Public Records of St. Johns County, FL
Clerk number: 2026094239
BK: 6466 PG: 8
11/9/2026 4:32 PM
Recording $375.50

ORDINANCE NO. 2026 - 43

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SHOPPES AT MILL CREEK FOREST PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2018-45, 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 August 3, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-13 Shoppes at Mill Creek Forest PUD,** for an amendment to the Shoppes at Mill Creek Forest Planned Unit Development, Ordinance Number 2018-45, 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 Shoppes at Mill Creek Forest PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2018-45, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text), Exhibit "C" (MDP Map), Exhibit "D" (Unified Sign Plan), and Exhibit "E" (Access Management Plan).

SECTION 2. That the need and justification for modification of the Shoppes at Mill Creek Forest 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 Shoppes at Mill Creek Forest PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the Shoppes at Mill Creek Forest 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 Shoppes at Mill Creek Forest 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 Shoppes at Mill Creek Forest PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly

development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2018-45, 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 scriveners 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 Shoppes at Mill Creek Forest 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 3rd **DAY OF** November **2026.**

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Rendition Date NOV 03 2026

BY: Clay Murphy
Clay Murphy, Chair

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

BY: Crystal Smith
Deputy Clerk

ST. JOHNS COUNTY FLORIDA

Effective Date: NOV 05 2026

Legal Description – EXHIBIT "A"

SHOPPES AT MILL CREEK FOREST PUD

GREENBRIAR MARKETPLACE WEST

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGES 564 THROUGH 566, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND SHOWN ON THE RIGHT OF WAY SURVEY BY ST. JOHNS COUNTY, DATED DECEMBER 17, 1998) WITH THE EASTERLY LINE OF SAID SECTION 39, THENCE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 7934.02 FEET TO THE NORTHWESTERLY CORNER OF COUNTY ROAD 244 (LONGLEAF PINE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY), SAID COUNTY ROAD 244 BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGES 926 THROUGH 931, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 28 DEGREES 11 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244, 58.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3065.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 386.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16 DEGREES 05 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 385.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12 DEGREES 29 MINUTES 01 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244, 875.14 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 83 DEGREES 18 MINUTES 06 SECONDS WEST, 1973.51 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LANDS, 213.46 FEET TO AN ANGLE POINT IN SAID LANDS; THENCE NORTH 10 DEGREES 46 MINUTES 42 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 564, AND ITS NORTHERLY PROJECTION, 1560.51 FEET TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; THENCE SOUTH 77 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2205.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.8 ACRES MORE OR LESS.

TOGETHER WITH

GREENBRIAR MARKETPLACE EAST

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGES 564 THROUGH 566, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND WHICH IS A PART OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND SHOWN ON THE RIGHT OF WAY SURVEY BY ST. JOHNS COUNTY, DATED DECEMBER 17, 1998) WITH THE EASTERLY LINE OF SAID SECTION 39, THENCE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 5919.72 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 1783.00 FEET TO THE NORTHEASTERLY CORNER OF COUNTY ROAD 244 (LONGLEAF PINE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY), SAID COUNTY ROAD 244 BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGES 926 THROUGH 931 OF SAID PUBLIC RECORDS; THENCE SOUTH 62 DEGREES 03 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 244, 83.60 FEET TO AN INTERSECTION WITH A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 2935.00 FEET; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 244, AN ARC LENGTH OF 374.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 08 MINUTES 31 SECONDS WEST, 374.54 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 01 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244, 858.00 FEET; THENCE SOUTH 83 DEGREES 18 MINUTES 06 SECONDS EAST, 1991.00 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 27 SECONDS EAST, 1081.00 TO SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD AND THE POINT OF BEGINNING.

CONTAINING 52.2 ACRES MORE OR LESS.

Exhibit B – Master Development Plan Text

September 10, 2026

SHOPPES AT MILL CREEK FOREST PUD

This Master Development Plan Text is part of a Major Modification application for the Shoppes at Mill Creek Forest Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of the property owner, Helow Properties, LTD. According to the County's PUD Development Activity tracker, on the St. Johns County government webpage, the Shoppes at Mill Creek Forest PUD is 43.3% built out. Currently, 231,447 square feet of commercial/retail have been built with 534,000 square feet approved to be built; therefore, 302,553 square feet is left to be constructed. The approved PUD allows for development of non-residential uses consisting of up to 399,000 square feet of commercial/retail space and up to 135,000 square feet of professional office space. Since the enactment of this ordinance in 2018, market demand for professional office space has significantly decreased due to shifting work patterns resulting from the global COVID-19 pandemic. This Major Modification application requests a land use exchange resulting in an increase of 41,500 square feet of commercial/retail space and an offsetting decrease of 120,000 square feet of professional office space. The square footages were calculated based on equivalent net new external PM peak hour trip generation. This land use exchange does not result in an increase in external net new p.m. peak hour vehicle trips nor does it increase the amount of total non-residential square footage allowed within the PUD.

A. Project Description: The proposed Shoppes at Mill Creek Forest PUD ("PUD") is located within an area that the County has identified and targeted for Mixed Use (Md) land uses within its adopted Comprehensive Plan. The PUD is planned as a commercial and office development with a maximum of 440,500 square feet of commercial/retail and 15,000 square feet of professional office space on approximately 124.0 acres of land. The PUD is located within both the southeast and southwest quadrants of the Greenbriar Road and Longleaf Pine Parkway intersection, a major transportation node within the County's northwest sector.

The following architectural design guidelines have been developed to guide the overall theme of the Project:

Architectural Design Guidelines

The overall design theme for the Shoppes at Mill Creek Forest will be a master planned commercial center containing both retail and office uses. The PUD is located in a suburban area along Greenbriar Road that is well buffered from adjacent uses by natural features. As such there are no existing developments immediately adjacent to the PUD that would dictate a previously defined theme or style for the PUD's architectural components. The master developer does not want to limit the creative solutions that future tenants may want to use within the PUD. As such the overall development may be a blend of architectural styles. At a minimum, all architectural designs must meet the requirements of the St. Johns County Land Development Code (the "LDC").

To ensure quality development and maintain and enhance an attractive physical environment, the following architectural guidelines for all development within the PUD are stated herein. Pertinent to an attractive physical environment for the public is the design of the site, use of colors and materials, signage, building orientation, architectural style, and compatibility with the surrounding commercial community.

These guidelines are intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes:

a) Create a sense of permanence and place by promoting development which emulates enduring character using quality design and building materials;

b) Promote variety and diversity in architectural design;

c) Inspire creative approaches to the use of land and related physical development;

d) Encourage the realization and conservation of a desirable and aesthetic suburban environment through simple and cost effective design elements.

The Architectural design of all structures shall comply with the requirements of these Architectural Design Guidelines, except as otherwise provided in this subsection. A recognized architectural style shall be one which is recognized by design professionals as having a basis in classical, historical or academic architectural design philosophies. Proposed architectural

styles shall have a rational and aesthetic relationship and be harmonious with the surrounding community. The following shall not be considered as a recognized architectural style:

a) Any architecture having a historical reference which is so unique and different from current design philosophy that such a reference is inconsistent and incompatible with the surrounding community. Examples of such include igloos, tepees, medieval castles, caves and the like.

b) Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.

In addition to any St Johns County LDC requirements, the following design criteria shall be applied.

a) Architectural building design, colors and materials shall be consistent and complement the surrounding commercial development(s) and community.

b) Buildings shall be oriented as to minimize the appearance of strip commercial development.

c) Building design shall minimize long monotonous facades through the use of three-dimensional building features, material changes, open space, landscape, and hardscape features to break up continuous masses into smaller architectural components.

d) Roof-like architectural appurtenances such as false roofs, parapets, lean-to roofs and other similar features shall be provided for acoustical mitigation of mechanical equipment and to visually screen such equipment.

e) All roof equipment will be screened from public view.

f) Building design will break-up the linearity of roofing at strategic points to accentuate different characters of use within each development area.

g) Along with the building facade containing the main entry, all building facades visible from public rights-of-way will contain architectural enhancements.

h) Signage within the PUD will be consistent and in accordance with the Unified Sign Plan included as Exhibit "D" and SMADJ 21-30.

i) Site design will provide for public open spaces that may include plazas, squares, courts, or greens, where appropriate. These open space areas, where possible, will consider and/or include the use of existing preservation areas to help maintain the general character of the Northwest Sector.

It is anticipated that the design, character and architectural style of the development, as outlined above, will result in a unified, cohesive and compatible plan of development that will serve as an asset to the County in that it will:

- Provide a development ready site for needed commercial services and office space in an area targeted for these uses within the County's northwest sector.
- Improve the jobs to housing balance within the Northwest Sector, thereby reducing average trip lengths, vehicle miles travelled (VMT), and reliance on the regional roadway network for area residents. It is estimated that this commercial development will employ more than 800 people upon build-out.
- Provide an architectural style that will be consistent and compatible with the existing surrounding developments.
- Provide design criteria for big box users to avoid large monotonous and/or blank walls.
- Provide an environment of stable character, which is compatible with the surrounding area and maintains the existing character, while complementing the commercial and business opportunities 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 ("LDC").
- Provide for an efficient use of the land by providing centralized commercial and office services at a major transportation node to existing and future residents in the surrounding areas.
- Achieve a site layout which ensures a consistent, high-quality design standard with vehicular and pedestrian friendly accessibility between the commercial and office uses/parcels.

B. Development Size: There are a total of approximately 124.0 acres of property within the PUD that are located within the Mixed Use Comprehensive Plan Designation as depicted on the Master Development Plan ("MDP") Map.

C. Wetlands: There are a total of approximately 53.6 acres of wetlands included within the project boundary.

D. Development Area: The area proposed for development is comprised of 99.8 acres, of which 70.4 acres are upland and 29.4 acres are impacted wetlands.

E. Dwelling Units and Density: There will be no residential Dwelling Units located within the PUD.

F. Non-Residential Development: The project will contain a maximum of 440,500 square feet of commercial/retail, and 15,000 square feet of professional office space. Permitted uses shall include those uses defined within LDC Section 2.02.00 for the Neighborhood Business and Commercial, General Business and Commercial, Highway Commercial, Office Professional and High Intensity Commercial Zoning Districts and shall also include the following uses:

1. Permissible Uses: Retail shops, offices, and personal services similar to the following:

- Commercial Recreation
- Indoor Recreation
- Archery facilities
- Golf Driving Ranges
- Entertainment
- Hospitality
- Hotels/Motels
- Bed and Breakfast establishments
- Financial institutions with or without drive-through facilities
- Free-standing ATM's
- Pharmacies with or without drive-through facilities
- Funeral Homes and Mortuaries
- Crematoriums
- Convenience Stores with or without gas pumps
- Gas stations with or without auto service or repair
- Car Wash facilities
- Automobile oil change facilities
- Tire Service Centers
- Automobile Service and repair facilities
- Truck stops
- New or used vehicle sales and rental
- Boat, buses, farm and garden equipment sales and service
- Grocery Stores, Specialty Food Stores, and Supermarkets

- Restaurants with or without drive-through facilities
- Take-out Restaurants
- Alcohol Sales as an accessory use (within restaurants, pharmacies, convenience stores and supermarkets)
- Alcohol Sales (liquor and wine stores)
- Bars, Pubs and Nightclubs
- Bowling Alleys
- Billiards and Pool Parlors
- Adult Arcade Amusement Centers
- Electronic Game Promotions
- Indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder
- Spas, Gyms, and Health Clubs
- Commercial, Vocational, Business or Trade Schools.
- Churches
- General service businesses such as, but not limited to, blueprint, printing; catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries
- Newspaper printing operations and distribution centers
- Veterinary Offices without outside boarding facilities and enclosed within a sound proof building with no more than 10 outside runs which shall not exceed a total area of 640 square feet
- Kennels
- Pest control services
- Beauty shops and barbers
- Photography studios
- Video, print and copy shop
- Employment Services
- Bail Bond Agencies
- Adult Care Centers, Child Care Centers, or Nursing Homes
- Psychics in accordance with Ord. 98-18
- Psychiatric Care and treatment facilities with or without housing
- Alcohol rehabilitation centers with or without housing
- Schools for the performing or fine arts and for martial arts
- Indoor farm and garden supply centers
- Personal Property mini-warehouses (shall comply with Section 2.03.00 of the LDC)
- Recreational vehicle/boat storage (shall comply with Section 2.03.00 of the LDC)
- General retail stores
- Big-box retailers
- Movie Theaters
- Drive-through car wash facilities as an ancillary use to a gas station
- Pet stores
- Outdoor plant sales
- Agricultural Stands
- Plant Nurseries

- Outdoor Storage
- Dry storage for boats
- Outdoor passive recreational uses
- General public service and emergency service uses
- General Offices, Professional Offices, and Government Offices
- Medical Offices or Clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners
- Medical laboratories
- Community Hospitals or other health care facilities which provide overnight lodging
- Urgent Care Facilities
- Diagnostic centers which provide radiology, and medical screening and testing services
- Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.
- Government branch offices
- Communication Antennas and Antenna Towers
- Additionally, signage shall be a permissible use in compliance with County code, unless otherwise noted in this document.
- Parking (on-site or off-site)
- Temporary non-profit carnivals, neighborhood fairs or Circuses for a period not to exceed ten (10) days.
- Temporary Seasonal Sales not to exceed two per year per parcel and not to exceed forty-five (45) days for each event
- Temporary display and sales vendors not to exceed one time in one month and not to exceed three days for each event
- Temporary Antenna Support Facilities for a period not to exceed ten (10) days
- Temporary Antenna Support Facilities for a Special Event, not exceeding ten (10) days
- Outdoor cafe's
- Kiosks
- Carts
- Food concessions (fixed, mobile or temporary)
- Seasonal sale of merchandise and other similar activities.
- Other substantially similar uses or as may otherwise be allowed by the LDC

2. Prohibited Uses: In addition to Part 2.04.00, Prohibited Uses, of the County's development code, this document shall not be interpreted to permit the following land uses as principal or accessory uses:
    - Adult uses as defined by St. Johns County

G. Site Development Criteria: Development of the PUD will adhere to the following site development criteria:

SITE DATA TABLE:

SITE AREA:		
UPLAND AREA	–	70.4 Ac.
WETLANDS PRESERVED	–	24.2 Ac.
WETLANDS IMPACTED	–	29.4 Ac.
OPEN SPACE	–	25% MIN. REQ.
UPLAND PRESERVATION (OF UPLAND NATURAL VEGETATION)	–	5% MIN. REQ.
DEVELOPABLE AREA	–	99.8 Ac.
TOTAL PROJECT AREA	–	124.0 Ac.

DEVELOPMENT SUMMARY:		
COMMERCIAL/RETAIL	–	440.5 KSF MAX
OFFICE	–	15 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	–	75%

SETBACKS:		
GREENBRIAR ROAD ROW	–	30'
LONGLEAF PINE PKWY ROW	–	30'
SIDE	–	5'
REAR	–	10'

1. Setbacks: All buildings shall have a minimum setback from the right-of-way of Greenbriar Road and Longleaf Pine Parkway of thirty (30) feet and a minimum setback from all other property boundaries of five (5) feet. All parking and storage areas shall be set back a minimum of thirty (30) feet from the Greenbriar Road and Longleaf Pine Parkway rights-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served, but will not be placed within the Scenic Edge or the Development Edge. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met

per LDC 6.03.01.

2. Accessory Structures: All non-residential accessory structures within the Project will comply with applicable requirements of the Land Development Code.
3. Minimum Lot size and Building Area: Not applicable.
4. Maximum Coverage of Lots by Buildings: Not applicable
   (1) Floor Area Ratio (FAR): In aggregate for the entire PUD area FAR shall not exceed the greater of seventy (70) percent or the maximum FAR allowed by the Comprehensive Plan for the Md land use.
   (2) Maximum Impervious Surface Ratio (ISR): ISR shall not exceed seventy-five percent (75%) in aggregate for the entire PUD area.
5. Parking: Parking will meet the requirements of the LDC at the time of permitting. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. Parking for bicycles will be provided in accordance with LDC Section 6.05.02.M. Per Policy A.2.1.ll(c) of the Comprehensive Plan, on-street parking, if provided, will be designed to enhance the pedestrian experience. Parking will be encouraged to be located to the side and rear of buildings where practical. Future transit stops will be incorporated into the design per Policy A.2.1.11(e) of the Comprehensive Plan.
6. Sale of Parcels: Portions of the Project may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP map, may be sold individually and/or combined with other parcels for development. Such individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the project. is developed or sold as an individual parcel or site, such individual parcel may be developed under an incremental MDP.
7. Lighting: Outdoor lighting will comply with LDC Section 5.03.06.H.6 and 6.09.00.
8. Signage: Signs shall be permitted within the PUD as specified within the Unified Sign Plan ("USP") attached as Exhibit "D" and SMADJ 21-30. Building murals and sculpture pieces are allowable and are not considered signs. Such murals and sculpture are considered public art and will not require sign permitting through the County

Development Services Division. Traffic control signage may have aesthetic enhancement as may be acceptable to the Florida Department of Transportation (FDOT) and the County and may be installed by the owner within roadways throughout the project boundaries. Waivers to LDC Sections 7.02.04C and 7.02.04D are being requested to allow for certain provisions of the USP. Justification for these waiver requests is provided in Section t. Modifications to the sign locations depicted within the USP will be allowed via submittal of a PUD small adjustment application. Relief for a specific sign and for a specific tenant to other standards of the USP such as height, ADA, or number that is not applicable to the PUD as a whole may be processed as a minor modification to the PUD approved by the County's Planning and Zoning Agency (PZA) using the criteria for a sign non-zoning variance pursuant to LDC Section 10.04.03 and Section 7.02.04.A.2.

9. Construction/Temporary Signs: All construction/temporary signage within the Project will be permitted as specified within the USP.
10. Building Height: Structures shall not exceed forty (40) feet in height as measured in accordance with LDC Section 6.07.01. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
11. Clearing and Grading, and Silvicultural Uses: Bonafide silvicultural practices shall be allowed to continue within portions of the property prior to construction plan approval for development within those portions of the property and in no event shall such silvicultural uses occur within ten feet (10') of the PUD Property's boundary, nor shall such activity occur within the thirty feet (30') Scenic Edge. Upon development plan approval for a specified parcel, silvicultural uses in areas designated as conservation or undisturbed upland buffers on the MDP map shall be discontinued for that parcel. Any timber harvesting done prior to construction plan approval will leave at least eighty (80) D.B.H. inches per acre. Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the project for the construction of stormwater management systems and ponds, and other similar uses and structures in conjunction with the development of the project, subject to applicable permitting requirements. Dirt

from such excavations may be retained on site or sold and transported from the site if the developer has determined that the dirt is not required for development of the project. Any excavation that constitutes a "borrow pit" shall meet the standards set forth in Section 2.03.10 and 6.04.09 LDC. Fill dirt needed for development within a given parcel may be obtained from future stormwater ponds located elsewhere within the project as long as the access and pond excavation is shown on the construction drawings. Also, if needed, fill dirt may be brought on to the project from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the St. Johns River Water Management District. Prior to any early clearing activity, the developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer will comply with applicable LDC provisions. The developer shall mitigate for any protected trees to be removed by such early clearing activities as required under the LDC.

12. Big Box Design Criteria: Buildings containing any single commercial tenant occupying greater than 100,000 sq. ft. of contiguous building space shall avoid the following: large monotonous and/or blank walls; facades with no fenestration, offsets, or projections; and long roof lines that can be unsightly if not adapted with parapets, gable or mansard roofs, or dormers. The review of actual elevations would occur administratively concurrent with the submittal of building permits.

H. Infrastructure: The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer lines, fire protection and solid waste collection as follows:

1. Vehicular Access: There are planned to be six (6) major entrance/exit driveway connections to the Project from Greenbriar Road in the general locations depicted on the MDP Map and Access Management Plan, Exhibit "E". These major entrance/exit driveway connections to the two-lane portions of Greenbriar Road shall allow for the turning movements described in the Major Access Location Legend table, contained on Exhibit "E" - Sheet 2. When Greenbriar Road is widened in the future, it is anticipated that these six (6) major driveway connections will be aligned with either

full or partial directional median openings and will allow for the turning movements as described in the Major Access Location Legend table, contained on Exhibit "E" – Sheet 2. One of these major driveway connections to Greenbriar Road is located within the limits of the existing stormwater pond property that is included within the PUD. Costs associated with modifications to the existing stormwater pond to accommodate this major access connection in the future will be the responsibility of the Applicant/Owner. At the time of the 2018 PUD ordinance was approved, Greenbriar Road was classified as an Access Class 6 non-restrictive for a less than or equal to 45 mph speed limit facility. This classification provides for driveway spacings at a minimum of 245 feet between connections. The driveway connections proposed along Greenbriar Road will comply with this spacing requirement contained within the LDC. There are planned to be four (4) major entrance/exit driveway connections to the Project from Longleaf Pine Parkway. Two (2) of these major driveway connections are aligned with the existing full median opening, located approximately 1,250 feet south of the Greenbriar Road/Longleaf Pine Parkway intersection. At this existing median opening the Project driveway aprons to both the eastern and western portions of the Project, fronting Longleaf Pine Parkway, have been constructed. This existing full median opening and two (2) associated Project driveways will remain in the future. The remaining two (2) major driveway connections to Longleaf Pine Parkway will be in the vicinity of a directional median opening, located approximately 670 feet south of the Greenbriar Road/Longleaf Pine Parkway intersection. The major driveway connections to Longleaf Pine Parkway will allow for the turning movements as described in the Major Access Location Legend table, contained on Exhibit "E" - Sheet 2. All future driveway connections will comply with the Access Management Plan included as Exhibit "E". A waiver request is included in Section t that includes justification for the median opening and associated driveway connection spacings that are not expected to comply with the spacing requirements contained within the LDC. If required, relocations of the depicted major access connections that are determined by the County to be minor in nature shall be reviewed and considered by County staff as a Small Adjustment to the PUD. The addition or deletion of a major access connection, defined as a partial median opening, directional median opening or full

median opening, shall be reviewed as a major modification to the PUD. Signalization will be allowed at the Project's major access connections to Greenbriar Road and Longleaf Pine Parkway if determined to be warranted by St. Johns County. Additional future minor access connections, defined as right-in/right-out only driveway connections, to Greenbriar Road and Longleaf Pine Parkway not depicted on the MDP Map shall be allowed subject to County staff approval. These minor access connections will be depicted on Incremental Master Development Plan maps as they are submitted for review and approval by the County in the future. A waiver request is included in Section t that includes justification for allowing modifications to the access locations via Small Adjustment as described above. Site access improvements, including turn lanes and signalization, warranted by the project will be the responsibility of the Applicant and will be provided as required by the LDC. Vehicular interconnectivity to the PUD has been considered and is depicted on the MDP Map. The potential future connections are planned to be provided in the general locations depicted on the MDP Map provided that the adjacent property is developed to accommodate the proposed interconnections. Additionally, the properties located adjacent to the subject PUD property have similar ownership (Helow Properties, Ltd.). Pedestrian interconnectivity will be provided to adjacent properties to the PUD via the future sidewalk to be constructed along the south side of Greenbriar Road and the existing sidewalks along Longleaf Pine Parkway. Bicycle interconnectivity will be provided where appropriate and feasible. Notwithstanding any of the conditions within this section, the County may, pursuant to its authority and responsibility for the general superintendence and control of the County road system, install, remove, or modify any present or future access related traffic control feature or device in the right-of-way to promote traffic safety in the right-of-way or promote efficient traffic operations on the County's roads.

2. Internal Access: The Applicant's intent is to provide internal access to all development within the PUD with cross access easements, privately owned or public roads.
3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.l.h, 5.03.02.G.2.g and 6.04.07.H.4 for those portions of the Project that are developed if and when such development occurs. A six (6) foot wide sidewalk will be constructed along the Project's frontage of Greenbriar Road. Six (6) foot wide

sidewalks exist along the Project's frontage of Longleaf Pine Parkway. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable. Pedestrian interconnectivity will be provided to properties east, west, and south of the PUD through the development of the required sidewalks along Greenbriar Road and the existing sidewalks along Longleaf Pine Parkway. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

The Project frontage sidewalk along Greenbriar Road and Longleaf Pine Parkway may potentially interconnect with the multi-purpose trail proposed and depicted on the St. Johns County Greenway, Blueway & Trails Master Plan.

4. Recreation: Given that the Project contains no residential uses, no recreation is required or proposed.
5. Open Space: The Applicant will provide a minimum of 31.7 acres of Project area for open space. To comply with LDC Section 5.03.03.A.1, the PUD would be required to provide a minimum of 31 acres of open space (124 acres x .25 = 31), which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.l. Areas of the property that will be included in the Open Space calculation include, but shall not be limited to, all areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; tree shrub, hedge, or ground cover planting areas; and lawns, plazas, common areas, and all other areas required to be provided as natural ground or landscaping pursuant to the LDC. This shall include common area landscaped islands, scenic edges, development edges, upland preservation and buffer areas, and preserved wetlands. Where feasible, existing trees and vegetation will be preserved within the perimeter buffers.
6. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be

maintained by either the owner or a property owners' association.

7. Utilities:
   a. The Applicant shall provide central water and sewer to the Project. All utilities will be made available to the site concurrently with the construction of the first building.
   b. The Applicant must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by JEA to minimize impact to the existing infrastructure or to the existing level of service.
   c. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees.
   d. All electrical, telephone, and cable lines will be installed underground on the site. Water and sewer will be provided by JEA and calculations on usage are contained within the water and sewer availability letter.
   e. Electricity will be provided by JEA.
8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B(8).
9. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00

I. Potable Water/Sanity Sewer: The water usage for the project is anticipated to be approximately 96,750 gallons per day. The sewer usage for the project is anticipated to be approximately 64,080 gallons per day.

J. Soils: The predominant soils on the site, as determined by the Soil Survey of St. Johns County, is Tocoi fine sand, Bluff Sand Clay Loam, Holopaw fine sand, and Winder fine sand. These soils are described as being nearly level and poorly drained.

K. Site Vegetation: The site is vacant and consists of mainly planted pines and palmettos. A FLUCCS Map is included as an attachment to the 2018 PUD application. Existing vegetative community types are Pine Plantation, Wet Pine Plantation, Trail Roads, Inland Ponds and Slough and Stormwater Pond.

L. Significant Natural Communities Habitat and Listed Species: The Applicant's environmental consultant, Peacock Consulting Group, LLC, has conducted the required Significant Natural Communities Habitat and Listed Species Studies. These studies are included as an attachment to the 2018 PUD application. No protected species were observed. No significant natural communities habitat occur on the property.

M. Historic Resources. The Applicant is not aware of any known or observed Historic Resources located within the limits of the PUD property.

N. Scenic Edge, Development Edge and Buffers: The buffers and setbacks outlined below shall be applicable only to those portions of the PUD that are developed if and when such development occurs. Until development occurs, all existing lands within the Project shall remain exempt from the buffer and setback criteria outlined below and may continue to be used for silvicultural purposes except for the Scenic Edge which shall be maintained continuously from approval of the original 2018 PUD application. If development of the Project occurs in phases, all existing lands outside of the phase(s) proposed for development shall remain exempt from the buffer and setback criteria outlined below.

Scenic Edge. Given that the PUD is proposed to consist entirely of commercial (retail and office) uses, a thirty (30) foot Scenic Edge will be provided along the existing Greenbriar Road and Longleaf Pine Parkway right-of-way, pursuant to Comprehensive Plan Policy A.2.1.4. This Scenic Edge is graphically depicted on the MDP map and will be shown on construction plans. This Scenic Edge, whether left in natural state or landscaped will meet the requirements of LDC Section 6.06.02.G.2. Signs, decorative walls or fences and architectural features, as well as multi-use paths, sidewalks or other non-vehicular pathways, if combined with canopy trees and other landscape plants that result in a natural appearance may be allowed in the scenic edge as enhanced landscaping. Irrigation may be installed within the Scenic Edge. Breaks in the Scenic Edge are allowed and are otherwise continuous edges to allow for access and associated entrance features. A waiver is requested to Section 6.06.02.G.2 allowing for greater gapping and clustering between the required canopy and non-canopy tree plantings of no more than forty (40) feet between tree type.

Development Edge. The Applicant will provide a thirty-five (35) foot Development Edge

consistent with LDC Section 6.06.02.H for the Project's eastern-most, western-most and southern boundaries.

Buffer. The Applicant shall provide a ten (10) foot landscaped perimeter buffer (Applicant may utilize natural vegetation in lieu of landscaping in those areas where natural vegetation exists) within the Scenic Edge, along the Project's frontage of Greenbriar Road and Longleaf Pine Parkway, and within the Development Edge, along the Project's eastern, western and southern PUD boundaries.

Upland Buffer. The Applicant shall provide an averaged twenty-five (25) foot natural undisturbed upland buffer (with a minimum width of ten (10) feet) adjacent to any wetlands. The Applicant may incorporate natural features into the construction of new stormwater management facilities to be constructed within the PUD that provide vegetation and buffers to promote wildlife habitat and to reduce sod and landscape maintenance. Crossings of upland buffers are permitted for roadways, utility crossings, trails and pathways, and drainage outfalls. A twenty-five (25) foot building setback shall be required to the Upland Buffer consistent with LDC Section 4.01.06.B.2.

Upland Natural Vegetation. In accordance with LDC Section 5.03.03.A.3., five percent (5%) upland vegetation will be provided.

All landscaping, tree removal and tree protection shall be in compliance with the LDC in effect at the time of construction plan submittal.

O. Special Districts: The PUD is not located within a Special District.

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after

approval of the Certificate of Occupancy for the last building on the site.

2. Construction Trailers. Construction trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. The Applicant will obtain all necessary permits prior to placement of construction trailers. Temporary Uses may require building permits and shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.
3. Types of Temporary Uses. Temporary uses shall be allowed within the PUD as set forth in LDC Section 2.02.05. Temporary uses may include, but shall not be limited to, the following:
    - Parking (on-site or off-site) not to exceed two (2) occurrences per year per parcel, and not to exceed forty-five (45) days for each occurrence.
    - Auto Shows not to exceed two (2) occurrences per year per parcel and not to exceed forty-five (45) days for each occurrence, however, vehicles sales are not permitted as a temporary use unless the temporary vehicles sales are related to a proximate existing permanent sales location which is undergoing maintenance that substantially impedes the display and sale of vehicles.
    - Outdoor Seasonal Sales not to exceed two (2) per year per parcel, and not to exceed forty-five (45) days for each event.
    - Carnivals, neighborhood fairs or Circuses for a period not to exceed ten (10) days.
    - Display and sales vendors not to exceed one (1) time in one (1) month and not to exceed three (3) days each event.
    - Antenna Support Facilities
    - Antenna Support Facilities for a Special Event not to exceed ten (10) days.
    - Other similar uses

Q. Accessory Uses: Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. 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, A/C units, and related heating/cooling units.

R. Timing and Phasing: The Applicant is proposing development of the PUD in one (1) fifteen (15) year phase. The MDP map depicts the general plan of development and configuration for the Project. It is the Applicant's intent to obtain Incremental MDP map approval for

development within the PUD as portions of the Project are planned to occur at different times in the future. Construction within the PUD will be commenced within ten (10) years and completed within fifteen (15) years of the approval of this PUD Major Modification. Commencement shall be deemed as approval of construction plans and completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase. Up to one (1) five-year extension may be granted to, each of the commencement and completion dates via a minor modification to the PUD. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

1. Commencement shall be deemed as approval of construction plans and Completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.
2. Up to five one (1) year extensions may be granted to each of the commencement and completion dates by Small Adjustment.
3. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

S. Project Impact: The property is located within the Mixed Use District category of the 2050 St. Johns County Comprehensive Plan, which allows the types of commercial (retail and office) uses included within the application. The buildings will be oriented to avoid the appearance of a strip commercial center. A natural and/or landscaped buffer will be provided between Greenbriar Road/Longleaf Pine Parkway and the buildings and parking areas. The overall area and community is ideally suited to this type of development and this tract is suitable in character and location for the structures and uses proposed, as it is consistent with other proposed development in the area and is in close proximity to available public facilities. The Project has access to major roadways and transportation corridors by virtue of its proximity to Greenbriar Road and Longleaf Pine Parkway, which provide access to residential areas and other non-residential spaces.

The Applicant believes that the proposed commercial PUD will be of benefit to existing and

future residents of neighboring projects and to the residents of St. Johns County, in that it will further the stated goals and objectives of the St. Johns County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the LDC and the St. Johns County Comprehensive Plan, whereby, it is found that:

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the Comprehensive Plan. The property is identified as Mixed Use District on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the Comprehensive Plan.
- The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. 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 LDC. The Applicant and any common property owners' association will maintain the character and appearance set forth herein.
- Non-residential development within the PUD is exempt from concurrency requirements. If required by the LDC prior to construction plan approval, a detailed site access and operational analysis will be conducted to determine whether improvements within the immediate impact area are necessary to provide safe and efficient access to the proposed development.
- 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 desired future development of the area.
- The subject Project meets all applicable requirements of LDC Section 5.03.00,

Planned Unit Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Mixed Use District area on the 2050 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

Therefore, the commercial uses included in this application will be compatible with the emerging development patterns of the area, are consistent with the Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

T. Waivers: The Applicant requested the following waivers, which were approved as part of the 2018-45 approval and remain valid. No new waivers are being requested as part of this PUD Major Modification.

- Requested waiver from LDC Section 5.03.02.G.l(r). Phasing. The Applicant is proposing commencement of construction within ten (10) years of approval of this PUD Major Modification. Construction shall be completed within fifteen (15) years from the date of approval of this PUD Major Modification. Additionally, up to one (1) five-year extension may be granted to extend the commencement or completion dates via minor modification to the PUD. As such, the Applicant is requesting this waiver of the LDC to allow a more flexible phasing schedule for development of this commercial project that is critical to the long-term success of the Northwest Sector. This flexibility is necessary to allow the Applicant adequate time to determine the most appropriate use and associated end user(s) for the Project. The Applicant has no set timeline for development. However, the Applicant desires to ready the Project for development to be better able to attract key businesses and retailers to the site.
- Waiver to LDC Section 5.03.05.C.6. Vehicular Access. The Applicant is requesting relocations of the depicted major access connections that are determined by the County to be minor in nature be reviewed and considered by County staff as a Small Adjustment to the PUD provided that the access connection relocations comply with

the County's Access Management Standards (Section 6.04.05 LDC). Additionally, the Applicant is requesting that additional minor access locations, defined as right-in/right-out only driveway connections, be allowed in the future, subject to County staff approval, via the County's Incremental Master Development Plan map review and approval process. As the Project has not been designed yet, the exact locations of all potential access points cannot be determined with certainty at this time. Therefore, this flexibility in relocating the major access locations depicted on the MDP map and addressing the locations of the minor access connections in the future is needed to ensure that the access locations are appropriately located for the Project.

- Waiver to LDC Section 6.04.05. Access Management. The Applicant is requesting a waiver from LDC Section 6.04.05 to allow for the future median opening and associated connection spacings depicted on the MDP Map and Access Management Plan, Exhibit "E". As depicted on the MDP Map and Access Management Plan, when Greenbriar Road is widened in the future there will be median opening locations that do not comply with the 1,320' spacing requirement for full median openings or the 660' spacing requirement for directional (or partial directional) median openings as required by the LDC. Additionally, the existing full median opening on Longleaf Pine Parkway, to be used by the project's traffic, is located approximately 1,250' from the Greenbriar Road/Longleaf Pine Parkway intersection. This is approximately 70' less than the required 1,320' spacing. The directional median opening (Major Access Location "G") on Longleaf Pine Parkway will also be spaced slightly less than the LDC required spacing. The Applicant has worked closely with County staff to locate the proposed median openings depicted on the MDP Map and Access Management Plan - Exhibit E. These median opening locations provide a delicate balance between the existing access needs of adjacent properties, the area's topographic and natural features, the needs of the commercial users planned to occupy the development, and the spirit of the LDC requirements. Notwithstanding any of the conditions within this waiver, the County may, pursuant to its authority and responsibility for the general superintendence and control of the County road system, install, remove, or modify any present or future access related traffic control feature or device in the right-of-way to

promote traffic safety in the right-of-way or promote efficient traffic operations on. the County's roads.

- Requested waiver from LDC Section 6.06.02.G.2. The applicant is requesting a waiver from this section to permit greater than 30 feet planting space between canopy and non-canopy trees to implement enhanced visibility for commercial uses. Trees will be spaced not more than 40 feet apart and clustered. The same number of trees will be provided along the roadway frontage. This request permits clustering to create view sheds to the property.
- Requested waiver from LDC Section 7.02.04.C-Requirements for number of signs and maximum ADA for ground and building signs. The Applicant is requesting a waiver from LDC Section 7.02.04.C to allow for more than four ground signs within the PUD. The signage provisions contained within the LDC do not contemplate a commercial center of the magnitude comprised within this PUD. As an example, the LDC allows all properties having greater than 500 feet of road frontage up to four ground signs, or approximately one ground sign for every 125 linear feet of road frontage. This PUD contains over 1.2 miles of existing County Road frontage. As such, the commercial center will require additional ground signs to properly identify the development and tenants within the center for patrons, employees, and deliveries. The Applicant has prepared a USP, attached as Exhibit "D" that provides for a logical hierarchy of signage for the commercial center. The USP provides restrictions regarding the number of ground signs allowed within the PUD. Additionally, given the size of the commercial development, the Applicant has determined that additional ADA will be needed over the LDC allowances for the B2-Type Project Monument Signs (up to 250 s.f per sign face). Further, the Applicant is requesting waivers regarding the number and size of the building signs. The Project will have a variety of tenants and leasable spaces with varying sizes. Given the configuration of the County's roadway network in the Project vicinity it is likely that some of the tenant buildings will have side building elevations visible from County roads. Therefore, the Applicant desires to provide anchor tenants, medium tenants and small tenants with varying sign sizes, based on linear square feet of building frontage and square footage of

building occupancy, and with some larger front and side building signs so tenants are visible to passer-by traffic. The Signage Standards table, contained within the USP summarizes the specific building signage criteria. Additionally, signage shall be consistent with the approved SMADJ 21-30. The signage criteria proposed as part of this waiver is consistent with similar waivers granted to the Durbin Park Phase 1A PUD and CR210 Town Center PUD.

- Requested waiver from LDC Section 7.02.04.D -Maximum sign size. As discussed in the prior waiver, individual sign sizes exceeding 150 s.f. are being requested for the B2-Type Project Monument Signs (up to 250 s.f.). Additionally, building signage exceeding 200 s.f. per frontage is being requested for the anchors (up to 150 s.f. plus an additional 37.5 s.f. per major service or department). Signs shall also be consistent with the approved SMADJ 21-30. This waiver is being requested due to the size of the commercial development proposed within the Project and to meet the anticipated building signage requirements for the anchors.
- Requested waiver from LDC Section 9.04.05 Limitations on Rezoning Land. The Applicant is requesting a waiver from LDC Section 9.04.05 to allow for the submittal of a major modification application to the Shoppes at Mill Creek Forest PUD within one year of the Board of County Commission approval of the PUD. This waiver is needed to allow the Applicant flexibility to modify the PUD, if necessary, to accommodate the specific needs of retail users within the PUD.

U. Ownership/Agreement: The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

V. Future Land Use Designation: The Project is located within a single Future Land Use designation on the Comprehensive Plan Future Land Use Map, Mixed Use District.

The project is infill development located in an area designated for commercial retail and office development within the Northwest Sector Plan. As such, this PUD meets the Goals,

Objectives and Policies of the Plan outlined above and more specifically Goal A.2 and Objective A.2.1 Northwest Sector Overlay, which provides for the basis for the plan of development. The PUD is also consistent with the Policies of the Plan, including Policy A.2.1.3 regarding the provision of a Development Edge, Policy A.2.1.7 Community Participation, Policy A.2.1.4 regarding the provision of a Scenic Edge and Policy A.2.1.9 regarding the general pattern of development (specifically items a., b., and d.). The PUD reflects the vision for the area, in that it is designed to ensure a safe transition into and out of the area and to be complementary to the development already in place.

The project is consistent with Objective A.1.3 Control of Urban Sprawl, in that the project does not constitute leapfrog development. It is consistent with Objective A.1.4 Surrounding Land Use and it is compatible with area development per Policy A.1.3.11 Compatibility. The property provides buffers to adjacent land uses and along the major roadways. It is also consistent with Objectives A.1.11 (A.1.11.2, A.1.11.5, A.1.11.6, A1.11.7, and A1.11.8.).In addition, development will meet Policy A.1.11.4 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.11.5 by providing a Master Development Plan, and Policy A.1.11.6 by being served by central utilities.

Location: The project is located within the Mixed Use District designation on the 2050 FLUM, which allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established within Objective A.1.4 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such

that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.4.11, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties." The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Mixed Use Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.3 Control of Urban Sprawl, specifically Policy A.1.3.1 which states "The County shall only issue development orders or development permits consistent with the provision of the County's Concurrency Management System, as provided in the Land Development Code.

Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

Master Development Plan: The Master Development Plan Text and Map for this project

meet all requirements of Section 5.03.02 (G) of the Land Development Code.

NOTES:

1. A 6' WIDE SIDEWALK WILL BE PROVIDED ALONG THE PROJECT'S FRONTAGE ALONG GREENBRIAR ROAD. 6' WIDE SIDEWALKS EXIST ALONG THE PROJECT'S FRONTAGES ALONG LONGLEAF PINE PARKWAY.
2. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
3. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
4. THIS PROJECT IS USING AN AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE. THE AVERAGE UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE AREA WILL BE LARGER THAN WHAT THE STATIC 25' UNDISTURBED UPLAND BUFFER AREA WOULD YIELD.
5. THIS PROJECT IS USING A 30-FOOT SCENIC EDGE SINCE IT IS ENTIRELY COMPOSED OF COMMERCIAL USES. LANDSCAPING WITHIN THE SCENIC EDGE WILL BE PROVIDED IN ACCORDANCE WITH THE PERFORMANCE STANDARDS CONTAINED IN LDC SECTION 6.06.02.C.2.
6. ANY USE ALLOWED WITHIN THE SITE MAY BE ALLOWED SUBJECT TO PUD COMPLIANCE.
7. TEMPORARY CONSTRUCTION TRAILER(S) MAY BE LOCATED WITHIN THE PROJECT. TEMPORARY TRAILER(S) WILL BE REMOVED WITHIN 30 DAYS AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
9. ALL UTILITIES WILL BE UNDERGROUND.
10. STORMWATER COLLECTION AND TREATMENT WILL BE IN COMPLIANCE WITH SAINT JOHNS COUNTY AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
11. ALL FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE CURRENT FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
12. DRIVEWAY LOCATIONS/SPACING SHALL BE ALLOWED AS SHOWN ON MDP MAP SHEET 2 AND ACCESS MANAGEMENT PLAN (EXHIBIT E) SHEETS 1 AND 2.
13. THE LOCATION AND CONFIGURATION OF THE ROADS, LOTS, PONDS, ETC. SHOWN ON THIS MDP MAP ARE CONCEPTUAL IN NATURE AND SUBJECT TO FURTHER REFINEMENT UPON SUBMISSION OF FINAL DEVELOPMENT PLANS AND MAY BE MODIFIED ON CONSTRUCTION PLANS OR ON STAFF-APPROVED INCREMENTAL MDP MAPS.

PUD DEVELOPMENT ACTIVITY TRACKER:
ALLOCATED AS OF SEPT 2026
NON-RESIDENTIAL SQ FT:
SQ FT BUILT: 231,447 (COMMERCIAL/RETAIL)
SQ FT APPROVED: 534,000 (COMMERCIAL/RETAIL & OFFICE)

LEGAL DESCRIPTION:

GREENBRIAR MARKETPLACE WEST

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGES 564 THROUGH 568, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND SHOWN ON THE RIGHT OF WAY SURVEY BY ST. JOHNS COUNTY, DATED DECEMBER 17, 1998) WITH THE EASTERLY LINE OF SAID SECTION 39; THENCE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 7934.02 FEET TO THE NORTHWESTERLY CORNER OF COUNTY ROAD 244 (LONGLEAF PINE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY), SAID COUNTY ROAD 244 BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGES 926 THROUGH 931, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 28 DEGREES 11 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244, 58.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3065.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 386.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16 DEGREES 05 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 385.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12 DEGREES 29 MINUTES 01 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244, 875.14 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 83 DEGREES 18 MINUTES 06 SECONDS WEST, 1973.51 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LANDS, 213.46 FEET TO AN ANGLE POINT IN SAID LANDS; THENCE NORTH 10 DEGREES 46 MINUTES 42 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 564, AND ITS NORTHERLY PROJECTION, 1560.51 FEET TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; THENCE SOUTH 77 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2205.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.8 ACRES MORE OR LESS.

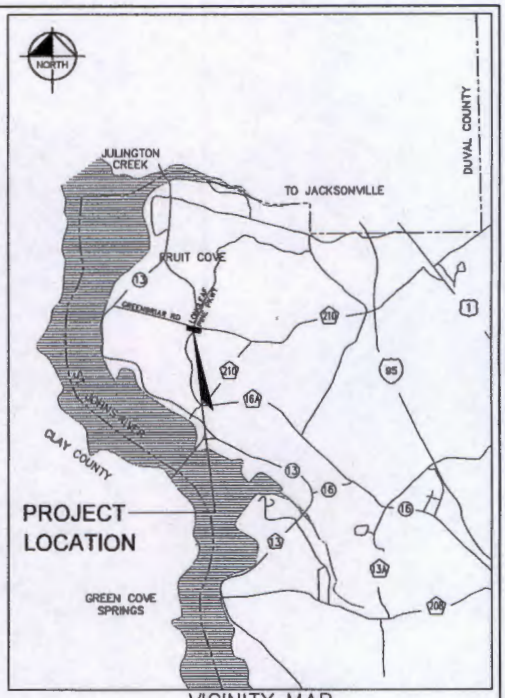
GREENBRIAR MARKETPLACE EAST

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGES 564 THROUGH 568, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND WHICH IS A PART OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND SHOWN ON THE RIGHT OF WAY SURVEY BY ST. JOHNS COUNTY, DATED DECEMBER 17, 1998) WITH THE EASTERLY LINE OF SAID SECTION 39; THENCE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 5919.72 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 77 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, 1783.00 FEET TO THE NORTHEASTERLY CORNER OF COUNTY ROAD 244 (LONGLEAF PINE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY), SAID COUNTY ROAD 244 BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGES 926 THROUGH 931 OF SAID PUBLIC RECORDS; THENCE SOUTH 62 DEGREES 03 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 244, 83.60 FEET TO AN INTERSECTION WITH A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 2935.00 FEET; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 244, AN ARC LENGTH OF 374.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 08 MINUTES 31 SECONDS WEST, 374.54 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 01 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244, 858.00 FEET; THENCE SOUTH 83 DEGREES 18 MINUTES 06 SECONDS EAST, 1991.00 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 27 SECONDS EAST, 1081.00 TO SAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD AND THE POINT OF BEGINNING.

CONTAINING 32.2 ACRES MORE OR LESS.



VICINITY MAP
N.T.S.

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

NO.	REVISIONS	DATE	BY

Kimley»Horn

SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOW PROPERTIES, LTD.

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER 1

Plotted By:Flynn, Cydne Email:Cydne.Flynn@kimley-horn.com Date:September 10, 2025 13:56:41pm XrefsLocked:0 Layouts:MDP-01 Drawing:K:\JAX_Z\090\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2025-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

NOTES:

1) ALLOWABLE USES PER PUD.

2) THIS MDP MAP DEPICTS THE GENERAL LOCATION AND CONFIGURATION OF THE PROJECT. THE ACTUAL BUILDING LOCATIONS, SIZES, AND DIMENSIONS AND ASSOCIATED FEATURES MAY DIFFER SOMEWHAT DUE TO MARKET DEMANDS AND DEVELOPMENT CONSTRAINTS ADDRESSED DURING DEVELOPMENT PLAN REVIEW.

3) SIGNAGE LOCATIONS SHALL BE IN ACCORDANCE WITH THE UNIFIED SIGN PLAN (USP).

4) ADDITIONAL MINOR ACCESS CONNECTIONS (RIGHT-IN/RIGHT-OUT DRIVEWAYS) TO GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY NOT DEPICTED ON THIS MAP SHALL BE ALLOWED SUBJECT TO COUNTY STAFF APPROVAL. THE ADDITIONAL MINOR ACCESS CONNECTIONS WILL BE SUBMITTED FOR APPROVAL ON INCREMENTAL MASTER DEVELOPMENT PLAN MAP APPLICATIONS IN THE FUTURE.

LEGEND:

- PRESERVED WETLANDS
- SCENIC EDGE
- IMPACTED WETLANDS
- UPLAND BUFFER
- DEVELOPMENT EDGE
- UPLAND PRESERVATION
- 0229 EXISTING TRAFFIC SIGNAL
- MAJOR ACCESS DRIVEWAY
- MINOR ACCESS DRIVEWAY
- POTENTIAL FUTURE ACCESS CONNECTION
- * THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT-TURNS-IN ONLY.
- MAJOR ACCESS LOCATION - SEE EXHIBIT E - SHEET 2 FOR LEGEND

APPROVED INCREMENTAL MDP'S

WEST SIDE:

SHOPPES AT RIVERTOWN	-MDP 2018-49
7-ELEVEN	-MDP 2023-24
5/3 BANK	-MDP 2025-13
AUTOZONE	-MDP 2024-30

EAST SIDE:

SHOPPES AT MILL CREEK FOREST (INFRASTRUCTURE ONLY)	-MDP 2021-05
DAILY'S SHELL (FIRST COAST ENERGY)	-MDP 2022-66
CHASE BANK	-MDP 2023-29
SHORES LIQUOR	-MDP 2023-36
MINI STORAGE	-MDP 2021-55
MAVIS TIRES	-MDP 2023-18
DUNKIN DONUTS	-MDP 2021-66
HEARTLAND DENTAL	-MDP 2023-07
RETAIL BUILDING	-MDP 2023-19
WENDY'S	-MDP 2021-44

SITE DATA TABLE:

SITE AREA:

UPLAND AREA	-	70.4 Ac.
WETLANDS PRESERVED	-	24.2 Ac.
WETLANDS IMPACTED	-	29.4 Ac.
OPEN SPACE	-	25% MIN. REQ.
UPLAND PRESERVATION (OF UPLAND NATURAL VEGETATION)	-	5% MIN. REQ.
DEVELOPABLE AREA	-	99.8 Ac.
TOTAL PROJECT AREA	-	124.0 Ac.

DEVELOPMENT SUMMARY:

COMMERCIAL/RETAIL	-	440.5 KSF MAX
OFFICE	-	15 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	-	75%

SETBACKS:

GREENBRIAR ROAD ROW	-	30'
LONGLEAF PINE PKWY ROW	-	30'
SIDE	-	5'
REAR	-	10'

UPLAND BUFFER CALCULATION:

WETLANDS	-	3,043 L.F.
UPLAND BUFFER WIDTH (AVG.)	-	25 FT.
UPLAND BUFFER REQUIRED	-	76,525 S.F.
UPLAND BUFFER PROVIDED	-	126,490 S.F.

OPEN SPACE:

WETLANDS PRESERVED	-	1,052,811 S.F. (24.2 Ac.)
SCENIC EDGE	-	198,871 S.F. (4.5 Ac.)
DEVELOPMENT EDGE	-	128,353 S.F. (2.9 Ac.)
UPLAND BUFFER/PRESERVATION (NOT IN SCENIC OR DEVELOPMENT EDGE)	-	118,432 S.F. (2.7 Ac.)

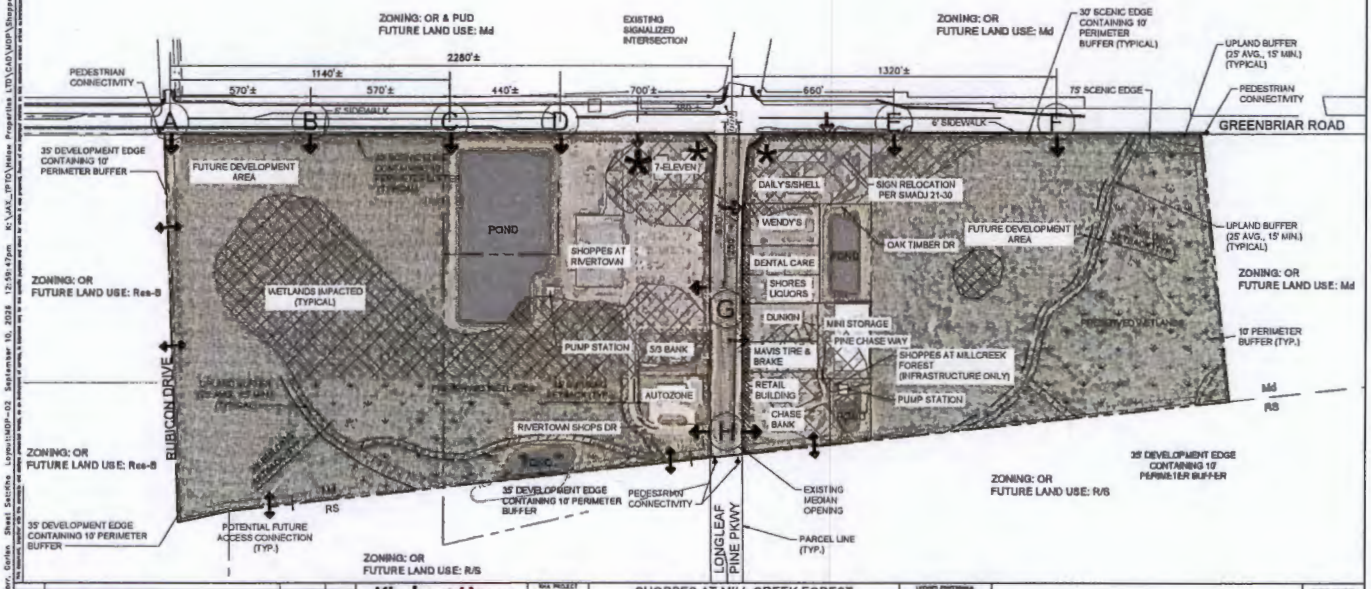
UPLAND PRESERVATION:

UPLAND BUFFER	-	126,490 S.F. (2.9 Ac.)
UPLAND PRESERVATION AREA	-	28,683 S.F. (0.6 Ac.)

PARKING:
SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC IN EFFECT AT TIME OF PERMITTING.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



Kimley»Horn

SHOPPES AT MILL CREEK FOREST
(F.K.A. GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOW PROPERTIES, LTD.

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER 2

Plotted By: Filer, Gorlen Sheet Set: No Xrefs Layout: LAYOUT2 September 10, 2025 12:59:47pm K:\JAX_PTO\Helow Properties, LTD\CAD\MDP\Shoppes of Mill Creek Forest\2025-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

EXHIBIT D

Shoppes at Mill Creek Forest

UNIFIED SIGN PLAN

This Unified Sign Plan (USP) has been developed to ensure the public health, safety, and welfare of the community. To accomplish this goal various sign types will be utilized throughout the development and within the boundaries of the Shoppes at Mill Creek Forest PUD. Unless otherwise stated herein signage within the Shoppes at Mill Creek Forest PUD will meet the requirements of the Land Development Code (LDC) for St. Johns County in effect on the date of this USP's approval. Additionally, any signs that are allowed by the LDC shall also be allowed in the Shoppes at Mill Creek Forest PUD even if they are not specifically addressed in this USP. Careful consideration has been given to the type and placement of the signage to ensure an appealing, unified theme throughout the development.

The following types of signs/structures will be used:

- Project Monument Signs
- Commercial Identity Monument Signs
- Directional Signs
- Tenant Signs
- Outparcel Signs
- Street and Traffic Signs
- Flags
- Project Construction Signs
- Temporary Signs
- Special Use Signs

General Parameters

A general coordinated theme will be established for the PUD's signage that will provide a logical hierarchy of signage to be used throughout the Project. Signs may be incorporated into a wall, fence, tower, or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc. consistent with the overall theme of the development.

For purposes of this USP, any sign located within the boundaries of the overall Shoppes at Mill Creek Forest PUD will be considered an "on-premise sign", as this term is defined and regulated in the LDC, without regard to ownership of individual parcels so long as the sign content is relevant only to development within the PUD, however, the USP will be applicable to any properties that may be added to the Shoppes at Mill Creek Forest PUD in the future. The height of the signs as defined in this document will mean the total height of the sign

including the Advertising Display Area (ADA) and all associated sign structure and other decorative features.

Signage Materials & Design

Signs will be constructed of various building materials to include masonry, wood, brick, or stone. The sign structure shall be a natural or earth tone color. Decorative accents may include glass, tile, metal, terra-cotta, or other materials. Gingerbread trim, ironwork, and other decorative sign features are allowed. The sign structure may be constructed with a combination of materials and finished.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones, and columns etc. The architectural elements enhance the overall signage presentation and help foster the unified signage theme.

Street and traffic signs shall be of the size and style of standard signage utilized throughout St. Johns County. They will be of aluminum posts, caps, and frames with concrete footings. The sign faces shall be stainless steel signs with colored, reflective coatings according to state and county law.

Signs may be lighted via either interior or external illumination.

Signage materials and design will be subject to review and approval by the County Administrator or their designee as part of the Project's permitting approval process, which approval will not be unreasonably withheld. In the event that there is a dispute concerning the approval of signage materials or design, the Applicant may appeal the County Administrator's final decision to the Board of County Commissioners as specified in LDC Section 9.07.02.

ADA Shape and Materials

The ADA is defined by the smallest geometric shape that may be used to encompass all advertising lettering. The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be mounted on inserts or panels to be attached to a sign structure or building face, may be pin mounted or channel mounted lettering, surface mounted, painted on, sandblasted onto the surface material, or engraved into a surface. A combination of materials may be utilized in conjunction with a variety of style types.

Description of Signage

The proposed signs are further detailed in the table and written description below:

SIGNAGE STANDARDS				
Sign Type	**General Location**	**Max. Quantity**	**Max. ADA per Side (s.f.)**	**Max. Height (feet)**
A. None	*N/A*	None	*N/A*	*N/A*
B1. Project Monument Sign	One sign in the southeastern quadrant and one sign in the southwestern quadrant of the Greenbriar Road/Longleaf Pine Parkway intersection	2	100	8
B2. Project Monument Sign	One sign located at each of seven major Project access connections to Greenbriar Road and Longleaf Pine Parkway, as depicted on the USP map	7	250	25
C. Commercial Identity Monument Sign	One sign located at each major Project access connection without a B2 sign and one sign located at each minor Project access connection to Greenbriar Road and Longleaf Pine Parkway	*N/A*	100	10
D. Directional Sign	As needed to direct patrons	*N/A*	3	3
E1. Tenant Sign-Front Facade (Small)	On free standing or multi-tenant buildings to 5,000 s.f.	1 per tenant	1.5 s.f per linear foot of occupancy frontage, not to exceed 48 s.f.	4 feet max height for ADA area
E2. Tenant Sign - Side Facade (Small)	On free standing or multi-tenant buildings to 5,000 s.f.	1 per tenant at side, if applicable	75 percent of the Front Facade signage dimensions	*N/A*
E3. Tenant Sign - Front Facade (Medium)	On free standing or multi-tenant buildings 5,001 to 10,000 s.f.	1 per tenant	1.5 s.f per linear foot of occupancy frontage, not to exceed 60 s.f.	5 feet max height for ADA area
E4. Tenant Sign - Side Facade (Medium)	On free standing or multi-tenant buildings 5,001 to 10,000 s.f.	1 per tenant at side, if applicable	75 percent of the Front Facade signage dimensions	*N/A*
E5. Tenant Sign-Front Facade (Anchor)	On free standing or multi-tenant buildings over 10,000 s.f.	1 per tenant	1.5 s.f. per linear foot of occupancy frontage, not to exceed 150 s.f.	8 feet max height for ADA area
E6. Tenant Sign-Side Facades (Anchor)	On free standing or multi-tenant buildings over 10,000 s.f.	1 per tenant at side, if applicable	75 percent of the Front Facade signage dimensions	*N/A*

E7. Tenant Sign - Secondary Sign (Anchor)	On free standing or multi-tenant buildings over 10,000 s.f.	1 per major service or department	25 percent of the total Front Facade signage area	2.5 feet max height for ADA area
F1. Outparcel Sign - Monument Sign	Project-wide	1 per outparcel	MAX 100 SF ADA	10ft. Height
F2. Outparcel – Building Sign	Project-wide	*N/A*	Will comply with LDC	Will comply with LDC
G. Street and Traffic Sign	Project-wide	*N/A*	*N/A*	*N/A*
H. Flags	Project-wide	*N/A*	*N/A*	*N/A*
I. Project Construction Sign	Project-wide	*N/A*	*N/A*	*N/A*
J. Temporary Sign	Project-wide	*N/A*	*N/A*	*N/A*
K. Special Event Sign	Project-wide	*N/A*	*N/A*	*N/A*

A. A-type signs

As noted in the Signage Standards table no A-type signs will be allowed within the PUD. Entry features will be allowed within the PUD provided they comply with LDC Section 7.06.02 and contain no signage or ADA display area.

B. Project Monument Sign

For purposes of application of the LDC, Project Monument Signs will be considered "on-premise signs" as regulated by LDC Section 7.02.00. Up to two B1-Type project monument signs will be allowed within the PUD, located in the southeast and southwest quadrants of the Greenbriar Road/Longleaf Pine Parkway intersection, as depicted on the USP map. B2-Type project monument signs will be allowed at seven (7) of the Project's major access connections to Greenbriar Road and Longleaf Pine Parkway. Pursuant to SMADJ 21-30 one B2 sign may be shifted west 100 feet along Greenbriar Road. Each project monument sign location, as depicted on the USP map, may consist of either one double-faced sign located within the center median island or two single-faced signs located on either side of the development entrance. Examples of the B1 and B2-Type project monument signs are depicted in Figures B1 and B2, respectively. As depicted on Figures B1 and B2, the sign width, including the base, structure and ADA areas dedicated to tenant signage, for the Project Monument Signs will be a minimum of eight (8) feet. Additionally, to frame the ADA for aesthetic purposes, the sign structures will extend to a minimum of nine (9) inches beyond the extents of the ADA dedicated to tenant signage.

C. Commercial Identity Monument Sign

Commercial identity monument signs will be allowed at each of the Project's major access connections without B2 signs and each of the Project's minor access connections to Greenbriar Road and Longleaf Pine Parkway. At these access locations, the identity monument signs may consist of either one double-faced sign located within the center median island or two single-faced signs located on either side of the development

entrance. Commercial identity monument signs will comply with the ADA area and height requirements specified in LDC Section 7.02.04. The sign width, including the base, structure and ADA areas dedicated to tenant signage, for the Commercial Identity Monument Signs will be a minimum of eight (8) feet.

D. Directional Signs

Directional signs shall be allowed to provide patrons with directional information regarding uses and tenants within the PUD. Directional signs will comply with LDC Section 7.02.06.B.

E. Tenant Signs

These signs will consist of building signs as defined in the LDC and may include awning and projection signs fronting the commercial use. The criterion for these signs is included in the Signage Standards table above.

F. Outparcel Signs

Each commercial outparcel will be permitted one monument sign with one or two sides. The allowed ADA area and sign height will comply with the requirements of LDC Section 7.02.04. Buildings constructed on each commercial outparcel shall be permitted to have building signs sized in conformance with LDC Section 7.02.04.C.

G. Street and Traffic Signs

Street and traffic signs will be installed to comply with all laws, codes, and ordinances with regard to size and location. The style will be consistent with standard road signs utilized throughout the county.

H. Flags

Up to three permanent flags may be flown per business site and office site, as specified in LDC Section 7.02.06. For purposes of this USP, a business or office site shall be defined as a unit of property that is owned, leased, or rented and serves as an occupied place of business within the PUD. Flag pole heights shall not exceed 30 feet. Temporary flags will comply with the requirements of LDC Section 7.02.02 and 7.02.03.

I. Project Construction Signs

Project construction signs will be considered temporary signs and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

J. Temporary Signs

Temporary signs will be allowed and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

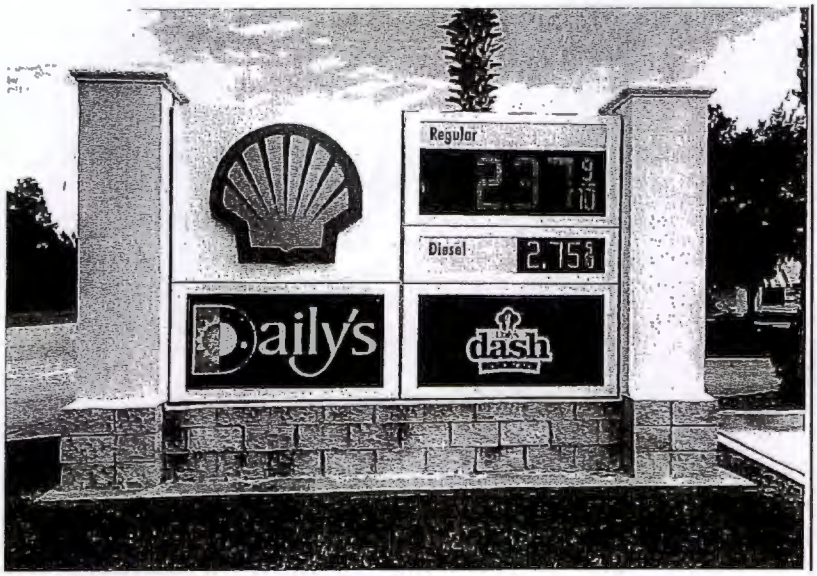
K. Special Event Signs

Special event signs will be allowed and installed in accordance with LDC Sections 7.05.00 and 7.02.03.

Examples of Acceptable Monument Signage





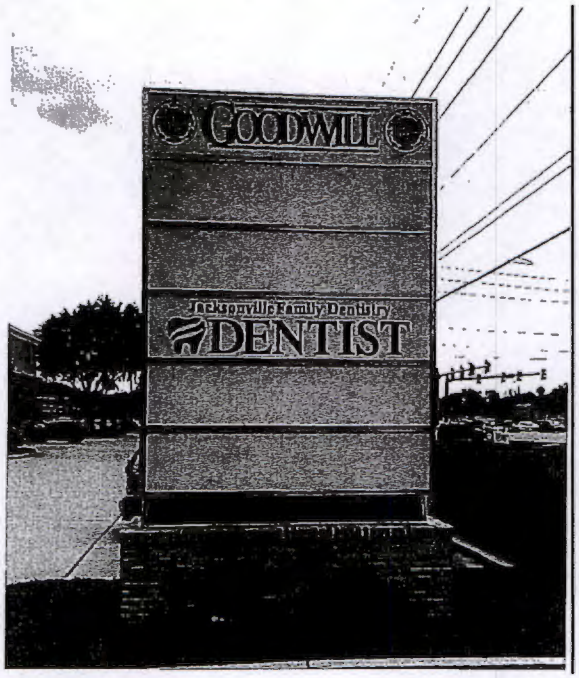


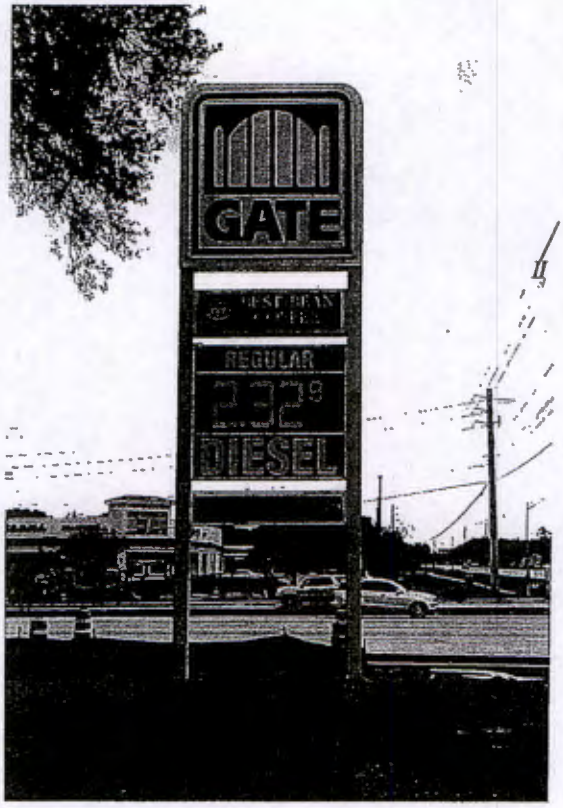
Examples of Acceptable Monument Signage

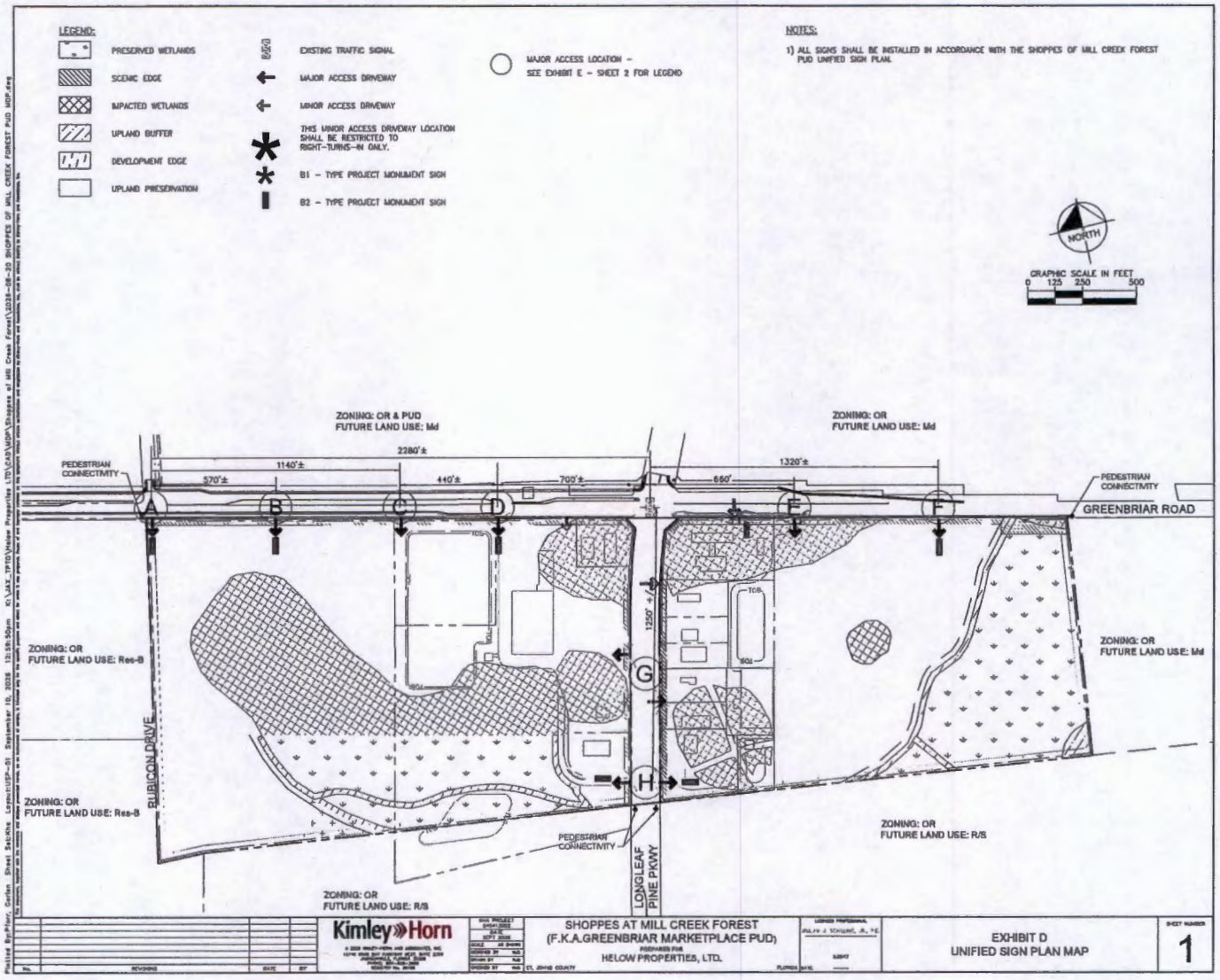


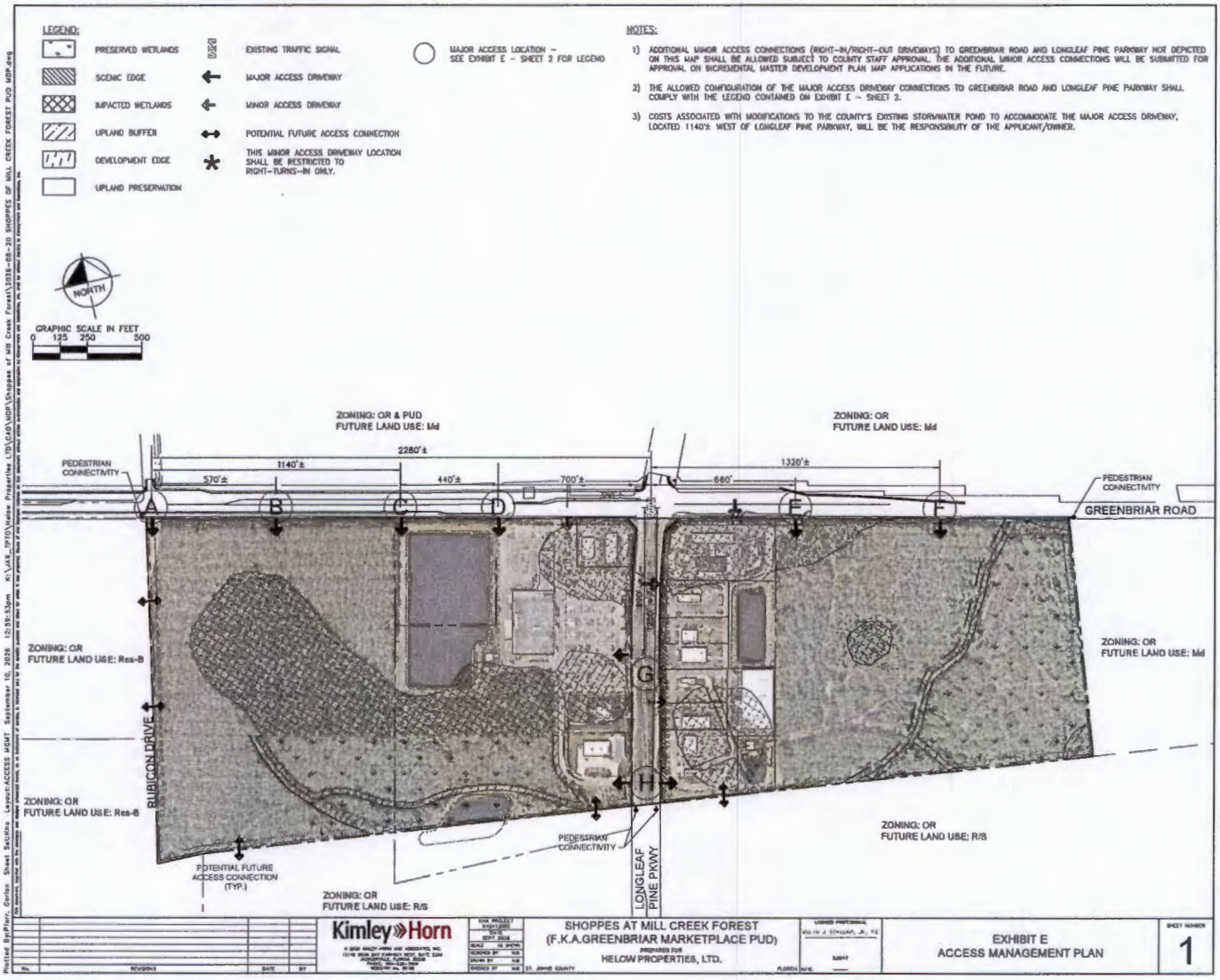


Examples of Unacceptable Monument Signage






LEGEND:
PRESERVED WETLANDS
SCENIC EDGE
IMPACTED WETLANDS
UPLAND BUFFER
DEVELOPMENT EDGE
UPLAND PRESERVATION
EXISTING TRAFFIC SIGNAL
MAJOR ACCESS DRIVEWAY
MINOR ACCESS DRIVEWAY
THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT-TURNS-IN ONLY.
B1 - TYPE PROJECT MONUMENT SIGN
B2 - TYPE PROJECT MONUMENT SIGN
MAJOR ACCESS LOCATION - SEE EXHIBIT E - SHEET 2 FOR LEGEND
NOTES:
1) ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE SHOPPES OF MILL CREEK FOREST PUD UNIFIED SIGN PLAN.
NORTH
GRAPHIC SCALE IN FEET
0 125 250 500
ZONING: OR & PUD
FUTURE LAND USE: Md
ZONING: OR
FUTURE LAND USE: Md
PEDESTRIAN CONNECTIVITY
2280'±
1140'±
570'±
440'±
700'±
660'
1320'±
A
B
C
D
E
F
G
H
GREENBRIAR ROAD
ZONING: OR
FUTURE LAND USE: Res-8
RUBICON DRIVE
ZONING: OR
FUTURE LAND USE: Res-8
ZONING: OR
FUTURE LAND USE: Md
1250'±
ZONING: OR
FUTURE LAND USE: R/S
PEDESTRIAN CONNECTIVITY
LONGLEAF PINE PKWY
ZONING: OR
FUTURE LAND USE: R/S
Kimley»Horn
SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOW PROPERTIES, LTD.
EXHIBIT D
UNIFIED SIGN PLAN MAP
1



Kimley»Horn

SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOWN PROPERTIES, LTD.

EXHIBIT E
ACCESS MANAGEMENT PLAN

1

Plotted By:Riley, Gorlen Sheet Setting Layout:ACCESS MGMT September 10, 2025 12:59:53pm K:\JAX_TPTO\Helow Properties LTD\Civil\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

MAJOR ACCESS LOCATION LEGEND				
Location	**Road Facility**	**Facility Type**	**Median Type**	**Access Configuration**
A	Greenbriar Road	2-lane undivided	None	All turning movements allowed. PUD driveway to be aligned with existing Rubicon Drive.
		Multi-lane divided	Full	All turning movements allowed. Median opening to be aligned with existing Rubicon Drive.
B	Greenbriar Road	2-lane undivided	None	All turning movements to/from the PUD allowed. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location.
		Multi-lane divided	Partial Directional	Right-in/right-out and left-in only turning movements allowed for the PUD driveway. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location.
C	Greenbriar Road	2-lane undivided	None	All turning movements to/from PUD allowed. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location. Installation of the PUD driveway at this location will require relocation of the existing County pond.
		Multi-lane divided	Full	All turning movements to/from the PUD allowed. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location. Installation of the PUD driveway at this location will require relocation of the existing County pond.
D	Greenbriar Road	2-lane undivided	None	All turning movements to/from the PUD allowed. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location.
		Multi-lane divided	Partial Directional	All turning movements to/from the PUD allowed. Per the Lakes at Mill Creek Plantation PUD, there will be no driveway connection from the north at this location. Therefore, no eastbound left-turn or southbound movements will occur at this location.
E	Greenbriar Road	2-lane undivided	None	Right-in/right-out and left-in only turning movements allowed for the PUD driveway. Left-turn out turning movement will be prohibited from the PUD driveway. Installation of a westbound left-turn lane will be subject to future County staff review and approval as a part of either an Incremental Master Development Plan or Construction Plan application(s). Future installation of a westbound left-turn lane may require improvements to Greenbriar Road to accommodate the existing westbound left-turn lane geometery for the Greenbriar Road/Longleaf Pine Parkway intersection and prohibit left-turns out of the PUD driveway, subject to County staff review and approval.
		Multi-lane divided	Partial Directional	Right-in/right-out and left-in only turning movements allowed for the PUD driveway. Left-turn out turning movement will be prohibited from the PUD driveway. Installation of a westbound left-turn lane will be subject to future County staff review and approval as a part of either an Incremental Master Development Plan or Construction Plan application(s). Future installation of a westbound left-turn lane may require improvements to Greenbriar Road to accommodate the existing westbound left-turn lane geometery for the Greenbriar Road/Longleaf Pine Parkway intersection and prohibit left-turns out of the PUD driveway, subject to County staff review and approval.
F	Greenbriar Road	2-lane undivided	None	All turning movements allowed.
		Multi-lane divided	Full	All turning movements allowed.
G	Longleaf Pine Parkway	Multi-lane divided	Directional	Right-in/right-out and left-in only turning movements will be allowed for the PUD driveways located on both the east and west sides of Longleaf Pine Parkway. Left-turn out turning movements will be prohibited from both driveways. Installation of a southbound left-turn lane will be subject to future County staff review and approval as a part of either an Incremental Master Development Plan or Construction Plan application(s). Future installation of a southbound left-turn lane may require improvements to Longleaf Pine Parkway to accommodate the existing northbound left-turn lane geometry for the Greenbriar Road/Longleaf Pine Parkway intersection, subject to County staff review and approval.
H	Longleaf Pine Parkway	Multi-lane divided	Full	All turning movements allowed.

Plotted: By:Flory, Gorden Sheet Set:No Layout:HAAOR ACCESS September 10, 2026 12:59:58pm K:\JAX_TPTO\Vistas Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-10 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

This document, report and/or electronic media is copyrighted and property of Kimley-Horn and Associates, Inc. Unauthorized reuse or modification of this document and/or its contents on any other project is strictly prohibited by Kimley-Horn and Associates, Inc. Information contained herein and transferred hereby are not to be used in whole or in part for any other project without the written authorization of Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn

SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR:
HELOW PROPERTIES, LTD.
ST. JOHNS COUNTY

EXHIBIT E
ACCESS MANAGEMENT PLAN

SHEET NUMBER 2

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 4th DAY OF November 2026
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
By: Crystal Smith, Deputy Clerk

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Crafford
Kimley-Horn
12740 Gran Bay PKWY W # 2350
Jacksonville FL 32258-6478

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 09/11/2026

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 09/11/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12621458	# of Copies:
Customer No:	651486	0
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 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 11/3/2026 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 Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SHOPPES AT MILL CREEK FOREST PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2018-45, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at southern intersection of Greenbriar Road and Longleaf Pine Pkwy 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.

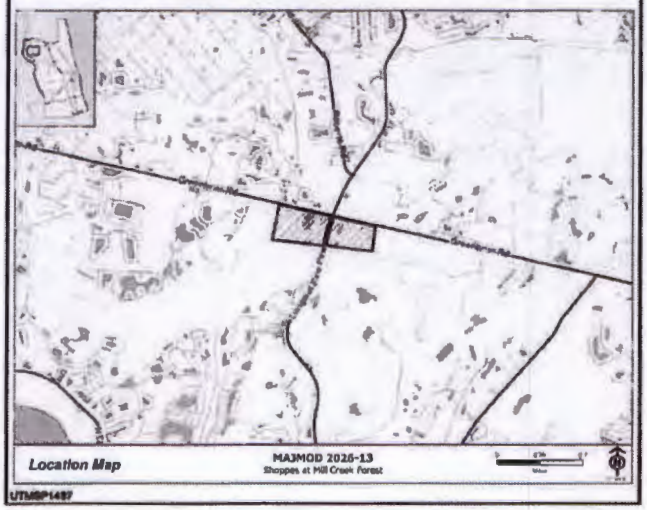
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 93-126, 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-2026000013
PROJECT NAME: Shoppes at Mill Creek Forest



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 5, 2026

FILED NOV 05 2026
St. Johns County
Clerk of Court
By: Crystal Smith
Deputy Clerk

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

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. 2026-43, which was filed in this office on November 5, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp