

ORDINANCE NO. 2023 - 10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ICI MIDDLEBOURNE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-29, 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 May 18, 2022 in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2022-06 ICI Middlebourne PUD**, for an amendment to the ICI Middlebourne Planned Unit Development, Ordinance Number 2018-29, 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 ICI Middlebourne PUD, shall proceed in accordance with Ordinance Number 2018-29, 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 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 PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the 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 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 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 2018-29, 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.

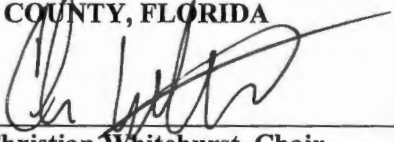
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, 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 ICI Middlebourne PUD 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 21ST DAY OF February 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date FEB 21 2023

**ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller**

BY: 
Deputy Clerk

FEB 22 2023

Effective Date: _____



Exhibit "A"

Legal Description of the GATE Property

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF COUNTY ROAD 224 EAST, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST (LONGLAF PINE PARKWAY, A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2790.00 FEET, AN ARC DISTANCE 104.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°37'15" WEST, 104.90 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: NORTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2790.00 FEET, AN ARC DISTANCE OF 253.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°56'44" WEST, 252.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 60°20'52" WEST, 70.75 FEET; THENCE NORTH 29°39'08" EAST, 96.83 FEET; THENCE NORTH 02°06'15" WEST, 68.74 FEET; THENCE NORTH 29°45'08" EAST, 112.66 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 43.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°16'29" EAST, 43.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°40'22" EAST, 39.98 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 35.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°08'25" EAST, 34.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°40'22" EAST, 100.35 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 786.41 FEET, AN ARC DISTANCE OF 34.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°56'31" EAST, 34.34 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°01'06" EAST, 27.90 FEET TO THE ARC OF A

CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 785.00 FEET, AN ARC DISTANCE OF 39.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°52'14" EAST, 39.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 68°18'24" EAST, 37.96 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5371, PAGE 1949 OF SAID PUBLIC RECORDS; THENCE SOUTH 22°18'08" WEST, ALONG LAST SAID LINE, 257.97 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°22'46" WEST, 36.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 100,453 SQUARE FEET OR 2.31 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF COUNTY ROAD 224 EAST, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST (LONGLEAF PINE PARKWAY, A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2790.00 FEET, AN ARC DISTANCE 357.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°01'22" WEST, 357.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°20'52" WEST, CONTINUING ALONG LAST SAID LINE, 70.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29°39'08" EAST, 96.83 FEET; THENCE NORTH 02°06'15" WEST, 68.74 FEET; THENCE NORTH 29°45'08" EAST, 112.66 FEET; THENCE NORTH 77°52'37" WEST, 23.34 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 71.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°06'44" WEST, 71.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°20'52" WEST, 190.14 FEET; THENCE SOUTH 29°39'08" WEST, 250.00 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST; THENCE SOUTH 60°20'52" EAST, ALONG LAST SAID LINE, 319.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 75,891 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

Exhibit "B"

Middlebourne Planned Unit Development

Application for Major Modification

St. Johns County, Florida

May 18, 2022
Revised July 25, 2022

Team Roster

Applicant: BFC Property Holdings, Inc.
Becky Hamilton
9540 San Jose Boulevard
Jacksonville, Florida 32257
(904) 448-3027

Legal/Agent: Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086
(904) 824-0879

**Planning/
Civil Engineering:** Prosser, Inc.
Tim O'Reilly, Brad Davis
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224
(904) 739-3655

Exhibits/Attachments List:

Exhibit A – Legal Description of the GATE Property
Exhibit C – Master Development Plan

A. Purpose and Intent

This application proposes a Major Modification to the ICI Middlebourne Planned Unit Development (“**PUD**”), approved by St. Johns County as Ordinance No. 2020-41, for approximately 4.05 acres located at the northeast corner of the intersection of Longleaf Pine Parkway and Veterans Parkway in unincorporated St. Johns County, Florida (the “**GATE Property**”). The GATE Property is part of St. Johns County Parcel Identification No. 009832-0011 (the “**Property**”).

The ICI Middlebourne PUD was originally approved by the St. Johns County Commission as Ordinance No. 2018-29 for approximately 570 acres (the “**PUD Property**”) located at the intersection of Longleaf Pine Parkway and Veterans Parkway (northeast, northwest and southwest quadrants of the intersection). The PUD was amended by Ordinance No. 2020-41 for development of a maximum of 426 single-family homes, a maximum of 187,500 square feet of commercial space and a maximum of 152,500 square feet of office space (the “**Project**”) on the PUD Property.

The Major Modification application seeks to (i) add one land use, Car Wash Facility, to the permitted uses within the PUD solely for the GATE Property; and (ii) add landscaping requirements and a related waiver for commercial and office parcels within the PUD Property. The Car Wash Facility will be approximately 5,200 square feet in size and will meet all applicable special use conditions and limitations set forth in Section 2.03.50 of the St. Johns County Land Development Code (the “**Code**” or “**LDC**”), as described more fully in Section F hereof. No other Car Wash Facility will be permitted within the PUD.

The PUD Property is located at the intersection of Longleaf Pine Parkway and Veterans Parkway, north of County Road 210 and west of Interstate 95. The PUD Property is located adjacent to existing residential communities, including the Durbin Crossing, Aberdeen and Julington Creek developments of regional impact and other residential planned unit developments. Thus, the Project provides infill residential development with much-needed community commercial and office uses in the northwest portion of St. Johns County.

The future land use designations of the PUD Property are Residential B and Community Commercial. The GATE Property is within the Community Commercial area of the PUD.

The architectural design of buildings within the project will be in character with residences and non-residential structures on surrounding developed lands. A majority of the on-site wetlands within the PUD Property will be preserved and upland preserve areas will be set aside to enhance the natural attributes of the site.

The design for Middlebourne may implement Low Impact Development principals in the parks, common landscaped areas and amenity center, with such principals including planting native vegetation and using bio-swales to collect localized stormwater runoff.

B. Project Size

The PUD Property consists of approximately 570 acres. The GATE Property includes approximately 4.05 acres, as described in **Exhibit "A"** attached hereto. The Project is located adjacent to lands with future land use designations of Residential B, Residential C and Julington Creek DRI to the west, north and east, and Rural/Silviculture, Intensive Commercial, Mixed Use and Industrial Warehouse to the south. The PUD Property is located adjacent to parcels with zoning designations of PUD to the west, north and east, and Open Rural to the south. The PUD Property is surrounded on three sides by existing residential communities within the Durbin, Aberdeen and Julington Creek DRIs and a number of PUDs.

C. Wetlands

The total number of wetland acres within the PUD Property is approximately 350 acres. There are approximately 0.46 acres of wetlands within the GATE Property. A minimum of 325 acres of wetlands along with adjacent uplands will be preserved. The location and amount of wetland impacts within the PUD will be shown on each incremental Master Development Plan. Most of the higher quality wetland areas found on-site will be preserved as open space by a conservation easement that will be held by the St. Johns River Water Management District.

D. Development Area and Population

The maximum number of developable acres, including filled wetlands, within the PUD Property is approximately 246 acres (approximately 209 acres within residential areas and approximately 37 acres within commercial areas). The GATE Property includes approximately 4.05 acres of developable land, with approximately 0.46 acres of wetlands. The Master Development Plan ("MDP") for the GATE Property is attached hereto as **Exhibit "C"**.

E. Residential Development

The PUD Property will include a maximum of 426 single-family residential units. The requested overall residential density is 0.80 units per gross acre (426 units within approximately 529 acres). No residential development is proposed for the GATE Property.

Approximately 320 acres has been set aside within the residential portion of the PUD Property for wetland preservation. A density bonus was approved for such wetland preservation, calculated as follows:

$$189 \text{ developed upland acres} \times 10 \text{ percent} = 19 \times 2 \text{ units per acre} = 38 \text{ lots}$$

The Project can achieve 418 lots (209 acres x 2 units per acre) by right under the Residential B Future Land Use Map designation. The County Commission

approved the use of eight (8) of the 38 lots resulting from the density bonus calculated per the Comprehensive Plan and Land Development Code, which brought the maximum number of units within the project to 426. The contiguous wetlands used for the density bonus will be placed under a conservation easement in favor of St. Johns County.

The projected population within the PUD Property is 1,040 residents, based on 2.44 residents in each of the maximum 426 residential units. The projected population of school age children is 149 (426 units times 0.35 children per household). The PUD Project may deed restrict some or all of the lots located within the PUD Property to allow only residents 55 years of age and older to reside in homes constructed on such lots, in order to exempt those lots from being required to pay school proportionate share and school impact fees. If the PUD owners desire to age-restrict some or all of the residential units, it will obtain approval from the St. Johns County School Board of specific language to be included in a deed restriction or other restrictive covenant that will be recorded against title to applicable lots to ensure that only residents 55 and older can reside on such lots for a period of time.

The PUD Property may also include parks, playgrounds, playfields, recreational and community structures, Permitted Accessory Uses and Structures consistent with Section Q of this PUD text, other accessory structures permits pursuant to LDC Section 2.02.04, temporary construction offices and trailers, and essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.

F. Non-residential Development

The PUD Property will include a maximum of 187,500 square feet of commercial space and a maximum of 152,500 square feet of office space within the areas of the Property with Future Land Use Map designations of Community Commercial. The 11,750 square feet of development within the GATE Property is included within the maximum 187,500 square feet of commercial space allocated to the PUD. The GATE Property will include a maximum of 11,750 square feet of commercial space, which will include the Car Wash Facility and a convenience store with gasoline pumps. The Car Wash Facility shall have (i) one car/vehicle wash tunnel in which car/vehicle wash equipment will be located; (ii) one car/vehicle preparation zone; and (iii) a detached covered vacuum area with a minimum of 20 covered bays. The Car Wash Facility will meet applicable criteria of LDC Section 2.03.50. Commercial and office development within the Project will be limited to 12,000 square feet of floor area per acre. There are approximately 42 acres within the portions of the PUD Property with Future Land Use Map designation of Community Commercial.

The PUD owners shall be permitted to exchange between commercial and office uses within the portions of the PUD Property with Future Land Use designations of Community Commercial based on the Land Use Exchange Table below.

TABLE 07
ICI Middlebourne
LAND USE EXCHANGE TABLE

	TO		
		Commercial/Retail * SF	General Office * SF
FROM		2,260	1,330
	Commercial/Retail * SF	2,260	1,000
	General Office * SF	1,330	1,000

Code - Land Use	Trip Rates	Units	Total Development Before Conversion	Conversion	
				Minimum	Maximum
820/826 - Commercial/Retail	2.260	Per 1,000 SF	187,500	0	277,246
710 - General Office	1.330	Per 1,000 SF	152,500	0	298,975

Sources:
Table 3 - Trip Generation Table Included in the ICI LDIA

EXAMPLE: How many SF of General Office can be built instead of 10,000 SF of Commercial/Retail?
 from Commercial/Retail to General Office: $10,000 \times 1.6992 = 16992.48$ SF of General Office
 Check: $10,000 \text{ SF of Commercial/Retail} = 10,000 / 1,000 \times 2.26 = 22.60$ PM peak hour trip
 $16,992.5 \text{ SF of General Office} = 16,992.5 / 1,000 \times 1.33 = 22.60$ PM peak hour trips

Non-residential uses within portions of the PUD Property with Future Land Use designations of Community Commercial may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, and General Public Service.

Commercial and offices uses will provide parking in conformance with the requirements of the Code.

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

G. Site Development Criteria

1. Single-Family Residential Criteria:

a. Setbacks: The minimum building setbacks are as follows:

1. A minimum of fifty (50) feet from the right-of-way of Longleaf Pine Parkway and Veterans Parkway.
2. Lot setbacks are: Front Yard: 20 feet; 10 feet on Corners
Rear Yard: 10 feet

Side Yard: 5 feet

3. Setbacks shall be measured from the outer foundation wall of each Structure 30 inches above grade.
 - b. Building height: Buildings shall not exceed 35 feet in height.
 - c. Minimum lot size: 5,000 square feet.
 - d. Minimum lot width: 50 feet.
 - e. Maximum impervious surface ratio: 70 percent.
 - f. Maximum lot coverage by buildings: 65 percent per Lot and 25 percent for the PUD Property.
 - g. Density: There are approximately 209 developable acres designated for single-family residential use within the PUD Property. The Residential B future land use designation of the PUD Property allows a density of two (2) units per acre. The requested overall residential density is 0.80 units per gross acre (426 units within 529 acres) and 2.04 units per net acre (426 units within approximately 209 developable acres). The PUD owners obtained has requested a density bonus for preservation of wetlands, as set forth in Section E hereof. With the requested density bonus, the density is consistent with the requirements for the Residential B future land use category set forth in the St. Johns County Comprehensive Plan.
 - h. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.
2. Commercial/Office Criteria
 - a. Setbacks: The minimum building setbacks are:
 1. Setbacks are: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet
 2. All structures shall have a minimum separation of 10 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.
 3. A minimum 20-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential

uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

- b. Building height: Buildings shall not exceed 50 feet in height.
- c. Maximum impervious surface ratio: 70 percent.
- d. Maximum lot coverage by buildings: 70 percent of the overall parcel.
- e. Maximum floor area ratio: 50 percent.
- f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking. Off-site parking, which shall be located within the bounds of the non-residential areas of the PUD, will be an allowable use for out-parcels with the PUD Property.

3. Overall Site Criteria

- a. Signage: On-site signs shall be permitted within PUD Property. The PUD Property will be considered a single premise for the purposes of signage. Project signage shall meet the applicable requirements of LDC Article VII.

1. Non-Residential Signage:

a. Along Longleaf Pine Parkway and Veterans Parkway, property owners within the PUD shall be permitted one monument/ground (1) sign, with a maximum of 150 square feet each, at each entrance into office and commercial parcels. Any signs located in County rights-of-way will be subject to County right-of-way utilization permit approval. These signs will not exceed 25 feet in height. The general locations of these signs are depicted on the Master Development Plan.

b. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary “for sale and “for lease” information signs shall be permitted, in compliance with LDC Section 7.02.03.B.

d. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the

requirements of LDC Section 7.02.03.A. Such signs must be removed within 15 days after the last unit is constructed. The signs may be two (2) sided with each face limited to 32 square feet.

e. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas, etc. Such signs will be a maximum of three (3) square feet in size.

2. Residential Signage

a. In accordance with LDC Section 7.06.01.B, the Project will be allowed one (1) monument/ground identification sign erected at each entrance along Longleaf Pine Parkway and Veterans Parkway. Such signage may be placed within public right-of-way subject to the County's issuance of a right-of-way use permit. Each identification sign may be either two-sided and located in a median, or one-sided and located on each side of the applicable entry road. Such signage shall not exceed 100 square feet of advertising display area and 15 feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. A fence, masonry wall or berm may be constructed or landscaping and/or vegetation installed (or provide a combination thereof) to compliment the entrance feature.

b. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to applicable requirements of LDC Section 7.02.03. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2) sided with each face limited to six (6) square feet.

c. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.

b. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.00.

c. Incremental Master Development Plans. The Master Development Plan (**Exhibit "C"**) for the GATE Property is included with this major modification application. Due to the large size of the development parcels within the PUD, incremental MDPs will be submitted for other portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that

building locations are general and subject to final construction plan approval.

H. Infrastructure

1. Drainage: A master stormwater management system shall be constructed and maintained by a homeowners' association, a community development district or a commercial property owners' association. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Native vegetation, including grasses, trees and understory plantings on portions of pond banks, may be used in areas where ponds abut wetlands.
2. Site Access: Vehicular access within the PUD Property (Quadrants SW, NW, NE 1 and NE2 – Parcels 1, 2, 4 and 6) is depicted on the Master Development Plan and connects off-site to Longleaf Pine Parkway, Veterans Parkway (north) and, in the future, to Veterans Parkway (south) once that road is constructed by other parties.

Access into the southwestern quadrant of the PUD Property will be provided by one of the following two options:

- (a) Until the time that Veterans Parkway (south) is constructed adjacent to the southwest quadrant of the PUD Property and the right-of-way for Veterans Parkway (south) is dedicated to St. Johns County, access to residential units within such quadrant shall be via the local connector road to Longleaf Pine Parkway depicted on the MDP (the "Longleaf Connector Road"). Following the opening of Veterans Parkway (south), the Longleaf Connector Road will continue to be used for primary access to non-residential uses within the southwest quadrant; however, access to the residential units in the southwest quadrant will be from Veterans Parkway, as depicted on the MDP, and the portion of the Longleaf Connector Road between the non-residential and residential areas within the southwest quadrant will be eliminated, as shown on the MDP. Emergency access into the residential area of the southwest quadrant following the opening of Veterans Parkway (south) is depicted on the MDP.
- (b) If a third party has constructed Veterans Parkway (south) adjacent to the southwest quadrant of the PUD Property and the right-of-way for Veterans Parkway (south) is dedicated to the County prior to ICI Cross Roads Holdings, LLC Applicant constructing the Longleaf Connector Road, ICI shall not be required to construct the Longleaf Connector Road. Instead, will build a commercial driveway into the commercial area within the southwest quadrant, in conformance with applicable Code provisions.

In order to mitigate for the project's transportation impacts to the County's roadway network, ICI has agreed to widen the segment of Longleaf Pine Parkway between Veterans Parkway and Tollerton Avenue from two (2) lanes to four (4) lanes (the "**Longleaf Pine Parkway Segment**"). The cost of designing, permitting and constructing the Longleaf Pine Parkway Segment is \$3,395,175.00, and ICI shall receive such amount in road proportionate share and impact fee credits for the improvement. If ICI obtains ownership of any portion of the Veterans Parkway (south) right-of-way and conveys such right-of-way to the County related to a third party's construction of Veterans Parkway (south), ICI shall receive road impact fee credits for such right-of-way dedication. The Applicant will also construct a U-Turn movement within the existing right-of-way of Longleaf Pine Parkway just west of Veterans Parkway at the entrance to Julington Lakes to allow safer access for residents of both Middlebourne and Julington Lakes. The details of the roadway improvements for the project and applicable road proportionate share and impact fee credits will be set forth in an Amended and Restated Concurrency and Impact Fee Credit Agreement based on the ICI's pending concurrency modification application.

The Project cannot connect to adjacent parcels due to the location of contiguous wetlands within the PUD Property or due to the locations of existing residential communities adjacent to the PUD Property. Internal roads that are projected to exceed 2,000 vehicle trips per day will be constructed to minor collector standards, pursuant to the Code but subject to Waiver 9 in Section T. A property owners' association or community development district will own roads internal to the PUD Property.

3. Pedestrian Circulation: Pedestrian circulation will be provided via sidewalks, in the widths and locations depicted on the MDP. Such sidewalks will be constructed in conformance with the requirements of the Code. The PUD will provide minimum four (4)-foot sidewalks on one side of local roads, minimum five (5)-foot sidewalks on both sides of collector roads and minimum six (6)-foot sidewalks in areas of high pedestrian travel, such as parks, schools and shopping centers. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction ("**FACBC**") and Americans Disability Act Accessibility Guidelines ("**ADAAG**") established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The Project will have 1,040 residents (426 units x 2.44 persons per unit) and is required to provide 5.2 acres of community and neighborhood parks. The PUD Project proposes to provide approximately 9.6 acres of recreational area, of which 60 percent will be in the form of community parks. The active recreational facilities may contain improvements including but not limited to playgrounds, a clubhouse, swimming pool, cabana(s), multi-purpose fields and other facilities in the locations depicted on the MDP, as

supplemented by IMDPs. For each development quadrant, the Applicant will provide at least the minimum acreage of recreation required to meet or exceed the Code requirement for the applicable number of residential units in such quadrant. Specifically, recreational facilities for the NW and NE1 Quadrants (Parcels 1 and 2), as depicted on the MDP, shall be constructed concurrently with the roadways that serve such quadrants. The amenity center located in the SW Quadrant (Parcel 4), as depicted on the MDP, including a clubhouse and other facilities, shall be completed concurrently with the County's approval of a plat containing the 200th residential unit within the SW Quadrant. The remaining recreation in the SW Quadrant will be constructed concurrently with the roadways that serve adjoining residential units. Project recreational facilities will be open for use only by residents of the community.

The project will provide a minimum of five (5) percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. Structures over 35 feet in height will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.
7. Utilities: Except for those utilities already in place, or the relocation of such utilities, all utilities within the Project shall be underground. Potable water and sanitary sewer will be provided by JEA.
8. Public Site. The Project will dedicate a five (5) acre public site to the County, in the location depicted on the MDP. Project will convey the public site to the County prior to the Applicant obtaining County approval of the first plat within the project. The Project may obtain impact fee credits for the public site dedication pursuant to a separate Concurrency and Impact Fee Credit Agreement.

I. Potable Water/Sanitary Sewer

Water and sewer services will be obtained from JEA via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedicated to JEA for ownership that are not located in public right-of-way shall require an

easement/restoration agreement. All utility construction shall be designed in accordance with SJCUD standards.

J. Soils

The Soil Survey of St. Johns County, Florida identifies the following soil types within the PUD Property: St. Johns fine sand, depressional; Tavares fine sand; Zolfo fine sand; Pamona fine sand; Smyrna fine sand; Ona fine sand; St. Johns fine sand; Floridana fine sand, frequently flooded; Manatee fine sand loamy, frequently flooded; Holopaw fine sand; Holopaw fine sand, frequently flooded; and Ellzey fine sand. A soils map was provided with the application package.

K. Site Vegetation

The various Florida Land Use, Covers and Forms Classification System (“FLUCFCS”) designations for the Property are summarized in the following table. A FLUCFCS map was provided with the application package.

Community	FLUCFCS Code
Coniferous Plantations	441
Wetland Forested Mixed and Basin Marsh	630/BS
Electrical Power Transmission Lines	832

L. Significant Natural Communities Habitat and Listed Species

During extensive habitat evaluations, no Significant Natural Communities Habitat was identified on the site. Gopher tortoises, which are a state-listed threatened species, are located on the Property. The Project will comply with all state and federal laws, rules and regulations regarding relocation of gopher tortoises.

M. Historical and Archaeological Resources

There are no known historical or archaeological resources on the PUD Property.

N. Buffering and Landscaping

1. Perimeter Buffer: A natural landscaped buffer a minimum ten (10) feet wide shall be located along the perimeters of the PUD Property. The owners with the PUD Property will show all buffers on incremental Master Development Plans. The owners will be permitted to construct sidewalks within the PUD perimeter buffer, in the general locations depicted on the MDP. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions.
2. Screening: The Project will meet minimum screening standards for residential units adjacent to Veterans Parkway and Longleaf Pine Parkway, pursuant to LDC Sections 5.03.03.B.6.e and 6.06.04.B.6.

Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

3. Upland Buffers: An average 25-foot upland buffer (minimum 10 feet) and a 25-foot building setback will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot building setback shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

Other than crossings for trails and utility/drainage structures, no uses will be allowed within the required upland buffers, and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified, and no harvesting will occur in the upland buffer. Prior to commencement of any construction adjacent to a conserved wetland, all contractors shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands. Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings. The upland buffer shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Section Q hereof shall be permitted within this setback, except buildings which have a permanent foundation. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to:

- The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;
- The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- The construction of a recreation trail; and
- Any necessary grade finishing providing a gradual slope between the setback line and the upland buffer.

4. Development Edges: A 35-foot development edge will be provided around the project perimeter, as depicted on the MDP. Development edges may be left in a natural state or landscaped. Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for example, with fountains, gazebos, benches and similar improvements). Because the Project is located along two (2) major collector roads, Veterans Parkway and Longleaf Pine Parkway, it will be

necessary to place some signage within the development edges to allow the commercial, office and residential uses to be visible to passersby on those roads. It is not practical to set such project identification signs back more than 35 feet from Veterans Parkway and Longleaf Pine Parkway. Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners' association. No development edge is required where a scenic edge is provided.

5. Scenic Edges: A 75-foot scenic edge within residential areas and an average 30-foot scenic edge within commercial areas will be provided adjacent to the Veterans Parkway and Longleaf Pine Parkway rights-of-way, as depicted on the MDP. See Section T hereof for waiver. Scenic edges may be left in a natural state or landscaped. At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements, multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.
6. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.
7. Landscape Buffers. The PUD Property will comply with applicable Code landscape provisions, except as set forth in **Section T**, Waiver 8.

O. Special Districts

The PUD Property is located within the Northwest Sector, as defined in the Comprehensive Plan and Code.

P. Temporary Uses

Model homes may be constructed within the PUD, pursuant to LDC Section 2.02.04.B.10. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. The model homes may be used for sales, administration and construction offices, subject to the requirements of LDC Section 2.02.04.B.10. Parking for the model homes and sales offices will be located within the driveway or adjacent lot. Parking for the model homes will comply with ADA guidelines. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the

issuance of a certificate of occupancy for the last home constructed on the PUD Property. Sales trailers, sales offices and model homes shall require building permits and meet the requirements of the Florida Building Code. Sales offices and model homes shall meet all the requirements of FACBC, including but not limited to an accessible route, accessible parking and signage. The Project shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C.

Q. Accessory Uses

Standard residential accessory uses will be allowed within the building areas of the site, including but not limited to: decks, swimming pools, patios, air conditioning units, walkways and sidewalks. Accessory uses and structures will be allowed in accordance with the Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Specifically, as follows:

1. Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except as provided in paragraph 2 below.
2. Accessory uses such as pools, covered pools, patios, outdoor fireplaces, decks and gazebos, either attached or detached from the principal use structure, may be constructed up to a minimum of three (3) feet from the rear or side property boundary.
3. Guesthouses or employee quarters, either attached or detached, shall meet the required setbacks of the principal use structure.
4. Detached accessory structures, other than those described in paragraph two (2) and three (3) above, may be constructed three (3) feet from the side or rear property boundary, if such accessory structure is separated from the principal use structure by 10 feet or more. Notwithstanding the foregoing, swimming pools will meet the setback requirements in LDC Section 2.02.04.B.8.
5. No accessory structure, excluding yard ornaments, shall be located within the required front yard.
6. Yard ornaments may be permitted in any required yard subject to height limitations and requirements limiting obstruction of visibility as defined by the Land Development Code.
7. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, decks, screened enclosures, patios, swimming pools and pool decks.
8. No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, swimming pool decks, swimming pool

enclosures or signs shall be located or constructed within any drainage or underground utility easement.

9. All fencing shall comply with LDC Section 2.02.04.B.12.
10. The upland buffer shall remain natural and undisturbed.
11. Mechanical equipment (HVAC, generators, etc.) shall be set back three (3) feet from the side or rear property boundary.

Accessory Uses such as private garages/mother-in-law suites and storage Buildings; Home Offices; model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Sections 2.02.04.A.3.C, 2.02.04.B and 6.04.06.F.7.d. All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and FACBC requirements.

R. Project Phasing

The Project will be constructed in one (1), 15-year phase. Construction commenced on August 7, 2019. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

S. Projected Impacts

The Applicant is seeking this PUD Major Modification in order to add one land use, Car Wash Facility, to the GATE Property. No other parcels within the PUD Property will be permitted to have Car Wash Facilities.

The Project will provide high-end infill housing and complimentary community commercial and office space at the intersection of Longleaf Pine Parkway and Veterans Parkway. The PUD Property as a permitted use on the GATE Property, subject to applicable requirements of LDC Section 2.03.50 is surrounded on three (3) sides by existing residential communities so the project’s impacts will be minimal.

T. Waivers

The standards contained in this PUD text are provided to accommodate and promote the principles of smart growth and sustainability, to reduce the dependence on the automobile and to allow development to occur in an environmentally sensitive manner. Departures from specific standards of the Code have been appropriately identified within this document and further summarized below. All of the following waivers are more fully described within the applicable sections of this PUD text.

Waivers 1 through 7 and 9 through 12 were approved by the County Commission in Ordinance Nos. 2018-29 and 2020-41. Waiver 8 is requested for the GATE Property.

1. LDC Sections 2.02.04.B.5 Setbacks for Mechanical Equipment

The Project is requesting a waiver from the requirement that all mechanical equipment such as air conditioning units, pool equipment and other similar equipment be set back a minimum of five (5) feet from property lines. There will be a variety of housing types and sizes located within Middlebourne, so the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment in certain sections of the project. The reduced setback is subject to lot grading and drainage requirements during the County's review of clearance sheets for each individual lot.

2. LDC Section 4.01.06.B.2 Building Setbacks

The Project is requesting this waiver for residential lots adjacent to contiguous wetlands because the required upland buffer is not included as area or acreage within the platted lots. This will allow the upland buffer to be owned and maintained by a homeowners' association and not individual lot owners to better protect the buffer areas.

3. LDC Section 5.03.02.G.1(r) Project Phasing

The Project requests one (1), 15-year phase for the PUD Property to allow it and its successors and assigns to construct the project as market demand dictates. This phasing is consistent with longer phasing approved by the County for other mixed-use projects.

4. LDC Section 5.03.02.G.2 Master Development Plan Details

The Project requests this waiver to allow the details of the proposed amenity center for the project to be reviewed and approved through an incremental master development plan. The PUD owners has not fully planned the amenity center at this early stage of pre-development. The PUD owners will file and obtain approval of an incremental master development plan for the amenity center prior to construction plan approval.

**5. LDC Sections 5.03.03.B.1.b and 6.03.01 Fire Protection
Regulations/Building Setbacks**

The Project is requesting waivers from the requirements (i) that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, and (ii) that there be a minimum separation between Structures as measured from the furthest projection to the furthest projection of 10 feet. To ensure adequate public safety, the PUD owners will provide a fire protection system designed and installed in accordance with NFPA

13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a 10-foot separation as measured from outer wall to outer wall 30 inches above grade.

6. LDC Section 5.03.03.F Unified Sign Plan

The Project requests this waiver from the requirement to provide a Unified Sign Plan. Section G.3.a provides signage criteria for the Project. Any signs not specifically referenced in Section G.3.a hereof will meet the requirements of the Code.

7. LDC Section 6.01.03.E.3 Reduced Corner Lot Setbacks

The Project is requesting a waiver from the requirement to provide a second front yard for corner lots. The owners are proposing to provide one 20-foot front yard and one 10-foot second front yard on all corner lots. The Project will include single-family areas where it is not feasible to provide two (2) large front setbacks for corner lots.

8. LDC Section 6.06.03.D Perimeter Buffer Adjacent to Parking Area

This waiver is to eliminate perimeter buffering between the rear property boundaries of the GATE Property and adjacent driveways because of the mixed-use nature of the Community Commercial areas of the project. The specific area addressed by this waiver is labeled "14' Loading Zone" on the MDP Map. The non-residential uses within the GATE Property are similar in intensity to those in the surrounding Community Commercial areas and should be visible to passersby.

9. LDC Section 6.04.07.A.2 Construction Access

This waiver is requested to allow temporary access for construction traffic to be provided to each phase/quadrant of the Middlebourne development. Due to the locations of wetlands within the PUD Property, it is not feasible to provide separate construction access roads.

10. LDC Sections 6.04.07.D and 6.04.07.H and Table 6.07 Roadway Classification

This waiver is requested to allow the Longleaf Connector Road into the southwest quadrant of the PUD Property to be constructed as a local road, with no required bicycle lanes and a four (4)-foot sidewalk provided on one side of the road. If Veterans Parkway (south) is not constructed by a third party before the owners need access to the residential area in the southwest quadrant of the PUD Property, the Longleaf Connector Road will serve as the primary access to residential units within the southwest quadrant of the PUD Property only until the time that such third party constructs the portion of Veterans Parkway (south) adjacent to such quadrant. Once Veterans Parkway (south) is dedicated to the County, residents of

the southwest quadrant will use Veterans as their primary access and the connection of the Longleaf Connector Road into the residential area within the southwest quadrant will be eliminated, as shown on the MDP.

11. LDC Section 6.06.02.G Northwest Sector Scenic Edges

This waiver is requested to allow the owners to reduce the scenic edges within non-residential portions of the project to an average of 30 feet in width. The scenic edge reductions are necessary to allow visibility to commercial and office uses along Veterans Parkway and Longleaf Pine Parkway within the site. The owners will comply with applicable landscaping performance standards set forth in LDC Section 6.06.02.G within the scenic edges adjacent to non-residential areas within the PUD Property.

12. LDC Sections 7.06.01.A and B Residential Subdivision Signs and Mixed Use Project Signs

The Project is requesting waivers from the provisions of these subsections in order to have the ability to erect subdivision and mixed-use project entrance signs along Veterans Parkway and Longleaf Pine Parkway to provide greater project visibility. The owners are proposing signs of a maximum of 100 square feet of advertising display area and heights not to exceed 15 feet for entrances into residential portions of the project. The Applicant is proposing signs of a maximum of 150 square feet of advertising display area and heights not to exceed 25 feet for entrances into commercial and office portions of the project. Due to the Project location along two (2) major collector roads and the location of scenic edges along such roadways, larger signs are necessary to make the Project entrances visible to passersby.

U. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development application.

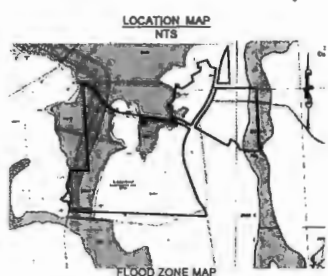
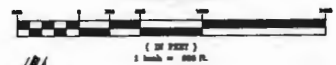
One or more Community Development Districts (“CDD”) may exist within the Project. Any CDD approved pursuant to Chapter 190, Florida Statutes, may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes. Construction or funding by any such CDD of any or all such projects within or without the boundaries of the CDD necessary to serve the development approved hereunder is expressly approved. If the Applicant of the PUD and its related Development Agreement is required to provide, pay for or otherwise cause to be provided, infrastructure,

projects, systems or facilities set forth in Chapter 190, Florida Statutes, including without limitation, those in Subsections 190.012(1) and (2), Florida Statutes, then the CDD independently may satisfy such obligations.

To the extent any such obligation under this PUD or its related Development Agreement is met or performed by a CDD, then the Applicant shall no longer be subject to the obligation. In the event that any contributions of land, money (including “fair share payments”), or improvements funded or constructed with funds from a CDD are required by then current law to give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the County.

V. Future Land Use Designation

The GATE Property is designated Community Commercial on the St. Johns County 2025 Future Land Map. The future land use designations of the PUD Property are Residential B and Community Commercial.

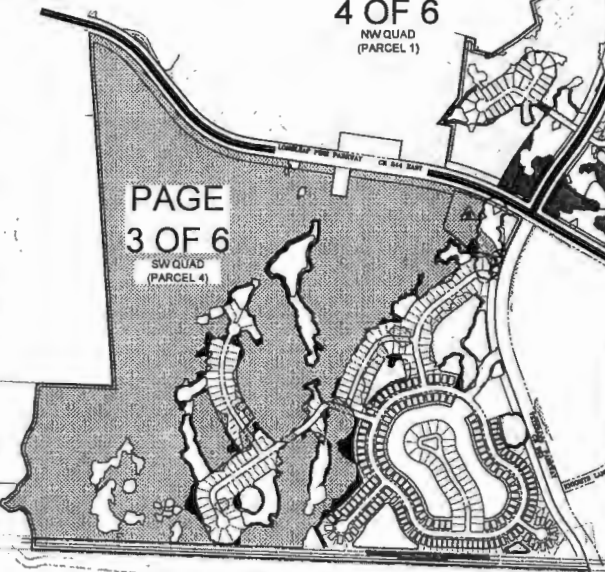


PAGE 4 OF 6
NW QUAD
(PARCEL 1)

PAGE 6 OF 6
NE2 QUAD
(PARCEL 6)

PAGE 3 OF 6
SW QUAD
(PARCEL 4)

PAGE 5 OF 6
NE1 QUAD
(PARCEL 2)



- NOTES:**
- THE LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 64.04.
 - ALL PRESERVED WETLANDS SHALL BE DEMARCATED PRESERVATION AREA ON ALL PLANS AND PLATS.
 - TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED ANYWHERE WITHIN THE PUB BOUNDARY AND THE LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
 - ALL UPLAND BUFFERS SHALL BE IDENTIFIED AND STAGED WITH BILT FORCE/PROTECTIVE BARRIERS PRIOR TO ANY LAND CLEARING.
 - THE RESPONSIBLE PARTY(IES) IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS SHOWN HEREIN WILL BE FIRST, THE PARTY(IES) CAUSING THE UNAUTHORIZED IMPACT, SECOND THE OWNER OF THE AFFECTED LOT, AND THIRD, THE APPLICABLE HOMEOWNER'S ASSOCIATION FOR THE PROJECT.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATION AND UNDEVELOPED.
 - SCREENINGS SHALL BE PROVIDED IN ACCORDANCE WITH ST. JOHN'S COUNTY LAND DEVELOPMENT CODE SECTION 64.04.04.
 - ALL FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY STANDARDS (FAS), THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE DETAILS REGARDING LOCATION, SIZE NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION PLANS.
 - UPLAND BUFFER BUILDING SETBACKS SHALL BE A MINIMUM OF 25' IN WIDTH, BUT MAY BE GREATER WHERE UPLAND PRESERVATION AREAS ARE ESTABLISHED. IN SUCH CASES, THE UPLAND BUFFER BUILDING SETBACK SHALL COVER THE ENTIRE WIDTH OF THE UPLAND PRESERVATION AREA.
 - SCREENING OF MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND/OR ROOF TOP SHALL BE IN COMPLIANCE WITH LDC SECTION 64.04.04(1) WHICH REQUIRES SCREENING FROM VIEW FROM PUBLIC PLACES AND RESIDENCIAL PROPERTIES. RESIDENCIAL OR COMMERCIAL GROUND LEVEL EQUIPMENT SHALL BE SCREENED USING FEATURES SUCH AS BUNKERS, FENCES, FALSE FACADES OR FENCES. LANDSCAPING, COMMERCIAL ROOFTOP EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF PARAPET WALL OR FALSE FACADE THAT IS AN INTEGRAL PART OF THE STRUCTURE.
 - IN COMMERCIAL AREAS SCREENING AND LOCATION OF SOLID WASTE STORAGE CONTAINERS AND AREAS SHALL BE IN COMPLIANCE WITH LDC SECTION 64.04.04(2) WHICH REQUIRES SCREENING FROM RIGHT-OF-WAY AND ADJACENT PROPERTY BY AN ENCLOSURE CONSTRUCTED OF MATERIALS THAT ARE COMPATIBLE WITH THE FINISH OF THE BUILDING WALL OF THE JAN-TOILET.

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

APPROVED: _____
DATE: _____
ORDINANCE NO.: _____
FILE NUMBER: _____

DENSITY TABLE

180.00 Ac. UPLAND PRESERVED WETLAND IMPACT	△	-570.00 Ac.
200 Ac. UPLAND PRESERVED		-200.00 Ac.
1.41 Ac. OTHER OPEN SPACE	△	-377.92 Ac.
180.00 Ac. UPLAND PRESERVED		-180.00 Ac.
2.00 Ac. UPLAND PRESERVED		-2.00 Ac.
200 Ac. UPLAND PRESERVED		-200.00 Ac.
TOTAL		-1402.92 Ac.

SITE DATA - OVERALL

SITE AREA	TOTAL	RESIDENTIAL	COMMERCIAL
WETLAND AREA	-570.00 Ac.	-570.00 Ac.	-
WETLAND IMPACT	-200.00 Ac.	-200.00 Ac.	-
UPLAND AREA	-1402.92 Ac.	-1402.92 Ac.	-
PERCENTAGE OF UPLANDS		100%	0%
UPLAND BUFFER	-14.03 Ac.	-14.03 Ac.	-
UPLAND PRESERVE	-10.29 Ac.	-10.29 Ac.	-
WETLAND PRESERVE	-320.13 Ac.	-320.13 Ac.	-
PARK REQUIRED	-4.90 Ac.	-4.90 Ac.	-
PARK PROVIDED	-0.57 Ac.	-0.57 Ac.	-
SCENE & DEVELOPMENT EDGE (EXCLUDE WETLAND & UPLAND PRESERVE)	-20.28 Ac.	-20.28 Ac.	-
OPEN SPACE (INCLUDING 1.41 Ac. OTHER OPEN SPACE)	-377.92 Ac.	-377.92 Ac.	-
PERCENTAGE OF OPEN SPACE		26.94%	0%
MAX NUMBER OF LOTS	428 LOTS	428 LOTS	0 LOTS
MAX COMMERCIAL SF	340,000 SF	340,000 SF	0 SF
CONTIGUOUS WETLAND BUFFER REQUIRED (30,056 LF)	773,056 SF	773,056 SF	0 SF
CONTIGUOUS WETLAND BUFFER PROVIDED	836,168 SF	836,168 SF	0 SF

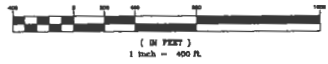
NO.	DATE	REVISIONS	BY	DESCRIBED BY	DATE
1	1/27/21	ISSUE FOR PERMIT	SM/SS/MS/AR		
2	1/27/21	REVISED PER COMMENTS	SM/SS/MS/AR		
3	1/27/21	REVISED PER COMMENTS	SM/SS/MS/AR		
4	1/27/21	REVISED PER COMMENTS	SM/SS/MS/AR		
5	1/27/21	REVISED PER COMMENTS	SM/SS/MS/AR		

DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS / LAND PLANNERS
 8375 Da Edin Trail, Suite 100 Jacksonville, Florida 32256
 Phone (904)363-8916 Fax (904)363-8917

MIDDELBOURNE
 FOR
 MIDDELBOURNE COMMERCIAL DEVELOPMENT OF A.C., INC.
 ST. JOHN'S COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN - OVERALL

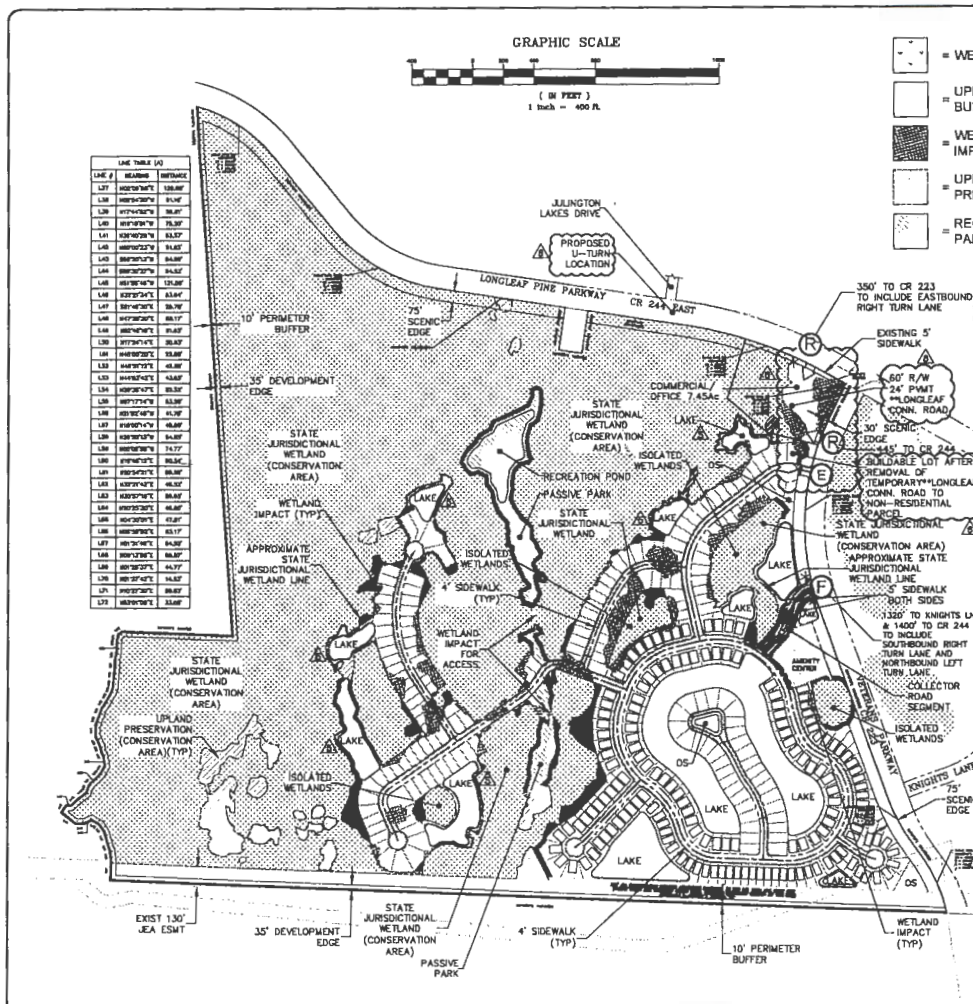
Sheet No. 1. of 7.
MDP-1
 DWG. NO.

GRAPHIC SCALE



LEGEND

- [Symbol] = WETLANDS
- [Symbol] = UPLAND BUFFER
- [Symbol] = WETLAND IMPACT
- [Symbol] = UPLAND PRESERVATION
- [Symbol] = RECREATION/ PARK
- [Symbol] = SIGNAGE LOCATION
- [Symbol] = OTHER OPEN SPACE
- [Symbol] = PROPOSED ACCESS (F=FULL, R=RIGHT-IN, RT=RIGHT-OUT WITH DIRECTIONAL MEDIAN OPENING)
- [Symbol] = EMERGENCY ONLY ACCESS ONCE VETERANS PARKWAY SOUTH IS CONSTRUCTED BY OTHERS



SITE DATA -- SW QUAD/PARCEL 4

5IVE AREA	TOTAL	=402.87 AC.
	RESIDENTIAL	=305.33 AC.
	COMMERCIAL	=7.52 AC.
WETLAND AREA	TOTAL	=247.40 AC.
	RESIDENTIAL	=242.80 AC.
	COMMERCIAL	=5.60 AC.
WETLAND IMPACT	TOTAL	=8.90 AC.
	RESIDENTIAL	=7.45 AC.
	COMMERCIAL	=1.45 AC.
UPLAND AREA	TOTAL	=155.27 AC.
	RESIDENTIAL	=153.13 AC.
	COMMERCIAL	=2.14 AC.
PERCENTAGE OF UPLANDS	TOTAL	=38 %
	RESIDENTIAL	=39 %
	COMMERCIAL	=2 %
UPLAND BUFFER	TOTAL	=8.02 AC.
	RESIDENTIAL	=8.02 AC.
	COMMERCIAL	=0.00 AC.
UPLAND PRESERVE	TOTAL	=8.02 AC.
	RESIDENTIAL	=8.02 AC.
	COMMERCIAL	=0.00 AC.
WETLAND PRESERVE	TOTAL	=258.50 AC.
	RESIDENTIAL	=254.78 AC.
	COMMERCIAL	=3.72 AC.
PARK REQUIRED	TOTAL	=3.97 AC.
PARK PROVIDED	TOTAL	=8.28 AC.
	RESIDENTIAL	=8.28 AC.
	COMMERCIAL	=0.00 AC.
SCENIC & DEVELOPMENT EDGE (EXCLUDE WETLAND & UPLAND PRESERVE)	TOTAL	=21.25 AC.
	RESIDENTIAL	=20.73 AC.
	COMMERCIAL	=0.52 AC.
OPEN SPACE (INCLUDING 1.41 AC. OTHER OPEN SPACE)	TOTAL	=284.86 AC.
	RESIDENTIAL	=280.05 AC.
	COMMERCIAL	=4.81 AC.
PERCENTAGE OF OPEN SPACE	TOTAL	=71 %
	RESIDENTIAL	=71 %
	COMMERCIAL	=0 %
MIN. LOT AREA		=5000 SF
MIN. LOT WIDTH		=50 FT
MIN. LOT DEPTH		=100 FT
MAX. NUMBER OF LOTS		=365 LOTS
(LOTS ON CUL-DE-SACS OR CURVES SHALL HAVE MIN LOT WIDTH OF 24' AT R/W)		
MAX. LOT COVERAGE BY BLDGS	PROPERTY AS A WHOLE	=25 %
	INDIVIDUAL RES. LOTS	=65 %
	COMMERCIAL	=70 %
MAX. HEIGHT OF STRUCTURES	RESIDENTIAL (2 STORIES)	=35 FT
	COMMERCIAL	=50 FT
MAX IMPERVIOUS SURFACE RATIO	RESIDENTIAL	=70 %
	COMMERCIAL	=75 %
RESIDENTIAL SETBACKS	FRONT	=20 FT
	CORNER	=10 FT
	REAR	=10 FT
	SIDE	=5 FT
COMMERCIAL SETBACKS	FRONT, REAR AND SIDE	=0 FT
MAX. COMMERCIAL SF	TOTAL	=478,725 SF
CONTIGUOUS WETLAND BUFFER REQUIRED (19,149 LF)		
CONTIGUOUS WETLAND BUFFER PROVIDED (INCLUDES 25' BUFFER ALONG ALL LAKE/WETLAND INTERFACES)		=584,338 SF

NO.	DATE	REVISION	BY
1	10/27/17	ISSUE FOR PERMIT	SS/MS/MR
2	11/14/17	REVISED PER COMMENTS	SS/MS/MR
3	12/14/17	REVISED PER COMMENTS	SS/MS/MR
4	01/11/18	REVISED PER COMMENTS	SS/MS/MR
5	02/08/18	REVISED PER COMMENTS	SS/MS/MR
6	03/08/18	REVISED PER COMMENTS	SS/MS/MR
7	04/04/18	REVISED PER COMMENTS	SS/MS/MR
8	05/02/18	REVISED PER COMMENTS	SS/MS/MR
9	06/07/18	REVISED PER COMMENTS	SS/MS/MR
10	07/05/18	REVISED PER COMMENTS	SS/MS/MR
11	08/02/18	REVISED PER COMMENTS	SS/MS/MR
12	09/05/18	REVISED PER COMMENTS	SS/MS/MR
13	10/02/18	REVISED PER COMMENTS	SS/MS/MR
14	11/06/18	REVISED PER COMMENTS	SS/MS/MR
15	12/06/18	REVISED PER COMMENTS	SS/MS/MR
16	01/03/19	REVISED PER COMMENTS	SS/MS/MR
17	02/07/19	REVISED PER COMMENTS	SS/MS/MR
18	03/07/19	REVISED PER COMMENTS	SS/MS/MR
19	04/03/19	REVISED PER COMMENTS	SS/MS/MR
20	05/03/19	REVISED PER COMMENTS	SS/MS/MR
21	06/07/19	REVISED PER COMMENTS	SS/MS/MR
22	07/05/19	REVISED PER COMMENTS	SS/MS/MR
23	08/02/19	REVISED PER COMMENTS	SS/MS/MR
24	09/05/19	REVISED PER COMMENTS	SS/MS/MR
25	10/02/19	REVISED PER COMMENTS	SS/MS/MR
26	11/06/19	REVISED PER COMMENTS	SS/MS/MR
27	12/06/19	REVISED PER COMMENTS	SS/MS/MR
28	01/03/20	REVISED PER COMMENTS	SS/MS/MR
29	02/07/20	REVISED PER COMMENTS	SS/MS/MR
30	03/07/20	REVISED PER COMMENTS	SS/MS/MR
31	04/03/20	REVISED PER COMMENTS	SS/MS/MR
32	05/03/20	REVISED PER COMMENTS	SS/MS/MR
33	06/07/20	REVISED PER COMMENTS	SS/MS/MR
34	07/05/20	REVISED PER COMMENTS	SS/MS/MR
35	08/02/20	REVISED PER COMMENTS	SS/MS/MR
36	09/05/20	REVISED PER COMMENTS	SS/MS/MR
37	10/02/20	REVISED PER COMMENTS	SS/MS/MR
38	11/06/20	REVISED PER COMMENTS	SS/MS/MR
39	12/06/20	REVISED PER COMMENTS	SS/MS/MR
40	01/03/21	REVISED PER COMMENTS	SS/MS/MR
41	02/07/21	REVISED PER COMMENTS	SS/MS/MR
42	03/07/21	REVISED PER COMMENTS	SS/MS/MR
43	04/03/21	REVISED PER COMMENTS	SS/MS/MR
44	05/03/21	REVISED PER COMMENTS	SS/MS/MR
45	06/07/21	REVISED PER COMMENTS	SS/MS/MR
46	07/05/21	REVISED PER COMMENTS	SS/MS/MR
47	08/02/21	REVISED PER COMMENTS	SS/MS/MR
48	09/05/21	REVISED PER COMMENTS	SS/MS/MR
49	10/02/21	REVISED PER COMMENTS	SS/MS/MR
50	11/06/21	REVISED PER COMMENTS	SS/MS/MR
51	12/06/21	REVISED PER COMMENTS	SS/MS/MR
52	01/03/22	REVISED PER COMMENTS	SS/MS/MR
53	02/07/22	REVISED PER COMMENTS	SS/MS/MR
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61	10/02/22	REVISED PER COMMENTS	SS/MS/MR
62	11/06/22	REVISED PER COMMENTS	SS/MS/MR
63	12/06/22	REVISED PER COMMENTS	SS/MS/MR
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68	05/03/23	REVISED PER COMMENTS	SS/MS/MR
69	06/07/23	REVISED PER COMMENTS	SS/MS/MR
70	07/05/23	REVISED PER COMMENTS	SS/MS/MR
71	08/02/23	REVISED PER COMMENTS	SS/MS/MR
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75	12/06/23	REVISED PER COMMENTS	SS/MS/MR
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77	02/07/24	REVISED PER COMMENTS	SS/MS/MR
78	03/07/24	REVISED PER COMMENTS	SS/MS/MR
79	04/03/24	REVISED PER COMMENTS	SS/MS/MR
80	05/03/24	REVISED PER COMMENTS	SS/MS/MR
81	06/07/24	REVISED PER COMMENTS	SS/MS/MR
82	07/05/24	REVISED PER COMMENTS	SS/MS/MR
83	08/02/24	REVISED PER COMMENTS	SS/MS/MR
84	09/05/24	REVISED PER COMMENTS	SS/MS/MR
85	10/02/24	REVISED PER COMMENTS	SS/MS/MR
86	11/06/24	REVISED PER COMMENTS	SS/MS/MR
87	12/06/24	REVISED PER COMMENTS	SS/MS/MR
88	01/03/25	REVISED PER COMMENTS	SS/MS/MR
89	02/07/25	REVISED PER COMMENTS	SS/MS/MR
90	03/07/25	REVISED PER COMMENTS	SS/MS/MR
91	04/03/25	REVISED PER COMMENTS	SS/MS/MR
92	05/03/25	REVISED PER COMMENTS	SS/MS/MR
93	06/07/25	REVISED PER COMMENTS	SS/MS/MR
94	07/05/25	REVISED PER COMMENTS	SS/MS/MR
95	08/02/25	REVISED PER COMMENTS	SS/MS/MR
96	09/05/25	REVISED PER COMMENTS	SS/MS/MR
97	10/02/25	REVISED PER COMMENTS	SS/MS/MR
98	11/06/25	REVISED PER COMMENTS	SS/MS/MR
99	12/06/25	REVISED PER COMMENTS	SS/MS/MR
100	01/03/26	REVISED PER COMMENTS	SS/MS/MR

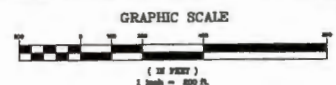
DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS & LAND PLANNERS
 8375 The Ditz Trail, Suite 103 Jacksonville, Florida 32256
 Phone: (904)363-8916 Fax: (904)363-8917

MIDDLEBOURNE
 THE
 INTEREST CONTRACTORS OF M.C. INC.
 87 JOHNS COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN - SW QUAD/PARCEL 4

Sheet No. 3 of 7
MDP-3
 Dwg. No.

CURVE TABLE FOR PARCEL No. 1

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C1	2,940.00'	07°53'46"	308.82'	S 09°14'21" W	308.72'
C2	2,940.00'	11°23'32"	588.89'	S 33°13'57" W	588.01'
C3	25.00'	82°08'38"	40.19'	S 73°35'46" W	38.00'
C4	2,940.00'	15°38'07"	800.57'	N 84°08'55" W	798.10'



- LEGEND**
- [Pattern] = WETLANDS
 - [Pattern] = UPLAND BUFFER
 - [Pattern] = WETLAND IMPACT
 - [Pattern] = UPLAND PRESERVATION
 - [Pattern] = RECREATION/PARK
 - [Symbol] = SIGNAGE LOCATION
 - [Symbol] = PROPOSED ACCESS (F=FULL, R=RIGHT-IN, R=RIGHT-OUT, RD=RIGHT-IN RIGHT-OUT WITH DIRECTIONAL MEDIAN OPENING)



SITE DATA - NW QUAD/PARCEL 1

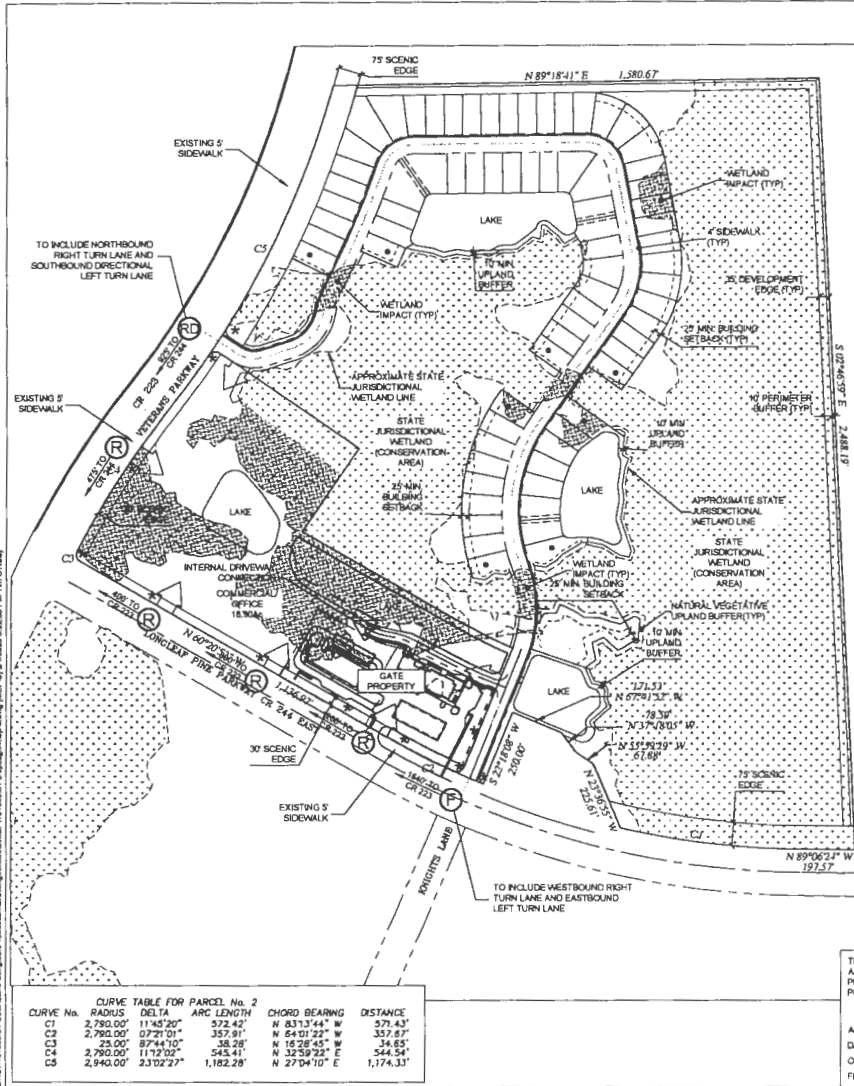
SITE AREA	TOTAL	=48.82	Ac.
	RESIDENTIAL	=8.81	Ac.
WETLAND AREA	TOTAL	=37.80	Ac.
	RESIDENTIAL	=34.41	Ac.
WETLAND IMPACT	TOTAL	=3.19	Ac.
	RESIDENTIAL	=2.58	Ac.
UPLAND AREA	TOTAL	=6.70	Ac.
	RESIDENTIAL	=3.19	Ac.
PERCENTAGE OF UPLANDS	TOTAL	=17.63	Ac.
	RESIDENTIAL	=14.21	Ac.
UPLAND BUFFER	TOTAL	=3.48	Ac.
	RESIDENTIAL	=2.9	X
UPLAND PRESERVE	TOTAL	=1.35	Ac.
	RESIDENTIAL	=0.90	Ac.
WETLAND PRESERVE	TOTAL	=2.42	Ac.
	RESIDENTIAL	=0.90	Ac.
PARK REQUIRED	TOTAL	=0.39	Ac.
	RESIDENTIAL	=0.38	Ac.
PARK PROVIDED	TOTAL	=0.00	Ac.
	RESIDENTIAL	=0.00	Ac.
SCENIC & DEVELOPMENT EDGE (EXCLUDE WETLAND & UPLAND PRESERVE)	TOTAL	=1.11	Ac.
	RESIDENTIAL	=0.53	Ac.
OPEN SPACE	TOTAL	=0.78	Ac.
	RESIDENTIAL	=0.78	Ac.
PERCENTAGE OF OPEN SPACE	TOTAL	=1.54	Ac.
	RESIDENTIAL	=0.78	Ac.
MIN. LOT AREA	TOTAL	=3000	SF
	RESIDENTIAL	=12	X
MIN. LOT WIDTH	TOTAL	=65	FT
	RESIDENTIAL	=100	FT
MAX. NUMBER OF LOTS	TOTAL	=28	LOTS
	RESIDENTIAL	=12	X
MAX. LOT COVERAGE BY BLDGS	TOTAL	=25	X
	RESIDENTIAL	=65	X
MAX. HEIGHT OF STRUCTURES	TOTAL	=35	FT
	RESIDENTIAL	=35	FT
MAX. IMPERVIOUS SURFACE RATIO	TOTAL	=70	X
	RESIDENTIAL	=70	X
RESIDENTIAL SETBACKS	TOTAL	=10	FT
	RESIDENTIAL	=10	FT
COMMERCIAL SETBACKS	TOTAL	=10	FT
	COMMERCIAL	=10	FT
MAX. COMMERCIAL SF	TOTAL	=8,500	SF
	COMMERCIAL	=8,500	SF
CONTIGUOUS WETLAND BUFFER REQUIRED (300 LF)	TOTAL	=97,650	SF
	CONTIGUOUS WETLAND BUFFER PROVIDED (INCLUDES 85' BUFFER ALONG ALL LAKE/WETLAND INTERFACES)	=108,243	SF

NO.	DATE	DESCRIPTION	BY
1	02/15/2018	PRELIMINARY PLAN	SM/SS/MS/MR
2	02/15/2018	FINAL PLAN	V. DUNN
3	02/15/2018	FINAL PLAN	V. DUNN

DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS / LAND PLANNERS
 8375 Old 19th Trl., Suite 100 Jacksonville, Florida 32256
 Phone: (904)353-8910 Fax: (904)353-8917

MIDDLEBOURNE
 FOR THE
 INTEREST OF M&A, INC.
 ST. JOHNS COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN - NW QUAD/PARCEL 1

Sheet No. 4 of 4
MDP-4
 DWG. NO.



CURVE TABLE FOR PARCEL No. 2

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C1	2,780.00'	114°20'	572.42'	N 83°13'44" W	571.43'
C2	2,780.00'	072°01'	357.91'	N 64°01'23" W	357.67'
C3	23.00'	87°44'10"	38.28'	N 16°28'45" W	34.65'
C4	2,780.00'	117°32'	545.41'	N 32°59'23" E	544.54'
C5	2,940.00'	237°22'27"	1,182.28'	N 27°04'10" E	1,174.31'



LEGEND

- = WETLANDS
- = UPLAND BUFFER
- = WETLAND IMPACT
- = RECREATION / PARK
- = SIGNAGE LOCATION

PROPOSED ACCESS:
 (F) = FULL RIGHT-IN
 (R) = RIGHT-OUT
 (R/C) = RIGHT-OUT WITH DIRECTIONAL MEDIUM OPENING

* INCLUDES 25' BUFFER ALONG ALL LAKE/WETLAND INTERFACES

SITE DATA - NET QUAD/PARCEL 2

SITE AREA	TOTAL	219,527 AC.
	RESIDENTIAL	+84.62 AC.
	COMMERCIAL	+134.90 AC.
WETLAND AREA	TOTAL	+41.36 AC.
	RESIDENTIAL	+25.19 AC.
	COMMERCIAL	+16.17 AC.
WETLAND IMPACT	TOTAL	+1.32 AC.
	RESIDENTIAL	+0.77 AC.
	COMMERCIAL	+0.55 AC.
UPLAND AREA	TOTAL	+141.88 AC.
	RESIDENTIAL	+31.43 AC.
	COMMERCIAL	+110.45 AC.
PERCENTAGE OF UPLANDS	TOTAL	+64.6%
	RESIDENTIAL	+27%
	COMMERCIAL	+37%
UPLAND BUFFER	TOTAL	+3.88 AC.
	RESIDENTIAL	+2.11 AC.
	COMMERCIAL	+1.77 AC.
UPLAND PRESERVE	TOTAL	+0.00 AC.
	RESIDENTIAL	+0.00 AC.
	COMMERCIAL	+0.00 AC.
WETLAND PRESERVE	TOTAL	+50.00 AC.
	RESIDENTIAL	+51.67 AC.
	COMMERCIAL	+0.00 AC.
PARK REQUIRED	TOTAL	+0.88 AC.
	RESIDENTIAL	+0.82 AC.
	COMMERCIAL	+0.06 AC.
PARK PROVIDED	TOTAL	+50.00 AC.
	RESIDENTIAL	+3.88 AC.
	COMMERCIAL	+46.12 AC.
SCENIC & DEVELOPMENT EDGE (EXCLUDE WETLAND & UPLAND PRESERVE)	TOTAL	+2.83 AC.
	RESIDENTIAL	+1.52 AC.
	COMMERCIAL	+1.31 AC.
OPEN SPACE	TOTAL	+81.22 AC.
	RESIDENTIAL	+58.73 AC.
	COMMERCIAL	+22.49 AC.
PERCENTAGE OF OPEN SPACE	TOTAL	+37%
	RESIDENTIAL	+27%
	COMMERCIAL	+10%
MIN. LOT AREA	TOTAL	+500 SF
MIN. LOT WIDTH	TOTAL	+50 FT
MIN. LOT DEPTH	TOTAL	+100 FT
MAX. NUMBER OF LOTS	TOTAL	+73 LOTS
MAX. LOT COVERAGE BY BELTOS	PROPERTY AS IT EXISTS	+25%
	IMPERVIOUS - RES. LOTS	+45%
	COMMERCIAL	+70%
MAX. HEIGHT OF STRUCTURES	RESIDENTIAL	+25 FT
	COMMERCIAL	+50 FT
MAX. IMPERVIOUS SURFACE RATIO	RESIDENTIAL	+75%
	COMMERCIAL	+70%
RESIDENTIAL SETBACKS	FRONT	+20 FT
	CORNER	+10 FT
	REAR	+10 FT
	SIDE	+5 FT
COMMERCIAL SETBACKS	FRONT, REAR AND SIDE	+25 FT
MAX. COMMERCIAL SF	TOTAL	+145,300 SF
CORROUSIVE WETLAND BUFFER REQUIRED (7' MIN.)	TOTAL	+157,875 SF
CORROUSIVE WETLAND BUFFER PROVIDED (INCLUDES 25' BUFFER ALONG ALL LAKE/WETLAND INTERFACES)	TOTAL	+244,275 SF

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUDDPD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

DATE: 02/26/20
 PROJECT NO.: 17030620
 DESIGNED BY: TDD
 DRAWN BY: TDD
 SCALE: AS NOTED

Rev.	Date	Revision
1	02/26/20	PLD LAYOUT
2	02/26/20	PLD LAYOUT

CURVE TABLE FOR PARCEL No. 6

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C1	2,940.00'	05°45'10"	295.20'	N 08°57'01" E	295.07'
C2	2,790.00'	23°27'43"	1,142.47'	N 17°48'17" E	1,134.50'

TO INCLUDE NORTHBOUND
RIGHT TURN LANE AND
SOUTHBOUND LEFT TURN LANE

PARK
ACCESS

CROSS ACCESS
EASEMENT-LOCATION
AND WIDTH TO BE
DETERMINED

EXISTING 5'
SIDEWALK

COMMERCIAL
OFFICE
3.64Ac

10' PERMETER
BUFFER (TYP)

35' DEVELOPMENT
EDGE (TYP)

S 89°18'41" W
449.52'

GRAPHIC SCALE



LEGEND

- [Hatched Box] = WETLANDS
- [White Box] = UPLAND BUFFER
- [Cross-hatched Box] = WETLAND IMPACT
- [Star] = SIGNAGE LOCATION
- [F in Circle] = PROPOSED ACCESS (F=FULL, R=RIGHT-IN)
- [R in Circle] = RIGHT-OUT, RD=RIGHT-IN RIGHT-OUT WITH DIRECTIONAL MEDIAN OPENING
- [RD in Circle] = IN RIGHT-OUT WITH DIRECTIONAL MEDIAN OPENING

"EXHIBIT C"

SITE DATA - NE2 QUAD/PARCEL 6

SITE AREA	TOTAL	= 8.64 AC.
WETLAND AREA	TOTAL	= 2.71 AC.
WETLAND IMPACT	TOTAL	= 2.46 AC.
UPLAND AREA	TOTAL	= 5.93 AC.
PERCENTAGE OF UPLANDS	TOTAL	= 69 %
WETLAND PRESERVE	TOTAL	= 0.25 AC.
SCENE & DEVELOPMENT EDGE (EXCLUDE WETLAND & UPLAND PRESERVE)	TOTAL	= 2.09 AC.
OPEN SPACE	TOTAL	= 2.50 AC.
PERCENTAGE OF OPEN SPACE	TOTAL	= 27 %
MAX LOT COVERAGE BY BLDGS	TOTAL	= 70 %
MAX HEIGHT OF STRUCTURES	TOTAL	= 50 FT.
MAX IMPERVIOUS SURFACE RATIO	TOTAL	= 70 %
SETBACKS	FRONT, REAR AND SIDE	= 0 FT.
MAX COMMERCIAL SF	TOTAL	= 90,000 SF

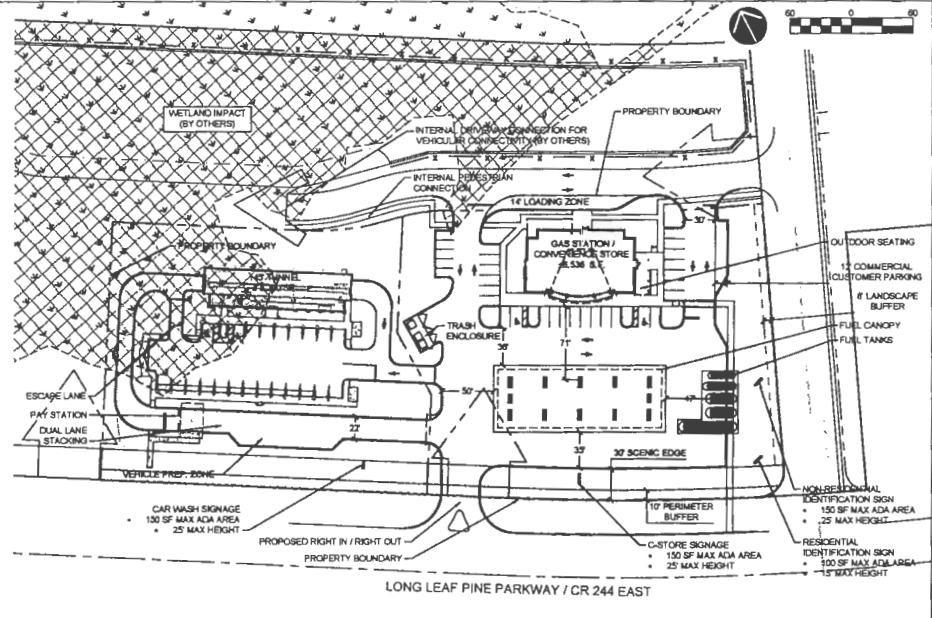
REVISIONS		DESIGNED BY:	DATE
NO.	DATE	DESCRIPTION	BY:
1	12/20/01	BY: V. DUNN	VD
2	12/20/01	ADD 35' PERMETER BUFFER	VD

Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
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MIDDLEBOURNE
 PROJECT: STREET CONSTRUCTION OF AVE. 12C
 ST. JOHN'S COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN - NE2 QUAD/PARCEL 6

Sheet No. 5 of 7
MDP-6
 DWG. NO.

SITE DATA TABLE		
ADDRESS	0 COUNTY ROAD 223 ST. JOHNS, FL 32259	
RE	009932-0011	
CURRENT USE	TIMBER/VISUAL CURE	
ZONING	PUD (CR2, 200'-41') HAJUNCO 202249	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE	
FEMA FLOOD ZONE(S)	X	
PHASES	1	
NUMBER OF BUILDINGS	2	
	MAXIMUM	PROPOSED
BUILDING AREA	N/A	(+/-) 11,750 SF
BUILDING HEIGHT	50'	(+/-) 27'-4"
FLOOR AREA RATIO (FAR)	50%	0.66%
IMPERVIOUS SURFACE RATIO (ISR)	70%	81.33%
PARCEL DATA		
PARCEL AREA	4.05 AC	
PROJECT AREA	4.05 AC	
POND AREA	0.00 AC	
IMPERVIOUS AREA	2.48 AC	
PERVIOUS AREA	1.57 AC	
SETBACKS		
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT / CR 244E	0	30'
SIDE	5'	5'
REAR	10'	N/A
PARKING		
REQUIREMENTS	1,500 SF	
COMMERCIAL / RETAIL, 8,536 SF	13	28
COMMERCIAL / RETAIL, 5,200 SF	10	20
STANDARD SPACES	23	48
ADA ACCESSIBLE SPACES	1	4
TOTAL	23	52
BIKE/PARKING	SEE NOTE 4	



LEGAL DESCRIPTION (GATE PROPERTY):

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 'A', AS SHOWN ON THE PLAT OF COUNTY ROAD 224 EAST, RECORDED IN MAP BOOK 86, PAGE 13 THROUGH 21, INCLUDING OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT 1794 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST LONGLEAF PINE PARKWAY, A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED AND THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST, HAVING A RADIUS OF 278.65 FEET, AN ARC DISTANCE OF 357.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°27'22" WEST, 337.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 45°27'22" WEST, CONTAINING ALONG SAID LINE, 70.75 FEET TO THE POINT OF BEGINNING, THENCE NORTH 35°35'36" EAST, 86.43 FEET, THENCE NORTH 02°16'13" WEST, 86.74 FEET, THENCE NORTH 28°45'08" EAST, 113.88 FEET, THENCE NORTH 71°27'37" WEST, 23.84 FEET TO THE POINT OF CURVATURE OF A CURVE, LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCEALING NORTHERLY, HAVING A RADIUS OF 230.80 FEET, AN ARC DISTANCE OF 178.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°24'12" WEST, 186.14 FEET, THENCE SOUTH 39°28'03" WEST, 258.02 FEET TO THE FOREBOUND NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST, THENCE SOUTH 89°24'12" WEST, ALONG SAID LINE, 318.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 73,881 SQUARE FEET OR 1.34 ACRES, MORE OR LESS.

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 'A', AS SHOWN ON THE PLAT OF COUNTY ROAD 224 EAST, RECORDED IN MAP BOOK 86, PAGE 13 THROUGH 21, INCLUDING OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT 1794 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST LONGLEAF PINE PARKWAY, A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED AND THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST, HAVING A RADIUS OF 278.65 FEET, AN ARC DISTANCE OF 357.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°27'22" WEST, 337.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 45°27'22" WEST, CONTAINING ALONG SAID LINE, 70.75 FEET TO THE POINT OF BEGINNING, THENCE NORTH 35°35'36" EAST, 86.43 FEET, THENCE NORTH 02°16'13" WEST, 86.74 FEET, THENCE NORTH 28°45'08" EAST, 113.88 FEET, THENCE NORTH 71°27'37" WEST, 23.84 FEET TO THE POINT OF CURVATURE OF A CURVE, LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCEALING NORTHERLY, HAVING A RADIUS OF 230.80 FEET, AN ARC DISTANCE OF 178.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°24'12" WEST, 186.14 FEET, THENCE SOUTH 39°28'03" WEST, 258.02 FEET TO THE FOREBOUND NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 224 EAST, THENCE SOUTH 89°24'12" WEST, ALONG SAID LINE, 318.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 105,453 SQUARE FEET OR 2.31 ACRES, MORE OR LESS.

NOTES:

1. THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION PLANS MUST DEMONSTRATE ALL REQUIREMENTS OF THE PUD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.
2. THE FLORIDA BUILDING CODE, FIFTH EDITION (2014) - ACCESSIBILITY SPECIFICALLY ADDRESSES CERTAIN AREAS OF RECREATION BETWEEN SECTIONS 244 TO 243 WITH THE TECHNICAL REQUIREMENTS CONTAINED IN CHAPTER 10. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH THE "FLORIDA AMERICANS WITH DISABILITIES ACT" AND THE "FLORIDA BUILDING CODE - ACCESSIBILITY AND CURRANT FLORIDA BUILDING CODE - ACCESSIBILITY CODE FAC".
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH DISABILITIES ACT, ADA STANDARDS FOR ACCESSIBILITY, AND THE FAR HOUSING ACT WHERE APPLICABLE.
4. BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LOC SECTION 8.03(2) (A).
5. ALL STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET MEASURED FROM THE FURTHER PROJECTION OF A STRUCTURE IN ACCORDANCE WITH ST. JOHNS COUNTY LOC SECTION 8.03(1).
6. ALL DAMPER/MANHOLE EQUIPMENT SHALL BE SCREENED AND BUZZIFIED PER ST. JOHNS COUNTY LAND DEVELOPMENT CODE AND ORD 2022-41, SECTION 8.2.
7. SIGNAGE SHALL MEET THE REQUIREMENTS OF LOC SECTIONS 7.02.02, 7.26.02, AND DISTANCE 300'-41'.

NOTES:

1. DAMPER/MANHOLE AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH LAND DEVELOPMENT CODE, SECTIONS 8.03(2)(A), 8.03(2)(B), AND 8.03(2)(C).
2. HVAC MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF OR BEHIND A SCREEN WALL.
3. ALL SIGNAGE WILL MEET THE REQUIREMENTS OF LOC SECTIONS 7.02.02, 7.26.02, AND ORIGINANCE 2022-41.
4. SITE LIGHTING WILL MEET THE REQUIREMENTS OF LOC SECTION 8.03(1) & 8.03(2). SITE LIGHTING WILL ALSO MEET THE REQUIREMENTS OF SECTIONS 8.3.1.1, LIGHTING.
5. CANOPY LIGHTING WILL MEET THE REQUIREMENTS OF LOC SECTION 8.03(1) & 8.03(2). ANY EXCESSIVE LIGHTS MUST BE PLACED SUCH THAT THEY DO NOT EXTEND BELOW THE CEILING SURFACE.
6. BIOWASHES SHALL BE PROVIDED PURSUANT TO LOC SECTIONS 8.03(2)(A), 8.03(2)(B), AND 8.03(2)(C), AS WELL AS ORIGINANCE 2022-41, AS NEEDED.
7. BICYCLE PARKING SHALL CONFORM TO STANDARDS OF LOC 8.03(2) (A).
8. GAS STATION SHALL MEET THE APPLICABLE DESIGN STANDARDS OF LOC SECTION 8.03(2)(A), 8.03(2)(B), AND 8.03(2)(C), AS WELL AS ORIGINANCE 2022-41, AS NEEDED.
9. ALL INQUIRY QUESTIONERS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRO AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
DATE: _____
ORIGINANCE NUMBER: _____
FILE NUMBER: _____

MATTHEW G. WELCH/DR PE
FL No. 1768
DATE: _____
MDP-7
SHEET NUMBER



ACC PROJECT LONGLEAF, LLC

MIDDLEBOURNE

DATE: 02/24/23
PROJECT NO: 131028/1
DESIGNED BY: 100
SCALE: AS NOTED
DRAWN BY: 100

NO.	DATE	DESCRIPTION	BY
1	02/24/23	ISSUED FOR PERMIT	100
2	02/24/23	ISSUED FOR PERMIT	100

SHEET TITLE: _____

EXHIBIT 'C'

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 28 DAY OF February, 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

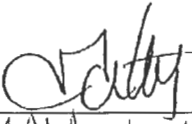
Ellen Avery-Smith
ELLEN AVERY-SMITH
100 Whetstone PL # 200
Saint Augustine FL 32086-5775

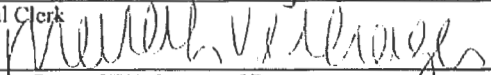
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

01/20/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/20/2023



Legal Clerk


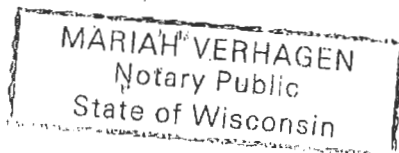
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**NOTICE OF A PROPOSED
MAJOR MODIFICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on 2/21/2023 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 600 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the ICI Middlebourne PUD (ORD 2018-29, as amended) to (i) add one land use, a Car Wash Facility, to the permitted uses within the PUD solely for the Gate Property; and (ii) add landscaping requirements and a related waiver for commercial and office parcels within the PUD Property.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ICI MIDDLEBOURNE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-29, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is an unaddressed parcel located on the north side of Longleaf Pine Parkway, approximately 650 feet south of Veterans Parkway. 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.

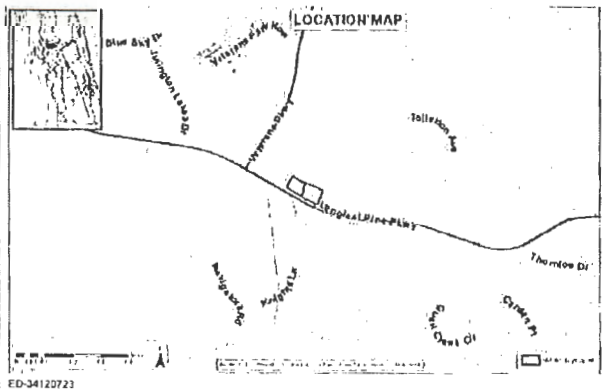
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHRISTIAN WHITEHURST, CHAIR
FILE NUMBER: MAJMOD-2022000006
PROJECT NAME: ICI Middlebourne PUD



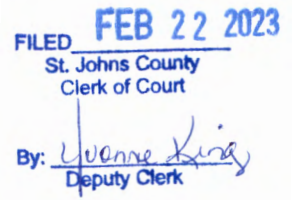


FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 22, 2023



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

Attention: Yvonne King

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 Ordinance No. 2023-6, which was filed in this office on February 22, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra