

ORDINANCE NUMBER: 2024 - 10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED RURAL DEVELOPMENT (PRD) AND OPEN RURAL (OR) TO PLANNED RURAL DEVELOPMENT (PRD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 20, 2023, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PRD 2023-01 Honey Branch Farms**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PRD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PRD is consistent with the Future Land Use Designation of Rural/Silviculture.
4. The PRD is consistent with Part 5.04.00 of the St. Johns County Land Development Code, which provides standards for Planned Rural Developments.
5. The PRD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PRD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PRD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PRD would not adversely affect the orderly development of St. Johns County.
9. The PRD as proposed is consistent with Objective A.1.6 of the St. Johns County Comprehensive Plan as it relates to low impact clustered development.

SECTION 2. Pursuant to this application **File Number PRD 2023-01 Honey Branch Farms** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Rural Development (PRD)

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

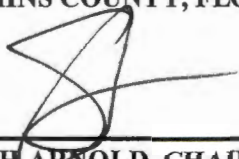
SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant 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. 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 5TH DAY OF MARCH, 2024.

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

BY: 

SARAH ARNOLD, CHAIR

**ATTEST: BRANDON J. PATTY, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER**

BY: 

Deputy Clerk

RENDITION DATE: MAR 07 2024

EFFECTIVE DATE: MAR 08 2024



EXHIBIT "A"

Legal Description

MAIN PARCEL

A PORTION OF FRACTIONAL SECTION 7, TOGETHER WITH A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST, TOGETHER WITH THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 88 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, 1337.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1326.16 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 00 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1341.63 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 17 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1324.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 52 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, 1111.45 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LANDS, 1330.43 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, ALONG SAID WEST LINE, ALSO BEING AN EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218, 271.47 FEET TO AN ANGLE POINT IN SAID LANDS; THENCE CONTINUE ALONG THE EASTERLY LINES OF SAID LANDS, THE FOLLOWING SIX COURSES: COURSE NO. 1) SOUTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, 415.15 FEET; COURSE NO. 2) NORTH 49 DEGREES 15 MINUTES 53 SECONDS WEST, 337.99 FEET; COURSE NO. 3) NORTH 00 DEGREES 52 MINUTES 33 SECONDS WEST, 640.00 FEET; COURSE NO. 4) NORTH 61 DEGREES 06 MINUTES 00 SECONDS EAST, 104.30 FEET; COURSE NO. 5) NORTH 00 DEGREES 55 MINUTES 41 SECONDS WEST, 24.96 FEET; COURSE NO. 6) NORTH 89 DEGREES 06 MINUTES 23 SECONDS EAST, 569.94 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218, AND ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER

OF SECTION 12, 362.26 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 10 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, 1322.52 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 12, 1057.85 FEET; THENCE NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST, 254.51 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, 68.47 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL WITH LYING 100 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 12, 1133.46 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 208 (A 75 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 78 DEGREES 40 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 132.83 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 15 SECONDS EAST, ALONG A LINE PARALLEL WITH AND LYING 30.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 12, 1109.14 FEET; THENCE SOUTH 07 DEGREES 24 MINUTES 38 SECONDS EAST, 250.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST, ALONG A LINE PARALLEL WITH AND LYING 61 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 12, 1059.82 FEET TO A POINT ON THE NORTH LINE OF SAID FRACTIONAL SECTION 7; THENCE NORTH 87 DEGREES 59 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 829 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF HONEY BRANCH CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE, 3161 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, LYING NORTH 89 DEGREES 24 MINUTES 42 SECONDS EAST, 1623 FEET MORE OR LESS FROM THE AFORESAID SOUTHEAST CORNER OF SECTION 12; THENCE SOUTH 89 DEGREES 24 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 1623 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 233.49 ACRES MORE OR LESS.

LESS AND EXCEPT A 1/3 INTEREST IN: PARCEL 2A:

A STRIP OF LAND 30 FEET WIDE BEING THE WEST 30 FEET OF THE JOSE POPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA WHICH LIES SOUTH OF COUNTY ROAD NO. 208.

ALSO LESS AND EXCEPT A 1/2 INTEREST IN: PARCEL 2B:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, OF 1115.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 208 (A 75 FOOT RIGHT OF WAY) WITH THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 00°31'15" EAST ALONG SAID EAST LINE OF SECTION 12, A DISTANCE DESCRIBED THENCE SOUTH 00°17'15" EAST CONTINUING ALONG SAID

EAST LINE OF SECTION 12, A DISTANCE OF 251.75 FEET; THENCE NORTH 07°24'38" WEST, A DISTANCE OF 254.51 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE SOUTH 88°49'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A 1/3 INTEREST IN: PARCEL 2C

A PORTION OF THE JOSE PAPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE NORTH 87°59'41" EAST ALONG THE SOUTH LINE OF SAID SECTION 38, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH 00°17'15" WEST, PARALLEL TO AND 30 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 38, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 1308.82 FEET; THENCE SOUTH 07°24'38" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 00°17'15" EAST PARALLEL TO AND 61 FEET EASTERLY OF SAID WEST LINE OF SECTION 38, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 1059.82 FEET TO SAID SOUTH LINE OF SECTION 38; THENCE SOUTH 87°59'41" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 31.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING USE THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1316.70 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID CORNER BEING PHYSICALLY REPRESENTED BY 4 INCHES X 4 INCHES CONCRETE MONUMENT; THENCE SOUTH 87 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT 1318.73 FEET TO THE SOUTHEAST CORNER, SAID CORNER BEING PHYSICALLY REPRESENTED BY AN IRON PIN, SAID PIN LYING ON THE EAST LINE OF SAID TRACT AND ON THE WEST LINE OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 27 EAST, THENCE NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7 AND SECTION 38, 1310.21 FEET TO THE NORTHEAST CORNER BEING PHYSICALLY REPRESENTED BY A 4 INCHES X 4 INCHES CONCRETE MONUMENT; THENCE NORTH 87 DEGREES 26 MINUTES 36 SECONDS WEST, 1318.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2653, PAGE 194, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.

SAID LANDS CONTAIN 39.64 ACRES, MORE OR LESS.

EXHIBIT "B"

Honey Branch Farms Planned Rural Development

St. Johns County, Florida

September 20, 2023
Revised November 27, 2023
Revised December 14, 2023
Revised January 25, 2024
Revised February 2, 2024
Revised March 6, 2024

Team Roster

Applicant/Owner: Honey Branch Acres, LLC
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Environmental: Oneida Environmental
10475 Fortune Parkway, Suite 201
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Traffic: Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, Florida 32216
(904) 422-6923

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Planned Rural Development Text
Exhibit "C" – Master Development Plan

A. Purpose and Intent

Honey Branch Acres, LLC (the “**Applicant**” or “**Owner**”) is the owner of approximately 273.13 acres located south of County Road 208 and west of Pacetti Road (the “**Property**”). The Property is currently vacant and used primarily for farming and other agricultural purposes. The Property has St. Johns County Parcel Identification Nos. 017140-0000, 017140-0010, 017100-0011 and 030570-0010. A legal description of the Property is attached as **Exhibit “A”**. The future land use designation of the Property is Rural/Silviculture.

This application proposes to rezone the Property from Planned Rural Development (“**PRD**”) (some of the Property is located within the now-expired Sweet Meadows Farms PRD, St. Johns County Ordinance No. 2006-74), and Open Rural, to PRD. The Owner is proposing to construct 54 single-family homes within the approximately 27.24 acres of development area within the Property (the “**Development Area**”) and to set aside the remaining approximately 245.87 acres in reserve area (the “**Reserve Area**”), in conformance with St. Johns County Land Development Code (the “**Code**” or “**LDC**”) Section 5.04.02.C. Of the Reserve Area, approximately 147.25 acres will be preserved for existing farming and agricultural uses (the “**Farm Reserve Area**”), approximately 25.78 acres will be owned by a homeowners’ association as common area (the “**HOA Reserve Area**”), and the remaining approximately 72.84 acres will lie within lots (the “**Lots**”) but outside of the Development Area (the “**Lot Reserve Area**”). The project name will be Honey Branch Farms. The Development Area and Reserve Area (including the Farm Reserve Area, HOA Reserve Area and Lot Reserve Area) are depicted on the Master Development Plan Map (“**MDP**”) attached as **Exhibit “C”**.

The Property is bordered on the north by County Road 208 and existing large-lot single family residences; on the east by large-lot single family residences, including another existing PRD development; and on the south and west by vacant timberland. The future land use designation of all surrounding land is Rural/Silviculture.

The architectural design of buildings within the project will be in character with residences on surrounding developed lands. The Owner has preserved all of the on-site wetlands and set aside upland preserve areas to enhance the natural attributes of the site.

The design for Honey Branch Farms may implement Low Impact Development principals in the HOA Reserve Area and Lot Reserve Area, with such principals including planting native vegetation and using bio-swales to collect localized stormwater runoff.

B. Project Size

The Property consists of approximately 273.13 acres.

C. Wetlands

There are approximately 13.74 acres of wetland within the Property. The Owner will preserve approximately 12.6 acres of the wetland, along with adjacent upland, and will impact approximately 1.14 acres that lie within the proposed primary access road, in the locations depicted on the Master Development Plan. The total amount of wetland impact will be determined during state and federal permitting processes.

D. Development Area and Population

The Development Area is approximately 27.24 acres (ten (10) percent of the Property), in the locations depicted on the MDP. The Reserve Area is approximately 245.87 acres (90 percent of the Property), including approximately 147.25 acres of Farm Reserve Area, approximately 25.78 acres of HOA Reserve Area and approximately 72.84 acres of Lot Reserve Area. The project will generate approximately 132 residents (54 units x 2.44 people per unit).

E. Residential Development

The project will provide ten (10) percent Development Area and 90 percent Reserve Area, as required in LDC Section 5.04.02.C, resulting in a density of two (2) units per acre within the Development Area. The Development Area will include a maximum of 54 single-family residential units. The requested overall residential density is two (2) dwelling units per acre within the Development Area (54 units within approximately 27.24 acres), which is within the parameters of the Rural/Silviculture future land use designation for the Property.

The Development Area may include single-family homes, guest houses, garages, patios, decks, pools, driveways, sidewalks, Permitted Accessory Uses and Structures consistent with Section Q of this PRD text, other accessory structures permitted pursuant to LDC Section 2.02.04.B, and essential services including roads, water, sewer, gas, telephone, stormwater management facilities, and other similar uses.

The Farm Reserve Area may include uses such as agricultural activities, silvicultural activities, barns, fields and other similar uses. The HOA Reserve Area may include uses such as community recreational areas and community structures, including but not limited to barns, fields, community gardens, and other livestock facilities. Fire protection for such structures will comply with applicable local, state and federal laws, rules and regulations, including but not limited to the Florida Fire Protection Code. The Lot Reserve Area may include potable water wells, septic tanks, private barns, gazebos, driveways, sidewalks and other amenities related to the Development Area within each Lot but may not contain the uses listed above that must occur within the Development Area.

The projected population within the Property is 132 residents, based on 2.44 residents in each of the maximum 54 residential units. The projected population of school age children is 19 (54 units times 0.35 children per household).

F. Non-residential Development

The Property will contain no non-residential development other than the Reserve Area activities described in Section E above and a community farmer's market. Any community farmers market located within the Farm Reserve Area and will be located adjacent to a roadway to ensure adequate emergency and non-emergency access. Any structures used for the community farmers market will comply with applicable local, state and federal fire protection requirements, including but not limited to the Florida Fire Prevention Code. Farms located within the Farm Reserve Area shall be permitted to sell produce and other farm-related products to the general public on the Property.

G. Site Development Criteria

1. Single-Family Residential:

- a. Setbacks: The minimum building setbacks are as follows:
 - i. Lot setbacks are: Front Yard: 0 feet within the Development Area
Rear Yard: 0 feet within the Development Area
Side Yard: 0 feet within the Development Area
 - ii. Setbacks shall be measured per applicable Code requirements; provided, however, fences, walls, poles, posts and other customary yard accessories may be permitted in any Yards, subject to applicable height limitations and requirements limiting obstruction of visibility.
 - iii. Setbacks for barns and other structures permitted in Lot Reserve Areas shall be 20 feet from the applicable Lot boundary.
- b. Building height: Residential units shall not exceed 35 feet in height. Barns and other accessory structures shall not exceed 50 feet in height. Any barns and other accessory structures not used for agricultural purposes will be protected with automatic fire sprinkler systems in accordance with NFPA 13 if they exceed 35 feet in height.
- c. Minimum lot size: 1.01 acres.
- d. Minimum lot width: 100 feet.
- e. Maximum impervious surface ratio: 60 percent per Lot Development Area.
- f. Maximum lot coverage by buildings: 60 percent per Lot Development Area.
- g. Density: Project density is two (2) units per acre within the Development Area (54 homes on approximately 273.13 acres).
- h. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.

2. Farmer's Market: Any farmer's market that is open to the public for the sale of produce and other items will be located within either the Farm Reserve Area or the HOA Reserve Area. The farmer's market will only be open one or two days a week, for a maximum of five hours each day. Any vendors will be set up outside and not within a structure. Vendors may be permitted to erect tents or other temporary shading devices to shield from the elements. Parking for any farmer's market will be within the Farm Reserve Area or the HOA Reserve Area, on grass or gravel lots. Tents larger than 900 square feet will require a Fire Marshal's permit.
3. Signage:
 - a. On-site signs shall be permitted within the Property. Project signage shall meet applicable requirements of LDC Parts 7.02.00 and 7.06.00.
 - b. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be a two (2) sided with each face limited to three (3) 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.
4. Lighting: Project lighting will comply with the provisions of LDC Section 5.03.06.H.6.
5. Fencing: Owners will be permitted to fence all or a portion of their Lots, including within Development Area and Reserve Area within Lots. Fence heights shall be a maximum of four (4) feet along road rights-of-way and a maximum of six (6) feet in other portions of the Lots.

H. Infrastructure

1. Drainage: Stormwater will be handled on site, with conveyance within linear drainage areas located within the road rights-of-way and within associated easements (if necessary). The stormwater management system will be constructed in accordance with applicable requirements of St. Johns County and the St. Johns River Water Management District. The stormwater system will be maintained by a homeowners' association.
2. Site Access: Vehicular access to the Property connects off-site to County Road 208, in the location depicted on the MDP. The Owner will reserve 12.5 feet of right-of-way for future widening of County Road 208, in the location depicted on the MDP. The Owner will comply with applicable requirements of LDC Section 6.04.05 regarding any turn lanes that may be needed to serve the PRD. Final right-of-way width for future widening of County Road 208 and the dimensions of any required turn lanes will be determined at construction plan. Rights-of-way

within the Property will have a minimum width of 60 feet. The Owner will construct one internal roadway to serve the project, which road will be privately owned and maintained by a homeowners' association. Due to the locations of large-lot single-family homes to the north of the Property, a large contiguous wetland along the eastern Property line and large timberland parcels to the south and west of the site, no vehicular or pedestrian interconnectivity to those properties is proposed.

3. Pedestrian Circulation: An internal sidewalk will be provided on at least one side of the project entrance road. Such sidewalks will be a minimum of five (5) feet in width. 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 PRD will not have any common recreational facilities due to the size of the development being only 54 homes and the farming and equestrian nature of the community. The project will provide a maximum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1. The HOA Reserve Area can include a community garden, fields, barns and other facilities for recreation.
5. Fire Protection: Since a central utility provider is not available within one-half (1/2) mile of the Property, the Owner shall either (i) install a private, pressurized non-potable water distribution system fed by on-site retention ponds, in accordance with LDC Section 6.03.04 and NFPA 24 Installation of Private Fire Service Mains and Their Appurtenances, which will provide for hydrants to a maximum of 660 feet vehicle travel distance apart and be spaced a maximum of 2,000 feet vehicle travel distance between hydrants; or (ii) require each home to be protected with a fire sprinkler system. If the Owner elects to use a pressurized water distribution system, water main and fire hydrant locations will be depicted on construction plans. If the Owner elects to use a pressurized water distribution system, a separate permit and plan (separate from DRC) for the fire water distribution system is required to be submitted to the Fire Marshal's Office for review. In determining the reliability of any impound supply, cistern, tank or storage facility, the quantity of water to be considered available is the minimum available (at not over a 15-foot lift) during a drought with an average 50-year frequency that has been certified by a professional engineer. As set forth in LDC Section 6.03.04, the maintenance of any required fire protection water supply and fire hydrants shall be by a homeowners' association established for the Property. The project shall comply with applicable provisions of LDC Section 6.03.00.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

7. Utilities: All utilities within the Project shall be underground. Potable water shall be provided via individual wells on each Lot, and sewer will be provided with septic tanks on each Lot.

I. Water/Sewer/Reuse

Potable water will be provided by individual wells located on each Lot, in accordance with applicable requirements of the Florida Department of Health in effect at the time of permitting. Sanitary sewer disposal will be provided by individual septic tanks on each Lot (within upland areas), in accordance with applicable requirements of the Florida Department of Health in effect at the time of permitting.

J. Soils

A soil survey of the Property identifies six soil types: Pomona fine sand (9), Tocoï fine sand (34), Riviera fine sand, frequently flooded (36), Holopaw fine sand (46), Placid fine sand (63), and Bakersville muck (69). A soils map of the Property and description of each soil type are included in the environmental report by Oneida Environmental dated February 22, 2023 submitted with this PRD application (the “**Environmental Report**”).

K. Site Vegetation

A Florida Land Use, Covers and Forms Classification System (“**FLUCFCS**”) Map for the Property and description of each system is included in the project Environmental Report. FLUCFCS areas include: Pine-Mesic Oak (1124), Row Crops (183311), Mixed Wetland Hardwoods (2233), Mixed Hardwood-Coniferous Swamps (2240), and Pone (3210).

L. Significant Natural Communities Habitat and Listed Species

There is no Significant Natural Communities Habitat within the Property. There are no listed species located on the Property. Prior to commencement of any construction or land clearing within areas of the Property identified in the environmental report as Pine-Mesic Oak, a formal Gopher Tortoise survey will be required.

M. Historical and Archaeological Resources

There are no archaeological resource sites located within the Property.

N. Buffering and Landscaping; Open Space

1. Reserve Area Buffers: A natural landscaped buffer a minimum 50 feet in width shall be located within the Lot Reserve Area within each Lot (the “**Reserve Area Buffer**”), adjacent to applicable Development Areas for each Lot. Only improvements permitted within Lot Reserve Areas in Section E hereof shall be

permitted within such Reserve Area Buffers. There are no incompatible uses with adjacent lands, so no buffering from adjacent parcels is required, pursuant to LDC Section 5.04.03.B.

2. Landscaping: Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions. All trees planted to satisfy Code requirements shall comply with LDC Section 4.01.05.E.1.
3. Upland Buffers: An averaged 25-foot natural vegetative upland buffer shall be required and maintained between developed area and contiguous wetlands. The 25 feet shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The 25-foot setback from the upland buffer required in LDC Section 4.01.06.B.2 shall not be required for residential lots adjacent to contiguous wetlands when such upland buffer is not within platted lots.

Other than crossings for trails and utility/drainage structures and wetland impacts where buffers cannot be avoided, 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.

4. Open Space: The PRD will provide a minimum of 25 percent of the site be set aside as open space. The open space is within the Farm Reserve Areas and the HOA Reserve Areas, in the locations depicted on the Master Development Plan.

O. Special Districts

The Property is not located within a Special District.

P. Temporary Uses

Ten (10) percent of the homes within the PRD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices, subject to the provisions of Section R hereof. 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 Property. The Owner shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Section 7.02.02.

Q. Accessory Uses

Standard residential accessory uses will be allowed within the Development Area of each Lot, pursuant to LDC Section 2.02.04.B and Section E hereof. Accessory structures permitted within Reserve Areas are set forth in LDC Section 2.02.04.E and Section F hereof. 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), ten (10)-year phase. The Owner will commence construction within three (3) years of the date on which the Board of County Commissioners approves this PRD rezoning. Construction will be completed within ten (10) years of commencement. For purposes of this PRD, “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 project proposes to retain the development pattern approved for the existing PRD for a majority of the site (Sweet Meadow Farms) in order to retain ongoing farming and other agricultural activities on the Property. This allows the farming family who currently leases the Property to continue its operations, providing food for County residents. Honey Branch Farms is located adjacent to large timber tracts on the west and south and existing large-lot farming and equestrian communities to the east and north, thereby providing a continuation of the Rural/Silviculture future land use designation uses and densities in this area south of County Road 208.

T. Waivers

No waivers are requested.

U. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PRD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner 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.

V. Future Land Use Designation

The Property is designated Rural/Silviculture on the St. Johns County 2025 Future Land Use Map.

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 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 Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

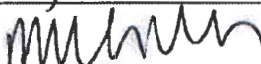
01/08/2024

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 01/08/2024



Legal Clerk



Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost:	\$326.40	
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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 REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 2/1/2024 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 2/5/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD) to allow for a maximum 54 single-family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED RURAL DEVELOPMENT (PRD) AND OPEN RURAL (OR) TO PLANNED RURAL DEVELOPMENT (PRD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at South of County Road 208 just west of its intersection with Pacetti Road 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 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 BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR SARAH ARNOLD, CHAIR
FILE NUMBER: PRD-2023000001
PROJECT NAME: Honey Branch Farms





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 8, 2024

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



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. 2024-10, which was filed in this office on March 8, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh