

ORDINANCE NO. 2026 - 20

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ASHFORD MILLS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2006-119, 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 February 17, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-02 Ashford Mills PUD**, for an amendment to the Ashford Mills PUD, Ordinance Number 2006-119, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Ashford Mills PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2006-119, 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 Ashford Mills 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 pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Ashford Mills PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Ashford Mills 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 Ashford Mills 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 Ashford Mills PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Ashford Mills 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 2006-119, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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

SECTION 6. That the terms of this modification to the Ashford Mills 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 16 DAY OF June 2026.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____

Clay Murphy
Clay Murphy, Chair

Rendition Date JUN 16 2026

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

BY: _____

Brandon J. Patty
Deputy Clerk

Effective Date: JUN 18 2026



EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE PLAT OF TROUT CREEK, AS RECORDED IN MAP BOOK 14, PAGES 64 AND 65 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF SHEARWATER PARKWAY (A 122 FOOT RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 03°28'43" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SHEARWATER PARKWAY, 696.53 FEET TO THE SOUTHERLY LINE OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST OF SAID ST. JOHNS COUNTY, ALSO BEING THE SOUTHERLY LINE OF SAID PLAT; THENCE SOUTH 89°14'47" EAST, ALONG LAST SAID LINE, 139.35 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGE 1667 OF SAID PUBLIC RECORDS; THENCE NORTH 01°53'17" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4860, PAGE 816 OF SAID PUBLIC RECORDS, 703.90 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE SOUTH 86°01'27" WEST, ALONG LAST SAID LINE, 42.28 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1482.40 FEET, AN ARC DISTANCE OF 116.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°16'20" WEST, 116.29 FEET; TO THE POINT OF BEGINNING.

CONTAINING 2.39 ACRES, MORE OR LESS.

**MAJOR MODIFICATION TO ASHFORD MILLS
PLANNED UNIT DEVELOPMENT**

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for a Major Modification affecting only Parcel 009945-0100 located at 0 Shearwater Parkway (corner of CR 210 and Shearwater Parkway).

A. Description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all Uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.

The Ashford Mills Planned Unit Development (“PUD”) is designed as a mix of residential, commercial and office development on approximately 1,521 acres located south of County Road 210 West and north of County Road 16A. The PUD includes a maximum of 2,106 single-family residential units, a maximum of 785 multi-family townhome units, a maximum of 187,786 square feet of retail development, a maximum of 30,000 square feet of general office development, 37 acres of parks and associated recreational amenities (10 acres of which are or will be dedicated to St. Johns County), 714 acres of conservation and open space areas, approximately 26 acres for a K-8 school located adjacent to the 10-acre County park and other common areas. The property subject to this PUD is also subject to the Ashford Mills Development of Regional Impact (“DRI”) Amended and Restated Development Order (St. Johns County Resolution No. 2014-241/NOPC 2014-02), as amended. The above-referenced development rights are subject to conversion based on a Land Use Exchange Table set forth in the Ashford Mills DRI Amended and Restated Development Order, as may be amended from time to time. The locations of the land uses are depicted in the Master Development Plan (“MDP”) provided in Ordinance No. 2006-119, as amended.

It is anticipated that the design, character and architectural style of the project will result in a unified, cohesive and compatible plan of development in that it will:

- Provide a community that is compatible with surrounding residential areas and maintains the existing character, while complimenting the commercial and business opportunities present in the area.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Code (the “Code” or the “LDC”).
- Provide for an efficient use of the land, resulting in a more compact network of utilities and streets, lessening the impacts on local facilities and providing for a homeowner’s association and/or CDD to own, manage and maintain the common areas.

Documents referred to as ‘Exhibits’ herein may be found in the application’s file to be maintained by the St. Johns County Growth Management Department.

B. The total number of acres included within the Project as requested in the application.

There are approximately 1,521 acres within Ashford Mills PUD. The property for this Major Modification, which property is described in **Exhibit “A”**, is 2.39 acres. The Property is owned by WFC Ashford Mills Owner VII, L.L.C. (the “Owner”). The Property includes St. Johns County Parcel Identification No. 009945 0100.

C. The total number of Wetland acres included within the Project as requested in the application.

There are approximately 652 acres of wetlands within the PUD.

D. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use.

There are approximately 652 acres of wetlands in the PUD, of which approximately 94 percent are proposed for conservation or open space. A maximum of 41.5 acres of wetland impacts may occur within the Ashford Mills PUD, with incidental impacts to additional drainage ditches and man-made ponds, provided that the necessary permits are obtained from the St. Johns River Water Management District and the U.S. Army Corps of Engineers. There are approximately 807 developable acres and 714 conservation acres located within Ashford Mills.

E. The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project.

The PUD includes a maximum of 2,106 single-family units and a maximum of 785 multi-family townhome units, for a total of a maximum of 2,891 dwelling units (which units may be converted pursuant to the Land Use Exchange Table set forth in the Ashford Mills DRI Amended and Restated Development Order, as amended from time to time). Using 2,891 units, the net density is 3.58 dwelling units per net acre (2,891 units/807 developable acres). The projected population is approximately 7,054 residents (2,891 units x 2.44 residents per unit). The projected population of elementary, middle and high school-age children that may reside within the Ashford Mills PUD is 2,180 students (785 units x 0.55 students + 2,106 units x 0.83 = 2,024 students).

F. The total square footage and intensity of non-residential Development.

The non-residential parcels include a maximum of 187,786 gross enclosed square feet of retail/commercial uses and a maximum of 30,000 gross enclosed square feet of general office uses, as well as K-8 (kindergarten to 8th grade) school. The aforementioned retail/commercial and offices uses may be converted pursuant to the Land Use Exchange Table set forth in the Ashford Mills DRI Amended and Restated Development Order, as amended from time to time. Cultural/Institutional

Uses, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, Office and Professional Uses, and Neighborhood Public Service and Emergency Service Uses shall be permitted within Ashford Mills, pursuant to LDC Section 2.02.01. Sale of alcoholic beverages for on and off-premise consumption shall be allowed, provided the special use criteria for the same are met. Location of churches, unpaved parking lots for recreational facilities, private clubs, convenience stores with or without gas pumps, restaurants with or without drive-thrus and carwash facilities shall be permitted as a matter of right, subject to the special use requirements for the aforementioned uses within LDC Part 2.03.00. All other special uses are subject to the special use criteria within LDC Part 2.03.00, which shall require a public hearing. Impervious surfaces on the non-residential parcels shall not exceed 75 percent of the total non-residential site, including any wetlands. The Floor Area Ratio ("FAR") shall be limited to 50 percent. Project-wide, the maximum building coverage shall not exceed 35 percent. All outdoor lighting shall be in accordance with LDC Section 5.03.06(H)(6). The maximum height of non-residential structures shall be 65 feet.

The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. The aforementioned events may occur on any day of the week, at hours determined by the Trout Creek Community Development District, which owns St. Johns County Parcels 010012-0002 and 010016-0002, which are the two amenity areas subject to this paragraph. Food and beverages (including alcoholic beverages) may be served or sold at such events for consumption on the amenity properties. Food trucks will comply with NFPA 1 Fire Code, including NFPA 96 (Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations). Tents over 900 square feet require a Fire Marshal's tent permit. The aforementioned events may

occur on the parcels labeled Amenity (Phase 1) and Outpost on the MDP provided in Ordinance No. 2006-119, as amended.

G. The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all Structures.

1. **Design Criteria.** The project includes conventional single-family (“CSF”), traditional neighborhood design single-family (“TNSF”), conventional single-family attached (“CSFA”), traditional neighborhood design single-family attached (“TNSFA”), conventional multi-family (“CMF”), traditional neighborhood design multi-family (“TNDMF”) and commercial and office (“C/O”) uses. Development of the Property adheres to the following site development criteria:

Residential Density (net du/ac) (3)		CSF	TNSF	CSFA	TNSFA and TNDMF	CMF	C/O
		Max 6	Max 8	Max 12	Max 20	Max 20	N/A
Minimum Lot Size Square Footage		4,000	3,200	1,500	1,500	1,500	N/A
Minimum Floor Area Square Footage		800	800	800	800	400	N/A
Minimum Lot Width (Feet)		40'	40'	18'	18'	18'	N/A
Maximum Lot Coverage by all Buildings		65 percent	70 percent	70 percent	70 percent	70 percent	50 percent

Residential Density (net du/ac) (3)		CSF	TNSF	CSFA	TNDSFA and TNDMF	CMF	C/O
		Max 6	Max 8	Max 12	Max 20	Max 20	N/A
Maximum Impervious Surface Ratio (10)		70 percent	75 percent	75 percent	75 percent	75 percent	75 percent
Max Building Height (1)		35'	35'	45'	45'	45'	65'
Minimum Setbacks (2)(8), as follows:							
Front:	Building	20'	5'	20'	5'	5'	20'
	Porch (Min. half of Bldg.) (5)	10'	5'	10'	5'	5'	N/A
	Front Facing Garage/Carport	20'	20'	20'	20'	20'	N/A
	Second Front (Corner Lots)	10'	5'	10'	5'	10'	10'
Side:	Sides Between Structures	5'	5'	10'	10'	10'	10'
	Zero Lots (Zero side / Other Side)(9)	3'/7'	3'/7'	N/A	N/A	N/A	N/A
Rear:	Primary Structure	10'	10'	10'	10'	10'	10'
	Rear Garages or Accessory Structures - Alley Loaded (6)	N/A	3'	N/A	3'	3'	N/A
From County Road 210 and County Road 16A		50'	50'	50'	50'	50'	30'

Residential Density (net du/ac) (3)		CSF	TNDSF	CSFA	TNDSFA and TNDMF	CMF	C/O
		Max 6	Max 8	Max 12	Max 20	Max 20	N/A
Parking		Minimum 1-car garage with associated driveway apron	Minimum 1-car garage with associated driveway apron	2 spaces per unit	1.8 spaces per unit	2 spaces per unit	See Note (7) below

- (1) a. Structures exceeding thirty-five (35) feet must contain an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the St. Johns County Fire Prevention Code of, NFPA 13 or equivalent standard as adopted in the St. Johns County Fire Prevention Code or as otherwise approved by St. Johns County Fire Services.
b. The height limitations do not apply to any new roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate the building (provided the structure shall not cover more than 20 percent of the roof area or extend over 10 feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents or other similar structures which may be erected above the height limit, nor to fire or parapet walls providing that such walls shall not extend more than five (5) feet above the roof.
- (2) All setbacks are subject to drainage easements and adjustments to conform to fire and building codes. Setbacks are measured from the outside foundation wall of the structure. CSF and TNDSF overhangs shall not protrude over lot lines. The alley rear yard setback shall be measured from the property line or easement line for the alley, whichever is more restrictive. Accessory uses such as pools, covered pools, patios, 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 line. Such accessory uses are allowed inside and rear yards. Setbacks for driveways from property lines shall follow the above side yard setback requirements.
- (3) Residential Density (net du/ac) is calculated on a project-wide basis for all residential pods, combined, and will be consistent with the Property's future land use designation of Residential C.
- (4) All definitions to the above design standard are provided in the St. Johns County Land Development Code unless noted otherwise.
- (5) A reduction of the front porch setback is permitted on those single-family structures which have porches that are at least one half (50%) of the width of the air conditioned portion of the main structure.
- (6) Alley-loaded garages, with or without finished rooms above the garage, will be considered accessory structures and will only be required to meet accessory structure setback requirements per Note 2 above.
- (7) Individual parcels may share parking with other facilities (within or outside the PUD and adjacent parcels) pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the commercial area of the PUD, will be an allowable use for out-parcels within the Property.
- (8) Recreational facilities shall meet the above Commercial/Office setbacks and parking requirements.
- (9) For CSF and TNDSF side yard setbacks, 5-foot setbacks shall be permitted by right and Zero Lot Line setbacks shall be optional. If Zero Lot Line setbacks are to be used in CSF and TNDSF areas, setbacks will be shown for each lot on the Neighborhood Site Plan.
- (10) The impervious surface ratio for Ashford Mills shall not exceed 70 percent project-wide, pursuant to Comprehensive Plan Policy A.1.11.3
- (11) In instances where site visibility is not impacted, the second front yard in TNDSF, TNDSFA and TNDMF properties may be reduced to five (5) feet with no permitted projections, subject to approval by the County's Technical Division. In addition, driveway connections are not permitted on the secondary front yard of TNDSF, TNDSFA and TNDMF lots when the second front yard setback has been reduced.

2. **Signage:** All information on signage for the Ashford Mills PUD is stated in the Unified Sign Plan provided in Ordinance No. 2006-119, as amended. No project signs shall be located within public rights-of-way without the County's approval. Regulatory signs will meet the requirements of the Municipal Uniform Traffic Control Devices and Land Development Code.

H. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.

The infrastructure needed to serve the Property consists of roads, drainage facilities, water and sewer, fire protection and solid waste collection as follows:

1. **Vehicular Access:** Five (5) entrances are provided into the Ashford Mills Property from County Road 210 and County Road 16A, in the locations depicted on the Master Development Plan provided in Ordinance No. 2006-119, as amended. The road locations shown on the MDP or an incremental MDP are conceptual and may be changed by the approved construction plans in accordance with LDC Section 5.03.05. Access locations to the St. Johns County School District sites are depicted on the Master Development Plan provided in Ordinance No. 2006-119, as amended. No on-street parking will be permitted on Pine Tree Lane. No other points of interconnectivity are feasible within the Ashford Mills PUD due to the extensive contiguous wetland system surrounding the Property and location of an equestrian community to the west of Ashford Mills, except for the two (2) vehicular and three (3) pedestrian interconnectivities along the eastern property line of parcel 009945-0100. Parcel 009945-0100 may also have an exit only to Pine Tree Lane if the stormwater

facilities are able to accommodate the exit. This exit only shall be in accordance with the LDC requirements and is subject to agreement with Trout Creek Community Development District. The Ashford Mills PUD will meet all St. Johns County access management requirements, except as provided for in section T hereof. Roads within Ashford Mills will be either: a) dedicated to the County, at the sole discretion of the Board of County Commissioners; or b) at the Owner's election, either conveyed to a Community Development District or privately owned and maintained by one or more homeowners associations.

All roadways shall be constructed in accordance with applicable provisions of the Land Development Code, except as provided in section T hereof. The entrance road, Shearwater Parkway, is designed to Minor Collector Standards (i.e., 2,000 vehicles per day), except as provided for in section T hereof. The access points onto County Road 16A meet the County's access management standards for a four-lane facility. Alleys may provide the main point of access to homes, either in the fronts or rears of such homes. If alleys are located in the rears of homes, garages may be located in the rears of lots adjacent to such alleys, and sidewalks shall be constructed to provide pedestrian access to the front doors of homes. All alleys shall have a minimum pavement width of 20 feet and a minimum right-of-way or access easement width of 24 feet. Construction plans shall demonstrate adequate vehicular compatibility for on-site parking and turning movement access. Golf carts will be permitted on local roads and will be allowed to cross Shearwater Parkway in certain locations, in accordance with the provisions of the Land Development Code. The locations of such golf cart crossings along Shearwater Parkway will be determined at the time of construction plan approval. All parking, including that for model homes or sales centers, will be outside of the right-of-way.

The Owner shall be responsible for funding the design, permitting and reconstruction of County Road 210 from Greenbriar Road to Cimarrone Boulevard from a two-lane roadway to a four-

lane divided roadway, pursuant to the provisions of the Ashford Mills DRI Amended and Restated Development Order, as may be amended. The Owner shall also be responsible for improvements to the intersection of Shearwater Parkway and County Road 16A, including but not limited to signal warrants, design, permitting, signal construction and turn lanes.

In order to promote alternative forms of transportation, the Owner shall provide a comprehensive system of bicycle paths and pedestrian walkways throughout the Property, as depicted on the Master Development Plan. Shearwater Parkway includes 12-foot-wide travel lanes in each direction, without dedicated bike lanes within the roadway. A minimum 5-foot-wide sidewalk has been constructed on one side of Shearwater Parkway and a minimum 12-foot-wide multi-purpose path on the other side of the road. Criteria for street trees along Ashford Mills roadways are as follows:

IF YOUR SITUATION MATCHES ONE OF THE FOLLOWING:			CHOOSE THIS SIZE TREE TO FIT:	
A	B	C	Maximum tree size at maturity ¹	Tree Selection
Total planting area (lawn, island or soil strip)	Distance between sidewalk and curbing	Minimum distance from pavement or wall		
50-150 square feet	3 to 4 feet	2 feet	Small (less than 30 feet tall)	Dogwood Redbud Nellie Stevens Holly Crape Myrtle (Multiple Varieties) Japanese Magnolia Ligustrum – Tree Form Palm
150-300 square feet	4 to 7 feet	4 feet	Medium (less than 50 feet tall)	Magnolia Little Gem Elm – multiple varieties Dahune Holly East Palatka Holly Savannah Holly Live Oak White Oak
More than 300 square feet	More than 7 feet	More than 6 feet	Large (taller than 50 feet) ²	Elms – multiple varieties Live Oak Live Oak cult (high-rise, etc.) Pinus Elliotti (Slash Pine) Sweetgum Magnolia

1. Information pulled from University of Florida "Choosing suitable trees for urban and suburban sites: site evaluation and species selection" - Planting Area Guidelines.

2. Tree Species selected from University of Florida North Florida Tree Selector Application.

3. All trees will be planted per JEA Utility installation standards.

A typical section of Shearwater Parkway is provided in Ordinance 2006-119, as amended. Typical sections of local roads, with both 50-foot rights-of-way and 60-foot rights-of-way, are provided in Ordinance 2006-119, as amended. In areas where the 12-foot-wide multi-purpose path is located outside of the dedicated right-of-way of Shearwater Parkway, the Owner will grant an access easement over such sidewalk sections to the County for the benefit of the public. A private party or parties will maintain the sidewalks, trees, landscaping and irrigation within all dedicated rights-of-way within the Ashford Mills Property. A private party or parties will pay for repairing sidewalks damaged by tree roots. Florida Power & Light Company or other private party will maintain the street lighting within the rights-of-way within the Ashford Mills Property. Except as provided for herein, the project will meet all other applicable roadway design criteria.

2. Internal Access: It is the intent of the Owner that all roads will be public and dedicated to the County; provided however, the Owner reserves the right to install either a security gate and/or guardhouse within a common area at the entrance to an individual neighborhood or neighborhoods. In the event the Owner elects to install a gate or gates, all roads within the gated neighborhood or neighborhoods will remain private and will not be dedicated to the County. Shearwater Parkway, the main entrance road, is a public road and is dedicated to Trout Creek Community Development District. The commercial parcel to the east of Shearwater Parkway will have a right in right out access. Except as set forth in the waivers in Section T below, all internal drives shall be constructed in accordance with applicable provisions of the Land Development Code.

3. Pedestrian access: Sidewalks and paths will provide pedestrian interconnectivity between residential uses and non-residential uses throughout the Ashford Mills project. Sidewalks shall be required, at a minimum, on one (1) side of all local public or private roadways within the single-family and multi-family townhome neighborhoods within Ashford Mills. If alleys are

provided in the rears of homes, sidewalks shall be constructed to provide pedestrian access to the front doors of homes. A 5-foot sidewalk has been constructed along one side of Shearwater Parkway, and a 12-foot multi-purpose path has been constructed on the other side. Six (6)-foot sidewalks will be provided in areas of high pedestrian travel, such as near schools, parking facilities, shopping centers and transportation facilities. The PUD will meet the Florida Accessibility Code for Building Construction. In order to promote alternative forms of transportation, the Owner shall provide a comprehensive system of bicycle paths and pedestrian walkways throughout Ashford Mills, as depicted on the Master Development Plan. Bicycle parking facilities shall be provided for the multi-family areas, the commercial areas and the recreation areas.

4. Recreation: Portions of the development area have been set aside for active recreational use by the residents of Ashford Mills and their guests, in the locations depicted on the Master Development Plan, as provided in Ordinance No. 2006-119, as amended. Pursuant to LDC Section 5.03.03.E.2, the design population of 7,054 residents yields a required active recreation area of 33 acres (5 acres per 1,000 persons = $7,054/200 = 35.27$ acres). The development shall provide a minimum of 37 acres of active parks and Neighborhood Parks and Recreation, with at least 60 percent of such recreation provided in the form of a community park or parks such as ball fields, multi-purpose fields, amenity center, trailheads, tot lots and other active recreational facilities. Some of the active recreational facilities will be provided within the 10-acre park that will be dedicated to the County, subject to the terms of Special Condition 31 of the Ashford Mills DRI Amended and Restated Development Order. Such 10-acre park site will be co-located with the proposed K-8 school site. Each of the park site and the K-8 school site will have a separate access drive or drives from the adjacent local road. Other active recreational facilities may include a) an amenity center which may include a swimming pool, tennis courts, soccer fields, playing fields and tot lots; and b) a kayak/canoe

launch(s) for access to Trout Creek, provided that permits can be obtained for such launch. The kayak/canoe launch(s) shall be open to the general public and shall form a part of the County's blueways system. The portion of the County's blueways system that includes Trout Creek will not be utilized to meet the project's active recreation area. The approximately 15 acres of individual parks may be in the form of pocket parks and may be located to provide pedestrian, bicycle and vehicular access for multiple neighborhoods within the Ashford Mills project. Off-street parking will be provided as required for the active recreation area and the canoe launch. Construction shall comply with applicable provisions of the Land Development Code. Recreational facilities within Ashford Mills will meet the Florida Accessibility Code for Building Construction.

5. **Open Space:** Pursuant to the requirements of LDC Section 5.03.03.A.1, the overall PUD (1,521 acres) requires a minimum of 25 percent (or 380.07 acres) of the site be set aside as Open Space. Approximately 714 acres have been set aside for open space, in the locations depicted on the Master Development Plan.

6. **Drainage:** Stormwater will be treated on site within the retention and detention areas. All drainage structures and facilities will be designed and constructed in compliance with the Land Development Code and the applicable rules of the St. Johns River Water Management District in effect at the time of the County's approval of this PUD Major Modification.

7. **Utilities:** Water and sewer will be provided by JEA. All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by Florida Power and Light.

8. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

9. **Fire Protection:** Fire Protection will be provided in accordance with LDC Section 6.03.00.

10. **Buffers:** Prior to commencement of construction adjacent to the upland buffers, the Owner or its contractors shall be required to install silt fencing on the landward edge of the upland buffer to protect the conserved wetlands. The silt fencing shall be inspected at least once each week and repairs to fallen or damaged sections shall be made as soon as possible upon discovery.

11. **Wildlife Crossings:** In conjunction with the construction of Shearwater Parkway, one (1) Type B wildlife crossing shall be constructed at the location shown on the Master Development Plan. A Type B Wildlife Crossing shall be a prefabricated and arched concrete structure, a corrugated pipe or a structure of similar design with a horizontal opening width which is no less than 10 feet and a minimum vertical clearance of four (4) feet at a minimum, 50 percent of this crossing shall be located landward of the jurisdictional wetland line. In conjunction with the construction of other internal roadways, three (3) Type C wildlife crossings shall be constructed at the locations shown on the Master Development Plan, as provided in Ordinance No. 2006-119, as amended. A type C Wildlife Crossing shall be an at grade crossing with a traffic calming design, posted speed limit signs of not to exceed 35 miles per hour and the placement of signs identifying the area as a Wildlife Crossing. The crossings shall allow room for wildlife to pass without being interfered with, injured or threatened by vehicular and pedestrian traffic. Crossings and passes should be large enough that high waters do not impair the movement of wildlife.

12. **Irrigation:** Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source, shallow (surficial aquifer) or intermediate wells as a secondary source, and potable water as a third source, until sufficient reuse water is available to meet irrigation needs. Landscaping for individual lots and parcels shall be irrigated with potable water, with the use of an irrigation meter until such time that reuse water becomes available. Reuse lines will be installed within Ashford Mills in anticipation of reuse water becoming available.

No groundwater, excluding surficial or intermediate aquifer, shall be utilized for surface water level maintenance or decorative uses.

I. The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable.

Public water and sewer service to the development will be provided by JEA. Ample capacity exists in the franchised utility system. A Water and Sewer Availability Letter is provided in Ordinance No. 2006-119, as amended.

J. The type of underlying soils and its suitability for Development of the proposed Project.

The soil survey of St. Johns County, Florida, identifies the soil types in the PUD as Myakka fine sand; Myakka fine sand, depressional; Tavares fine sand; Zolfo fine sand; Pomona fine sand; Smyrna fine sand; Ona fine sand; St. Johns fine sand; Cassia fine sand; Pomello fine sand, 0 to 5 percent slopes; Toco fine sand; Riviera fine sand, frequently flooded; Holopaw fine sand; Holopaw fine sand, frequently flooded; Riviera fine sand, depressional; Ellzey fine sand; Terra Ceia muck, frequently flooded; and Bakersville muck. A soils map is provided in Ordinance No. 2006-119, as amended.

K. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and Wetland vegetation shall be provided with the application submittal.

Twelve (12) ecological communities and general land uses occur in the Ashford Mills PUD. The communities according to the Florida Land Use, Cover and Forms Classification System are identified as follows: Pine Plantation (FLUCFCS 441); Temperate Hardwoods (FLUCFCS 425); Food Plots (FLUCFCS 215); Wet Pine Plantation (FLUCFCS 441W); Borrow Pits (FLUCFCS 524);

Drainage Ditches (FLUCFCS 510); Bay Swamp (FLUCFCS 611); Stream and Lake Swamps (FLUCFCS 615); Mixed Wetland Hardwoods (FLUCFCS 617); Cypress Swamp (FLUCFCS 621); Wetland Forested Mixed (FLUCFCS 630); and various other land uses (FLUCFCS 189, 194, 253, 814). A FLUCCS map is provided in Ordinance No. 2006-119, as amended.

L. The type and extent of any Significant Natural Communities Habitat as defined by this Code.

The population of hooded pitcher plant within the wetlands along the western edge of Trout Creek, provided in Ordinance No. 2006-119, as amended, shall be preserved with a Conservation Easement.

The presence of the Gopher Tortoise was found on 143.7 acres of land. Gopher tortoises have previously been mitigated with an Incidental Permit in accordance with a permit from the Florida Fish and Wildlife Conservation Commission.

M. Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply.

A copy of the SHPO letter is provided in Ordinance No. 2006-119, as amended.

N. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.

An averaged twenty-five (25)-foot upland buffer will be provided adjacent to contiguous wetlands, pursuant to LDC Section 4.01.06.B.2. It is the objective of this requirement that a minimum twenty-five (25) foot Upland Buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction,

achieves a greater overall Upland Buffer width. In no instance shall such upland buffer be less than ten (10) feet, except for those areas adjacent to unavoidable wetland impacts such as road crossings. The twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to Contiguous Wetlands when the required Upland Buffer is not included within the platted lots. In this instance, residential lots are subject only to the applicable zoning district minimum setbacks. Approved accessory uses, except for buildings with a permanent foundation, are allowed in the building setback. Buffering between any incompatible uses shall meet the requirements of LDC Section 6.06.04.

Development edges shall be minimum of 35 feet in width and located along the edge of the development boundary with the exception of the wavier requested, in Section T of this text, for Parcel# 009945-0100. Since the adjacent parcel along the eastern property line already contains the required twenty (20) foot Development Edge; the additional Development Edge between the two commercial parcels is an inefficient design. A request to reduce the Development Edge from thirty-five (35) feet to ten (10) feet is required to successfully develop the site while achieving this operational improvement as a commercial node. The request to reduce the Development Edge does not remove the requirement to provide the ten (10) foot PUD Perimeter Buffer. This buffer will be provided within the ten (10) foot Development Edge along the eastern property line. In addition, the enhanced landscaping requirements in Section 6.06.02.H.1 will be adhered to. The Owner will comply with the Comprehensive Plan Policies A.2.1.3 and A.2.1.4 in locating improvements such as nature trails, biking trails, stormwater ponds, passive parks and wildlife crossings within development edges. The Owner shall be permitted to dedicate to the County the access road to Timberlin Creek Elementary School that runs along the northern boundary of the Property in the future without being required to increase the size of the development edge in that area. An averaged

75-foot scenic edge, with a minimum of 30 feet, shall be provided along the property boundary adjacent to County Road 210 and the property boundary adjacent to County Road 16A, as indicated on the Master Development Plan provided in Ordinance No. 2006-119, as amended. Signage, landscaping, ponds, drainage facilities and other similar amenities shall be allowed within the 75-foot scenic edge. The Owner shall also provide a 10-foot perimeter buffer. All landscaping, tree removal and tree protection shall be in compliance with the Land Development Code in effect at the time of approval of this amended PUD Ordinance. Wetland mitigation activities permitted by the St. Johns River Water Management District and U.S. Army Corps of Engineering are also permitted on the Property.

A 15-foot Ravine Protection Zone ("RPZ") shall be provided adjacent to wetlands where the slopes are 3:1 or greater, and the 15-foot RPZ will be provided above the point where the slope changes to a flatter grade, as provided in Ordinance No. 2006-119, as amended. Except where the RPZs and the upland buffers are co-located, allowable uses within these RPZs will include unpaved nature trails, boardwalks, viewing platforms and the removal or trimming, punning or alteration of any unprotected tree or other vegetation to install allowable use. The natural grade (existing) in these RPZs will not be permanently altered except as necessary to install allowable uses. Grade adjustments to install the allowable uses can occur, provided the surrounding grade is stabilized within the RPZs at the conclusion of construction.

Landscaping within Ashford Mills will comply with LDC Sections 4.01.05 and 6.06.02. At least one (1) non-residential demonstration site and one (1) model home within the project shall be landscaped in accordance with the water-wise landscape principles. Dumpsters are permissible inside terminal islands for the commercial parcel (Parcel# 009945-0100) so long as all other applicable landscaping requirements are met.

Bona fide agriculture and silviculture activities and Lake Creations and retention/detention ponds pursuant to LDC Section 6.04.09.A.7 are permitted uses within the Ashford Mills PUD and may occur within any parcel, excluding upland buffers and wetlands, until commencement of development of that parcel. Any Lake Creations and retention/detention ponds must be located a minimum of 50 feet from any primary residential structure that exists as of the date this PUD Major Modification is approved by the County. Any fill material excavated from Lake Creation and retention/detention areas shall be used only for site development throughout the Ashford Mills Property. Any such excavation activities shall be submitted to the County for review and approval and will comply with the requirements of LDC Section 6.04.09. Trucks used for agricultural and silvicultural activities shall not be permitted to use roads through existing residential areas within Ashford Mills.

O. PUDs located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.

The PUD is not located in a Special District.

P. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the Project.

Ten (10) percent of the homes within the PUD 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. Parking for the sales office will be outside the right-of-way on the adjacent lots. The Owner understands that no

certificate of occupancy will be issued until the infrastructure has received official approval from St. Johns County and any state or regional agency and the subdivision plat has been recorded with St. Johns County. Construction trailers shall be allowed on site and moved throughout the site as necessary. Construction trailers will not be placed in the upland buffers. Parking shall be provided for the trailer(s) in a temporary defined lot within the driveway apron that meets applicable Land Development Code requirements and will either be a paved parking lot or a stabilized, unpaved parking lot. Construction trailers may be used until vertical build-out of the Ashford Mills project.

Q. The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar 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 Land Development 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, 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. Detached garages may also 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 or in the table in Section G hereof, 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. If the accessory structure is less than 10 feet from the principal use structure, then the accessory structure shall be a minimum of five (5) feet from the rear or side property boundary.
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 two (2) feet from the side or rear property line.

R. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the Project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP Text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases.

PUD phasing shall match the phasing set forth in the Ashford Mills Development of Regional Impact Amended and Restated Development Order unless extended pursuant to Section 380.06, Florida Statutes, by operation of law or act of the Florida Legislature, or unless the Owner elects to accelerate the beginning date of Phase 2, provided that all mitigation requirements for Phase 1 have been met. The end date of Phase 1 would not be affected by an acceleration of the beginning date of Phase 2. Unused development rights from Phase 1 will carry over into subsequent phases until build-out. Commencement of construction of each phase will be deemed to occur upon the County's approval of horizontal construction plans for the applicable phase. Completion of construction of each phase will be deemed to occur upon the County's approval of as-built plans for horizontal infrastructure.

S. The projected impact of the Project upon St. Johns County, an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.

- The Property is located in a Residential C Future Land Use District. The Property is suitable in character and location for the structures and uses proposed.

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the Land Development Code and the 2025 St. Johns County Comprehensive Plan. The Property is identified as Residential C on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows development activities as proposed within this application. As described, these uses are compatible with the zoning and Comprehensive Plan designation of surrounding property as well as the overall trend of the area. The Owner believes that the proposed PUD will provide needed neighborhood scale goods and services to the residents of the Northwest Sector of St. Johns County.

- The PUD will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the Land Development Code. Before planning this PUD, wetland and topographical surveys were performed to include wetland preservation as part of the development plan.

- The conditions stipulated in the PUD application and imposed by this Ordinance provide for strict regulation and maintenance of this PUD.

- When developed in accordance with the conditions stipulated by this Ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the development of the area.

- The Owner, one (1) or more homeowners' or property owners' association, and an architectural review board will maintain the character and appearance set forth herein.

T. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.

The Owner requested waivers #1-12 from the provisions of the Land Development Code.

Waivers #13-14 are requested in this Major Modification:

1. LDC Section 2.02.04.B.5 Equipment Setbacks

The Owner is requesting a waiver from the requirement to provide a five (5)-foot setback between the property line and air conditioning units/pads, pool equipment, etc. The project will include single-family and multi-family traditional neighborhood design areas, where lots will be smaller, making the provision of a 5-foot equipment setback infeasible in some neighborhoods.

2. LDC Section 5.03.02.G.2 Master Development Plan Map

The Owner is requesting a waiver from the requirement to provide a detailed Master Development Plan Map for the entire Property because of the project's size and multiple development phases. The Owner will show the required details for the first phase of the development within the Master Development Plan provided in Ordinance 2006-119, as amended, and will provide general details related to locations of wetlands, upland buffers, parks, future development areas and other project details that have been identified this early in the development process within other portions of the Property. However, the Owner will submit Incremental Master Development Plans to provide the remaining required details regarding future development areas.

3. LDC Section 5.03.02.G.1.r Phasing

The Owner is requesting a waiver from the Planned Unit Development phasing requirements. The Ashford Mills property is subject to the Development of Regional Impact Development Order that provides phasing for the project. The Owner desires to have the PUD phasing match that contained in the Development Order.

4. LDC Section 5.03.03.B.1.b Reduced Side Yard Setbacks

The Owner is requesting a waiver from the requirement to provide a minimum five (5)-foot side yard setback for each residential lot with no projections into such setback. Because the Owner has requested a waiver to allow building setbacks to be measured from the outer wall of the principal structure instead of from furthest projection to furthest projection, there will be projections into the required five (5) foot side yard setbacks. All homes will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall.

5. LDC Section 5.03.03.B.1.c Reduced Front Yard Setbacks

The Owner is requesting a waiver from the requirement to provide a minimum 20-foot front yard setback. The project will include single-family and multi-family traditional neighborhood design areas, where homes will be located closer than 20 feet from the property line.

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

The Owner is requesting a waiver from the requirement to provide a second front yard for corner lots of a certain size. The Owner is proposing to provide certain front yards, as set forth in the table in Section G hereof, but 10-foot side yards on all corner lots. In instances where site visibility is not impacted, the second front yard requirement in TNSF, TNSFA and TNDMF properties may be reduced to five (5) feet with no permitted projections, subject to approval of the County's Technical Division. In addition, driveway connections are not permitted on the secondary front yard of TNSF, TNSFA and TNDMF lots when the second front yard setback has been reduced. The project will

include single-family and multi-family traditional neighborhood design areas where it is not feasible to provide two (2) large front setbacks for corner lots.

7. LDC Section 6.01.04.B Minimum Lot Area for Zero Lot Line Development

The Owner is requesting a waiver from the requirement that Zero Lot Line lots have a minimum lot area of 5,000 square feet and can include both single-family and multi-family housing types. Ashford Mills will have a variety of housing types, including single-family and multi-family traditional neighborhood design, which will have smaller lot sizes.

8. LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks

The Owner is requesting a waiver from the requirement that there be a minimum separation between Structures as measured from the furthest projection to the furthest projection (as that term is defined in the Code) of 10 feet since the Owner will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants are capable of providing 1,000 gallons per minute at 20 psi for two (2) hours, in accordance with NFPA1 (Fire Code) for homes not exceeding 5,000 square feet. The Owner will be permitted to have Structure separations of less than 10 feet in areas of Ashford Mills where 1,500 gallons per minute for two (2) hours of fire flow are provided. The Owner will be permitted to have structure separation of less than 10 feet in areas of Ashford Mills where 1,500 gallons per minute at 20 psi for two (2) hours of fire flow are provided. All homes will have a 10-foot separation as measured from outer wall to outer wall.

9. LDC Section 6.04.07.A.2 Construction Access

The Owner is requesting a waiver from the requirement that temporary access for construction traffic be provided to each phase of the Ashford Mills development. As shown on the Master Development Plan, Shearwater Parkway is the only access road through the project, connecting from County Road 210 to County Road 16A. No residential lots will front on Shearwater Parkway. Therefore, the Owner will be permitted to use Shearwater Parkway for project construction access. Additionally, in residential development areas, the Owner will not be permitted to plat lots fronting on local roads that will provide access for horizontal construction traffic to future phases within such residential development area.

10. LDC Sections 6.04.07.D.1 and 6.04.07.H.1 Minimum Lane and Shoulder Widths

Table 6.07 shows that minor collector roadways require a minimum 5-foot-wide bicycle lane on each side of the roadway. The Owner is requesting a waiver from the provisions of this section in order to construct Shearwater Parkway with 12-foot-wide driving lanes (one in each direction), without dedicated bicycle lanes. The Owner will construct a 5-foot-wide sidewalk on one side of Shearwater Parkway and a 12-foot-wide paved path on the other side of the road. The 12-foot-wide paved path will be located within the proposed right-of-way but outside of the travel lane(s). The intent of this design is to provide a safer, more scenic roadway that encourages slower driving speeds and reduces potentially dangerous conflicts between pedestrians and bicyclists of all ages and cars. Providing a sidewalk on one side of the road and a wider path along the other side provides appropriate separation between vehicles and families walking and on bikes, promoting their use by pedestrians and bikes, allowing the street to support necessary traffic

requirements and creating a safer, healthier neighborhood that encourages walking and biking in an attractive environment.

11. LDC Section 7.02.06.B Private Directional Signage

The Owner is requesting a waiver from the requirement that private directional signage cannot exceed three (3) square feet in size, three (3) square feet in height and one (1) sign per parcel. Ashford Mills is a large, mixed use project that includes a number of amenities, parks, kayak and canoe launches, neighborhoods and other places to which residents and visitors will need to be directed. The Owner would like the ability to provide Major Directional Signs (Sign Type E depicted in the attached Unified Sign Plan) of a maximum eight (8) feet in height and a maximum forty-eight (48) square feet of advertising display area (“ADA”) and Minor Directional Signs (Sign Type F depicted in the attached Unified Sign Plan) of a maximum twelve (12) feet in height and a maximum of fifteen (15) square feet of ADA, in the locations depicted on the Master Development Plan, incremental Master Development Plans and construction plans. Other large, mixed use projects within the County have received waiver approval to allow for larger directional signage.

12. LDC Section 7.06.01.B Signs for Mixed Use Projects

The Owner is requesting a waiver from the requirement that project identification signage cannot exceed fifteen (15) feet in height. Because Ashford Mills fronts on both County Road 210 and County Road 16A, the project needs to have identification and multi-tenant signs that are visible to passersby on those major collector roadways. Sign Types A and G depicted in the attached Unified Sign Plan would have a maximum of twenty-four (24) feet in sign height and a maximum of thirty (30) feet in structure height. Sign Type G,

for commercial, office and retail signage, would have a maximum advertising display area of 240 square feet. Other large, mixed use projects within the County have received waiver approval to allow for taller identification and business signage.

13. LDC Section 6.06.02.H Northwest Sector Development Edges

As permitted by LDC Section 6.06.02, the Owner is requesting a waiver to reduce the requirement for a 35-foot Development Edge to ten (10) feet along the eastern property line of the subject property of Parcel#009945-0100. The request to reduce the Development Edge does not remove the requirement to provide the ten (10) foot PUD Perimeter Buffer. This buffer will be provided within the ten (10) foot Development Edge along the eastern property line. In addition, the enhanced landscaping requirements in Section 6.06.02.H.1 will be adhered to. Since the adjacent parcel along the eastern property line already contains the required Development Edge; the additional Development Edge between the two commercial parcels is an inefficient design. Elimination of the Development Edge is required to successfully develop the site while achieving this operational improvement as a commercial node.

14. LDC Section 5.03.03.A.4 PUD 10' Landscape Buffer

As part of this Major Modification application, the Owner is requesting a waiver to allow sidewalks in the required PUD perimeter buffer along the eastern property line of subject property Parcel# 009945-0100. Due to life safety concerns, a sidewalk behind the buildings for exits doors is required, therefore the applicant is requesting sidewalks to be permitted within the required ten (10) foot PUD landscape buffer. There is no reduction in the required landscaping plant material requested as part of this wavier.

U. A statement binding all successors and assigns in title to the commitments and conditions of the MDP.

The Owner, its successors and assigns, hereby agree and stipulate 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.

Future modifications to the Land Development Code and other laws or regulations of the County affecting development shall apply to the development approved pursuant to this PUD and the Ashford Mills DRI Development Order except to the extent (a) such future modifications conflict with specific provisions, conditions or commitments set forth in this PUD and the Development Order and substantially diminish the development rights granted herein, or (b) such modifications require mitigation for development impacts which have been reviewed under Section 380.06, Florida Statutes, and addressed in the Development Order or this PUD. The Owner does not waive any common law vested right or equitable estoppel right it now has or may hereafter acquire in the future to complete any portion of this development in accordance with the applicable state and local laws and ordinances in effect at the time the Development Order and this PUD becomes effective.

All roads, drainage facilities and common areas, located within the PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Owner, its successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the homeowner's association documents, the Owner will transfer ownership and maintenance responsibilities of the drainage facilities and other common areas to one (1) or more homeowner's associations, which shall be non-profit corporations established under the laws of the State of Florida and/or a Community Development District. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the

adopting Ordinance. Legal documents and agreements for common ownership by property owners' and/or a homeowners' association, shall meet the requirements of the Land Development Code in effect at the time of establishment.

V. "When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation."

The Property has a future land use designation of Residential C.

Policy A.2.1.13 - Northwest Sector Overlay General Development and Neighborhood Sustainability Indicators

a. Acres of development edges and recreational trails created and protected

Approximately 99.13 acres of development edge will be provided in the Ashford Mills PUD.

b. Acres of scenic edges provided

Approximately 7.22 acres of scenic edge will be provided within Ashford Mills. Pursuant to Comprehensive Plan Policy A.2.1.4, scenic edges along County Road 210 and County Road 16A will be a minimum of 30 feet and enhanced landscaping will be provided in areas in which have a reduced scenic edge. Breaks in the scenic edge may be allowed as provided in Policy A.2.1.4. Commercial properties located adjacent to the scenic edges shall be allowed to maintain visibility to commercial structures, signage and entrance features. The scenic edge shall be an average of 75 feet in width project-wide.

c. Acres of land converted from agriculture and silviculture to other land uses

Approximately 901.28 acres of land will be converted from agriculture and silviculture. The Owner reserves the right to continue silviculture and wetland mitigation activities in the Ashford Mills PUD, subject to the terms of Section N above.

d. Acres of lands donated/conveyed to school sites

Approximately 26 acres have been dedicated for construction of Timberlin Creek Elementary School.

e. Acres of lands donated/conveyed to public parks greens and squares

None planned.

f. Number of activity-based recreation and civic and cultural facilities developed

Approximately 37 acres of neighborhood parks and recreation will be provided in the Ashford Mills PUD, including a 10-acre park to be dedicated to St. Johns County.

g. Acres of wetlands created, enhanced, preserved, and/or mitigated in the Northwest Sector

There are approximately 652 acres of wetlands in the PUD, of which approximately 94 percent are proposed for conservation or open space. Thus, up to approximately 41.5 acres of wetlands are proposed to be impacted by the development. All wetland impacts will be pursuant to the appropriate permitting authorities.

h. Number and type of schools built

One (1) K-8 school is planned to be built by the St. Johns County School Board.

i. Connections of roads, trails, bikeways and bikepaths to adjacent neighborhoods and Community Center Districts and schools

Off-site vehicular access points are described in Section H above and depicted on the MDP provided in Ordinance No. 2006-119, as amended. In order to promote alternative forms of transportation, the Owner shall provide a comprehensive system of bicycle paths and pedestrian walkways throughout the Ashford Mills PUD, as shown on the Master Development Plan. Bicycle parking facilities shall be provided for the multi-family units, the commercial areas and the recreation areas.

j. Ratio of commercial square footage developed and under construction to residential units developed and under construction

The Ashford Mills PUD consists of the ratio of 112 square feet of retail and office space per dwelling unit in accordance with Comprehensive Plan Policy A.2.1.8.

k. Number and type of healthcare facilities developed and under construction

None planned.

l. Miles of bikeways, recreational trails and sidewalks

More than 20,000 linear feet of bikeways, recreational trails and sidewalks will be provided.

m. Diversification of housing types within the neighborhood and neighborhood district

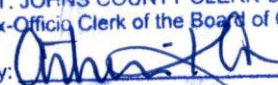
The PUD will provide for a variety of single-family and multi-family housing types and prices.

n. Acres of PRD reserve lands permanently protected from development

Not applicable.

o. Number of archeological and historic sites identified and protected.

No archeological and historic sites were identified on the Property.

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
18 DAY OF June 20 24
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
By:  Deputy Clerk



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

SAG St Augustine Record 04/30/2026

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 04/30/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$328.40

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THIS IS NOT AN INVOICE!

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 5/21/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 6/16/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Ashford Mills PUD (Ord. 2006-119, as amended) to modify the Master Development Plan (MDP) Text and Map, specifically for the designated commercial use property located at the intersection of Shearwater Parkway and County Road 210 West; (Parcel #009945-0100).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ASHFORD MILLS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2006-119, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at Intersection of CR 210 and Shearwater 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.

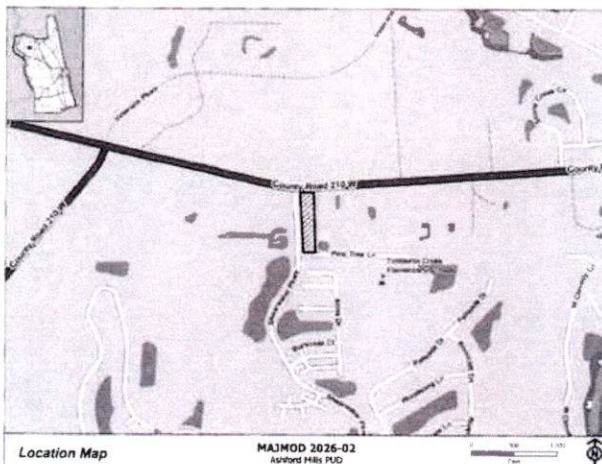
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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 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
RICHARD HILSENBECK, CHAIR CLAY MURPHY, CHAIR
FILE NUMBER: MAJMOD-202600002
PROJECT NAME: Ashford Mills PUD





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 18, 2026

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

FILED JUN 18 2026
St. Johns County
Clerk of Court
By: Arthur K. Ah
Deputy Clerk

Dear 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. 2026-20, which was filed in this office on June 18, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp