

ORDINANCE NO. 2023 - 48

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ROCK SPRINGS FARMS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2017-49, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; 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 application dated June 26, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-14 Rock Springs Farms PUD**, for an amendment to the Rock Springs Farms Planned Unit Development, Ordinance Number 2017-49, 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, described in the attached Exhibit "A" (Legal), within the Rock Springs Farms PUD, shall proceed in accordance with Ordinance Number 2017-49, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the St. Johns County Training Facility 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 request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Rock Springs Farms PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Rock Springs Farms 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.
4. As modified, the Rock Springs Farms PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Rock Springs Farms PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2017-49, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or 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 Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

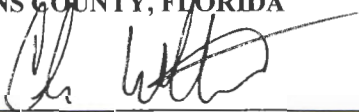
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. That the terms of this modification to the Rock Springs Farms PLJD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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.

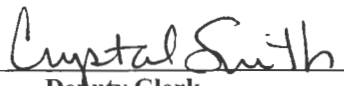
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17TH DAY OF OCTOBER, 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date: OCT 17 2023

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

BY: 
Deputy Clerk

Effective Date: OCT 24 2023



ROCK SPRINGS FARM PUD

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206 WITH THE WESTERLY RIGHT-OF-WAY LINE U.S. HIGHWAY NO.1; THENCE SOUTH 08°27'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.0 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 843, PAGE 1255; THENCE CONTINUE SOUTH 08°27'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: COURSE NO. 1, THENCE SOUTH 08°27'40" EAST, 566.35 FEET TO A THE POINT OF CURVATURE; COURSE NO. 2: THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 11,530.37 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°45'09" EAST 1323.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: THENCE SOUTH 15°02'37" EAST, A DISTANCE OF 113.71 FEET; THENCE SOUTH 88°47'55" WEST, DEPARTING FROM LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 2295.0 FEET TO THE EASTERLY LINE OF A 150-FOOT WIDE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE NORTH 09°16'40" WEST, ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1993.56 FEET; THENCE NORTH 88°47'55" EAST, ALONG A LINE PARALLEL WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206, A DISTANCE OF 2233.88 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 101.54 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT OF RECORD LYING WITHIN.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
Rock Springs Farms PUD

A. Project Description

This application is for a Major Modification to the Rock Springs Farms PUD, a project allowing for the development of a 182-unit single-family residential community directly accessing U.S. Highway 1, south of State Road 206. The purpose of this Major Modification is to clearly state the Rock Springs Farms PUD is limited to 182 single family dwelling units, and to remove the obligation and responsibility of the property owners' association to maintain the public park improvements, which is a condition of PUD approval.

The Park Construction and Maintenance section states, "The Developer shall be responsible for the construction of the minimum park improvements within the PUD, as depicted on the MDP Map and an approved property owners' association shall be responsible for the maintenance of the constructed improvements." The Park Use section states, "If developed as a public park, the park shall be joint use between the County and the approved property owners' association for the project. Such use by the County shall be subject to an agreement between the County and the approved property owners' association. During the October 17, 2017 Board of County Commissioners public hearing, a condition made to the PUD included a provision that the property owners' association shall be responsible for the maintenance of the constructed Public Park improvements. This responsibility may be achieved by either maintaining the property directly or subcontracting maintenance services to St. Johns County."

This Major Modification will remove this PUD obligation for the property owners' association to be responsible for the public park maintenance, resulting in St. Johns County being the entity responsible for the public park maintenance. The walking trail located around the retention pond west of the amenity center is within a 1.14-acre easement that the County has around the pond to provide the public trail. This trail would not be affected by this PUD major modification application, as the trail land is owned by the HOA. Those maintenance costs associated with this specific trail will be absorbed into the HOA's present, already-existing responsibility toward that trail.

Rock Springs Farms is a completely built out community with 182 dwelling units, infrastructure, stormwater, compensatory storage pond, and private recreational amenities (pool). The approved Master Development Plan (MDP) Map illustrates the generalized layout of the site, including the acres and location of the public park to be dedicated to the St. Johns County, private recreation areas, general subdivision lot layout, stormwater retention areas, flood pond area, and access which will be by a single entrance off of US Highway 1. There are no changes to the MDP Map with this modification.

The PUD outlined specific features of the park infrastructure to be incorporated with the development of Rock Springs Farms. A grassed area will be provided in this general location for

overflow parking. A public trail will be provided around the flood pond along with a dedicated, public parking area within close proximity to this trail.

The Rock Springs Farms PUD required the dedication of over eight (8) acres of recreational park to the County for public use in exchange for a density bonus, however, no density bonus was achieved. The PUD contains 182 dwelling units. The dedication of the park remains. The required stormwater retention depicted on the MDP Map cannot be counted as public recreation and a boardwalk through wetlands is to be replaced by a different trail to avoid impacts to conserved wetlands. In addition to this 1.14-acre trail proposed around the flood pond, additional parking is proposed for the trail use, and a tot lot is dedicated to the public which was originally designated as a private recreational facility. These changes result in a total of 8.52 acres of public recreation provided not including the stormwater facility that is within the main public park area.

A PUD zoning classification was selected by the owner/developer to portray a single, unified development plan that is cohesive in its architectural design, landscaping, and site planning. This PUD provides additional controls and development review that avoids piecemeal development and promotes good planning practices. In addition to the positive aesthetic benefits of the project, the current residents of the area will benefit from new development that is more compatible with single family development than some of the potential uses allowed in Open Rural zoning. The project may incorporate Low Impact Development principles as may be appropriate to the site conditions as outlined in the following documents/programs: <http://www.lowimpactdevelopment.org/>, the Florida Water Star Program; the Florida Energy Star Program; the Florida Friendly Landscape Irrigation and Florida Friendly Design Standards; Florida Green Industries Best Management Practices for Protection of Water Resources in Florida; Waterwise Florida Landscapes; and the Florida Green Building Coalition.

B. Total Acreage

The Subject Property includes all of the land area described in the Legal Description, Exhibit A. The total land area is approximately 101.54 acres, located within the Residential B Comprehensive Plan designated area.

C. Total Wetland Acreage

Wetland acres 13.5; Wetland acres impacted 1.64; Wetland acres preserved 11.86.

D. Development Area

After wetland impacts, a total of 89.68 acres are developable. The Subject Property shall be developed exclusively as 182 lots of single family residential with approximately 10.92 acres of total recreation area.

E. Residential Development

Residential development shall be limited to 182 residential units as shown on the MDP Map. This unit number is consistent with the Comprehensive Plan when adding density bonuses. A maximum base density within the Residential B category of two (2) units per acre on 89.7 acres of uplands yields 179.4 units (2 x 89.7). Adding in the density bonus for conservation of wetlands yields 1.5 units (0.2 x 7.7 acres). Adding in the density bonus for upland preservation adjacent to contiguous wetlands yields 1.3 (2 x 0.65 acres*). The 179.4 units plus 1.5 plus 1.3 yields a potential density of 182.2 units. *Note: 7.7 acres of wetland conservation and 0.65 acres of upland preservation areas are in excess of the minimum required space area.

The density of the project is 2.03 units per acre based upon 182 residential units on a total of 89.7 developable acres. The projected population within the project is 444.1 persons based upon 2.44 person per household, the St. Johns County concurrency standard. The estimated number of school age children within the project is 49.1 based upon the County standard of .27 school age children per household in the Pedro Menendez High School Concurrency Service Area. The builder selling homes in the Project will provide disclosure documents announcing the potential for children to be rezoned to different schools within the sales literature.

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

F. Non-Residential Development

There are 8.8 acres of public use recreational park originally proffered in exchange for a density bonus to allow up to 202 residential units. The general park area remains the same even with the proposed reduction to 182 residential units. However, it is not all counted toward recreational acres as some space within the public parcel was required for stormwater retention. The area from this subparcel counted toward public active recreation is 7.32 acres. The remaining public portion of active recreation provided for the development includes a public nature trail consisting of 1.14 acres and a public trail parking area consisting of 0.06 acre.

G. Site Development Standards

Building Type:

Single Family Residential. The single-family residential areas shall be developed with detached single-family homes with fee-simple form of ownership.

Continuation of Open Rural Uses for Lot 164. Lot 164 represents an existing stately home on the property. Since Lot 164 is currently zoned Open Rural and will be a minimum of 2.0 acres, the owner will continue to be allowed to use Lot 164 with the following limited Open Rural Uses with all other Open Rural uses being prohibited:

- Agricultural Uses and Live Stock limited to one (1) horse or one (1) cow per 1.0 acre and fowl and birds not open to the general public.

- Although no special use permit shall be required for Lot 164, such uses shall be limited to and in accordance with LDC Sections 2.03.05 and 2.03.06.

All other lots within the project will be limited to single family residential.

| LAND AREA SUMMARY | |
|-------------------------|-----------|
| TOTAL PROPERTY AREA: | 101.54 AC |
| UPLAND AREA: | 87.99 AC |
| WETLAND AREA: | 13.55 AC |
| TOTAL WETLAND AREA: | 13.55 AC |
| CONSERVED WETLANDS: | 11.86 AC |
| WETLAND IMPACTS: | 1.69 AC |
| TOTAL DEVELOPMENT AREA: | 89.68 AC |
| UPLAND AREA: | 87.99 AC |
| WETLAND IMPACTS: | 1.69 AC |

Minimum Lot Requirements

Lot development criteria shall generally feature a minimum lot width of 63 feet (as calculated pursuant to Section 6.01.03A of the Land Development Code) except for the lots around the cul-de-sac which may have a minimum lot width of 25 feet pursuant to LDC Section 6.01.03A. Any modification to lot layout shall be subject to Section 5.03.05 of the LDC.

| DEVELOPMENT CRITERIA | |
|--|------------|
| MINIMUM LOT AREA: | 7,785 S.F. |
| MINIMUM LOT DEPTH: | 125 L.F. |
| MINIMUM LOT WIDTH (AT 15' FRONT SETBACK): | 63 L.F. |
| MAXIMUM BUILDING COVERAGE (PER LOT): | 50% |
| MAXIMUM BUILDING COVERAGE (OVERALL): | 25% |
| MAXIMUM IMPERVIOUS SURFACE AREA RATIO (PER LOT): | 70% |
| MAXIMUM BUILDING HEIGHT: | 35' |
| MINIMUM LOT SETBACK TO US 1 R.O.W.: | 50' |
| MINIMUM BUILDING SETBACK: | |
| FRONT {TO FACE OF GARAGE): | 20' |
| FRONT {NON-GARAGE PORTION OF HOUSE): | 15' |
| SIDE: | 5' |
| REAR: | 10' |

- Corner lots shall be allowed to have 2 Front Yards. The setbacks for corner lots shall be a minimum of 20 ft. for one Front Yard and a minimum of 10 ft. for the other Front Yard. The reduction of the second front yard to 10 ft. shall only be allowed provided site distance and visibility is not impacted.
- A minimum of 10 ft. shall be maintained between structures. All structures shall have a minimum separation, as measured from the furthest projection of any other structure to the furthest projection of any other structure. Setbacks shall be measured from the furthest projection.

Driveways:

- Driveways may be located within setbacks provided they maintain a minimum of five (5) foot setback from the side property line.
- Driveways serving lots shall not be located within the ten (10) foot second Front Yard setback.

Building Height:

- Maximum Building/Structure Height: 35 ft.

Accessory Structures:

Accessory Structures. Accessory Structures shall be allowed as per Section 2.02.04 of the Land Development Code.

- 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 Rear Yard, but shall not be located within five (5) feet of any lot line, and may not project into the required Front Yards or required Side Yards. No permanent improvements including eaves, mechanical equipment, pools, pool enclosures and fencing with a foundation are permitted to encroach into any drainage easements.
- Covered Patios and Covered Pools. Per LDC Section 6.01.03.H.3, covered patios and covered pools shall maintain a minimum five (5) foot setback from the parcel property line.

Parking:

Off-Street Parking: 2 spaces per lot

- Parking on individual lots may incorporate pervious pavers or permeable base surfaces to attempt to preserve existing trees subject to construction plan approval.

Fencing:

Rear and side yards may be fenced with a maximum 6 foot-high masonry, wood, vinyl, or similar type fence and front yards may be fenced with a maximum 4 foot-high masonry, wood, vinyl, or similar type fence.

Perimeter fencing of a unified design may be installed around the project's boundary. Fencing may be installed along the Railroad Buffer. If a chain link fence is installed along the far western boundary, fronting the railroad right-of-way, the chain link fence shall be screened from visibility with natural vegetation or other screening so as to not be visible from the eastern boundary of the Railroad Buffer.

Signage:

Project Signage: Project signage shall be limited to one, double faced sign as depicted on the MDP Map. Ground signs are limited to 32 sq. ft. in sign face area and may be double-faced. The project identification signs may be monument or ground signs and may be incorporated into a wall, fence, or other structure and may be wide-based monument style. The project identification signage may be lighted or externally illuminated and shall be landscape.

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

No subdivision identification signs will be placed in county or state right-of-way unless permitted through a right-of-way permit.

Maximum height of signage shall be fifteen (15) feet.

Park Signage: An additional sign shall be allowed for the Public Park, limited to 32 sq. ft. in sign face area, not more than ten (10) feet in height and may be double-faced. See Section T, Waivers.

Recreational Wayfinding Signage: Two signs are proposed in the general locations shown on the MDP Map to signal potential users of the public recreational trail along the flood pond. One sign is depicted near the parking area and restrooms close to the entrance of project and a second sign is depicted at the designated public parking area immediately north of the proposed amenity center. Signage will follow the regulations of LDC 7.02.06.B with a maximum height of three (3) feet and a maximum Advertising Display Area of three (3) square feet.

Lighting:

All lighting will be in compliance with the LDC, including Sections 6.09 and 5.03.06.H.

Existing Wells and Septic

All existing wells and septic systems on the site will be properly abandoned consistent with the Florida Administrative Code and Environmental Health procedures prior to construction plan approval for any vertical construction except for the two existing houses to the extent they qualify for well and septic post-development. The only exception is for wells that may be used post-development if they are properly permitted. All wells and septic systems shall be located and abandoned prior to horizontal construction plan approval (clearing and grading).

H. Infrastructure

Stormwater:

The stormwater management system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Porous pavement, bulkheaded retention, and vault retention may be allowed in the PUD.

Stormwater management facilities may incorporate natural features into their construction that provide vegetation and buffers promoting wildlife habitat in accordance with Policy D.3.2.13. The native vegetation shall include grasses, tree and understory plantings on portions of the pond banks.

Excavation:

Excavation activities shall be shown on construction plans and shall be allowed within approved Development Areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, wetland creation and/or wetland enhancement, lots and other similar uses and structures in conjunction with the development of the project, subject to all applicable permitting requirements and the requirements of LDC Section 2.03.10, Land Excavation and Borrow Areas. Additionally, fill dirt may be brought onto the project as needed to develop the project and fill dirt may be removed from the site to others lands in accordance with LDC Section 2.03.10, Land Excavation and Borrow Areas. This PUD shall allow early land clearing subject to permitting requirements of St. Johns County and the St. Johns River Water Management District appropriate for the state of development. Prior to any such early clearing activity, the Developer shall provide the County a tree inventory of protected trees as defined in Chapter XII of the LDC within the limits of the clearing for the road rights-of-way and the master drainage system. The Developer shall mitigate for any protected trees to be removed by such early clearing activity as required under Chapter IV of the LDC. A tree inventory or survey, as required by LDC Section 4.01.05Fla and b will be provided.

Utilities:

The project shall be served by St. Johns County Utilities (SJCUD) and all utility development and connection shall in compliance with SJCUD. The Developer must confirm the Utility connection points for water/sewer at the design phase. The utility connection points for water/sewer shall be installed as listed within the Availability Letter or as directed otherwise by St. Johns County Utilities to minimize impact to the existing infrastructure or to the existing

level of service. Development shall comply with the St. Johns County LDC and Manual of Water, Wastewater, and Reuse Design Standards & Specifications.

Fire:

Fire protection will be installed in accordance with Land Development Code Section 6.03.

Access:

Access to the project shall be from a single access drive connecting to US Highway 1, as depicted in the MDP Map. Site access improvements or related connection improvements shall be constructed at Developer's expense, as well as a right-deceleration lane and left center turn lane, which design will be reviewed as part of the Subdivision Construction Plan review.

The internal roadways may be publicly owned and maintained, at the County's sole discretion. The MDP Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval and shall be designed in accordance with the LDC.

Emergency Access:

Potential emergency access may be incorporated into the project to serve the Public Park as depicted in the MDP Map. This emergency access may be by way of access through the internal roadways of the project or by connection directly to US 1 with intent being to provide access to the north part of Public Park for emergency services. The emergency access will be controlled via a locking gate (i.e. Knox-Box). The final design and configuration of the emergency vehicle access will be included within the construction plans for review and approval by County staff.

Interconnectivity:

Interconnectivity to the west is not practical for this site due to the railroad right-of-way, to the north due to the constraints of wetlands and design's incorporation of a park, and to the south due to the rural silviculture land use designation.

Sidewalks:

A four (4) ft wide sidewalk will be constructed on one side of the internal roadway, continuing around the cul-de-sac, as part of the project as generally depicted on the MDP Map.

A six (6) ft wide paved multi-use path will extend from the project entrance and encircle the Multi-Purpose Field, as depicted on the MDP Map.

All pedestrian accessible routes 4' wide, in excess of 200' in length will require a passing area meeting the requirements of the Florida Accessibility Code for Building Construction (FACBC),

adopted pursuant the current Florida Statutes and based on the current ADA Standards for Accessible Design.

Upland Conservation:

Pursuant to LDC Section 5.03.03.A.3, a minimum of five percent (5%) of the site will be conserved as upland natural vegetation, or approximately 5.08 acres. This requirement is met by summing the upland buffer, upland conservation area, perimeter buffer and railroad buffer.

Active Recreation:

Article V of the LDC requires a minimum of 2.22 acres of active recreation for the project given the subdivision has been reduced to 182 residential lots.

Active based recreational park area totaling 10.92 acres, containing 8.52 acres of public active-based recreation and 2.40 acres of private active-based recreation, will be provided. The recreation will include a central private recreation area, as well as a tot lot, with improvements such as recreation stations (such as exercise equipment, tether ball and horseshoes), benches, picnic tables, a shade structure, such as a covered gazebo or pavilion, consistent with LDC Section 5.03.03.E.I. A non-ADA Nature Trail or Multi-Use Path may also be provided. A private amenity area developed with a pool and restrooms may also be provided in the location shown on the MDP Map. Additional passive and active recreation may be provided through pedestrian connections between residential parcels and other residential and recreation areas and through any open space or preservation areas, subject to compliance with applicable permitting requirements and construction plan approval.

Public Park:

The total area to be dedicated as public park/recreation area is 8.52 acres including the main 7.32 acres of active recreation area along US 1, the 1.14 acres of public trail around the flood pond, and the 0.06-acre public trail parking area. The 7.32 acres does not include the stormwater pond facilities or the conserved wetland within the vicinity. This park area is identified on the MDP Map shall be dedicated to the County for public use. The public park shall, at a minimum, include the following improvements, constructed by and at the sole expense of the Developer:

A playground that serves multiple age groups, a minimum of two (2) shade structures such as a gazebo or pavilion, an active play area with a concrete surface that can accommodate a basketball, tennis, or pickleball court or similar type of sport facility, an open grass or similar surface multi-purpose field measuring approximately 120'x400' (or similar total square footage), a stabilized public parking area with one concrete handicap parking space, and a six (6) ft wide paved multi-use path. Public restrooms are also to be provided as depicted on the MDP Map.

In addition, a 1.14-acre public recreational trail is proposed around the flood pond and a paved public parking area for intended users of the trail is included just north of the private amenity center. The trail public parking area constitutes 0.06 acre and includes four (4) parking spaces.

The 8.52 acre park is constructed and dedicated to St. Johns County.

The walking trail located around the retention pond west of the amenity center is within a 1.14-acre easement that the County has around the pond to provide the public trail. This trail would not be affected by this PUD major modification application, as the trail land is owned by the HOA. Those maintenance costs associated with this specific trail will be absorbed into the HOA's present, already-existing responsibility toward that trail.

Park Construction:

The developer shall be responsible for the construction of the minimum park improvements within the PUD as depicted on the MDP Map. To the extent the Florida Accessibility Code for Building Construction applies to the project, such Code Requirements shall be met.

Public park facilities shall meet appropriate safety standards and codes associated with public parks and public access to all recreation facilities provided onsite, including the American Testing Materials and Consumer Product Safety Commission, as may be applicable. Final design and amenities are subject to change during construction plan approval as agreed upon by Developer and St. Johns County Parks and Recreation Department. The public park is constructed and dedicated to St. Johns County.

Park Use:

The park is a public park.

Park Phasing:

A minimum of the required 2.22 acres of private active recreation (minimum required to support 182 residential units) shall be provided at the time of construction plan approval for the first lot.

The public park (the remainder of the park and related improvements) shall be provided prior to construction plan approval of any lots or infrastructure for lots derived from the public park density bonus.

Open Space:

The project is required to maintain twenty-five percent (25%) Open Space or 25.39 acres. The project will exceed the minimum open space requirement as depicted on the MDP Map.

Solid Waste:

Solid Waste collection shall be provided by the County-contracted waste collection company. Based upon an estimated generation of 4 pounds times 2.44 person per dwelling unit, solid waste generation for 182 residential units results in an estimated 1,776.3 pounds per day.

I. Water and Sewer Use

Central water and sewer service will be provided by the St. Johns County Utilities, connecting to lines along US Highway 1. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. Based upon estimated use of 350 gallons per day per residence, water and sewer use for 182 residential units results in an estimated 63,700 gallons per day for potable water and an estimated 50,960 gallons per day for sanitary sewer. The source for irrigation onsite may be reclaimed water but, it may not be practical. If reclaimed water is unavailable, stormwater management facilities larger than one acre may be used as a source of irrigation, when not impracticable, until such time as reuse becomes available consistent with Comprehensive Plan Policy D.5.3.1, E.2.1.6.g.

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

J. Soils

Based on the Soil Survey of St. Johns County, Florida, as prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the following are the characteristics of the soil type encountered at the site:

Pomona fine sand (09)
Ona fine sand (12)
Holopaw fine sand (47)
Riviera fine sand depressional (61)
Riviera fine sand (65)

K. Land Use Classification

The Florida Land Use Cover Forms Classification System (FLUCFCS) designations for the Subject Property are depicted on a FLUCCS Map.

L. Significant Natural Communities

An Environmental Assessment was conducted by Atlantic Ecological Services, LLC in July 2017 and reached the following summary conclusion:

The proposed Rock Springs Farms project is located in St. Johns County, Florida. The proposed project is to create a new residential development with associated infrastructure and stormwater management on agricultural lands approximately 101.54 acres in size. The property has been in agricultural production since the 1960's.

Wetlands totaling approximately 13.5 acres are delineated on the subject property. The wetlands have generally been impacted by agricultural land uses on and surrounding the property. A total of 1.64 acres of impacts to wetlands are proposed due to construction of the project. Roadway construction and stormwater retention requirements require the majority of the impacts proposed. Compensatory wetland mitigation for impacts to wetlands is proposed through the purchase of wetland mitigation credits from the Fish Tail Swamp Wetland Mitigation Bank. In addition, an expansive flood pond is planned in the general location and size shown on the MDP Map to provide for compensatory storage.

No protected flora or fauna species are anticipated to be affected on the subject property due to the proposed development.

No protected animal species are anticipated to be negatively affected by the development. No gopher tortoises were observed.

M. Historic Resources

None.

N. Buffering

Perimeter Buffer: The project shall have a ten (10) foot natural/landscape buffer along the project boundaries consistent with LDC Section 6.06.04.B.6 and 5.03.03.A.4.

US Highway 1 Buffer: A minimum of twenty (20) feet buffer will be provided along US Highway 1. The buffer shall be enhanced by retaining a majority of the existing mature tree canopy. A waiver has been sought to screening standards in LDC Section 6.06.04.B.6., adjacent to US Highway 1. See Section T Waivers.

Railroad Buffer: In addition to the Perimeter Buffer, the project will provide an additional ninety (90) feet Railroad Buffer, buffering the project from the Railroad right-of-way bordering the western boundary of the property. The additional ninety (90) feet Railroad Buffer will allow for

sound abatement and/or sound attenuation from passing rail traffic. The Railroad Buffer area may include retention, screening, natural vegetation, landscaping, fencing, masonry wall(s), a berm or berms up to a maximum of six (6) feet in height, not including plantings on top of the berm(s) and may include a natural trail. No other above-ground structures may be erected within the Railroad Buffer.

Upland Buffer: The twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to Contiguous Wetlands when the required Upland Buffer is not included within the plotted lots. In this instance, residential lots are subject only to the applicable zoning district minimum setbacks.

All landscaping, tree removal and tree protection shall be in compliance with the Land Development Code in effect at the time of approval of construction plans.

O. Special Districts

N/A

P. Temporary Uses

Temporary uses (including but not limited to a construction trailer, etc.) shall be allowed to be placed on-site and moved throughout the project. A construction trailer and storage areas related to construction of the project will be necessary for the development of the project. The Developer may install a construction trailer upon submittal of construction/clearing plans to the County. Construction trailers must be removed within thirty (30) days after the completion of construction. "Completion of construction" shall mean the issuance of the final certificate of occupancy.

The dirt removed from the underground stormwater management system may be used on-site, anywhere within the boundaries of the PUD. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit.

Model Homes may consist of no more than ten percent (10%) of the total number of Lots within the individual, approved Construction Plans, per Section 2.02.04.B.10 of the St. Johns County Land Development Code. Model homes may have one sign each, located on the lot. As allowed by the Land Development Code, model homes may be constructed prior to platting but cannot receive Certificate of Occupancy prior to site have approved as-builts.

Temporary sales and construction trailers and other temporary improvements shall be allowed but removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. Approximate locations of temporary sales and construction trailers will be shown on engineering and construction plans.

Temporary sales trailers, sales offices, and model homes shall meet all requirements of the Florida Accessibility Code for Building Construction (FACBC), including but not limited to accessible route, accessible parking, and signage.

Q. Accessory Uses

Accessory uses shall be in accordance with the Land Development Code.

R. Phasing Schedule

The project will be developed in one (1) five-year phase.

S. Impact on St. Johns County

There is adequate capacity to serve this project including water, sewer, and roadways. Rock Springs Farms has been designed as a master planned project that includes preserved natural areas, attractive landscaping and architecture, and retention ponds designed to enhance the beauty of the project. In fact, this Minor Modification is a result of planning for additional stormwater retention and compensatory storage to ensure that surrounding properties are not burdened by stormwater run-off and flooding as a result of this development.

The proposed development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding property or the natural environment. This Minor Modification reduces the lot count by 20, thereby increasing the compatibility with the surrounding area and reducing impacts to traffic.

T. Waivers

Front Yard: Waiver to Land Development Code Section 5.03.03.B.1.c, related to Front Yards, to allow front yard setbacks to be a minimum of 15 ft to the face of the house and 20 ft to the face of the garage. Attached and detached garages will be a minimum of 20 ft from the front property line measured from the front of the garage. This will allow all homes to be located forward of garages so that garage faces are not the primary visual focus along the street. It will also allow for larger backyards for residents desiring to have swimming pools, etc., while still preserving vehicle parking capacity in driveways.

Corner Lots: Waiver to Land Development Code Section 6.01.03.E.3 to allow second front yard setback to be reduced by 50% on corner lots. Corner lots would otherwise be subject to having two front yards. The requested setback reduction will allow the designated lots to be treated like the other lots in the neighborhood, thus allowing for houses of similar widths, while preserving a traditional rear size yard. Without the waiver, some of the houses would have to be narrower in width. The subject lots are entirely within the project and the setback reduction will not be visible outside of the project boundary and, there, no impact to surrounding properties.

Sign for Public Park: A waiver to LCD Section 7.06.01.A, regarding Development Signs, is requested. At the entrance to the Public Park, an additional sign is requested to identify the park entrance and park area. The Public Park Sign will be limited to 32 sq. ft. in sign face area, not more than ten (10) feet in height and may be double-faced. This waiver is justified because the project is proposing the dedication of the public park in an area of the County in need of such facilities. Without signage, it would be difficult for the public to become aware of the park to be able to find the park. This request is unique, as public park dedications as part of PUD rezoning applications are relatively rare.

No Berm Along US 1: A waiver to LDC Section 6.06.04.B.6, required “B” screening or a berm/planting combination for residential Development adjacent to Arterials or Major Collectors. The berm shall have an average height of four (4) feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight (8) feet and seventy five percent (75%) opacity within two years of planting. The public park being dedicated should not be hidden from view of US 1, as that is not the intent of having a public park and could not have been contemplated by LDC Section 6.06.06.04.B.6. This request is entirely within the spirit and intent of the LDC, especially Article I. Furthermore, there are significant areas of existing natural landscaping fronting US 1 that will remain undisturbed and all of the 182 lots are set back significantly further than the minimum requirements of the LDC as depicted on the MDP Map.

U. Binder

The Owners of Rock Springs Farms hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

V. Future Land Use Map Designation

There is a single FLUM designation on the Subject Property, Residential B.

BOARD OF COUNTY COMMISSIONERS MEETING OCTOBER 17, 2017

- 1. Lot 164 shall not be further subdivided. This prohibition shall be included on the plat and deed for Lot 164.**
2. Construction Plans shall include overflow parking for the Public Park, as well as a permanent Men’s and Women’s bathroom.

ROCK SPRINGS FARMS PUD: MAJOR MODIFICATION
EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206 WITH THE WESTERLY RIGHT-OF-WAY LINE U.S. HIGHWAY NO. 1; THENCE SOUTH 08° 27' 40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.0 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 843, PAGE 1255; THENCE CONTINUE SOUTH 08° 27' 40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: COURSE NO. 1, THENCE SOUTH 08° 27' 40" EAST, 566.35 FEET TO A THE POINT OF CURVATURE; COURSE NO. 2: THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 11,530.37 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11° 45' 09" EAST 1323.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: THENCE SOUTH 15° 02' 37" EAST, A DISTANCE OF 113.71 FEET; THENCE SOUTH 88° 47' 55" WEST, DEPARTING FROM LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 2295.0 FEET TO THE EASTERLY LINE OF A 150-FOOT WIDE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE NORTH 09° 16' 40" WEST, ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1993.56 FEET; THENCE NORTH 88° 47' 55" EAST, ALONG A LINE PARALLEL WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 206, A DISTANCE OF 2233.88 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 101.54 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT OF RECORD LYING WITHIN.

DATE: 12-13-2020
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 2019-001-001

OPEN SPACE SUMMARY

| TYPE | AREA (SQ FT) | PERCENTAGE |
|------------|--------------|------------|
| PLANTING | 10,000 | 1.5% |
| RECREATION | 20,000 | 3.0% |
| LANDSCAPE | 30,000 | 4.5% |
| TOTAL | 60,000 | 9.0% |

LAND AREA SUMMARY

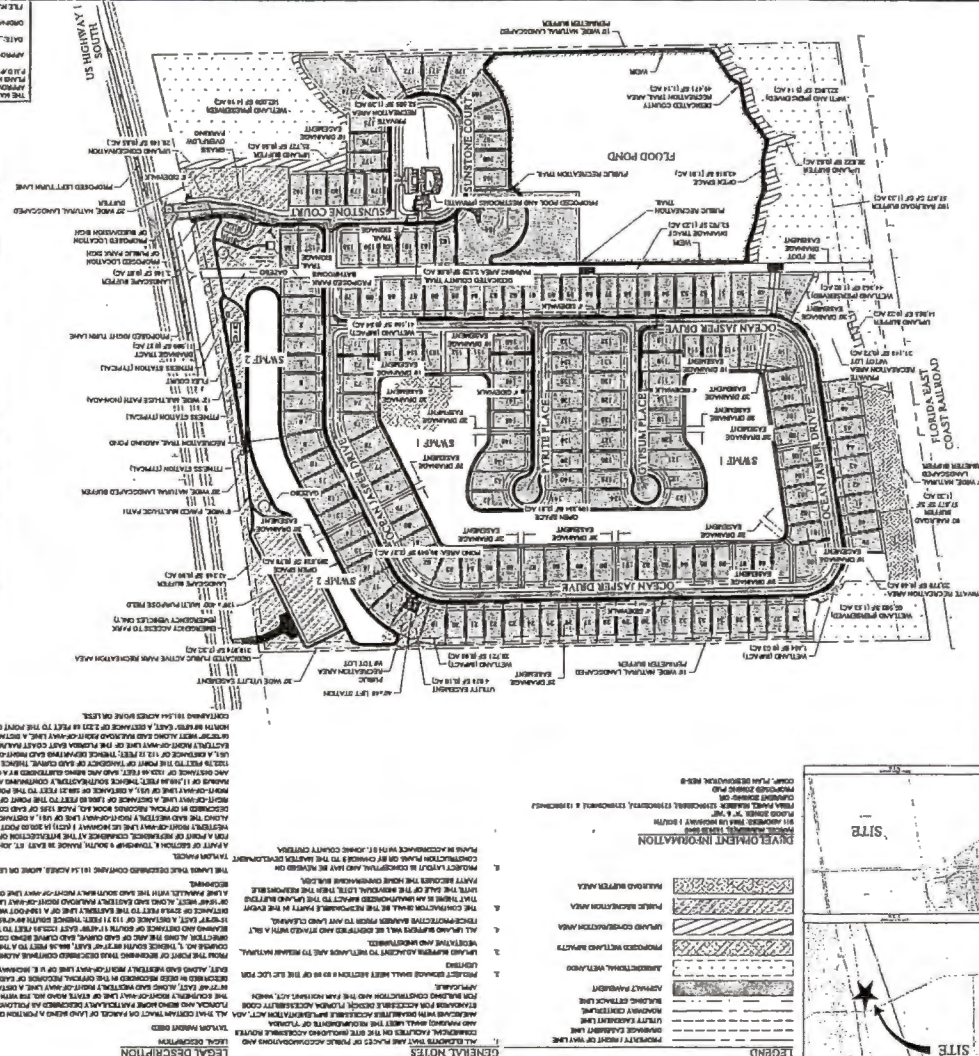
| TYPE | AREA (SQ FT) | PERCENTAGE |
|-----------|--------------|------------|
| IMPAVED | 100,000 | 15.0% |
| UNIMPAVED | 600,000 | 90.0% |
| TOTAL | 700,000 | 100.0% |

DEVELOPMENT CRITERIA

| CRITERION | VALUE |
|-----------------------------|------------------------|
| MINIMUM LOT AREA | 10,000 SQ FT |
| MINIMUM FRONT SETBACK | 10 FT |
| MINIMUM SIDE SETBACK | 5 FT |
| MINIMUM REAR SETBACK | 10 FT |
| MINIMUM FRONT YARD PLANTING | 10% OF FRONT YARD AREA |
| MINIMUM SIDE YARD PLANTING | 5% OF SIDE YARD AREA |
| MINIMUM REAR YARD PLANTING | 10% OF REAR YARD AREA |

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN THE FLOOD POND AND OTHER WATER FEATURES IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. THE DEVELOPER SHALL MAINTAIN THE STREETS AND DRIVEWAYS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
5. THE DEVELOPER SHALL MAINTAIN THE LANDSCAPE AND PLANTING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



LEGEND

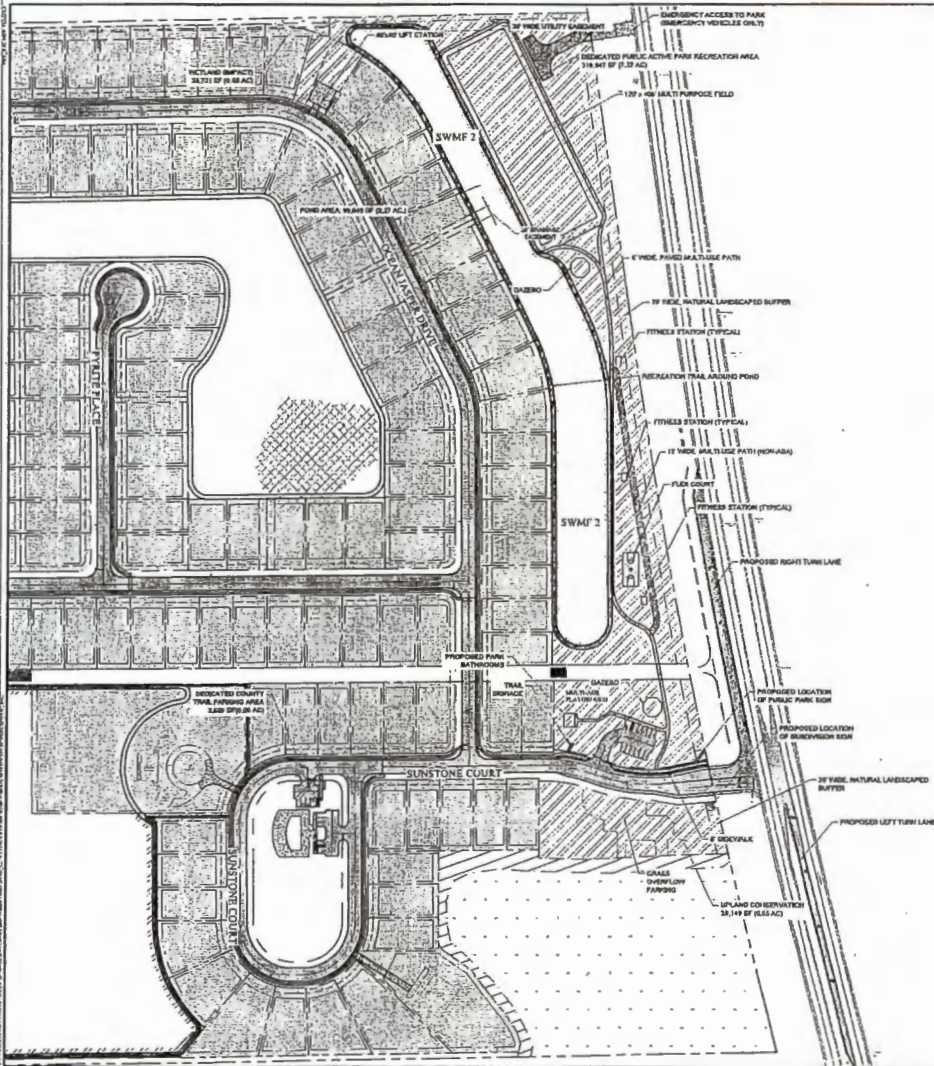
| SYMBOL | DESCRIPTION |
|---------------|-------------------------|
| [Hatched Box] | PROPOSED IMPAVED AREA |
| [Dotted Box] | PROPOSED UNIMPAVED AREA |
| [Solid Box] | EXISTING IMPAVED AREA |
| [Dashed Box] | EXISTING UNIMPAVED AREA |
| [Line] | PROPERTY LINE |
| [Line] | STREET CENTERLINE |
| [Line] | UTILITY LINE |

REVISIONS

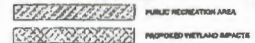
| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------|
| 1 | 12-13-2020 | ISSUED FOR PERMITTING |

PROJECT NO: 2019-001-001
 SHEET NO: 39 OF 41

ROCK SPRINGS SUBDIVISION
 MASTER DEVELOPMENT PLAN
 MATTHEWS DESIGN GROUP
 1001 W. BOULEVARD, SUITE 100
 ROCK SPRINGS, GA 30087
 PHONE: 706.526.1234
 FAX: 706.526.1235
 WWW.MATTHEWSDESIGNGROUP.COM



LEGEND



PUBLIC PARK/RECREATION AREA SUMMARY

| | AREA (SF) | AREA (AC) |
|--|-----------|-----------|
| DEDICATED PUBLIC ACTIVE PASE RECREATION AREA | 14,328 | 0.33 |
| 120' x 400' (6:1) PURPOSE FIELD | 48,000 | 1.10 |
| WETLAND IMPACTS | 18,271 | 0.42 |
| POND AREA (WATER OF) | 6,132 | 0.14 |
| UPLAND CONSERVATION | 38,149 | 0.88 |
| TOTAL | 116,879 | 2.67 |

LAND AREA SUMMARY

| | AREA (SF) | AREA (AC) |
|---------------------------|-----------|-----------|
| TOTAL SITE AREA | 4,252,384 | 97.50 |
| WETLAND AREA | 2,825,187 | 64.86 |
| WETLAND IMPACTS | 18,271 | 0.42 |
| WETLAND IMPACTS (NON-ABA) | 18,271 | 0.42 |
| WETLAND IMPACTS (ABA) | 0 | 0.00 |
| TOTAL WETLAND IMPACTS | 18,271 | 0.42 |
| UPLAND CONSERVATION | 38,149 | 0.88 |
| TOTAL UPLAND CONSERVATION | 38,149 | 0.88 |

DEVELOPMENT CRITERIA

| | |
|---|----------|
| MINIMUM LOT AREA (SFR) | 7,793 SF |
| MINIMUM LOT DEPTH | 33.17' |
| MINIMUM LOT WIDTH AT 10' FRONT SETBACK | 33.17' |
| MINIMUM BUILDING COVERAGE (PER LOT) | 20% |
| MINIMUM BUILDING COVERAGE (OVERALL) | 25% |
| MINIMUM IMPERVIOUS SURFACE AREA RATIO (PER LOT) | 70% |
| MINIMUM BUILDING HEIGHT | 35 FT |
| MINIMUM LOT SETBACK TO 10' (FRONT) | 30 FT |
| MINIMUM BUILDING SETBACK (FRONT THE FACE OF GARAGE) | 30 FT |
| 7' FRONT PUBLIC-ACCESSIBLE PORTION OF HOUSE | 3 FT |
| SIDE | 3 FT |
| REAR | 10 FT |

OPEN SPACE SUMMARY

| | AREA (SF) | AREA (AC) |
|------------------------|-----------|-----------|
| TOTAL OPEN SPACE (SFR) | 1,411,350 | 32.33 |
| CONSERVED WETLANDS | 1,116,747 | 25.48 |
| UPLAND BUFFER | 80,808 | 1.85 |
| UPLAND CONSERVATION | 25,195 | 0.58 |
| PERFORATED BUFFER | 89,280 | 2.03 |
| RAILROAD BUFFER | 10,000 | 0.23 |
| UTILITY EASEMENT | 4,839 | 0.11 |
| DRAINAGE TRACT | 45,871 | 1.04 |
| ACTIVE RECREATION AREA | 14,328 | 0.33 |
| PUBLIC | 316,978 | 7.25 |
| PRIVATE | 1,094,372 | 24.88 |
| OTHER OPEN SPACE | 141,283 | 3.21 |

THE MAJOR DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENCROACHMENT PLANS MUST BE SUBMITTED FOR APPROVAL TO THE JURISDICTIONAL AGENCIES AND SHALL BE SUBJECT TO REGULATORY REVIEW AND APPROVAL BY THE JURISDICTIONAL AGENCIES.

APPROVED: *Jessica P. Bishop*
 DATE: 3-15-2010
 ORDINANCE NUMBER: 2010-47 As Amended
 FILE NUMBER: M10M02 2010-13

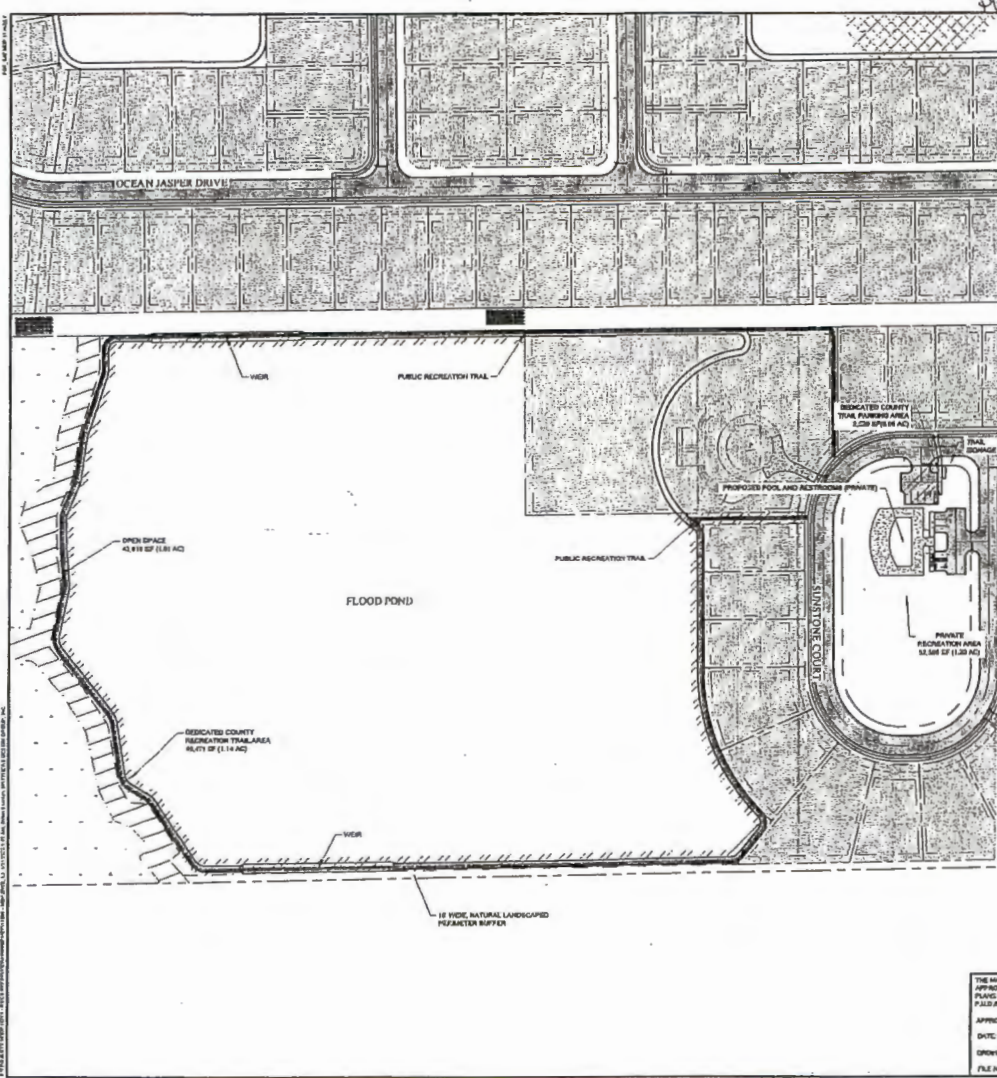
MATTHEWS DESIGN GROUP

P.O. BOX 214, WALLOO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 321.281.1111
 WWW.MATTHEWSDESIGN.COM

MDP PUBLIC PARK
ROCK SPRINGS SUBDIVISION
 ST. JOHNS COUNTY, FLORIDA

ROCK SPRINGS FAMILI LLC

2
 OF 3



LEGEND

- PUBLIC RECREATION AREA
- PROPOSED WETLAND IMPACTS

PUBLIC/PRIVATE RECREATION AREA SUMMARY

| ACTIVITY | AREA | ACTIVE RECREATION |
|------------------|----------|-------------------|
| DEDICATED LAND | 14.38 AC | 2.37 AC |
| FLOOD POND TRAIL | 1.17 AC | 0.00 AC |
| TRAIL BOARDWALK | 0.88 AC | 0.00 AC |
| TRAIL BRIDGE | 0.00 AC | 0.00 AC |
| TOTAL | 16.43 AC | 2.37 AC |

LAND AREA SUMMARY

| | AREA (SF) | AREA (AC) |
|----------------------------|-----------|-----------|
| TOTAL SITE AREA | 2,242,244 | 181.34 |
| OPEN SPACE | 1,133,146 | 12.89 |
| WETLAND AREA | 842,840 | 13.30 |
| TOTAL WETLAND AREA | 842,840 | 13.30 |
| UNDEVELOPED WETLANDS | 815,747 | 13.26 |
| WETLANDS BUFFER | 27,093 | 0.61 |
| TOTAL UNDEVELOPED WETLANDS | 842,840 | 13.30 |
| OPEN SPACE | 1,133,146 | 12.89 |
| WETLANDS BUFFER | 17,013 | 0.39 |

DEVELOPMENT CRITERIA

| | |
|---|----------|
| MINIMUM LOT AREA (RENTAL) | 7,743 SF |
| MINIMUM LOT COEFF. | 115.17 |
| MINIMUM LOT WIDTH (AT 15' FRONT SETBACK) | 40 LF |
| MAXIMUM BUILDING COVERAGE (PER LOT) | 60% |
| MAXIMUM BUILDING COVERAGE (OVERALL) | 35% |
| MAXIMUM IMPERVIOUS SURFACE AREA RATIO (PER LOT) | 70% |
| MAXIMUM BUILDING HEIGHT | 33 FT |
| MINIMUM LOT SETBACK TO USE 1, 2, 3, 4, 5, 6, 7 | 89 FT |
| MINIMUM BUILDING SETBACK | 20 FT |
| FRONT (TO FACE OF GARAGE) | 15 FT |
| SIDE | 5 FT |
| REAR | 10 FT |

OPEN SPACE SUMMARY

| | AREA (SF) | AREA (AC) |
|---------------------------------|-----------|-----------|
| TOTAL OPEN SPACE (MIN 30.50 AC) | 1,133,146 | 12.89 |
| CONSERVED WETLANDS | 112,797 | 1.28 |
| UPLAND BUFFER | 84,820 | 1.23 |
| LAND CONSERVATION | 38,119 | 0.87 |
| PERIMETER BUFFER | 44,384 | 1.01 |
| WETLANDS BUFFER | 27,093 | 0.61 |
| UTILITY EASEMENT | 4,814 | 0.11 |
| SWANAGE TRACT | 49,871 | 1.13 |
| ACTIVE RECREATION AREA | 474,508 | 10.86 |
| PUBLIC | 292,874 | 6.73 |
| PRIVATE | 181,634 | 4.13 |
| OTHER OPEN SPACE | 187,309 | 2.14 |

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT, FINAL CONSTRUCTION AND ENGINEERING PLANS MUST COMPLY WITH ALL REGULATORY REQUIREMENTS OF THE P.U.D.P.A. AND ANY APPLICABLE DEVELOPMENT REGULATIONS.

APPROVED: *Linda Bishop*
 DATE: 2-13-2020
 ORDINANCE NUMBER: 2017-49 As Amended
 FILE NUMBER: MIAMOD 2019-13


MATTHEWS DESIGN GROUP
 100 BOX 205, 7 WALKER BLVD
 ST. AUGUSTINE, FL 32084
 PHONE NUMBER: 321-282-8447
 FAX NUMBER: 321-282-8447

MDP PUBLIC RECREATION TRAIL
 ROCK SPRINGS SUBDIVISION
 ST. JOHNS COUNTY, FLORIDA
 ROCK SPRINGS TOWN LLC

3
 OF 3

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December 2023
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners

By: *Crystal Smith*, Deputy Clerk



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Marie Colee
Rock Springs Farms Homeowner Association
112 N Ponce De Leon BLVD # C
St Augustine FL 32084-3511

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

| | | |
|-------------------|-------------------|--------------|
| Publication Cost: | \$326.40 | |
| Order No: | 9206250 | # of Copies: |
| Customer No: | 1025358 | 1 |
| PO #: | MAJMOD-2023000014 | |

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **8/21/2023 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 **10/17/2023 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 Rock Springs Farms PUD (ORD. 2017-49, as amended) clarifying that the development is limited to 182 single-family dwelling units, and remove language that states that the Property Owners Association will be responsible for maintenance of the dedicated public park.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ROCK SPRINGS FARMS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2017-49, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 80 Sunstone Ct. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division 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.

This hearing is expected to be lengthy in time. The Chair may call for breaks during the hearing and recess the meeting to a time certain, if necessary.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Speakers will be asked to complete a speaker card and asked to form a line to speak. Names will not be called to speak.

*****County Designated Representative Policy**

Members of the public, an association, corporation, legal entity, or group who wish to communicate the same message or provide the same competent substantial evidence (e.g., support, opposition, or neutrality) at public hearings may choose a designated representative to speak on the members' behalf, rather than individual members of the group speaking. To use this option, the designated representative must submit a written list of the members they represent, including addresses, provide a statement of the group's general message and verify that the representative is authorized to speak on behalf of the members. The designated representative list can be submitted to County staff at least two business days prior to the public meeting at plandep@sjcf.us.

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHRISTIAN WHITEHURST, CHAIR

FILE NUMBER: MA-MOD-2023000014

PROJECT NAME: Rock Springs Farms PUD



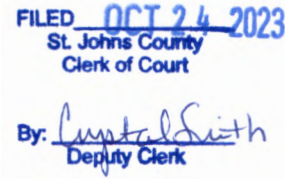


FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 30, 2023



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

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2023-48, which was filed in this office on October 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 29, 2023

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

FILED OCT 27 2023
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of revised St. Johns County Ordinance No. 2023-48, which was filed in this office on November 27, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh