
2	CIVIC / EDUCATION	1.0	
3	MULTI-FAMILY RESIDENTIAL (M.F.R.)	1.0	
4	TOWNHOMES (T.H.)	1.0	
5	PATIO HOMES (P.H.)	1.0	
6	SINGLE FAMILY CONVENTIONAL (S.F.C.)	1.0	
7	SINGLE FAMILY DETACHED (S.F.D.)	1.0	
8	RECREATION / OPEN SPACE	1.0	
9	ENVIRONMENTAL PRESERVE	1.0	
10	ENVIRONMENTAL PRESERVE	1.0	

SIX MILE CREEK NORTH

NO.	LAND USE	ACRES	COMMENTS
1	COMMERCIAL	1.0	
2	CIVIC / EDUCATION	1.0	
3	MULTI-FAMILY RESIDENTIAL (M.F.R.)	1.0	
4	TOWNHOMES (T.H.)	1.0	
5	PATIO HOMES (P.H.)	1.0	
6	SINGLE FAMILY CONVENTIONAL (S.F.C.)	1.0	
7	SINGLE FAMILY DETACHED (S.F.D.)	1.0	
8	RECREATION / OPEN SPACE	1.0	
9	ENVIRONMENTAL PRESERVE	1.0	
10	ENVIRONMENTAL PRESERVE	1.0	

SIX MILE CREEK CENTRAL

NO.	LAND USE	ACRES	COMMENTS
1	COMMERCIAL	1.0	
2	CIVIC / EDUCATION	1.0	
3	MULTI-FAMILY RESIDENTIAL (M.F.R.)	1.0	
4	TOWNHOMES (T.H.)	1.0	
5	PATIO HOMES (P.H.)	1.0	
6	SINGLE FAMILY CONVENTIONAL (S.F.C.)	1.0	
7	SINGLE FAMILY DETACHED (S.F.D.)	1.0	
8	RECREATION / OPEN SPACE	1.0	
9	ENVIRONMENTAL PRESERVE	1.0	
10	ENVIRONMENTAL PRESERVE	1.0	

SIX MILE CREEK SOUTH

NO.	LAND USE	ACRES	COMMENTS
1	COMMERCIAL	1.0	
2	CIVIC / EDUCATION	1.0	
3	MULTI-FAMILY RESIDENTIAL (M.F.R.)	1.0	
4	TOWNHOMES (T.H.)	1.0	
5	PATIO HOMES (P.H.)	1.0	
6	SINGLE FAMILY CONVENTIONAL (S.F.C.)	1.0	
7	SINGLE FAMILY DETACHED (S.F.D.)	1.0	
8	RECREATION / OPEN SPACE	1.0	
9	ENVIRONMENTAL PRESERVE	1.0	
10	ENVIRONMENTAL PRESERVE	1.0	

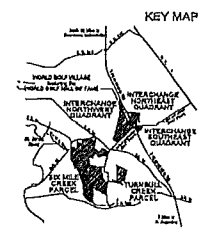
- Land Use Key**
- COMMERCIAL
 - CIVIC / EDUCATION
 - MULTI-FAMILY RESIDENTIAL (M.F.R.)
 - TOWNHOMES (T.H.)
 - PATIO HOMES (P.H.)
 - SINGLE FAMILY CONVENTIONAL (S.F.C.)
 - SINGLE FAMILY DETACHED (S.F.D.)
 - RECREATION / OPEN SPACE
 - ENVIRONMENTAL PRESERVE
 - ENVIRONMENTAL PRESERVE

SAINT JOHNS

A ST LAND ASSOCIATES, L.L.C. DEVELOPMENT

DESIGNER DEVELOPMENT INC.
TOLAN INC.
PAFFEN, MERRILL, JONES & NIELSEN, P.A.
BRUNO, ZEISS & NIELSEN, INC.
BACALA & ASSOCIATES, INC.

MASTER DEVELOPER
LANDSCAPE ARCHITECTS
LOCAL COUNCIL
PROJECT ARCHITECTS
ECOLOGIST



NOTE: No zoning may exist on a property or adjacent property. It is assumed that all zoning is as shown on the map. There shall be no increase in the total number of residential units allowed within Six Mile Creek South or the approved Six Mile Creek PUD.

NOTE: The location, configuration, acreages and use of development parcels, golf courses, roads, lakes, etc. are conceptual in nature and subject to further refinement upon submission of site plans.

MAP H
MASTER DEVELOPMENT PLAN
SIX MILE CREEK PARCEL

THE ST. AUGUSTINE RECORD
Affidavit of Publication

WHITTINGTON LAW, PLLC
236 SAN MARCO AVENUE
ROOM 400
SAINT AUGUSTINE, FL 32084

ACCT: 18934
AD# 0003336743-01

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 RIHNEHART 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 **MAJMOD-202000013** was published in said newspaper on **02/05/2021**.

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.

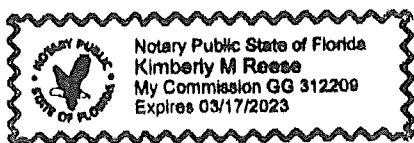
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **FEB 05 2021**

by *[Signature]* who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)

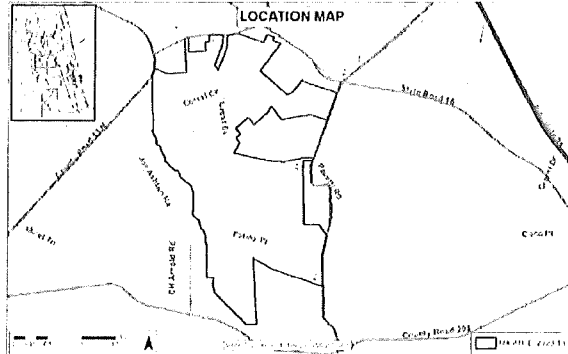


NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **3/4/2021** 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 **4/6/2021** 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 for a Major Modification to the Six Mile Creek PUD (Ord. 1991-37, as amended) to add five (5) residential dwelling units and 200,000 square feet of retail/commercial development rights via a transfer from the St. Johns Interchange Parcels PUD to Parcels 1 and 2 of Six Mile Creek North and to adjust the approved, existing non-residential development rights.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SAINT JOHNS INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-37, AS AMENDED, MAKING FINDINGS OF FACT, REQUIRING RECORDATION, AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is within the Saint Johns DRI, Six Mile Creek PUD. 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.

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on GTV or <http://www.sjfl.us/GTV/watchgtv.aspx>. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandept@sjfl.us.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandept@sjfl.us
Phone number: 904.209.0675

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. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: MAJMOD-202000013
PROJECT NAME: Six Mile Creek PUD

0003336743 February 5, 2021



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 14, 2021

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-13, which was filed in this office on April 13, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED APR 13 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK