

8**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***7/17/2018****BCC MEETING DATE****TO:** Michael D. Wanchick, County Administrator**DATE:** June 20, 2018**FROM:** Cynthia A. May, Senior Planner**PHONE:** 904 209-0591**SUBJECT OR TITLE:** PUD 2017-02 Grand Oaks**AGENDA TYPE:** Ex Parte Communications, Ordinance, Public Hearing**BACKGROUND INFORMATION:**

Request to rezone approximately 524 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16 west of Interstate 95. This is a companion application to Comprehensive Plan Amendment COMPAMD 2016-08 to change the Future Land Use Map (FLUM) designation from Rural/Silviculture to Residential-C with a text amendment. The Planning and Zoning Agency held a public hearing on June 7, 2018 and voted 4-1 to recommend approval. Additional information is provided in the attached packet. CONMAJ 2018-10 is also a companion application on this agenda pending approval of the Comprehensive Plan Amendment and this associated PUD Rezoning.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to enact Ordinance 2018- _____ PUD 2017-02 Grand Oaks based on 9 findings of fact.

DENY: Motion to deny PUD 2017-02 Grand Oaks based on 9 findings of fact.

For Administration Use Only:**Legal:** PS 7/2/2018**OMB:** JDD 7/2/2018**Admin:** DML 7/3/2018



Growth Management Department

PLANNING DIVISION REPORT

Application for Planned Unit Development Rezoning

File Number: PUD 2017-02 Grand Oaks

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Cynthia A. May, Senior Planner

Date: June 22, 2018

Subject: PUD 2017-02 Grand Oaks: Request to rezone approximately 524 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16 west of Interstate 95. This is a companion application to Comprehensive Plan Amendment COMPAMD 2016-08 to change the Future Land Use Map (FLUM) designation from Rural/Silviculture to Residential-C with a text amendment.

Owner/Applicant: Day Late Enterprises, Inc.

Representative: Rogers Towers, P.A., Ellen Avery-Smith, Esq.

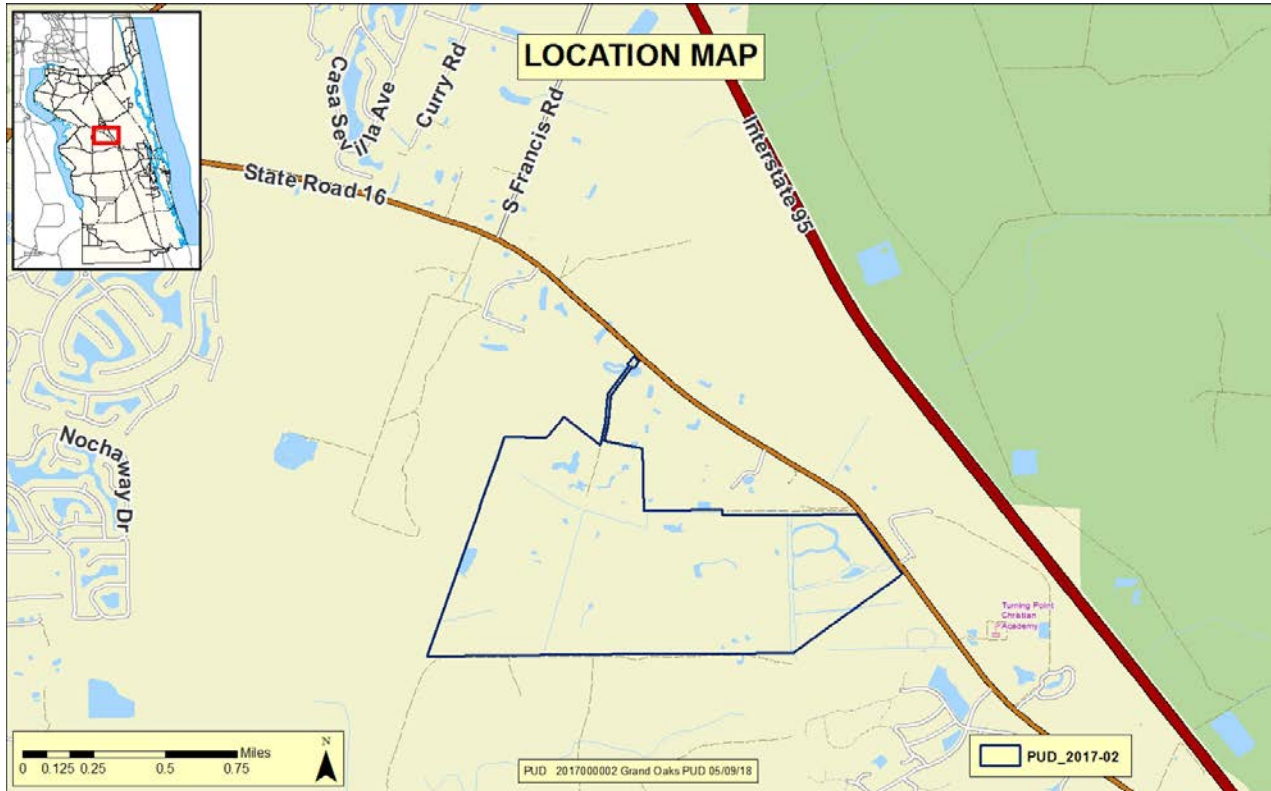
Hearing dates: Planning and Zoning Agency – June 7, 2018
Board of County Commissioners – July 17, 2018

Commissioner

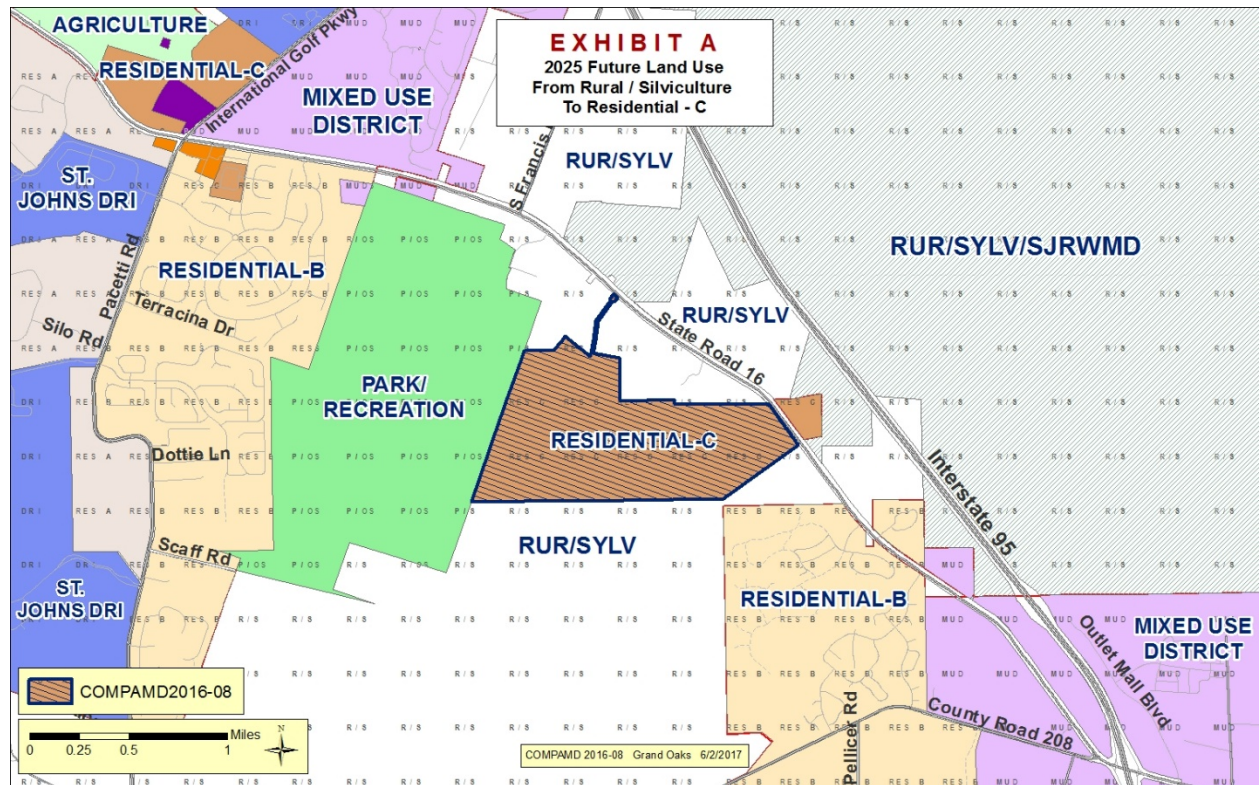
District: District 2

MAP SERIES

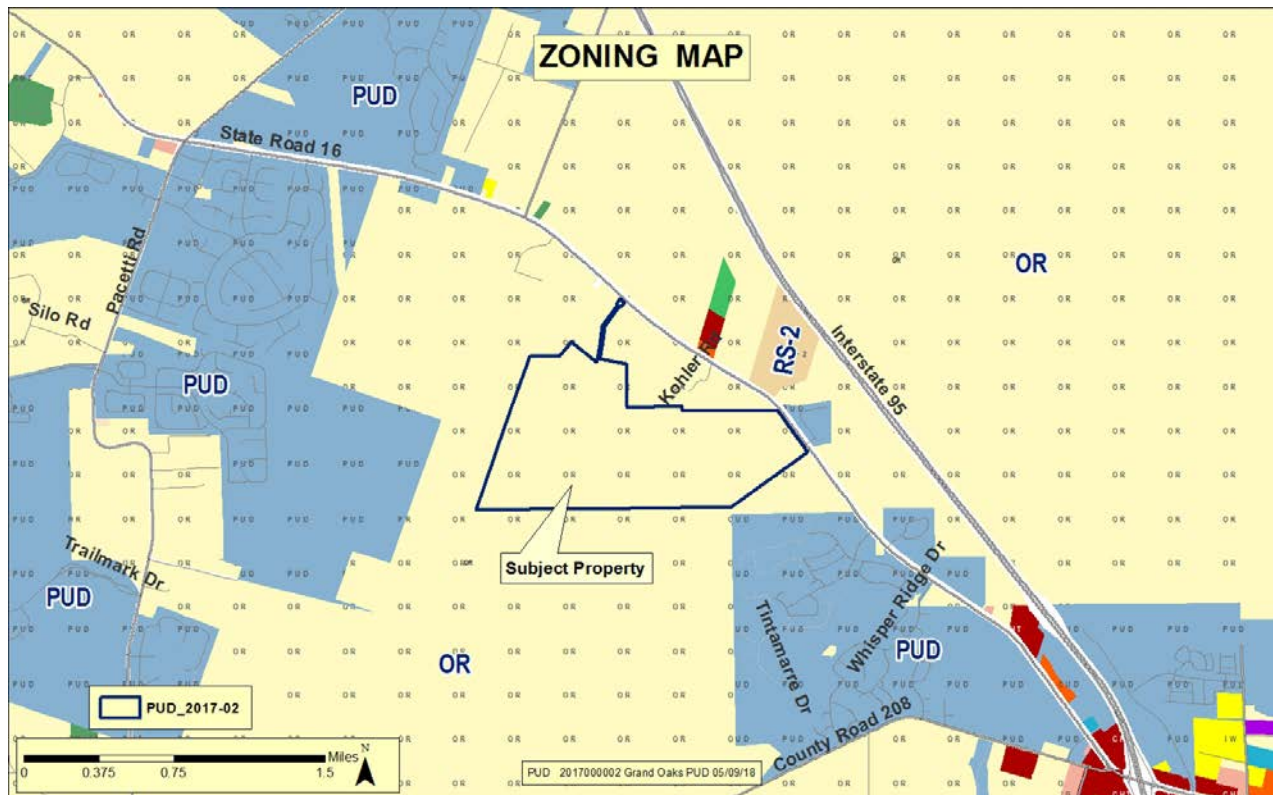
Location: The subject property fronts along the south side of State Road 16 approximately 2 miles west of Interstate 95 and 2 miles east of the intersection of State Road 16 and International Golf Parkway.



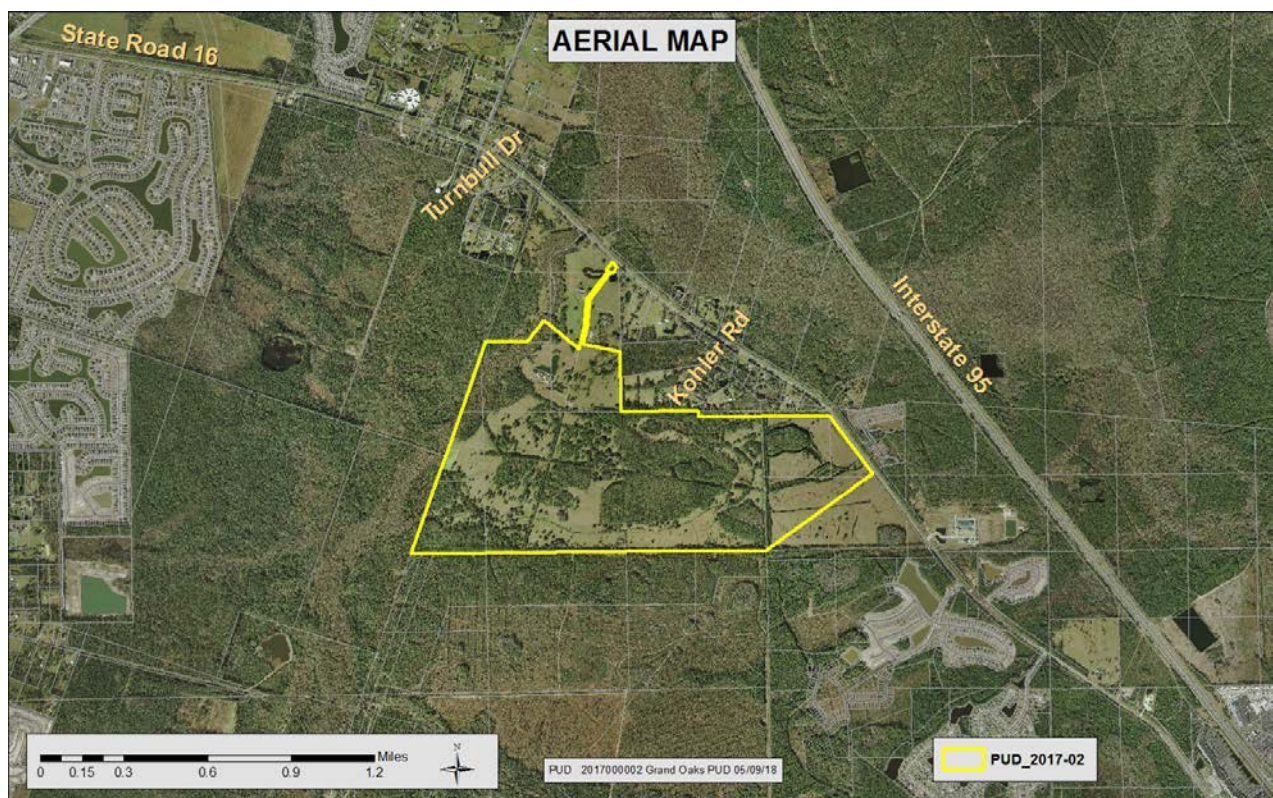
Future Land Use: The applicant is proposing a Residential-C Future Land Use Map designation with a text amendment to limit the residential development to 999 dwelling units, the office space development to 50,000 square feet, and the retail space to 100,000 square feet. The surrounding area is designated Park/Recreation to the west, Rural/Silviculture (R/S) to the north, east and south, Residential-C to the northeast, and Residential-B nearby to the southeast.



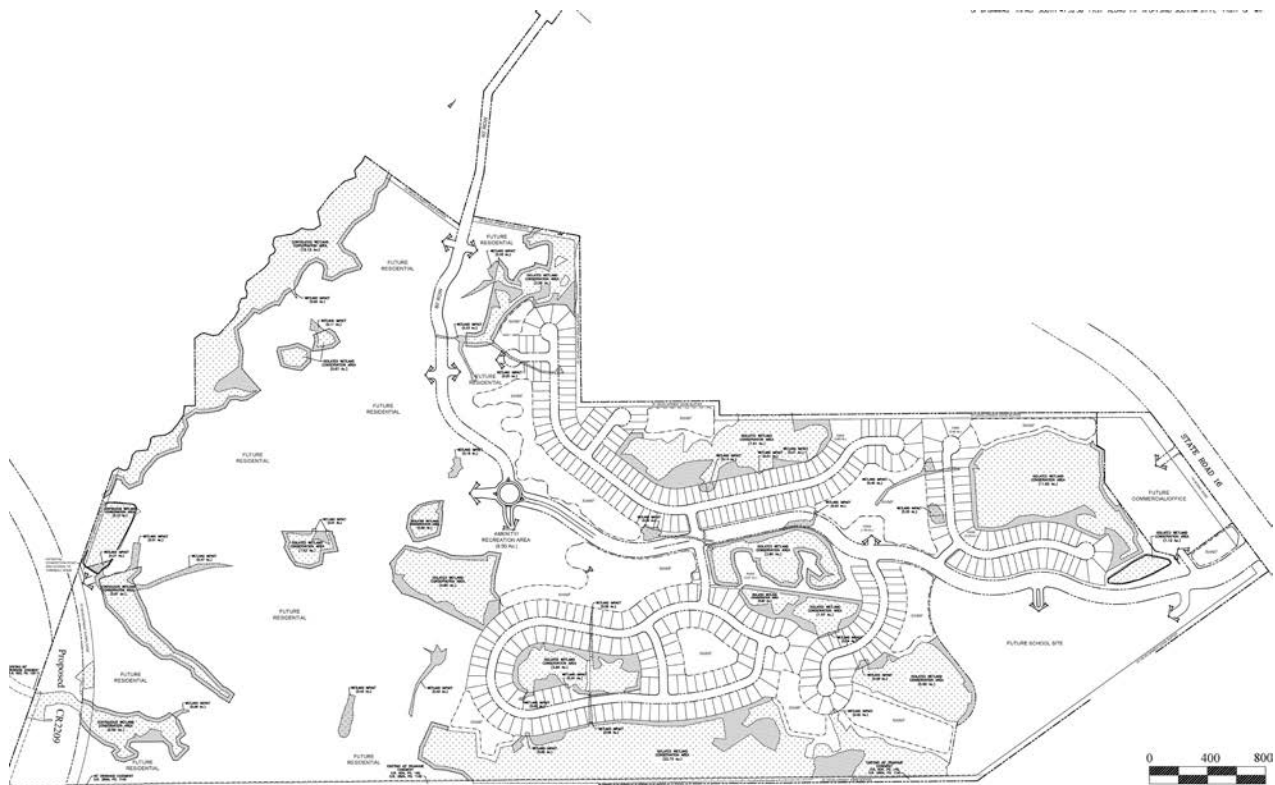
Zoning District: The subject property is zoned Open Rural (OR). The surrounding area is also zoned Open Rural (OR), with a small PUD across State Road 16 to the northeast, and a nearby PUD to the southeast. The applicant is proposing a PUD rezoning, which will heard concurrently with this proposed amendment at final hearings.



Aerial Imagery: The subject property contains approximately 524 acres of land which includes approximately 93.5 acres of wetlands, and frontage on the south side of State Road 16 in two locations. The property is vacant and primarily utilized as a farmstead with two single family homes, several agricultural structures, grazing pastures, and large stands of trees. The Star-4 Mitigation Bank abuts the property to the south, and the St. Johns County Turnbull Creek Conservation Area is situated along the western edge. Wetlands associated with the Twelve Mile Swamp Preservation Area and some residential lots of varying sizes lie to the north, located between the subject property's two State Road 16 frontages. The parcel to the immediate east is undeveloped grazing land. The Windward Ranch and Whisper Ridge PUDs are situated east of this undeveloped lot, and the recently approved Tomoka Pines PUD is located on the northeast side of State Road 16 across from the subject parcel. The future County Road 2209 and Murabella community lie to the west. CR 2209 may intersect with the subject parcel at the southwest corner.



PROPOSED MASTER DEVELOPMENT PLAN MAP



APPLICATION SUMMARY

The applicant is proposing to rezone approximately 524 acres from Open Rural (OR) to Planned Unit Development (PUD), and is a companion application to a Comprehensive Plan Amendment (COMPAMD 2016-08). The Future Land Use Map (FLUM) designation would be changed from Rural Silviculture (R/S) to Residential-C (RES-C), and extend the Development Area Boundary to encompass the entire property. A text amendment is also proposed for the Comprehensive Plan Amendment to limit development to a maximum of 999 single-family dwelling units, 100,000 square feet of commercial space, and 50,000 square feet of office space. A maximum of 325 single-family homes will be age-restricted.

There are approximately 393 developable acres available for residential development, and 12.4 acres for commercial and office development. Approximately 89 acres of wetlands will be preserved on site. The RES-C FLUM designation allows for a maximum residential density of six dwelling units per acre, and the PUD application is proposing a density of 2.54 dwelling units per net acre. The RES-C FLUM also allows a maximum non-residential density of 12,000 square feet per acre. The proposed commercial and office uses for the Grand Oaks PUD will be Community Commercial and Neighborhood Commercial uses as defined in the Comprehensive Plan and Land Development Code.

The Applicant is proposing an interconnected mixed use development, with non-residential uses to be located on the frontage of SR 16. A 30-acre parcel with frontage on SR 16 along the southeast side of the property is proposed to be donated to the St. Johns County School District for the future construction of a school. The remainder of the property will be developed as single-family residential lots in clustered neighborhoods surrounded by preserved wetlands and canopy trees. Several active and passive recreation spaces will also be provided for community use.

The property will be accessed by two roadways from SR 16, with a third vehicular access possible from the future CR 2209. That portion of CR 2209 future Right-of-Way within the project boundaries will be dedicated to the County. The roadways within Grand Oaks will be owned and maintained by either a Community Development District (CDD) or Homeowners' Association (HOA). The applicant proposes to improve a minimum of approximately 3 miles of SR 16 from two to four lanes, worth a total maximum estimated contribution of \$15 million dollars.

All utilities to the site will be public, and adequate capacity exists currently in the systems to accommodate the Grand Oaks project. Public water, sewer and reuse water lines are currently available to the site within the SR 16 Right-of-Way. The Applicant has agreed to provide an extension of a new potable water main through the CR 2209 corridor, and to also connect to the existing sanitary sewer and reuse mains in SR 16.

There are two St. Johns County Fire Stations located within 5 miles of the project site, one at County Road 208 and the other at Murabella on SR 16.

Residential Development Standards

- Minimum Lot Width: 40 feet
- Minimum Lot Area: 4,400 square feet
- Minimum Lot Depth: 110 feet
- Setbacks:
 - Front Yard: 20 feet
 - Second Front/Corner Lots: 10 feet
 - Rear Yard: 10 feet
 - Side Yard: 5 feet
- Setbacks from SR 16 and CR 2209: 50 feet
- Maximum Lot Coverage by Buildings: 65% per individual lot; 35% overall
- Maximum Impervious Surface Area Ratio: 70%
- Maximum Building Height: 35 feet
- Minimum Separation: Structures shall be separated by 10 feet as measured from the outer walls (projections permitted in side yard setbacks)

Figure 1 below illustrates the area of the lot to be covered at a range of lot sizes and percentage of coverage, with the proposed minimum lot size of 4,400 square feet provided in the first column.

Figure 1: Maximum Lot Coverage and Building Footprint

	4,400 Square Foot Lot	5,000 Square Foot Lot	6,000 Square Foot Lot	7,000 Square Foot Lot	8,000 Square Foot Lot	9,000 Square Foot Lot	10,000 Square Foot Lot
25%	1,100	1,250	1,500	1,750	2,000	2,250	2,500
35%	1,540	1,750	2,100	2,450	2,800	3,150	3,500
45%	1,980	2,250	2,700	3,150	3,600	4,050	4,500
50%	2,200	2,500	3,000	3,500	4,000	4,500	5,000
55%	2,420	2,750	3,300	3,850	4,400	4,950	5,500
65%	2,860	3,250	3,900	4,550	5,200	5,850	6,500

Non-Residential Development Standards

- Setbacks: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet
Adjacent to Road ROW and residential uses (Building, Parking, Storage): 20 feet
- Maximum Impervious Surface Ratio (ISR): 75%
- Maximum Floor Area Ratio (FAR): 70%
- Maximum Lot Coverage by Buildings: 70% overall parcel
- Maximum Building Height: 45 feet (Over 35 feet to be protected by automatic sprinklers)
- Minimum Separation: Structures shall be separated by 10 feet as measured from the outer walls

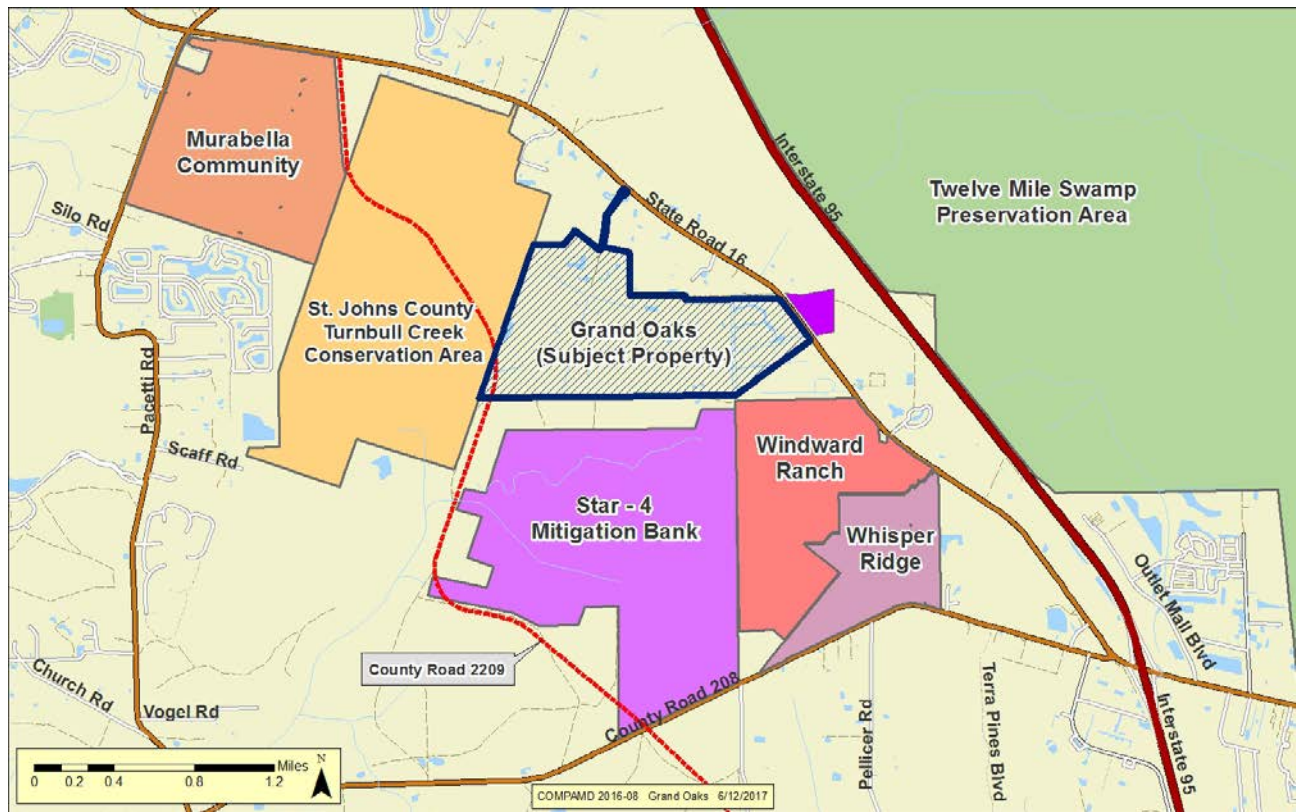
Compatibility Chart**Figure 2: PUD 2017-02 Grand Oaks**

Criteria	Subject Property	West	North/ South	East (Windward Ranch)
FLUM	Residential-C	Park/Recreation	Rural/Silviculture	Residential-B
Zoning	Planned Unit Development (PUD)	Open Rural	Open Rural	PUD
Proposed/ Present Use	Single-Family Residential/ Commercial	County Conservation	Timberland	Single-Family Residential/ Commercial
Area	524 acres	204+ acres	Multiple Lots	431 acres
SF Commercial/ Office	100,000 sf/ 50,000 sf	N/A	N/A	90,000 sf
Minimum Lot Area	4,400 sf	N/A	100 acres	6,360 sf
Minimum Lot Width	40 feet (Residential)	100 feet	100 feet	53 feet (Residential)
Total Units	999 du	N/A	N/A	580 du
Net Density	2.54 du/acre	N/A	1 du/100 acres	2.24 du/acre

Figure 3: Zoning Designation Comparison

Permitted Use Categories	OR	PUD
Residential (*PUD Limited to Single-Family)	X	X*
Agricultural (subject to compatibility)	X	
Cultural/Institutional	X	
Neighborhood Public Service	X	
Outdoor Passive	X	
Solid Waste/Correctional Facilities/Mining	X	
Commercial Retail		X
Office		X

Compatibility Map



Waivers

The applicant is requesting the following nine waivers to Land Development Code provisions.:

(1) Request waiver from LDC Section 6.01.03.E.3 (Corner Lots): The Applicant seeks relief to allow the second front yard to be reduced by 50% on designated corner lots as shown on the MDP Map, where a 20% reduction is currently permitted.

Provided Justification: The requested reduction to 50% allows for corner lots to have a 10 foot second front yard provided site distance and visibility are not impacted, and there are no driveways permitted on the second frontage.

(2) Request for waiver from LDC Section 6.03.01 (Minimum Building Separation): The Applicant requests that the minimum separation between buildings be measured from outer wall to outer wall. The regulation provides that a minimum ten (10) feet of separation be provided from the furthest projection.

Provided Justification: The request would permit projections into the side yard, so long as the requisite fire protection system is provided. To ensure adequate public safety, the development will provide a fire sprinkler protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a minimum ten (10) foot separation as measured from the outer wall to outer wall at thirty (30) inches above grade.

(3) Request for waiver from LDC Section 6.04.07.A.2 (Temporary Construction Access): The applicant also requests a waiver to allow temporary access for construction traffic to be permitted to each phase of the development from the subdivision roadways. The applicant will not be permitted to plat lots fronting on local roads that will provide access for horizontal construction traffic to future phases within each residential development area unit such horizontal construction in each area is complete.

Provided Justification: The Applicant shall be permitted to use local roads, so long as residential lots along those roads are not platted.

(4) Request for waiver from LDC Section 7.02.06.B (Directional Signs): The request is to allow ingress, egress and directional signs along the primary collector road in Grand Oaks to exceed 3 square feet in size, and more than 3 feet in height. The Applicant proposes that these signs can be a maximum of 16 square feet in size and up to 5 feet in height.

Provided Justification: The project has a number of individual neighborhoods, a school, parks, and commercial sites that may require larger directional signs.

(5) Request for waiver from LDC Section 7.06.01 (Subdivision and Project Entrance Signs): The request is to allow two project and subdivision entrance signs on SR 16 to be a maximum height of 25 feet, where 15 feet is the maximum height permitted.

Provided Justification: The project has two entrances on SR 16 and the taller signs will provide greater visibility.

(6) Request for waiver from LDC Section 7.06.01 (Subdivision and Project Entrance Signs): The request is to allow two 25-foot high project signs where the maximum height permitted is 15 feet.

Provided Justification: The higher structure is requested to provide greater project visibility along SR 16.

(7) Request for waiver from LDC Section 11.09.07.B.2 (Timeline for Proportionate Share Improvement/Payment): LDC Section 11.09.07.B.2 requires that the proportionate fair share be paid to the County no later than 2-years from the date of the proportionate fair share agreement approval. The waiver request is to allow the Applicant to provide its transportation proportionate fair share in accordance with the provisions of the companion Concurrency and Impact Fee Agreement.

Provided Justification: CONMAJ 2018-10 is a companion application on this agenda pending the Board's adoption of the Comprehensive Plan Amendment and approval of this associated PUD Rezoning.

(8) Request for waiver from LDC Section 6.06.02.G (Northwest Sector Scenic Edges): The request is to allow the use of some non-native landscape material within the scenic edges along State Road 16.

Provided Justification: The Applicant will provide a mix of native and non-native species that would blend with the landscaping to be provided within the Grand Oaks community. The same number and type of landscaping required will be installed.

The following two waivers are related to the western minor collector road providing secondary access to the Grand Oaks PUD from SR 16, as depicted in the cross section below the waivers, which is also attached to the PUD Text as Exhibit "D":

(9) Request for waiver from LDC Section 6.04.07.C (Right-of-Way Requirement): The request is to allow a reduction in the ROW width from 80 feet to 60 feet.

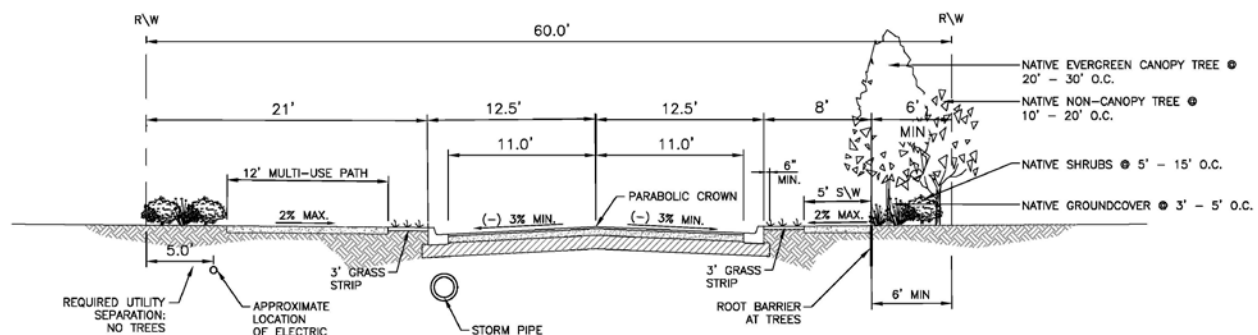
Provided Justification: The existing available land area is only 60 feet wide, and would include 11-

foot travel lanes without bike lanes. The Applicant will construct a 5-foot sidewalk on one side and a 12-foot multi-use path on the other to accommodate pedestrian and bicycle circulation.

(10) Request for waiver from LDC Section 6.06.02.H (Northwest Sector Development Edges): The request is to allow a reduction in the required development edge on both sides of the collector road from 35 feet to 10 feet.

Provided Justification: The existing available land area is 60 feet wide, and the Applicant is proposing to provide enhanced landscaping consistent with LDC Section 6.06.02.H to buffer adjacent properties, and modified to accommodate utilities and sidewalks. Comprehensive Plan Goal A.2 refers to the creation of “complete communities” which are connected by development edges, trails, and transportation systems. The secondary Grand Oaks minor collector will provide a landscaped corridor for pedestrians, bicycles, and vehicles to link the community to SR 16 and other neighborhoods and destinations in the area. The adjacent private lands would also be required to provide development edges. Therefore, it is anticipated that more than a 35’ edge would exist on both sides of the collector road upon development of either adjacent site, meeting the intent of the Comprehensive Plan policy.

Proposed 60 Foot Right-of-Way Cross Section for Minor Collector Road



Staff does not object to the proposed waivers for the project development. The clustering of the homes, with reduction of setbacks and separation, provides a site design to preserve specimen trees and upland buffers to the contiguous wetlands. The development roadways will remain privately owned and maintained. State Road 16 is proposed to be a four lane divided highway, and the proposed signs and entry feature would be appropriate for a mixed use development.

DEPARTMENTAL REVIEW

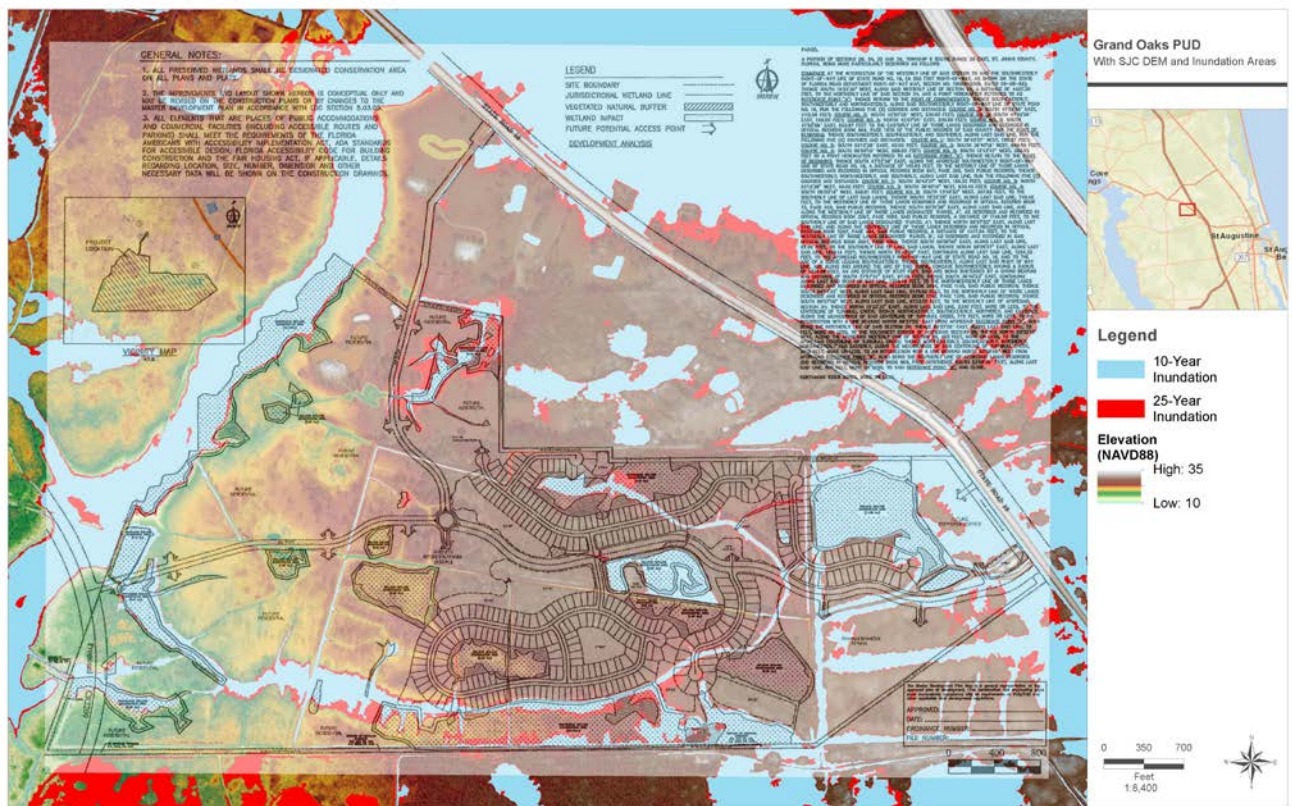
This application was routed to all appropriate reviewing departments. There are several open comments and informational items related to the proposed development. The Applicant continues to work with staff to address the open comments, which are noted in the departmental reviews below.

- Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations

and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

There is no major concern for drainage impacts in this area. Technical staff noted during review that the westerly access road would be required to be designed as a collector road with a minimum ROW width of 80 feet, where there is approximately 60 feet of width along that portion of the parcel that extends out to SR 16. The Applicant acknowledged this requirement in their response to comments and have subsequently asked for a waiver to the 80' width standard as described above. The development will need to account for offsite drainage that flows through from SR 16. The map below displays areas of inundation during both the 10 and 25 year events. The site generally drains from the east to the west, with waters eventually reaching Turnbull Creek.

Inundation Map



- **Transportation/Concurrency Planning:** The project is subject to compliance with Article XI of the Land Development Code (Concurrency) as a Major Project estimated to generate 50+ average weekday peak hour trips based on 999 single family units, 100,000 square feet of retail commercial, and 50,000 square feet of office space. An Application for Concurrency Determination, including a Land Development Traffic Assessment (LDTA) has been submitted to the Transportation Planning/Concurrency Section for review.

Staff review of CONMAJ 2018-10 indicates inadequate capacity to accommodate project impacts based on the total committed peak hour traffic including pending and approved development in line ahead of Grand Oaks on the following roadway segments:

1. Link 73.1 (IGP from SR 16 to Royal Pines Pkwy) - new deficiency not previously

noted in CPA review

2. Link 73.2 (IGP from Royal Pines Pkwy to I-95)
3. Link 91.2 (SR 16 from IGP to CR 2209)
4. Link 92.1 (SR 16 from CR 2209 to West Mall Entrance)
5. Link 92.2 (SR 16 from West Mall Entrance to I-95)
6. Link 93.1 (SR 16 from I-95 to Inman Rd)
7. Link 132 (I-95 from IGP to CR 210)

Continuing to work with staff over the last several months, the Applicant's proposed transportation mitigation has evolved to focus on the directly accessed segment of SR 16. The applicant is proposing to contribute the project's proportionate fair share to be determined in the formal concurrency review (approximately \$10M) plus additional funds to bring the total value of transportation mitigation to \$15M. The applicant has committed in the proposed proportionate fair share agreement to complete the 4-laning of SR 16 from just east of IGP (San Giacomo Road) to the eastern entrance into Grand Oaks. The proposed Proportionate Fair Share Agreement provides for the applicant to design, acquire pond sites, permit and commence construction of this +/- 3 mile segment prior to the platting of the 581st residential lot, or within 180 days' notice by the county that SR 16 has reached 90% of its level of service volume (1,917 average daily trips). The proportionate fair share agreement also provides for incremental payments to the county of \$___ per house for the first ___ lots, and \$___ per house for the remaining lots up to 580 houses, after which time no further platting would be allowed until the road improvements are permitted, bonded and commenced.

Detailed language is incorporated into the PUD text and the companion proportionate fair share agreement. These documents will be considered for approval by the Board at the same time as adoption of the Comprehensive Plan Amendment to ensure the provisions of the public benefit are confirmed. In addition, the applicant has agreed to dedicate that portion of the CR 2209 Right-of-way that traverses the southwestern portion of the site to the County. Impact fee credits may be sought per a separate agreement once appropriate appraisals have been secured and approved.

- Environmental Division: The property includes the proposed preservation of 89 acres of wetlands. The County's Turnbull Creek Conservation Area exists along the subject property's western parcel line and the Star-4 Mitigation Bank exists along the southern parcel line. There are areas of the site with large oak trees, including a number of specimen trees, which are depicted on the MDP Map with drip lines and labeled by size and species. The MDP Text states that all specimen trees will be preserved as shown on the MDP Map.
- Recreation: The PUD calls for recreation facilities to be provided via a Community Development District (CDD), which would require that the facilities be open to the public for a fee; however, it appears that recreation facilities will be primarily for the exclusive use of Grand Oaks residents.
- Utility Department: Project details have evolved since the Planning and Zoning Agency comprehensive plan amendment transmittal hearing in June of 2017 as the Applicant continued to work with staff to identify utility extension options. The Applicant has agreed to construct 12,500 linear feet of 20 inch potable water mains to be located within the Right-of-way of future CR 2209 and connect with the existing water main at the proposed CR 2209 intersection with International Golf Parkway.

A Utility Memorandum of Understanding is currently being drafted to include the details of

the final project cost for the oversized portion of the pipe. The County will also enter into an agreement with the Applicant to refund up to the value of the actual cost to construct the potable water line in the "Contributed Section", which is that length of new water main considered "upsized" to accommodate future County needs. A proposed Memorandum of Understanding would allow the County to track and retain the transmission component of Water Unit Connection Fees collected within Grand Oaks PUD, as well as connection by other future development to the Contributed Section. The developer will be entitled to a refund of the value of the transmission component of potable water connection fees. Refunds to the developer will not exceed the maximum Contributed Section cost, which is approximately \$2 million dollars.

- Office of the County Attorney: As a recommending body, this Agency may recommend to the Board of County Commissioners that certain aspects of the proposed Planned Unit Development be modified, changed, or deleted. The Board of County Commissioners will take action on the PUD as a whole and will take the recommendation and report of the Agency as well as the evidence presented by Staff, the Applicant, and members of the public in consideration.

Planned Unit Developments are considered rezonings, and therefore the Applicant bears the initial burden for approval of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and b) complies with the procedural requirements of the Land Development Code. The Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances.

- Planning and Zoning Division Review: The proposed rezoning is consistent with the companion comprehensive plan amendment. The subject property is currently zoned Open Rural (OR), which allows one single-family residential dwelling unit per acre, and various non-residential use categories such as Agricultural and Cultural/Institutional. The proposed Planned Unit Development would allow single-family residential with a density of 2.54 units per net acre, which complies with the allowed density for a Residential-C Future Land Use designation pursuant to Policy A.1.11.1(m) of the Comprehensive Plan.

A School Concurrency Determination Letter was provided May 24, 2017, noting that there is no capacity in the Pedro Menendez CSA at any level, but there is elementary capacity in adjacent CSA's at that time. The applicant will be required to re-file a School Concurrency Determination application and/or begin the proportionate share mitigation process.

PLANNING AND ZONING AGENCY ADOPTION HEARING

A public hearing was held by the Planning and Zoning Agency on June 7, 2018, and a recommendation to approve the Grand Oaks PUD passed by a vote of 4 to 1. In addition to the items covered under the Comprehensive Plan Amendment, the Agency discussed the following related to the PUD:

- Access to the County's Turnbull Creek Conservation Area to the west was discussed, and the Applicant agreed to provide pedestrian and bicycle access to the conservation land as a community amenity upon consent and cooperation with the County.

- The Agency asked for clarification of the proposed CR 2209 dedication, which would receive impact fee credits, and impediments to a future Right-of-Way connection to CR 2209. The applicant responded that a connection was challenging because of the extensive wetlands and the requirement for a minor collector roadway through Grand Oaks.

CORRESPONDENCE

There is no correspondence submitted for the PUD application; however, the Comprehensive Plan Amendment review referenced the proposed PUD, and a number of neighbors participated in the Community Meetings, with some providing correspondence both in favor and opposed to the project.

NORTHWEST SECTOR COMMUNITY MEETING

A Northwest Sector community meeting was held at the Mill Creek Elementary School on April 25, 2017. There were 18 public attendees in addition to the applicant team and staff. The residents in attendance had questions regarding the type of housing to be provided, traffic mitigation, and the provision of traffic signals at the project entrance on State Road 16, as well as at the intersection with Windward Ranch PUD to the east. The Northwest Sector community meeting minutes provided by the applicant are attached to this report. The applicant reported to the Planning and Zoning Agency that the Comprehensive Plan Amendment application was updated to remove a provision for townhomes, noting the limitation of the PUD to single-family residential homes.

A second Northwest Sector community meeting was held at the Mill Creek Elementary School on April 24, 2018. There were 16 attendees from the public in addition to the property owners, applicant team and staff. Questions focused on traffic and utility improvements in the area.

RECOMMENDED ACTION

Please note that Staff Recommendations are not binding.

Staff does not object to a recommendation for the approval of PUD 2017-02 Grand Oaks with resolution of open comments, subject to the nine (9) findings of fact. Staff finds the request to be compatible with the Residential-C Future Land Use Map designation as proposed by the companion Comprehensive Plan Amendment, and consistent with the Comprehensive Plan and Land Development Code. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Cited Comprehensive Plan and Land Development Code Provisions
3. Application and Supporting Documents
4. Water and Sewer Availability Letter
5. Correspondence

FINDINGS OF FACT
PUD 2017-02 Grand Oaks PUD

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.	3. The PUD is not consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.	9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

ORDINANCE NUMBER 2018 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated February 27, 2017, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2017-02 Grand Oaks PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2017-02 Grand Oaks PUD**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

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

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2018.

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

BY: _____
Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT "A"

Legal Description of the Property

EAST PARCEL

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'37" EAST, 97.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, 1268.49 FEET, TO THE

NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

Exhibit “B”

GRAND OAKS PLANNED UNIT DEVELOPMENT

June 28, 2018

Team Roster

Owner:	Day Late Enterprises, Inc. Dennis and Julie Smith 4185 State Road 16 Saint Augustine, Florida 32092
Applicant:	Southeast Development Partners, LLC Keith Hyatt, Marc Harris 233 Shell Bluff Court Ponte Vedra, Florida 32082
Legal:	Rogers Towers, P.A. Ellen Avery-Smith, Esq. 100 Whetstone Place, Suite 200 St. Augustine, Florida 32086 (904) 824-0879
Planning/ Civil Engineering:	Dominion Engineering Group Bill Schaefer 4348 Southpoint Boulevard, Suite 204 Jacksonville, Florida 32216 (904) 854-4500
Environmental:	Environmental Services, Inc. Patrick Pierce 7220 Financial Way Jacksonville, Florida 32256 (904) 470-2200
Traffic:	Chindalur Traffic Solutions, Inc. Rajesh Chindalur 8515 Baymeadows Way, Suite 401 Jacksonville, Florida 32256 (904) 422-6923
Landscape Architecture:	Godard Design Associates, Inc. Brett Godard, PLA 541 Oleander Street Neptune Beach, FL 32266 (904) 247-7729

Exhibit/Attachment List:

Exhibit “A” - Legal Description of the Property
Exhibit “C” - Master Development Plan
Exhibit “D” – Western Collector Road Typical Section
Attachment “E” - Environmental Report

**GRAND OAKS
PLANNED UNIT DEVELOPMENT
MASTER DEVELOPMENT PLAN TEXT**

This application proposes to rezone approximately 524 acres located south of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208 in unincorporated St. Johns County (the “**Property**”) from Open Rural to Planned Unit Development (“**PUD**”). Southeast Development Partners, LLC (“**Applicant**”), is the contract purchaser of the Property. The Property is currently vacant and used primarily for agricultural and silvicultural purposes. The Property has St. Johns County Parcel Identification Nos. 027420-0000, 027440-0010, 027370-0000 and 027270-0000.

The Applicant is proposing the development of a mixed-use project with a maximum of 999 single-family homes with related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space. The existing Future Land Use Map (“**FLUM**”) designation of the Property is Rural/Silviculture (“**R/S**”). The Applicant has filed a companion Comprehensive Plan Amendment application to change the future land use designation of the Property from R/S to Residential C and to include the Property in the Development Area Boundary.

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

The Applicant is seeking approval for a mixed-use development containing a maximum of 999 single-family residential units and related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on the Property. Of the residential units, a maximum of 699 will be non-age-restricted and a maximum of 300 will be age-restricted. The architectural design of homes and businesses within the project will be in character with residences in surrounding communities.

The Property is located near the existing Development Area boundary and along State Road 16 west of the St. Augustine outlet malls and other businesses and near several existing residential communities. The existing Windward Ranch and Whisper Ridge neighborhoods and the developing community of Tomoka Pines lie to the east of the Property; existing single-family residences and wetlands associated with the Twelve Mile Swamp preservation area owned by the St. Johns River Water Management District lie to the north of the site; the County’s Turnbull Creek Conservation Area and the existing Murabella residential community lie to the west of the site; and the Star 4 Mitigation Bank is situated to the south of the Property. Thus, the proposed Grand Oaks community is near existing and approved businesses and single-family residences, State Road 16 and the Twelve Mile Swamp preservation area to the east; Turnbull Creek and the County’s Turnbull Creek Conservation Area, the future County Road 2209 and the Murabella community to the west; and the Star 4 Mitigation Bank and other lands owned by Star IV Investors to the south. Lands associated with the Turnbull Creek Conservation

Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

Residential, commercial, office and school parcels within the Property will be interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. A public transit stop will be provided within the commercial/office parcel along State Road 16.

The Applicant will four (4)-lane an approximately three (3) mile segment of State Road 16 from San Giacomo Road just east of International Golf Parkway to the main project entrance, the location of which is depicted on the MDP. The Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned roadway construction project.

The Developer will dedicate right-of-way for the future County Road 2209 within the project boundaries. All roads within Grand Oaks will be owned and maintained by either a homeowners' association ("**HOA**") or community development district ("**CDD**"). Thus, the County will not be required to maintain project roads.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. However, the St. Johns County Utility Department ("**SJCUD**") has identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the Applicant will install the lines necessary to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible, at no cost to the SJCUD. The line being installed by the Applicant to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20-inch potable water transmission line within the right-of-way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. . The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the potable water transmission is estimated to be approximately \$2.8 million. The final amount of the oversizing and the details thereof will be memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement to be approved by the St. Johns County Commission concurrently with this PUD Ordinance. Thus, the net public benefit is estimated to be \$2.8 million. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

The Master Development Plan, **Exhibit "C"** ("**MDP**") illustrates how the Applicant has taken steps to preserve a majority of the on-site wetlands, including wetlands associated with Turnbull Creek, by clustering development within upland portions of the site. Any development adjacent to wetlands will comply with St. Johns County Comprehensive Plan Policy E.2.2.4(a)(1)(a). By providing upland buffers adjacent to contiguous wetlands, the Applicant

will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

The project will donate, free of charge, a 30-acre middle school site to the St. Johns County School District to serve students in this area of the county, provided that the School Board approves the proposed donation and the County Commission approves the pending Comprehensive Plan Amendment and PUD rezoning applications for the Property.

The project will provide a number of recreational fields to serve residents of the community. The Master Development Plan also shows site access (two access points) onto State Road 16 and a potential future access point onto County Road 2209, drainage and open space.

A list of the project's public benefits includes:

1. Commitment to private (community development district) ownership and private maintenance of the streets.
2. Donation of a 30-acre middle school site to the St. Johns County School Board.
3. Construction of an approximately three (3)-mile segment of State Road 16 from two (2) to four (4) lanes from San Giacomo Road just east of International Golf Parkway to the eastern project entrance.
4. Dedication of right-of-way for future construction of County Road 2209.
5. Commitment to improve and extend the existing water distribution system, which will improve water pressure and fire flows in adjoining neighborhoods, including the additional transmission of one million gallons per day of potable water through the State Road 16 corridor to the Tillman Ridge grid.
6. Installation of an oversized potable water transmission line within the right-of-way of the future County Road 2209 to serve the project and future developments in the area, at a net public benefit of approximately \$2.8 million
7. Preservation of approximately 89 acres of wetlands associated with Turnbull Creek.
8. Preservation of all specimen oak trees and other large oak trees within the site
9. Commitment to water conservation.
10. Provision of landing pads for commercial and office space, which will generate jobs and increase the County's non-residential tax base.
11. Property taxes and other revenues generated will more than pay for public services for new residents.

This application is a companion to a Large-Scale Comprehensive Plan Amendment

application that seeks approval to change the FLUM designation of the Property from R/S to Residential C, with a text amendment that caps development of the Property to a maximum of 999 single-family residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Density and intensity of proposed uses are:

Land Use	Units/Square Footage	Developable Acres	Wetland Acres	Net Density/Intensity
Residential	999 units	393	89	2.54 units per acre
Commercial/Office	150,000 square feet	12.4	0	12,000 square feet per acre
Middle School Site		30	0	

The requested density and intensity are within the parameters of the Property's proposed Future Land Use designation of Residential C.

The Residential C FLUM designation allows for a maximum residential density of six (6) units per acre. The Applicant is proposing a density of 2.54 units per acre, which density is consistent with the densities of the neighboring residential projects of Murabella, Windward Ranch and Whisper Ridge and developing community Tomoka Pines. FLUM designations for properties in close proximity include Residential B, Residential C and Rural/Silviculture to the north and east, Park/Recreation to the west and Rural/Silviculture to the south. FLUM designations of other nearby lands include Residential A, Residential B, Residential C and St. Johns DRI. Many of the contiguous and surrounding lands designated Rural/Silviculture and Park/Recreation are associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

The Residential C FLUM designation allows for a maximum non-residential intensity of 12,000 square feet per acre. The Applicant is proposing a commercial and office intensity of a maximum of 12,000 square feet per acre, which intensity is consistent with the commercial intensity at Murabella and less than the intensities existing at the St. Augustine Outlet Mall and other commercial parcels along State Road 16 near Interstate 95 and at the I-95/International Golf Parkway interchange. The proposed commercial and office uses will be primarily Community Commercial and Neighborhood Commercial, as those terms are defined in the Comprehensive Plan and St. Johns County Land Development Code (“**Code**”) or (“**LDC**”).

The project also meets the requirements of *Comprehensive Plan Objective A.2.1.9*, as follows:

- 1. Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls**

and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.

The Applicant has proposed a residential density of 2.54 units per acre, which density is consistent with neighboring communities of Tomoka Pines, Gran Lake, Murabella, Windward Ranch and others. The Applicant will provide the required development and scenic edges, as shown on the Master Development Plan. Existing natural vegetation should provide adequate screening around the perimeter of the neighborhood.

2. **Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

The Applicant will comply with requirements of the Comprehensive Plan and Code to provide required buffering, development edges, screening and architectural design to eliminate any incompatibilities between existing neighborhoods and the proposed project.

3. **Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

The Applicant has not identified any potential archaeological, cultural or historic sites within the Property. A cultural resources report was included with the companion Comprehensive Plan Amendment application package.

4. **Development shall avoid the creation of urban sprawl and strip development.**

(a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

The Property is located across State Road 16 from the existing Development Area boundary that was recently extended to the Tomoka Pines community, and the Applicant has requested to include the site within said boundary. The proposed residential density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre are consistent with residential densities of the nearby Murabella, Windward Ranch, Whisper Ridge and other developments which have densities of two (2) units per acre to six (6) units per acre and commercial/office/light industrial intensities at the interchanges of I-95/State Road 16 and I-95/International Golf Parkway.

The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easement. The Windward Ranch and Whisper Ridge communities and the St. Augustine outlet malls and

other businesses are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easements. The St. Augustine outlet malls and other businesses and the Windward Ranch and Whisper Ridge communities are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.

The Property's location among the aforementioned mitigation areas, coupled with its preservation of a majority of wetlands and all specimen trees within the site, will allow for the preservation of sensitive lands, the creation of a special feel within the community and diffusion of visual impacts of development along State Road 16. The Applicant has agreed to cluster homes within upland areas of the site to preserve as many wetlands as possible and to preserve the beautiful tree canopies within the Property.

Grand Oaks will provide additional residential development to support existing and growing businesses in this area of the County. It also provides expanded commercial and employment opportunities for residents of the communities already planned or developed in the I-95/State Road 16 corridor and the I-95/International Golf Parkway corridor.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. However, the St. Johns County Utility Department ("SJCUD") has identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the Applicant will install the lines necessary to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible, at no cost to the SJCUD. The line being installed by the Applicant to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20-inch potable water transmission line within the right-

of-way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the potable water transmission is estimated to be approximately \$2.8 million. The final amount of the oversizing and the details thereof will be memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement to be approved by the St. Johns County Commission concurrently with this PUD Ordinance. . Thus, the net public benefit is estimated to be \$2.8 million. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

The Applicant will donate, free of charge, a 30-acre middle school site within the Property to the St. Johns County School Board. The School Board has approved the site donation, subject to the County Commission's adoption of the pending Comprehensive Plan Amendment and PUD rezoning applications for the Property. The Applicant will also provide a number of recreational fields to serve project residents.

The Applicant will four (4)-lane an approximately three (3) mile segment of State Road 16 from San Giacomo Road just east of International Golf Parkway to the main project entrance, the location of which is depicted on the MDP. The Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned roadway construction project.

The Applicant will dedicate approximately 16 acres of right-of-way for the future construction of County Road 2209, which is slated to run through the western portion of the Property. The project will provide a potential future connection to County Road 2209.

This Project has been designed to minimize impacts to wetlands and endangered or threatened species by clustering development within upland portions of the site. The Applicant will preserve approximately 89 acres of wetlands which will add to the County's environmental preservation efforts with the adjacent St. Johns County Turnbull Creek Conservation Area. Any development adjacent to wetlands will comply with Comprehensive Plan Policy E.2.2.4(a)(1)(a). By providing upland buffers adjacent to contiguous wetlands, the Applicant will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

In order to ensure the Project is compatible with the existing Turnbull Creek Conservation Area and Star 4 Mitigation Bank, the Applicant will provide a minimum 35-foot undisturbed development edge along all Property perimeters except along the secondary access road. The Project will not be interconnected into either the Turnbull Creek Conservation Area or Star 4 Mitigation Bank lands to preserve them from intrusion. There are existing access roads into both the Turnbull Creek Conservation Area and Star 4 Mitigation Bank. The Applicant will notify homeowners within the community of the possibility of prescribed burns and other land management activities

that may occur within the Turnbull Creek Conservation Area and Star 4 Mitigation Bank, with such notice being included in recorded homeowners association documents.

All roads within Grand Oaks will be owned and maintained by an HOA or CDD. Thus, no taxpayer dollars will be used to maintain, repair or replace community roads.

The average proposed sale price of homes within Grand Oaks will exceed \$355,000.00. The average taxable value of all single-family homes in the County is \$208,944. Homes in Grand Oaks will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home. Under the per capita cost approach, a Grand Oaks home will yield an annual average of \$2,212 in valorem tax revenues compared an estimated cost of \$1,627 per household for County services in zip code 32209. Annual revenue contributions by Grand Oaks homes are 36 percent greater than governmental costs per household in the area (Urbanomics, 2017).

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property is via State Road 16, which is an existing, improved public road. The Applicant has proposed two (2) access points to the Property from State Road 16. The Applicant will provide any required turn-lane improvements from State Road 16 into the project site.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The residential parcels within the Property can be easily served by the existing State Road 16 for access. Existing SJCUD water and sewer lines are located adjacent to the site. The Applicant will extend those lines to the Property. Therefore, no public funds are needed for the provision of new infrastructure or services for the project.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

Project accomplishes by providing housing for County residents near the existing Development Area, and within the Development Area boundary once this application is approved, and preserving a majority of the existing on-site wetlands.

- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

Project accomplishes by using the existing roadway network of State Road 16, as well as potential connections to proposed water and sewer lines located within the adjacent projects.

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

Project accomplishes by requiring vehicular and pedestrian interconnectivity within the Property and to off-site areas. The Applicant will provide a sidewalk within portions of the site adjacent to State Road 16 that will provide interconnection with adjacent projects.

- 4. Promotes conservation of water and energy.**

Project accomplishes by connecting to existing water and sewer systems owned by SJCUD within the existing Development Area boundary.

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

Not applicable. No agricultural uses are proposed for the Property once fully developed.

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Project accomplishes by preserving more than approximately 89 acres of on-site wetlands by clustering development within upland areas of the site. Project also accomplishes by providing two (2) amenity centers, swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents.

- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

Project accomplishes by providing single-family residential housing in an area where the County is currently issuing the most building permits. The project will provide a 30-acre middle school site and several park sites, and will preserve more than approximately 89 acres of on-site wetlands.

The Applicant is proposing a maximum of 150,000 square feet of commercial and office space within the Project, which would consist of the uses set forth in Section F hereof. These uses would complement the higher intensity commercial uses at the St. Augustine Outlet Mall to the east and the existing community and neighborhood commercial uses to the west at Murabella.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.

Project accomplishes by providing a proposed residential density and non-residential intensity consistent with that in the nearby outlet malls and other businesses within the Interstate 95/State Road 16 and Interstate 95/International Golf Parkway corridors and nearby projects of Murabella, Gran Lake, Whisper Ridge, Windward Ranch and others. Commercial development within the I-95/State Road 16 and I-95/International Golf Parkway corridors has increased in recent years, spurring other commercial growth and the need for additional housing in this area. Grand Oaks can provide such housing.

Also, the County's construction of County Road 2209 along the western border of the Property will bring higher traffic volumes to the area of the county west of Interstate 95. The project will provide housing and commercial and office space within this new roadway corridor.

The Property will be developed in the manner required by Section 163.3177(6)(b), Florida Statutes, and thus does not, by law, constitute urban sprawl. As shown in the Generalized Site Plan attached to this application, the Applicant is proposing a maximum of single-family residences at an average density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre, which density and intensity are consistent and compatible with the densities of nearby communities of Windward Ranch and Tomoka Pines and nearby communities of Murabella, Gran Lake, Whisper Ridge and others.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change is consistent and compatible with the FLUM designations of surrounding lands. The Applicant will provide roadway and sidewalk interconnectivity throughout the site, as shown on the Master Development Plan. The Applicant will also provide sidewalk interconnectivity with contiguous lands along State Road 16. The Applicant will use existing State Road 16 for site access and will connect to water, sewer and reclaimed water lines available within State Road 16. When County Road 2209 is extended to the west of the Property in the future, the parcels located to the east of that road may have additional access points.

Residential, commercial, office and school parcels within the Property will be interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. The Applicant, its successors and assigns, will construct sidewalks a minimum of five (5) feet in width on at least one (1) side of the neighborhood streets. Neighborhood streets will connect to the spine road which will have a 5-foot sidewalk on both sides of the roadway. The spine road sidewalks will connect residential areas and parks to the elementary school site and commercial/office. The commercial/office site will have a sidewalk along State Road 16 in front of the property for future connectivity. A public transit stop will be provided in the commercial/office parcel along State Road 16.

5. **Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.**

The project will provide all required parks, green space, development and scenic edges and other open space. Those areas are depicted on the Master Development Plan enclosed with this application. The various open space and edges will contain existing vegetation where applicable.

6. **Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and pedestrian ways to assist in alleviating traffic congestion on other roadways.**

The proposed commercial and office uses shall be provided in compact centers. The proposed residential use is provided interior to the Property and is adequately screened and buffered from surrounding lands by the required green space and development and scenic edges. The project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via connections along State Road 16.

7. **When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.**

The average proposed sale price of homes within Grand Oaks will exceed \$355,000.00. The average taxable value of all single-family homes in the County is \$208,944. Homes in Grand Oaks will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home. Under the per capita cost approach, a Grand Oaks home will yield an annual average of \$2,212 in valorem tax revenues compared an estimated cost of \$1,627 per household for County services in zip code 32209. Annual revenue contributions by Grand Oaks homes are 36 percent greater than governmental costs per household in the area (Urbanomics, 2017).

- 8. Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.**

The Applicant will provide sidewalks throughout the Property and along State Road 16 adjacent to the Property, as depicted on the Master Development Plan.

- 9. When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.**

The Master Development Plan shows the locations of proposed residential areas, middle school site, park sites, amenity areas, open space and other improvements.

- 10. Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

The project will connect to State Road 16, in the locations depicted on the Master Development Plan. The project will be connected with neighborhoods to the southeast via State Road 16. The project cannot be connected with lands to the north, south or west due to the location of existing residences (north and south) and the location of contiguous wetland systems, including Turnbull Creek Conservation Area.

- 11. Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

The Applicant will construct a sidewalk along the west side of State Road 16 to provide pedestrian and bicycle interconnection with surrounding communities.

- 12. Development shall identify the extent, type and location of natural features and vistas in the planned development.**

The Applicant has engaged an environmental consultant to identify the extent, type and location of natural features within the Property. A majority of the on-site wetlands will be preserved.

- 13. Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

The Property is located across from and adjacent to land with FLUM designations of Residential C, Rural/Silviculture and Park/Recreation and near lands with FLUM designations of Residential B, Residential A, Residential C and St. Johns DRI. The site is adjacent to State Road 16. Nearby developments include single-family residences in densities ranging from less than two (2) units per acre to six (6) units per acre. Nearby commercial, office and light industrial businesses located near the interchanges of I-95/State Road 16 and I-95/International Golf Parkway have intensities greater than 10,000 square feet per acre.

- 14. Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

As shown on the Master Development Plan, the Applicant has provided the required development edges and recreational trails, with pedestrian and vehicular connection to State Road 16 and its adjacent sidewalks/paths. The Applicant will preserve a majority of on-site wetlands.

- 15. Development shall identify the developable land area within the development.**

Developable land within the Property is depicted on the Master Development Plan.

- 16. When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

The Applicant has provided information about public facilities and services available to the area and available capacity as an exhibit to the rezoning application form enclosed. The Applicant will mitigate for any facility or capacity deficiencies.

- 17. Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

The Project will provide underground utilities unless infeasible.

- 18. Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

This narrative provides a statement of the community goals and objectives.

19. **Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.**

The Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change will be consistent and compatible with development in the surrounding area. The proposed residential density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre are an efficient and compact land use pattern that provides overall densities and adequate land uses to support balanced growth in this area of the County, where residential densities range from two (2) units per acre to six (6) units per acre and non-residential intensities are 10,000 square feet and higher per acre.

20. **When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.**

The Applicant will dedicate any right-of-way necessary to provide turn lanes if required from State Road 16 into the Property. The Applicant will also dedicate any right-of-way within the project boundaries necessary for the construction of County Road 2209.

21. **Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.**

The Applicant will provide project roadway connection to State Road 16 in the locations depicted on the Master Development Plan, and will extend existing SJCUD potable water and sanitary sewer lines to this site. The Applicant will work in conjunction with SJCUD to loop its potable water system in this area of the County. The Applicant will also provide required parks and open space. The Applicant does not propose to provide any solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places. The Applicant is providing a much needed 30-acre middle school site to the St Johns County School District.

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

The Property includes approximately 524 acres, as described in Exhibit "A" and as shown on the Master Development Plan ("MDP") attached hereto as Exhibit "C".

- C. The total number of wetland acres included within the Project as requested in the application.***

The Property includes approximately 93.5 acres of wetlands, including approximately five (5) acres of wetland impacts.

- D. *The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.***

There are approximately 435 developable acres (including approximately five (5) acres of filled wetlands) within the Property. Approximately 89 acres of wetlands will be preserved.

- E. *The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.***

The Property will include a maximum of 999 single-family residential units on approximately 481.5 gross acres and approximately 393 net developable acres. Of those units, a maximum of 674 will be non-age-restricted and a maximum of 325 will be age-restricted. The Applicant will provide a declaration of restrictive covenant recorded against title to age-restricted lots, with approval of the St. Johns County School District. The requested density is within the parameters of the Property's proposed Future Land Use designation of Residential C.

The proposed maximum of 999 units will result of a maximum project density of 2.54 units per acre net acre and 2.1 units per gross acre. The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 999 homes. The projected population of school age children is 472 (674 units times 0.70 children per household).

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

The Property will include a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on approximately 12.4 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Mixed Use Community Commercial, as those terms are defined in the Code, as a matter of right. Any Special Uses allowed in the Commercial General zoning district shall be permitted within Grand Oaks, subject to applicable development standards set forth in LDC Part 2.03.00. Sale of Alcoholic Beverages and Recreational Vehicle/Boat Storage facilities shall be allowed within the Property, subject to applicable development standards set forth in LDC Part 2.03.00.

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

- G. *The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights***

or other required outdoor lighting within the Project, and the maximum height of all structures.

1. Single-Family Residential Criteria

a. Setbacks:

1. Residential lots will be set back a minimum of 50 feet from the right-of-way of State Road 16, which is a Major Collector roadway, and a minimum of 50 feet from the right-of-way of future County Road 2209, pursuant to LDC Section 5.03.03.B.5.

2. Lot setbacks are:	Front Yard:	20 feet
	Second Front/Corner Lots:	10 feet
	Rear Yard:	10 feet
	Side Yard:	5 feet

3. All structures shall have a minimum separation of 10 feet, as measured from outer wall to outer wall. Projections will be permitted to encroach into side yard setbacks. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least thirty (30) inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: 4,400 square feet.

d. Minimum lot width: 40 feet; however, lots on cul-de-sacs or curves shall be a minimum of 25 feet where the side yards intersect the street line. In accordance with LDC Section 6.01.04.I, the minimum dimension of the buildable lot shall not be less than the required and minimum lot width at the front yard. In the case of lots not meeting the minimum dimension at the minimum required front yard, as defined in LDC Table 6.01, the front yard shall be extended to the point at which the minimum dimension is met.

e. Minimum lot depth: 110 feet.

f. Maximum impervious surface ratio: 70 percent per lot.

g. Maximum coverage by buildings: 65 percent per lot and 35 percent for the Property as a whole.

h. Parking: Two (2) parking spaces shall be provided within the garage and/or driveway of each single-family residential unit.

i. Signage: Any signage located within County right-of-way shall be permitted through the County's Engineering Office. For the purposes of signage, the Property shall be considered one premise.

1. Each of the two (2) residential entrances along State Road 16 shall be allowed one (1) double-faced or two (2) single-faced sign located and erected at or near the subdivision entrance. Such sign may be internally or externally illuminated and shall not exceed 32 square feet of advertising display area ("ADA"). The heights of sign structures shall not exceed 25 feet and the heights of ADA on such structures shall not exceed 15 feet. Entry signs shall be designed as monument or ground signs and may be incorporated into a wall, fence or other structure. The general locations of subdivision entrance signs are shown on the Master Development Plan. See Section T for waiver.
2. Ingress, egress and directional signs along the main collector road internal to the Property can be a maximum of 16 square feet in size and a maximum of five (5) feet in height. See Section T for waiver.
3. Temporary signs shall conform to the requirements of LDC Sections 7.02.02 and 7.02.03.
4. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas and others. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

2. Non-Residential Criteria

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet
2. All structures shall have a minimum separation of ten (10) feet, as measured from outer wall to outer wall. Projections shall be permitted to encroach into side yards. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.
3. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

- b. Building height: Buildings shall not exceed 45 feet in height. Structures over 35 feet in height shall be protected with automatic sprinkler systems designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 70 percent of the overall parcel.
- e. Maximum floor area ratio: 70 percent.
- f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking and are in conformance with LDC Section 6.05.02.B. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential are of the PUD, will be an allowable use for out-parcels with the Property.
- g. Signage:
 - 1. Along State Road 16, the Applicant shall be permitted two (2) ground signs, with a maximum of 150 square feet of ADA each. The heights of sign structures shall not exceed 25 feet. See Section T for waiver. The general locations of these signs are depicted on the Master Development Plan.
 - 2. Along the project collector road, the Applicant shall be permitted to have ground signs at each of the entrances into the commercial/office parcel and the school site, in the locations depicted on the MDP. Such signs will have maximum of 150 square feet of ADA each and a maximum height of 20 feet.
 - 3. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.
 - 4. Temporary signs shall comply with applicable provisions of LDC Sections 7.02.02 and 7.02.03.
 - 5. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas and the like. Such signs shall comply with applicable requirements of LDC Section 7.02.06.
 - 6. A project identity monument (without signage) will be allowed in the median of the eastern access road into the project from State Road 16, in the location depicted on the Master Development Plan. Such project identity monument shall not exceed 25 feet in height. See Section T for waiver. The monument will meet all other applicable requirements of LDC Section 7.06.02.
 - 7. For purposes of signage, the Property shall be considered one premise.

3. Overall Site Criteria

- a. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.
- b. Incremental Master Development Plans. The Master Development Plan is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs (“**IMDPs**”) will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

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

1. Drainage: A master stormwater management system shall be constructed and maintained by one or more property or homeowners associations and/or a CDD. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District (“**District**”). When feasible, the project will utilize the stormwater ponds as a source of irrigation to all common areas.
2. Site Access: Vehicular access within the Property is depicted on the Master Development Plan and connects off-site to State Road 16. The Applicant will provide right and left turn lanes into the project entrances from State Road 16, in the locations depicted on the MDP, if required by the Florida Department of Transportation (“**FDOT**”) or the Code. A collector road (the “**Collector Road**”) will be provided through the project, from the eastern State Road 16 entrance and connecting to the western State Road 16 entrance, as depicted on the MDP. The portion of the Collector Road that connects to the western State Road 16 entrance (the “**Western Collector Road**”) shall be constructed within a 60-foot-wide right-of-way, in the configuration depicted on **Exhibit “D”** attached hereto. A waiver related to the typical section for the Western Collector Road is included in Section T. The other portions of the Collector Road will be constructed to applicable Code standards. A potential future connection to the future County Road 2209 is depicted on the location depicted on the MDP. The Collector Road will be constructed in conformance with applicable Code requirements except as set forth in this paragraph. Roads within the Property will be owned and maintained by a homeowners association or community development district.

As transportation mitigation for the project, the Applicant will widen approximately three (3) miles of State Road 16 from two (2) to four (4) lanes from San Giacomo Road just east of International Golf Parkway to the eastern project entrance, in the location depicted on the MDP (the “**SR 16 Project**”). The details of the SR 16 Project are set forth in more detail in a Concurrency and Road Impact Fee Credit Agreement between the Applicant and the County approved by the County Commission concurrently with this PUD Ordinance.

Emergency access to the western portion of the site will be via the existing private road into the Property until such time as the Collector Road is constructed to the western project entrance. Signalization at the eastern project entrance on State Road 16 is anticipated to be warranted based on the project’s build-out condition. The Applicant will install such signal if warranted and approved by FDOT. The Applicant will also dedicate right-of-way for the future County Road 2209 within the project boundaries.

The project will connect to State Road 16 in two (2) locations to the north and east. The project will provide a potential connection to the future County Road 2209 to the west. The project will provide non-vehicular interconnection to the County’s Turnbull Creek Conservation Area in the location depicted on the MDP. The project cannot connect to lands to the south and southeast because they are part of the Star 4 Mitigation Bank.

3. Pedestrian/Bicycle Circulation: Pedestrian and bicycle circulation will be provided via a minimum four (4)-foot-wide sidewalk on one side of all interior roads; via a minimum five (5)-foot-wide sidewalk on both sides of collector roadways; via a minimum six (6)-foot-wide sidewalk adjacent to the proposed school site within the project; and within the project collector road as required by the Code. If approved by FDOT, the Applicant will construct a sidewalk along State Road 16 within the project boundaries. Sidewalks internal to the Property will be constructed concurrently with the adjacent roads. Sidewalks shall comply with Section 403.5.3 of the Florida Accessibility Code for Building Construction (“**FACBC**”) for “passing space”. All pedestrian accessible routes shall meet the requirements of the FACBC and Americans Disability Act Accessibility Guidelines (“**ADAAG**”) established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The project will have 2,438 residents (999 units x 2.44 persons per unit) and will provide approximately 14.4 acres of recreational area (approximately 2.2 acres more than the required 12.2 acres) in the locations depicted on the Master Development Plan. A minimum of sixty (60) percent of the required park acreage, or 7.9 acres, will consist of community parks (e.g., ballfields, multi-use fields). The Applicant will construct two (2) amenity centers, a swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents. Concurrently with the platting of the first lot within the project, the Applicant will provide a one (1)-acre lakefront park that includes an enclosed pavilion with restrooms, children’s playground, a shade pavilion, a turf field and related parking.

Prior to platting the 361st lot, the Applicant will provide a 12-acre master amenity site, including a clubhouse, swimming pool with restroom facilities and a children's water park, a children's playground, a lakefront party pavilion with dock, a resident's campground, sport courts, tennis courts and a pickle ball court. The project will also include a second dog park. The recreational facilities will be owned and maintained by an HOA or CDD. Recreational facilities owned by a CDD shall be open for use by members of the public, for a fee. The project may provide passive recreational opportunities, including walking paths, picnic tables and other park areas.

The Project will provide more than the required minimum of five (5) percent conservation of upland natural vegetation. There is no Significant Natural Communities Habitat on the Property. All specimen oak trees within the Property will be preserved, pursuant to applicable provisions of the Code.. The Applicant has shown the locations of specimen oak trees within the Property on the Master Development Plan. The Project will provide approximately 140 acres of open space, which is approximately nine (9) acres more open space than required by LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center, or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

I. The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from the SJCUD via central utility systems which will be extended serve the adjacent Steeplechase project. The Applicant will extend water and sewer mains to serve the Project, subject to agreement and permitting by SJCUD and other applicable agencies. Water and sewer use will be as follows:

1. Water:

999 residential units	350 gallons per day/unit	349,650 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

2. Sewer:

999 residential units	350 gallons per day/unit	349,650 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

All on-site utilities will be public and will be installed underground to the extent feasible. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and sewer lines that are to be dedicated to the SJCUD for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines. Reuse infrastructure for irrigation may be installed in anticipation of future service, as indicated in the SJCUD availability letter. Lot irrigation systems may utilize soil moisture readers to reduce the amount of water used for irrigation and to better conserve water resources. Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source. Reuse water, once available, will serve as a secondary (back up) supply for irrigating common areas. The Applicant will maximize use of stormwater, surface water and reclaimed water for irrigation, as indicated in the SJCUD availability letter.

Any wells and septic systems located within the Property that are displaced by development shall be properly abandoned consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval.

J. The type of underlying soils and their suitability of development of the proposed Project.

Soils located on the Property include those listed in the environment report by Environmental Services, Inc. (“ESI”) dated December 2016 (the “**Environmental Report**”) attached hereto as **Attachment “E”**. The suitability of such soils for development of the proposed project is as follows:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about

12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years. It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches

thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.

9. Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand. 10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

10. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to four months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

11. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is above the surface for more than six months in most years. Typically, the surface layer consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

12. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

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

The Property includes the Florida Land Use Cover and Classification System (“FLUCCS”) areas shown on the FLUCCS map contained in the Environmental Report attached hereto as Attachment “E”.

Turnbull Creek runs north and south along the western border of the Property. The preservation of Turnbull Creek will allow for the perpetual protection of contiguous wetland/tributary systems from this Property north to the County’s Turnbull Creek Conservation Area to the Twelve Mile Swamp.

- L. *The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.***

There is no Significant Natural Communities Habitat within the Property. There are no listed species within the Property, according to the Environmental Report.

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

The Applicant had a cultural resources analysis done of the Property and no such resources were located. A copy of the analysis has provided to the County and is included in the file for this application.

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

1. Buffers: A 10-foot natural/landscaped buffer will be provided around the project perimeter, as depicted on the MDP. Portions of the Property located adjacent to State Road 16 and the future County Road 2209 will have 50-foot buffers along such road rights-of-way and shall include Type “B” screening as required in LDC Section 6.06.04.B.6. An average 25-foot upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

2. Development Edges: A 35-foot development edge will be provided around the project perimeter, as depicted on the MDP; provided, however, that a 10-foot development edge shall be provided within the right-of-way of the Western Collector Road. See Section T

for waiver. The Applicant will provide enhanced landscaping within the Western Collector Road right-of-way development edges, including the following (See Section T for waiver):

- a. On the side of the right-of-way where no utilities are present and where little or no native vegetation exists, buffers will be landscaped as follows:
 - i. Native evergreen canopy trees planted every 20 to 30 feet on center.
 - ii. Native non-canopy trees shall be planted every ten (10) to 20 feet on center.
 - iii. Shrubs shall be of native species and be planted between every five (5) to 15 feet on center and appropriately staggered.
 - iv. Native groundcover shall be planted every three (3) to five (5) feet on center.
 - v. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
- b. On the right-of-way side where utility and/or drainage easements are present, buffers will be landscaped as follows:
 - i. Shrubs shall be of native species and be planted between every five (5) to 15 feet on center and appropriately staggered.
 - ii. Native groundcover shall be planted every three (3) to five (5) feet on center.
 - iii. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required shrubs provided the same number of shrubs is planted.

Other project development edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted with native vegetation consistent with LDC Sections 6.06.02.G.1 and 6.06.02.H.1.

Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for example, with fountains, gazebos, benches and similar improvements). Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners association. No development edge is required where a scenic edge is provided.

3. Scenic Edges: A 75-foot scenic edge will be provided adjacent to the State Road 16 and proposed County Road 2209 rights-of-way, as depicted on the MDP, except that the scenic edge may be 30 feet adjacent to the proposed commercial and office parcels along State Road 16, as depicted on the MDP. Scenic edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted according to the following landscape requirements (See Section T for waiver):

- a. Native evergreen canopy trees planted every 20 to 30 feet on center.
- b. Non-canopy trees shall be planted every 10 to 20 feet on center, except that the spacing may be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
- c. Shrubs shall be planted between every three (3) to 15 feet on center and appropriately staggered.
- d. Groundcover shall be planted every two (2) to five (5) feet on center.
- e. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements, multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

4. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.

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

The Property is not subject to any Special District requirements.

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

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C. The Applicant may also construct model homes within the Property. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. No certificates of occupancy shall be released until a final plat has been recorded and as-builts have been approved by the County.

Q. *The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.*

Accessory Uses such as private garages, mother-in-law suites, guest houses and storage buildings; Home Offices, pursuant to LDC Section 2.02.04.B.9; Home Occupations, pursuant to LDC Section 2.03.07 (including the requirement to obtain homeowners association approval of a Home Occupation); model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; Household Animals; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Section 2.02.04.B and 6.04.06.F.7.d. Setbacks for accessory structures will meet all applicable requirements of LDC Sections 2.02.04.B.8 and 5.03.03.B.1.d. Accessory structures such as home offices and the like may receive the public as long as such structures comply with all appropriate Florida Building Codes, life safety issues and FACBC requirements. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of buildings shall be located within an underground utility or drainage easement.

R. *A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.*

The project will be developed in one (1), ten (10)-year phase. The phase shall commence upon approval of construction plans by St. Johns County, but in no event shall commencement occur later than December 31, 2021. Completion shall occur no later than ten (10) years following commencement. Commencement shall be defined as approval of construction plans by the County. Completion shall be defined as approval of as-builts by the County. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

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

The Applicant is seeking this rezoning in order to develop single-family residences and related amenities on the Property. The Property is adjacent to the Tomoka Pines project and near the Whisper Ridge, Windward Ranch, Murabella, Gran Lake and other communities, as well as the outlet malls at the interchange of Interstate 95 and State Road 16. Thus, the project is a natural extension of compatible development. The project will preserve wetlands associated with Turnbull Creek. The project may have a community development district.

- T. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.***

The Applicant is requesting the following waivers from the provisions of the Land Development Code:

LDC Section 6.01.03.E.3 Front Yards on Corner Lots

This waiver is requested to allow for a 10-foot front yard setback on the secondary road of corner lots. The primary front yard setback will be 20 feet, as provided for in Section G.1 hereof. The second front yard setback will be 10 feet, and no driveway shall be located within the secondary front yard. The reduction of second front yards will only be allowed when there are not impacts to site distance and/or visibility.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks

This waiver is requested to allow the minimum separation of 10 feet between structures to be measured from outer wall to outer wall since the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13; or the required fire hydrants shall be capable of providing an additional 500 gallons per minute at 20 psi for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

LDC Section 6.04.07.A.2 Construction Access

This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Grand Oaks development. The Applicant shall be permitted to use the southern project entrance road, which will be a collector that connects to State Road 16 for construction access. Additionally, the Applicant shall be permitted to use local roads to provide access for horizontal construction traffic to future phases within residential development areas as long as the Applicant does not plat lots along such local roads. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

LDC Section 6.04.07.C Right-of-Way Requirements

This waiver is requested to allow a reduced right-of-way width for the Western Collector Road, which provides a secondary access to State Road 16 in the location depicted on the MDP. The Applicant has proposed a typical section for the Western Collector Road attached as **Exhibit "D"**. The typical section includes a 60-foot-wide right-of-way in lieu of 80 feet. It also includes 11-foot travel lanes with no bicycle lanes. The Applicant will construct a five (5)-foot sidewalk on one side of the Western Collector Road and a 12-foot multi-purpose path on the other to provide pedestrian and bicycle circulation.

LDC Section 6.06.02.G Northwest Sector Scenic Edges

This waiver is requested to allow some non-native landscaping within the scenic edges along State Road 16 in order to have such edge landscaping more appropriately blend into landscaping within the project. The Applicant will provide the same number and type of landscaping required by the Code (e.g., trees, groundcover), except that some of those plants may be non-native.

LDC Section 6.06.02.H Northwest Sector Development Edges

This waiver is requested in order to reduce the development edge within the Western Collector Road from 35 feet to 10 feet. The Western Collector Road includes 60 feet of right-of-way, which is not adequate in width to include 35-foot development edges on both sides of the parcel. The Applicant is proposing to plant landscaping consistent with LDC Section 6.06.02.H within the development edge to provide buffering to adjacent properties. Such landscaping will be modified slightly from the Code in order to avoid interference with utilities and sidewalks within the road right-of-way.

LDC Section 7.02.06.B Directional Signs

This waiver is requested to allow ingress, egress and direction signs along the primary collector road within Grand Oaks to be larger than three (3) square feet in size and no more than three (3) feet in height. The project will include commercial and office parcels, a school, park sites and a number of individual neighborhoods, which may require larger directional signage.

LDC Section 7.06.01 Subdivision and Project Entrance Signs

This waiver is requested to allow two (2) project and subdivision entrance signs located along State Road 16 to be a maximum of 25 feet in height. The project has two (2) entrances from State Road 16, so larger identification signs are necessary in order to provide project visibility to passersby along State Road 16.

LDC Section 11.09.07.B.2 Time for Proportionate Share Improvement/Payment

This waiver is requested to allow the Applicant to provide its transportation proportionate share pursuant to a Concurrency and Impact Fee Credit Agreement approved by the St. Johns County Commission on the date of the Board's adoption of this PUD rezoning ordinance. The schedule for the Applicant's pond site acquisition, design, permitting and construction of the widening of an approximately three (3)-mile segment of State Road 16 from two (2) lanes to four (4) lanes is set forth in the Concurrency and Impact Fee Credit Agreement.

U. *A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.*

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

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

The Future Land Use designation of the Property is Rural/Silviculture. The Applicant has filed a Large-Scale Comprehensive Plan Amendment application to change the Future Land Use Designation of the Property to Residential C.

EXHIBIT “C”

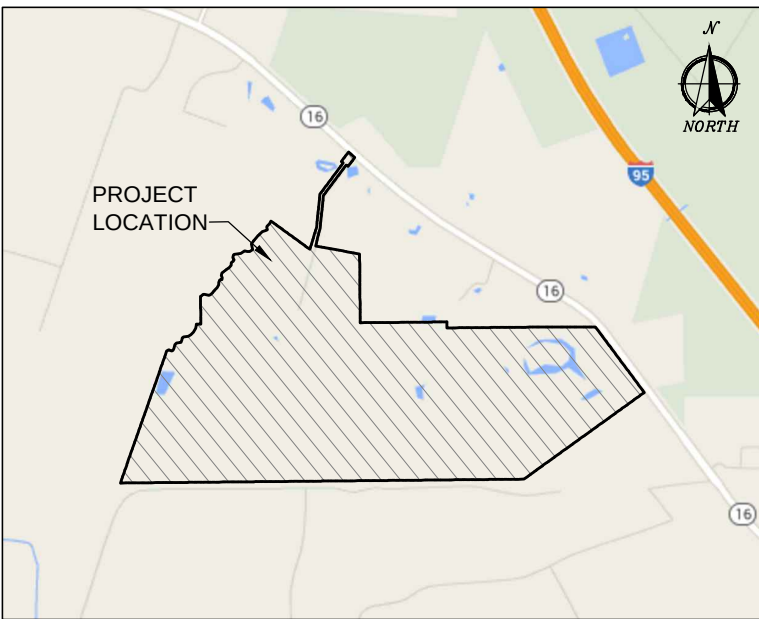
Master Development Plan

GENERAL NOTES:

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.
2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

LEGEND

- SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT



VICINITY MAP
N.T.S.

DEVELOPMENT ANALYSIS

MAXIMUM DWELLING UNITS = 999 UNITS

TOTAL PROJECT ACREAGE = 523.9 ACRES
TOTAL PROJECT WETLANDS = 93.50 ACRES
TOTAL WETLAND IMPACT = 4.64 ACRES
TOTAL DEVELOPABLE = 435.04 ACRES
TOTAL RECREATION/PARK AREA = 14.35 ACRES
TOTAL OPEN SPACE = 140.38 ACRES

COMMERCIAL/OFFICE

WETLANDS = 0.00 ACRES
OPEN SPACE = 0.00 ACRES
TOTAL AREA = 12.37 ACRES
MAXIMUM SQUARE FEET OF COMMERCIAL = 100,000 SF
MAXIMUM SQUARE FEET OF OFFICE = 50,000 SF

NON RESIDENTIAL SETBACKS:

FRONT 0 FEET
SIDE 0 FEET
REAR 0 FEET

ALL STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, AS MEASURED FROM OUTER WALL TO OUTER WALL.

A 20-FOOT SETBACK WILL BE PROVIDED FOR BUILDING, PARKING AND/OR STORAGE AREAS ALONG PROPERTY LINES ADJACENT TO ROAD RIGHTS-OF-WAY AND ADJACENT TO RESIDENTIAL USES.

MAXIMUM BUILDING HEIGHT = 45'

ISR = 70%

MAXIMUM LOT COVERAGE BY BUILDINGS = 70% OF THE OVERALL PARCEL

MAXIMUM FLOOR RATIO = 70%

PARKING = SHALL CONFORM WITH LDC SECTION 6.05.02.B.

FUTURE SCHOOL SITE

WETLANDS = 0.00 ACRES

OPEN SPACE = 0.00 ACRES

TOTAL AREA = 30.00 ACRES

RESIDENTIAL

TOTAL AREA = 481.53 ACRES

TOTAL DEVELOPABLE = 392.67 ACRES

WETLANDS = 93.50 ACRES

WETLAND IMPACTS = 4.64 ACRES

TOTAL OPEN SPACE = 140.38 ACRES (29%)

WETLAND PRESERVED = 88.86 ACRES

RECREATION AREA = 14.35 ACRES

VEGETATED BUFFER = 27.37 ACRES (5% UPLAND PRESERVATION)

PERIMETER BUFFER = 9.80 ACRES

SINGLE FAMILY SETBACKS:

50 FEET MINIMUM FROM THE RIGHT OF WAY OF SR 16 AND FUTURE CR 2209

FRONT 20 FEET; 10 FEET ON SECOND FRONT/CORNER LOTS

SIDE 5 FEET

REAR 10 FEET

ALL STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, AS MEASURED FROM OUTER WALL TO OUTER WALL. SETBACKS SHALL BE MEASURED FROM A POINT ON EACH STRUCTURE THAT IS AT LEAST THIRTY INCHES (30") ABOVE THE GENERAL GROUND LEVEL.

MAXIMUM BUILDING HEIGHT = 35'

MINIMUM LOT SIZE = 4,400 SF

MINIMUM LOT WIDTH = 40 FEET

MINIMUM LOT DEPTH = 110 FEET

ISR = 70% PER LOT

MAXIMUM COVERAGE BY BUILDINGS = 65% PER LOT AND 35% FOR THE PROPERTY AS A WHOLE

PARKING = TWO (2) PARKING SPACES SHALL BE PROVIDED WITHIN THE GARAGE AND/OR DRIVEWAY OF EACH SINGLE-FAMILY RESIDENTIAL UNIT.



PARCEL

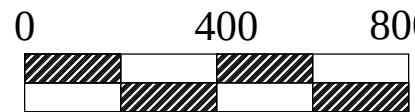
A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 146.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 196.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°40'33" WEST, 307.65 FEET; TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°51'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3297, PAGE 1092; THENCE SOUTH 00°51'26" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°52'57" EAST, 97.06 FEET; THENCE SOUTH 36°40'22" EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, 1268.49 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "C", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "C", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

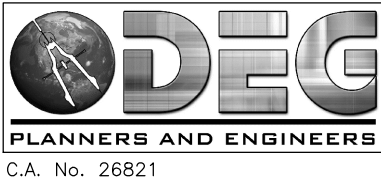
The Master Development Plan Map is a general representation of the proposed development. Final construction and engineering plans must demonstrate compliance with all requirements of PD/PRD and other applicable land development regulations.

APPROVED:
DATE:
ORDINANCE NUMBER:
FILE NUMBER:



FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS
OVERALL SITE PLAN

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL	02/22/17	MsB
2	SJC COUNTY SUBMITTAL	05/09/17	MsB
3	SJC COUNTY SUBMITTAL	07/10/17	MsB

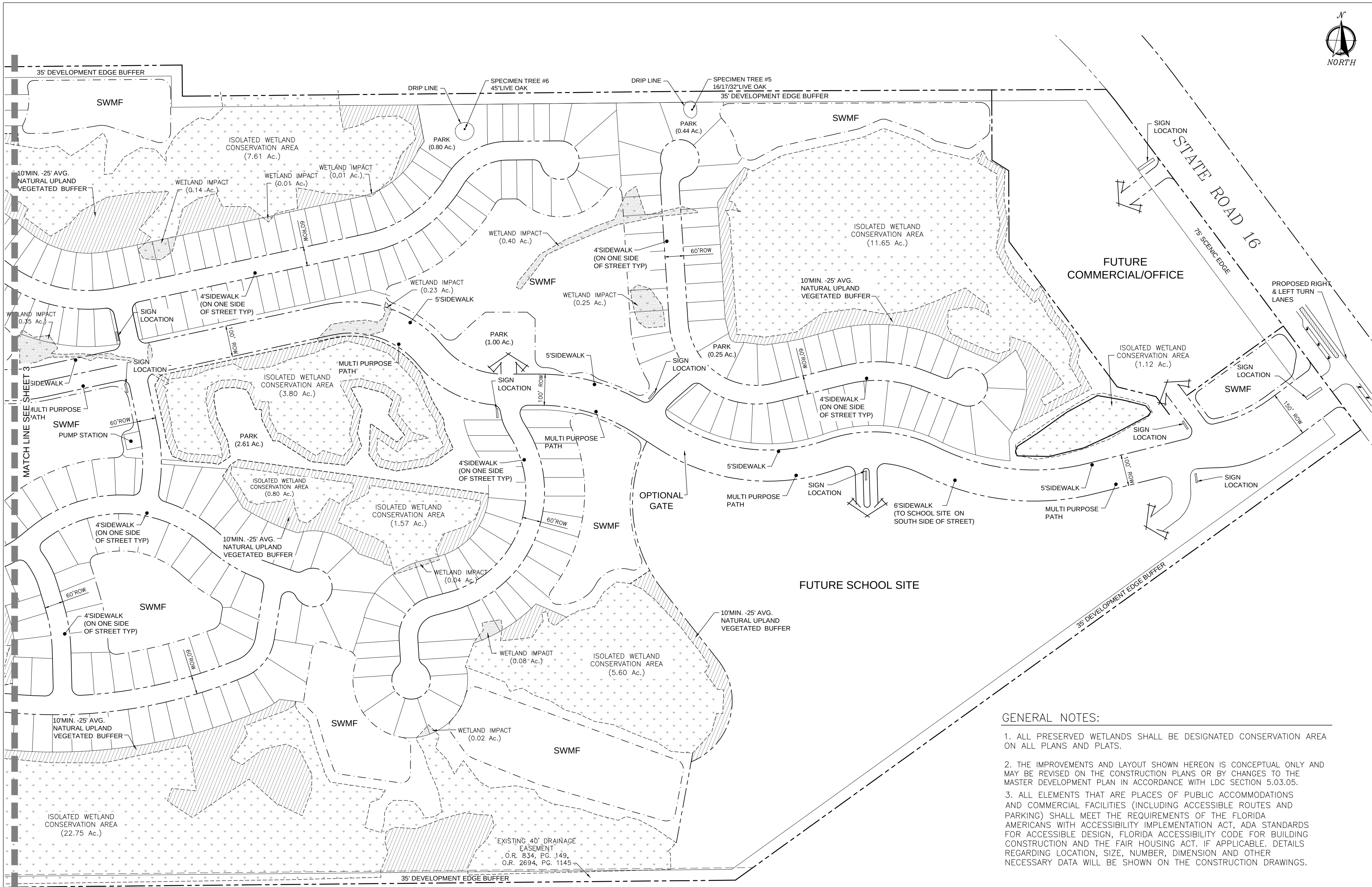


LATEST DATE HEREON
DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPPOINT BLVD., SUITE 204
JACKSONVILLE, FLORIDA 32216
PHONE: (904) 854-4500 FAX: (904) 854-4505
www.dom-eng.com

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

MASTER DEVELOPMENT PLAN
EXHIBIT C

MsB DESIGN	SCALE
MsB DRAWN	1
WES CHECKED	SHEET 1 OF 4
07/10/17 DATE	2116.001 PROJ No. FILE NAME



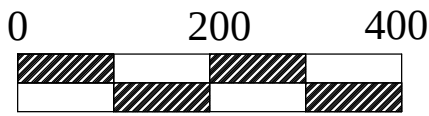
- GENERAL NOTES:
1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.
 2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
 3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

LEGEND

- SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT

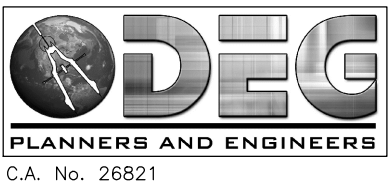
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of FUD/PRC and other applicable land development regulations.

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



FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL	02/22/17	MsB
2	SJC COUNTY SUBMITTAL	05/09/17	MsB
3	SJC COUNTY SUBMITTAL	07/10/17	MsB

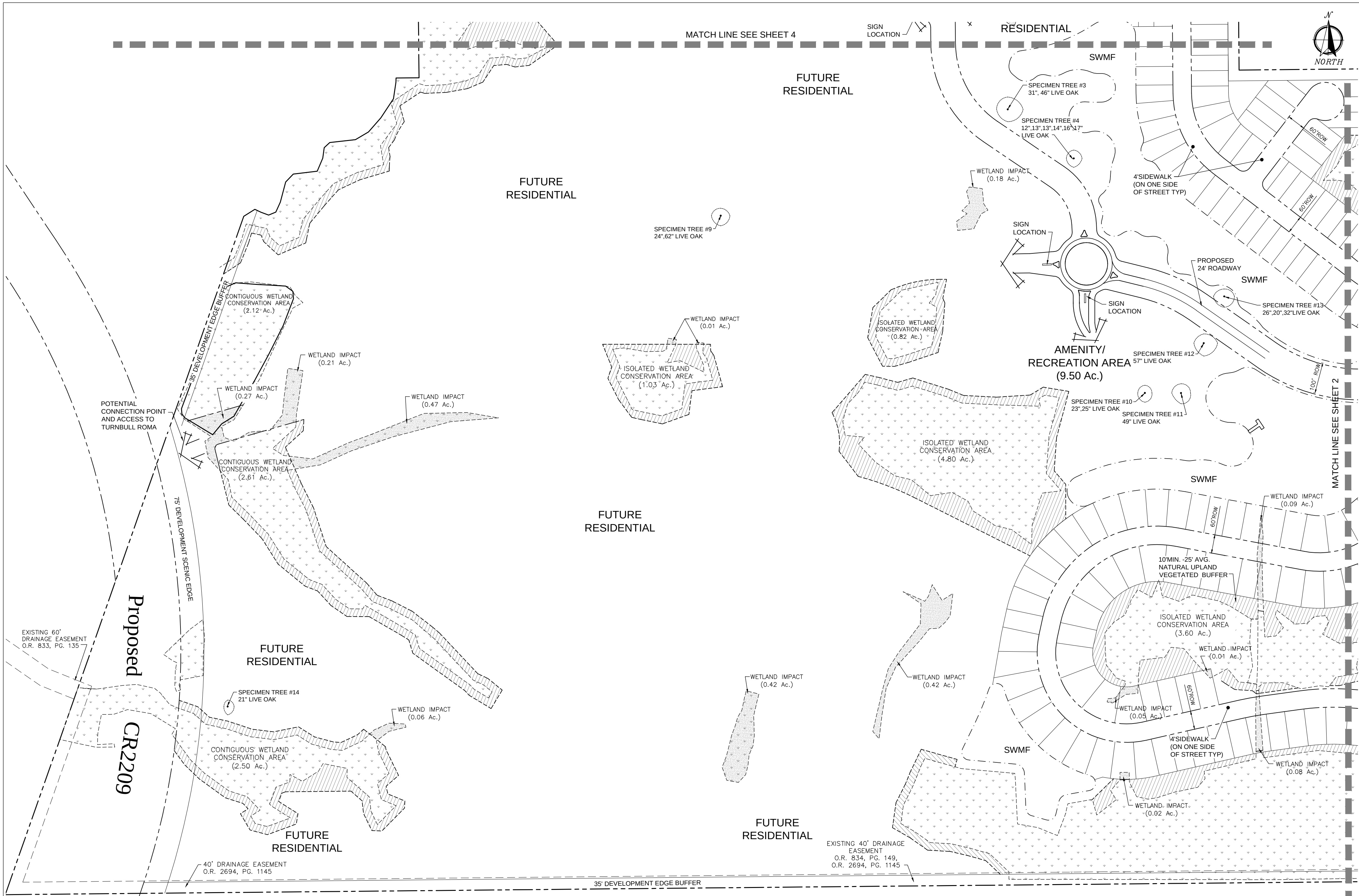


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DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

MASTER DEVELOPMENT PLAN
EXHIBIT C

MsB DESIGN	SCALE
MsB DRAWN	2
WES CHECKED	SHEET 2 OF 4
07/10/17 DATE	2116.001 PROJ No. FILE NAME



LEGEND

- SITE BOUNDARY
- JURISDICTIONAL WETLAND LINE
- VEGETATED NATURAL BUFFER
- WETLAND IMPACT
- FUTURE POTENTIAL ACCESS POINT

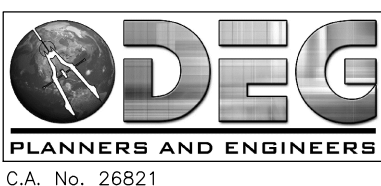
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

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



FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL	02/22/17	MsB
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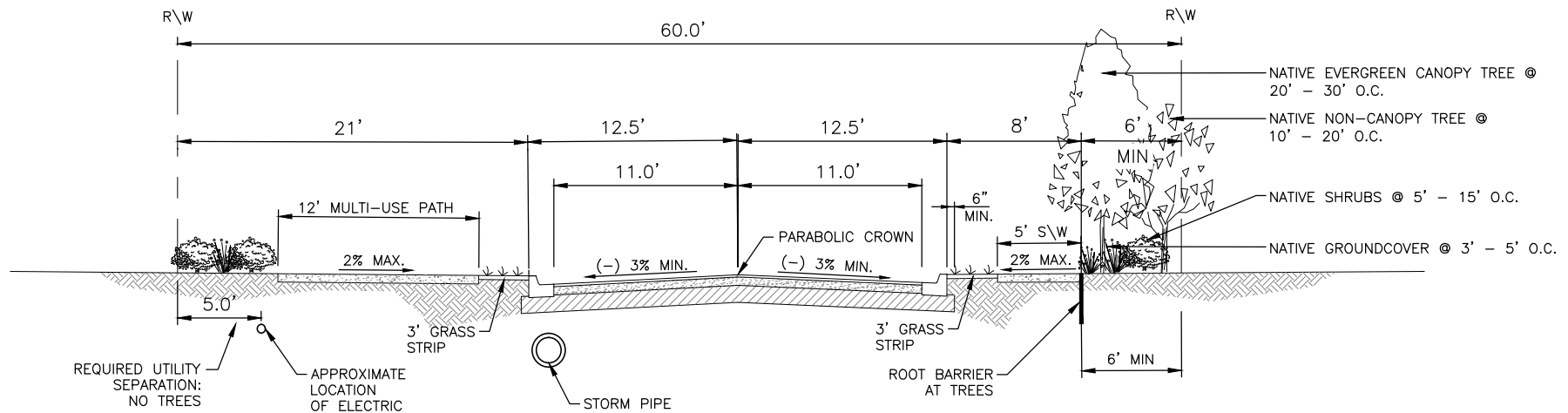
DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

MASTER DEVELOPMENT PLAN
EXHIBIT C

MsB DESIGN	SCALE
MsB DRAWN	3
WES CHECKED	SHEET 3 OF 4
07/10/17 DATE	2116.001 PROJ No. FILE NAME

EXHIBIT “D”

Western Collector Road Typical Section



Z:\General Civil\Southeast Dev\Smith Ranch\Cadd\working drawings\60 FOOT ROW-GRAND OAKS_060718.dwg (Layout1) 6/11/2018 17:22



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 204
JACKSONVILLE, FLORIDA 32216
PH 904-854-4500 FAX 854-4505

GRAND OAKS

NORTHERN ACCESS ROAD
TYPICAL SECTION

Figure: FIGURE 1

Job Number: 2116.001

Scale: 1" = 10'

Date: 06/11/2018

ATTACHMENT "D"

Environmental Report

ENVIRONMENTAL RESOURCES REPORT

**GRAND OAKS
ST. JOHNS COUNTY, FLORIDA**

DECEMBER 2016

For

**Southeast Development Partners, LLC
1029 Elysium Boulevard
Mount Dora, Florida 32757**



By

**ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256**

I. INTRODUCTION

Environmental Services, Inc. (ESI) conducted a site-specific environmental assessment of the approximately 523-acre property known as the Grand Oaks Property, located southeast of the intersection of State Road 16 and South Francis Road in St. Johns County, Florida. More specifically, the site is located in Sections 26, 34, 35, and 36, Township 6 South, and Range 28 East with the approximate center coordinates of 29.941193° north latitude, 81.454560° west longitude (Figure 1). The purpose of our investigation was to identify the potential presence and extent of any jurisdictional wetlands, protected wildlife species, and/or significant natural communities as defined by St. Johns County, Florida. ESI conducted multiple site inspections throughout July and August of 2014 and inspected the site again in August of 2016.

II. EXISTING SITE CONDITIONS

A. Topography and Hydrology.

The U.S. Geological Survey topographical maps for this area (Bakersville, FL Quadrangle 1992) identify the site as having a general flat topography with elevations between 20-30 feet NGVD. Extensive ditching associated with the agricultural activities on-site is affecting the hydrology by directing water on-site to the west into Turnbull Creek.

B. Soils

The *Soil Survey of City of St. Johns County, Florida* (U.S. Department of Agriculture, Soil Conservation Service) identifies thirteen different soil types within the project boundaries (Figure 2). The soils map appears to be generally accurate based upon field observations although the historic land alterations and development practices have altered soil properties to some degree. A description of each soil type can be found below:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about 12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years. It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer

is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.

9. Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand.

10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

11. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to four months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

12. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is above the surface for more than six months in most years. Typically, the surface layer consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

13. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

C. Existing Upland and Wetland Community Types

This site consists of a total of eleven generalized community types or land uses (Figure 3). A number of these communities have been altered by the ongoing land management practices on-site including mowing, prescribed fire, and active cattle ranching. A breakdown of each community found on-site, as defined by the Florida Land Use, Cover and Forms Classification System (FLUCFCS), characterize the project area. These communities are described below.

1. Residential, Low Density (FLUCFCS 110) - ±4.48 acres. One residence can be found on the western portion of the property. The residential property contains two structures, an access road, parking areas, and a maintained yard.

2. Improved Pasture (FLUCFCS 210) - ±253.13 acres. Much of the uplands on-site have been converted to improved pastures to support the on-site cattle operation. These areas have little canopy species present, with scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*) present. The groundcover is dominated by bahiagrass (*Paspalum notatum*), along with scattered saw palmetto (*Serenoa repens*), tropical soda apple (*Solanum viarum*), dog fennel (*Eupatorium* sp.), bracken fern (*Pteridium aquilinum*), blackberry (*Rubus* sp.), and various thistles.

3. Wet Improved Pastures (FLUCFCS 211w) - ±26.10 acres. These areas are similar to the improved pastures in that there is a limited canopy and has been maintained to support the ongoing cattle operation. However, these areas contain evidence of hydric soils, wetland hydrology, and support hydrophytic vegetation. Typically, these areas are located along the margins between forested wetland systems and upland pasture areas. In addition to bahiagrass, other species noted in this community type include St. John's wort (*Hypericum* sp.), bacopa (*Bacopa* sp.), and broomsedge (*Andropogon* sp.).

4. Pine Flatwoods (FLUCFCS 411) - ±131.23 acres. The pine flatwoods community is scattered throughout the property and is the only other major upland community on-site other than the improved pastures. Portions of this community may be a relic of historic coniferous plantations, but no active silviculture activities appear to be occurring on-site, and significant natural regeneration of pine species has been noted. The canopy is primarily a mix of slash pine and loblolly pine (*Pinus taeda*), along with minor occurrences of longleaf pine (*Pinus palustris*). Other canopy species noted were primarily found in the subcanopy and include live oak, water oak (*Quercus nigra*), and Chinese tallow (*Sapium sebiferum*). Understory and groundcover are mixed and include bitter gallberry (*Ilex glabra*), saw palmetto, American beautyberry (*Callicarpa americana*), blackberry, blazing star (*Liatris* spp.), bracken fern, yellow jasmine (*Gelsemium sempervirens*), and winged sumac (*Rhus copallinum*).

5. Ditches (FLUCFCS 510) - ± 21.04 acres. An extensive network of ditches traverses throughout the property. These ditches were likely established as part of the historic land management practices on-site. Vegetation noted within portion of the ditch network include Chinese tallow, soft rush (*Juncus effusus*), panic grasses (*Panicum* spp.), black stem chain fern (*Woodwardia virginica*), bacopa, yellow-eyed grass (*Xyris* spp.), and water primroses (*Ludwigia* spp.).

6. Lakes Less Than 10 Acres (FLUCFCS 524) ± 3.72 acres. A number of small ponds are located throughout the property. These surface waters are wholly contained within uplands and typically have a minimal littoral zone composed of spatterdock (*Nuphar* sp.), cattails (*Typha* spp.), and water lilies (*Nymphaea* spp.).

7. Stream and Lake Swamps (FLUCFCS 615) - ± 11.87 acres. The stream and lake swamps community is associated with Turnbull Creek in the western portion of the property. Typical canopy species include bald cypress (*Taxodium distichum*), live oak, slash pine, pond pine (*Pinus serotina*), water oak, blackgum (*Nyssa sylvatica* var. *biflora*), laurel oak (*Quercus laurifolia*), and Chinese tallow. Understory and groundcover species are sparse and include soft rush, panic grasses, buttonbush (*Cephalanthus occidentalis*), and sphagnum moss (*Sphagnum* spp.).

8. Wetland Coniferous Forests (FLUCFCS 620) - ± 27.41 acres. The wetland coniferous forests can be found throughout the property. The canopy of this community type is dominated by both slash pine and bald cypress. Associated species are sparse and include sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), Chinese tallow, and blackgum. Understory and groundcover species are also sparse and include bahiagrass, saw palmetto, blackberry, and soft rush.

9. Wetland Forested Mixed (FLUCFCS 630) - ± 10.25 acres. The wetland forested mixed community is similar in distribution and composition as the wetland coniferous forests, but has a larger hardwood component to the canopy. Specifically, blackgum, sweetgum, loblolly-bay (*Gordonia lasianthus*), and red maple can be identified commonly alongside slash pine and bald cypress. Understory is generally thicker within this community and contains fetterbush (*Lyonia lucida*), black stem chain fern (*Woodwardia virginica*), cinnamon fern (*Osmundastrum cinnamomeum*), saw palmetto, panic grasses, sphagnum moss, and poison ivy (*Toxicodendron radicans*).

10. Vegetated Non-Forested Wetlands (FLUCFCS 640) - ± 16.11 acres. This community can be found throughout the site in wetland areas where no significant canopy is present. This community is distinct from the Wet Improved Pasture community in that there is no active land management occurring to support the ongoing cattle operations on-site. Species found in this community type include coinwort (*Centella* sp.), panic grasses, soft rush, primrose willow, and St. John's

wort. Many portions of this community have open water components with significant wetland vegetation present throughout. Vegetation growing within these surface waters include canna lily (*Canna* spp.), pickerelweed (*Pontederia* spp.), and cattail (*Typha* sp.)

11. Roadways (FLUCFCS 814) - ±17.43 acres. A number of paved and unpaved roadways can be found on-site. These roads are either for residential access or to support the active cattle ranching activities.

Approximately 91.74 acres of jurisdictional wetlands and 24.76 acres of jurisdictional surface waters (lakes and ditches that impound or convey water but do not meet the technical definition of wetland) exist on-site. The boundaries of the wetlands have been reviewed and approved by St. Johns River Water Management District (SJRWMD) staff as part of SJRWMD Formal Jurisdictional Determination application #139022-1. These wetland communities vary in overall ecological value based on a number of factors including location, vegetative composition, and levels of human disturbance.

III. WILDLIFE STUDY

The study was initiated with a literature search of the listed species known to occur in this portion of St. Johns County, Florida. The literature consulted included lists supplied by the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (FWS), and the Florida Natural Areas Inventory (FNAI) along with technical publications and field guides. Based on this information, and knowledge of the specific habitat requirements for the individual listed species, the probability of each species occurrence on the site was considered.

Of the listed species with the potential to occur on-site, the FWC lists the Florida gopher frog (*Rana capito aesopus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida mouse (*Peromyscus floridanus*), Sherman's fox squirrel (*Sciurus niger shermani*), and red-cockaded woodpecker (*Picoides borealis*) as species of special concern. The FWC lists the eastern indigo snake (*Drymarchon corais couperi*), southeastern American kestrel (*Falco sparverius paulus*), and gopher tortoise (*Gopherus polyphemus*) as threatened species and the wood stork (*Mycteria americana*) as endangered species. The FWS recognizes the eastern indigo snake and wood stork as threatened and the red-cockaded woodpecker as endangered species. Furthermore, bald eagles (*Haliaeetus leucocephalus*) remain protected by both the state and federal regulations despite being removed from the endangered species list. Due to the abundance of disturbance to the property, the potential occurrence of listed species is limited, with no positive identifications of any listed species, or any evidence of those species noted during the site characterization visits.

A synopsis of the listed species and the study results are presented below.

A. Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise currently is a federal Candidate species and a state-Threatened species. Gopher tortoises tend to inhabit well-drained sandy soil types which exist on-site according to the *Soil Survey for St. Johns County, Florida*. No sufficient habitat was noted on-site, and no evidence of any gopher tortoises or their burrows were noted.

B. Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle has been de-listed from the federal Endangered Species Act but is still protected through the Bald and Golden Eagle Protection Act. Under the act, no "taking" of bald eagles, their nests, and/or their eggs is allowed without a permit from FWS. Bald eagles can utilize a variety of habitats ranging from salt marshes to hardwood swamps. They prefer to nest near large water bodies in large living pine trees. Based on this description, there is suitable habitat on-site adjacent to Six Mile Creek.

According to the FWC Bald Eagle Nest Location Map, no documented nests are located on-site, and the closest active nest is approximately three miles to the east, located within the Twelve Mile Swamp conservation area. Although marginal bald eagle nesting habitat occurs on-site, at no time during the field investigation were bald eagles, or evidence of nesting, observed.

C. Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as a threatened species on both the state and federal level, and it is a protected commensal species of the gopher tortoise and their burrows. As previously noted, no gopher tortoise burrows or appropriate gopher tortoise habitat was noted on-site, therefore the presence of eastern indigo snakes is unlikely. At no time during the field investigation were any eastern indigo snakes observed.

D. Wood Stork (*Mycteria americana*)

FWS has not designated critical habitat for the wood stork but does designate Core Foraging Areas (CFA) for the species. In North Florida, the CFA includes any suitable foraging habitat within a 13-mile radius of a colony. Suitable foraging habitat is described as a wetland or open water areas that are relatively calm, uncluttered by dense thickets of aquatic vegetation, and has a water depth between two and fifteen inches. Based on published colony maps, property falls inside the core foraging areas associated with a known wood stork rookery 10 miles east of the project site.

There are areas of marginal foraging habitat located within the project limits, primarily along the littoral edges of a number of surface waters, small accessible portions of the channel of Turnbull Creek, and within many of the on-site ditches. Despite the presence of these potential foraging areas, at no point were any wood storks noted utilizing the property. Potential impacts to wood stork foraging habitat will be addressed during the

federal wetland permitting process.

E. Red-cockaded Woodpecker (*Picoides borealis*)

The red-cockaded woodpecker is federally listed as an endangered species and a species of special concern in the State of Florida. This species nests in cavities of mature, living pine trees and typically is found in areas with an open understory and fire-maintained groundcover vegetation. The pine stands on-site have been fire-maintained, but are too young to provide adequate habitat for the species. Furthermore, no red-cockaded woodpeckers or cavity trees have been observed on-site.

F. Sherman's Fox Squirrel (*Sciurus niger shermani*)

The Sherman's fox squirrel, listed as a species of special concern by FWC, can be found in the open pine woods, sandhills, mixed pine-hardwood areas, and pasture lands interspersed with trees throughout central and northeastern Florida. Although suitable habitat occurs on-site, at no point during the site investigation were any fox squirrels noted on-site.

G. Pine Snake (*Pituophis melanoleucus mugitus*), Gopher Frog (*Rana capito*), and Florida Mouse (*Peromyscus floridanus*)

The remaining species are all currently listed by FWC as species of special concern. They often occur as commensals in gopher tortoise burrows and may also use the burrows of pocket gophers (*Geomys pinetes*), especially pine snakes. No sightings of, pine snakes, gopher frogs, or Florida mouse were noted on-site during the investigation. Occurrence of these species on-site is unlikely as no gopher tortoise burrows have been noted on-site.

IV. SIGNIFICANT NATURAL COMMUNITIES

St. Johns County has established "Significant Natural Communities" to help protect local imperiled habitat types. Specifically, any project over ten acres in size is required to preserve ten percent of any significant natural community on-site. According to Article IV, Section 4.01.07 (G) of the St. Johns County Land Development Code, the following communities are classified as Significant Natural Communities:

- Beach Dune
- Coastal Grasslands/ Coastal Strand
- Xeric Hammock
- Maritime Hammock
- Sandhill
- Scrub

Based on ESI's multiple site characterization site visits, none of the six community types listed

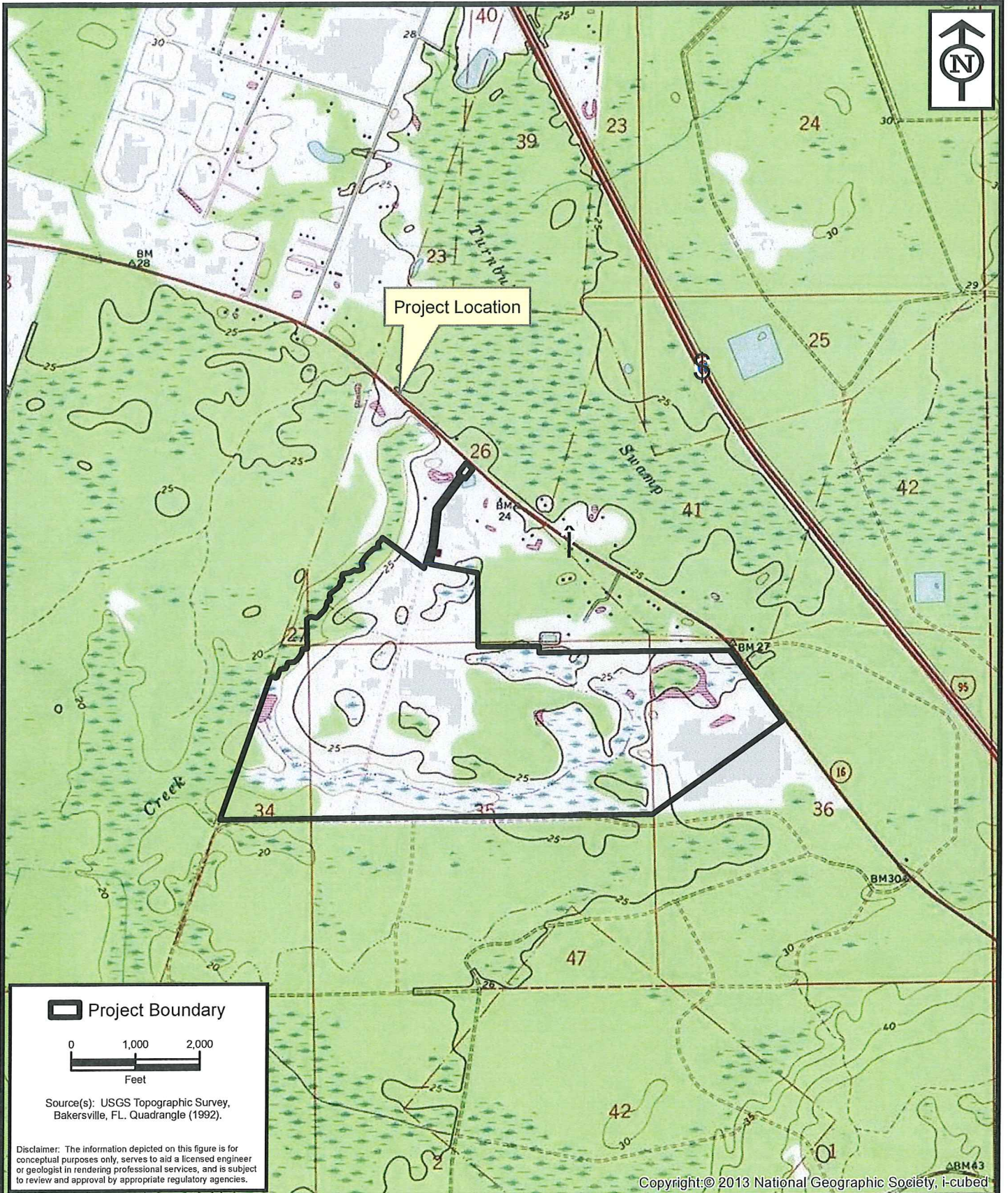
above are located on-site.

V. SUMMARY

Based on multiple site reviews, associated with the St. Johns River Water Management District (SJRWMD) approved wetland delineation, ESI has determined that approximately 91.74 acres of jurisdictional wetlands and 24.76 acres of jurisdictional surface waters occur on-site. These wetlands are composed of a mix of natural communities including stream and lake swamps, non-forested wetlands, and hydric pine flatwoods. The ecological value of the wetland communities varies based on vegetative composition, location, and historic human activities.

Based on the results of the wildlife study, the Grand Oaks parcel contained no direct evidence of any protected wildlife utilizing the site. However, due to the property being located within the Core Foraging Area for wood storks, along with the suitable wood stork foraging habitat on-site, the development of the property will likely be determined by the U.S. Army Corps of Engineers (ACOE) to have a potential adverse impact on wood storks, should impacts to their foraging areas be proposed. Mitigation will need to be provided to offset the habitat loss, likely in the form of mitigation bank credits from an appropriate mitigation bank. This would be evaluated and addressed as part of the ACOE permit process.

Finally, the site was investigated to determine the potential presence of any Significant Natural Communities as defined by St. Johns County. Based on the investigation, none of the six listed significant natural communities occur on-site.



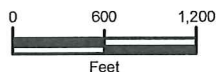
**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location
Grand Oaks
St. Johns County, Florida

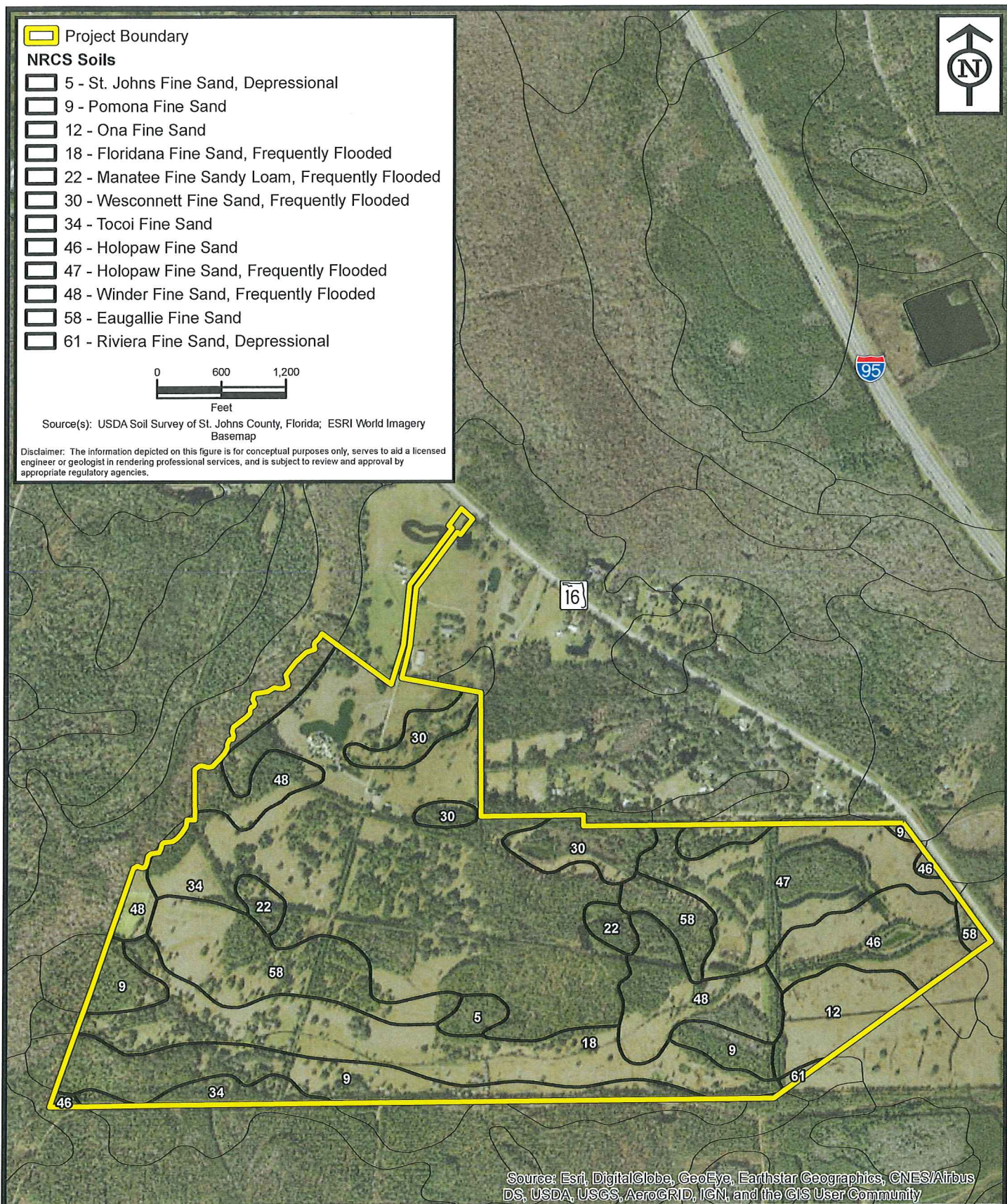
Project:	EJ14157.01
Date:	Dec. 2016
Drwn/Chkd:	JRN/PCP
Figure:	1

-  Project Boundary
- NRCS Soils**
-  5 - St. Johns Fine Sand, Depressional
 -  9 - Pomona Fine Sand
 -  12 - Ona Fine Sand
 -  18 - Floridana Fine Sand, Frequently Flooded
 -  22 - Manatee Fine Sandy Loam, Frequently Flooded
 -  30 - Wesconnett Fine Sand, Frequently Flooded
 -  34 - Toco Fine Sand
 -  46 - Holopaw Fine Sand
 -  47 - Holopaw Fine Sand, Frequently Flooded
 -  48 - Winder Fine Sand, Frequently Flooded
 -  58 - Eaughallie Fine Sand
 -  61 - Riviera Fine Sand, Depressional



Source(s): USDA Soil Survey of St. Johns County, Florida; ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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NRCS Soils
Grand Oaks
St. Johns County, Florida

Project: EJ14157.01

Date: Dec. 2016

Drwn/Chkd: JRN/PCP

Figure: 2



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FLUCFCS

- Project Boundary (522.77 ac.±)
- 110 - Residential, Low Density (4.48 ac.±)
- 211 - Improved Pasture (253.13 ac.±)
- 211w - Improved Pasture, wet (26.10 ac.±)
- 411 - Pine Flatwoods (131.23 ac.±)
- 510 - Streams and Waterways (21.04 ac.±)
- 520 - Lakes (3.72 ac.±)
- 615 - Streams and Lake Swamps (11.87 ac.±)
- 620 - Wetland Coniferous Forest (27.41 ac.±)
- 630 - Wetland Forested Mixed (10.25 ac.±)
- 640 - Vegetated Non-Forested Wetlands (16.11 ac.±)
- 814 - Roads and Highways (17.43 ac.±)

Source: Florida Land Use, Cover and Form Classification System (FLUCFCS). The information depicted on this figure is for general informational purposes only, and is not intended to be used for engineering or other professional purposes, and is subject to review and approval by appropriate regulatory agencies.

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(904) 410-2112 Fax

Existing Site Conditions
Grand Oaks
St. Johns County, Florida

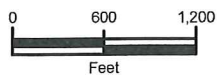
Project: EJ14157.01
Date: Dec. 2016
Drawn/Chkd: JRN/PCP
Figure: 3



95

16

 Project Boundary



Source(s): ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Aerial Photograph

Grand Oaks

St. Johns County, Florida

Project: EJ14157.01

Date: Dec. 2016

Drwn/Chkd: JRN/PCP

Figure: 4

END DOCUMENTS TO BE RECORDED

2. APPLICATION AND SUPPORTING DOCUMENTS

ATTACHMENT 2

**APPLICATION AND SUPPORTING
DOCUMENTS**



St. Johns County Growth Management Department

Application for: Rezoning

Date 2-27-17

Property Tax ID No 027420-0000, 027440-0010, 027370-0000 & 027270-0000

Project Name Grand Oaks

Property Owner(s) Day Late Enterprises, Inc.

Phone Number

Address 4185 State Road 16

Fax Number

City St. Augustine

State FL

Zip Code 32092

e-mail

Are there any owners not listed? ☐ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative Ellen Avery-Smith of Rogers Towers, P.A.

Phone Number 904-825-1615

Address 100 Whetstone Place, Suite 200

Fax Number 904-825-4070

City St. Augustine

State FL

Zip Code 32086

e-mail eaverysmith@rtlaw.com

Property Location South of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208

Major Access State Road 16

Size of Property 524acres

Cleared Acres (if applicable)

Zoning Class OR

No. of lots (if applicable) 999

Overlay District (if applicable)

Water & Sewer Provider St. Johns County

Future Land Use Designation R/S

Present Use of Property Vacant

Proposed Bldg. S.F. 150,000

Project Description (use separate sheet if necessary)

The Applicant is requesting to rezone the Property from OR to Planned Unit Development ("PUD") to allow for the development of a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

COMPAMD 2016-08

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Ellen Avery-Smith, Esq.



Grand Oaks

Developed by:
Southeast Development Partners



Map Showing

EAST PARCEL

A PORTION OF SECTIONS 23, 24, 35 AND 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

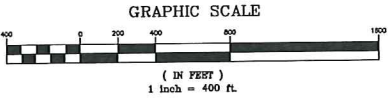
COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 28 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 79000-2500, DATED 09-09-40); THENCE SOUTH 17°22'00" WEST, ALONG SAID WESTERLY LINE OF SECTION 28, AND ALONG THE EASTERLY LINE OF TURNBULL CREEK, AS RECORDED IN MAP BOOK 23, PAGES 1 THROUGH 2, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO ALONG THE EASTERLY LINE OF THOSE LANDS ACQUIRED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1234, SAID PUBLIC RECORDS, A DISTANCE OF 318.00 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3311, PAGE 136, SAID PUBLIC RECORDS, THENCE SOUTH 07°37'00" EAST, ALONG LAST SAID EASTERLY LINE, 875 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK, AND THE CENTERLINE, THENCE NORTH-EASTERLY, SOUTH-EASTERLY, NORTHERLY, NORTHWESTERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 200 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1234, SAID PUBLIC RECORDS, THENCE SOUTH 57°30'00" EAST, ALONG LAST SAID LINE, 825 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAST SAID LANDS, THENCE NORTHERLY, NORTHEASTERLY, AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1, NORTH 19°47'00" EAST, 354.33 FEET; COURSE NO. 2, NORTH 08°07'00" EAST, 504.50 FEET; COURSE NO. 3, NORTH 36°40'00" EAST, 648.88 FEET; COURSE NO. 4, NORTH 57°37'00" WEST, 40.00 FEET; COURSE NO. 5, SOUTH 34°40'00" WEST, 433.40 FEET; COURSE NO. 6, SOUTH 09°07'00" WEST, 148.88 FEET; COURSE NO. 7, SOUTH 17°22'00" WEST, 307.45 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS, THENCE SOUTH 77°37'00" EAST, ALONG LAST SAID LINE, 745.41 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS, THENCE SOUTH 00°37'00" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1234, SAID PUBLIC RECORDS, A DISTANCE OF 1145.84 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED PARCEL A; THENCE NORTH 89°57'00" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2397, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 2397, PAGE 1092, THENCE SOUTH 07°30'00" EAST, ALONG LAST SAID LINE, 91.89 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS, THENCE NORTH 89°57'00" EAST, ALONG LAST SAID LINE, 1200.14 FEET, THENCE NORTH 89°57'00" EAST, CONTINUING ALONG LAST SAID LINE, 1384.32 FEET, TO THE AVENUE/SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONTINUING HAVING A RADIUS OF 1830.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'00" EAST, 87.00 FEET, THENCE SOUTH 37°57'00" EAST, CONTINUING ALONG LAST SAID RIGHT-OF-WAY LINE, 1268.48 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2684, PAGE 1163, SAID PUBLIC RECORDS, THENCE SOUTH 84°57'00" WEST, ALONG LAST SAID LINE, 2478.00 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1394, SAID PUBLIC RECORDS, THENCE SOUTH 89°57'00" WEST, ALONG LAST SAID LINE, 433.00 FEET, TO THE WESTERLY LINE OF AVENUE/SAID SECTION 34, THENCE NORTH 17°22'00" EAST, ALONG LAST SAID LINE, 2332.31 FEET, TO THE AVENUE/SAID CENTERLINE OF TURNBULL CREEK, THENCE NORTH-EASTERLY, SOUTH-EASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3311, PAGE 136, SAID PUBLIC RECORDS, THENCE NORTH 89°57'00" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAST SAID LANDS, THENCE NORTH 07°37'00" WEST, ALONG LAST SAID LINE, 440 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 333.8 ACRES, MORE OR LESS.

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
NO. = NUMBER
PG. = PAGE
C = CENTERLINE
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
CH = CHORD DISTANCE
NT = POINT OF NON TANGENCY

LINE	BEARING	DISTANCE
L1	N18°30'00"E	504.50
L2	N08°07'00"E	504.50
L3	N36°40'00"E	648.88
L4	N57°37'00"W	40.00
L5	S34°40'00"W	433.40
L6	N09°07'00"W	148.88
L7	S17°22'00"W	307.45
L8	N77°37'00"E	745.41
L9	S00°37'00"E	1145.84
L10	S07°30'00"E	91.89
L11	S89°57'00"E	1200.14
L12	S89°57'00"E	1384.32
L13	S07°30'00"E	91.89
L14	N07°37'00"W	440.00

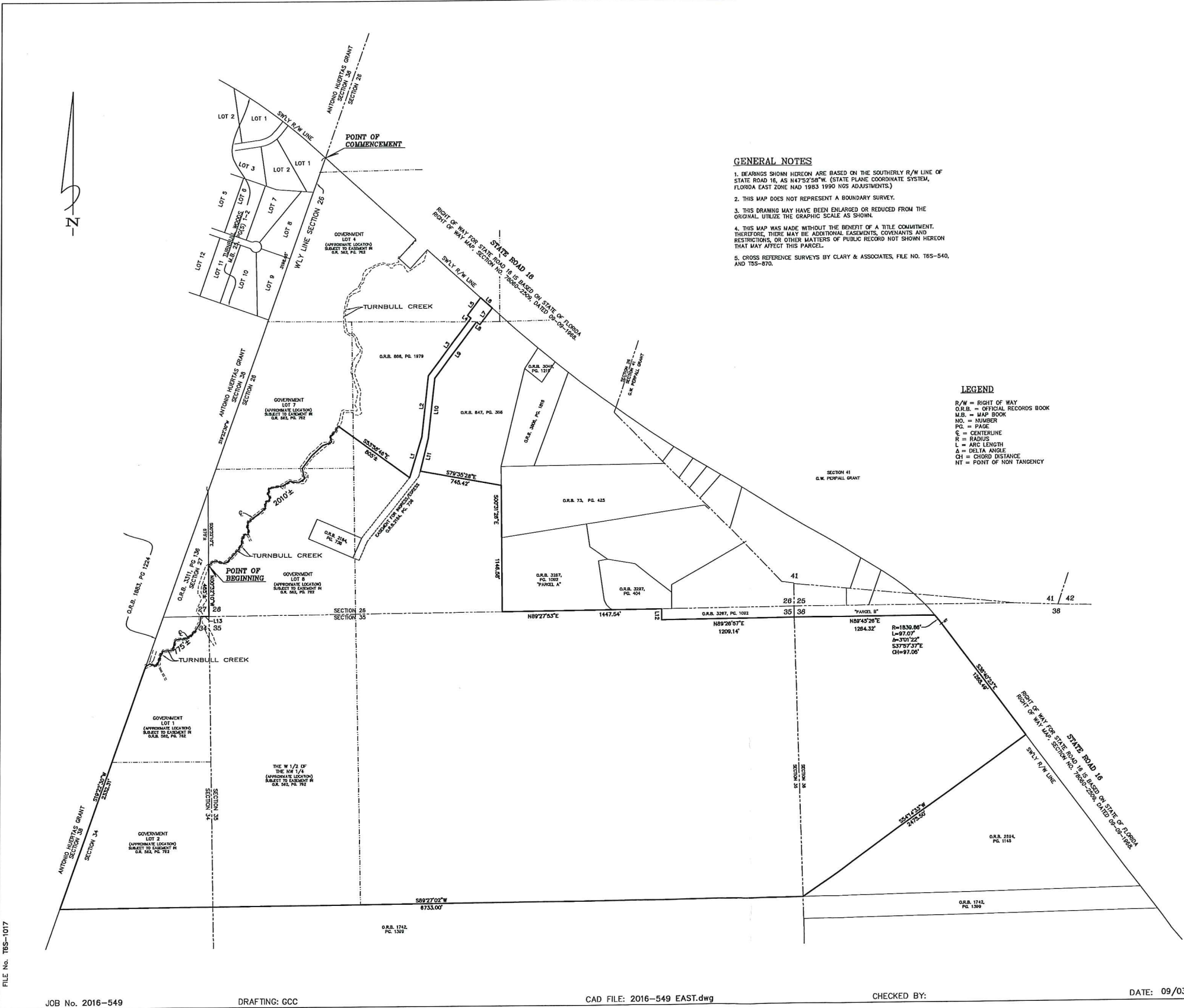


PRELIMINARY

REVISION DATE	DRAWER	WORK ORDER NO.	REASON FOR REVISION
THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.01, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.			
THIS DRAWING, BEING A PLAN OR MAP, IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE CREDENTIALS OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 472-11, FLORIDA ADMINISTRATIVE CODE).			
 Clary & Associates PROFESSIONAL SURVEYORS & MAPPERS 1818 N. 27th JACKSONVILLE, FLORIDA 32257 (904) 240-7500 WWW.CLARTASSOC.COM			GREGORY B. CLARY, P.S.M. CERT. NO. 3577
			FILE NO. T65-1017

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W LINE OF STATE ROAD 16, AS N47°52'58"W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENTS.)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL, UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T65-540, AND T55-870.



FILE NO. T65-1017

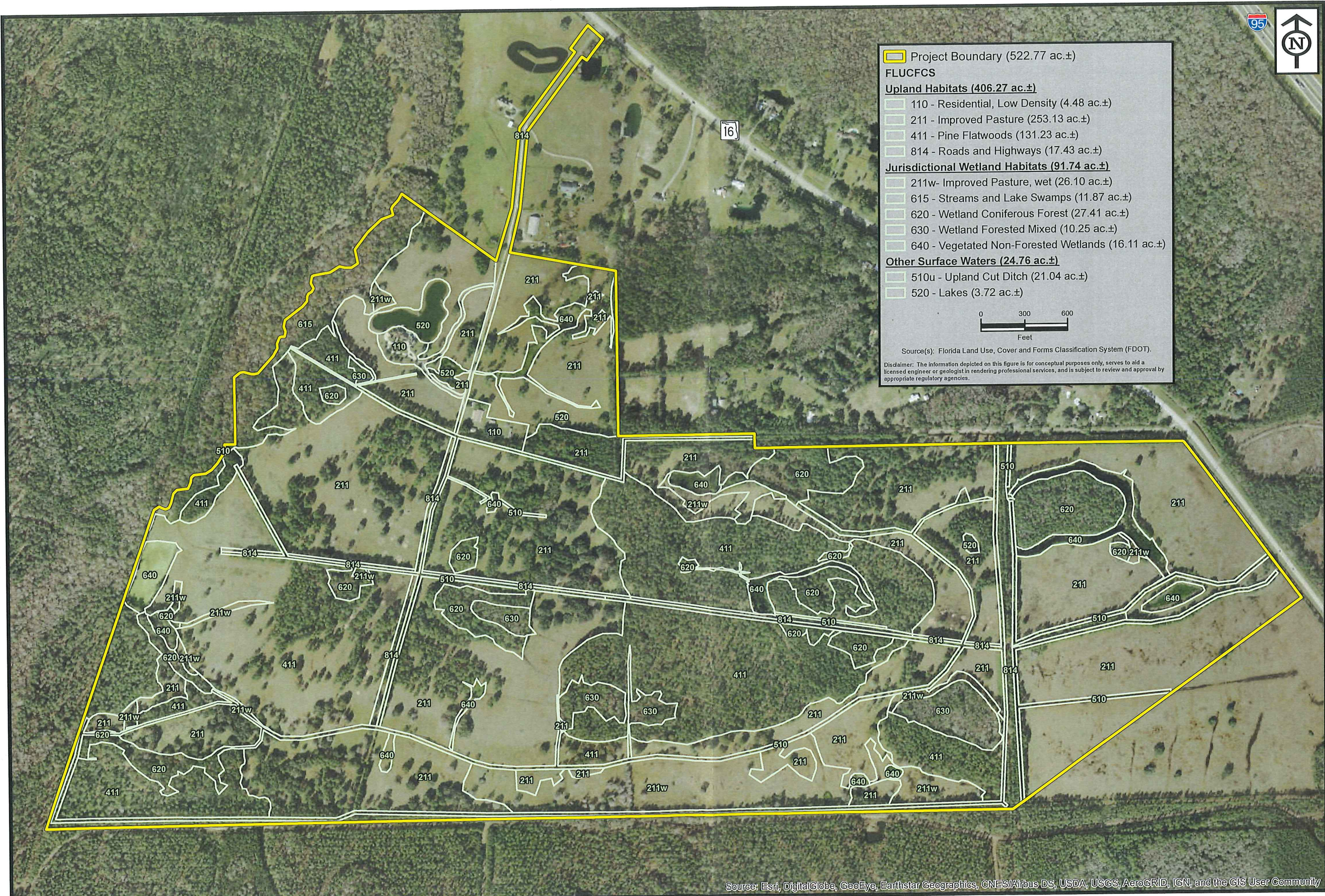
JOB No. 2016-549

DRAFTING: GCC

CAD FILE: 2016-549 EAST.dwg

CHECKED BY:

DATE: 09/03/2016



- Project Boundary (522.77 ac.±)**
- FLUCFCS**
- Upland Habitats (406.27 ac.±)**
- 110 - Residential, Low Density (4.48 ac.±)
 - 211 - Improved Pasture (253.13 ac.±)
 - 411 - Pine Flatwoods (131.23 ac.±)
 - 814 - Roads and Highways (17.43 ac.±)
- Jurisdictional Wetland Habitats (91.74 ac.±)**
- 211w- Improved Pasture, wet (26.10 ac.±)
 - 615 - Streams and Lake Swamps (11.87 ac.±)
 - 620 - Wetland Coniferous Forest (27.41 ac.±)
 - 630 - Wetland Forested Mixed (10.25 ac.±)
 - 640 - Vegetated Non-Forested Wetlands (16.11 ac.±)
- Other Surface Waters (24.76 ac.±)**
- 510u - Upland Cut Ditch (21.04 ac.±)
 - 520 - Lakes (3.72 ac.±)



Source(s): Florida Land Use, Cover and Forms Classification System (FDOT).

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

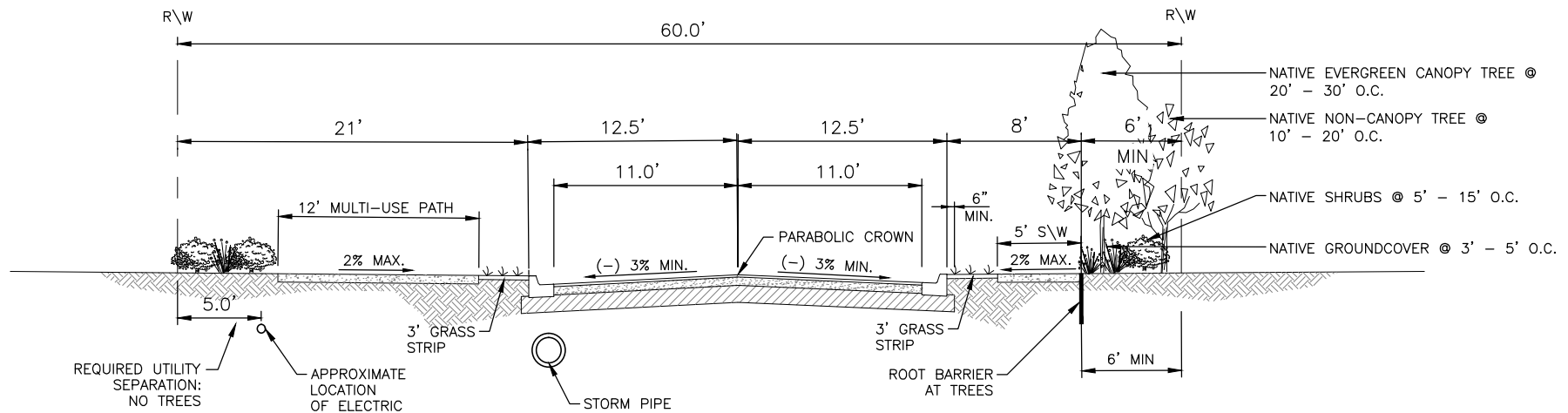


Project:	EJ14157.01
Date:	Dec. 2016
Dwn/Chkd:	JRN/PCP
Figure:	3

Existing Site Conditions
Grand Oaks
St. Johns County, Florida

ENVIRONMENTAL SERVICES, INC.
7220 Francis Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

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Z:\General Civil\Southeast Dev\Smith Ranch\Cadd\working drawings\60 FOOT ROW-GRAND OAKS_060718.dwg (Layout1) 6/11/2018 17:22



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 204
JACKSONVILLE, FLORIDA 32216
PH 904-854-4500 FAX 854-4505

GRAND OAKS

NORTHERN ACCESS ROAD
TYPICAL SECTION

Figure: FIGURE 1

Job Number: 2116.001

Scale: 1" = 10'

Date: 06/11/2018

Grand Oaks – CPA LDTA

04/25/2017 Meeting Minutes – FDOT and St. Johns County Staff

The roadway segments anticipated to be impacted and adversely impacted by the traffic proposed Grand Oaks mixed-use development was discussed with St. Johns County and FDOT staff. The following are the topics that were discussed at that meeting.

Topic: Single Model run instead of separate model runs:

Discussion: Single As discussed and agreed upon by St. Johns County Staff, two separate model runs were obtained to determine the project traffic distribution for the residential development and the non-residential development. This is because of the residential and non-residential impacts to the study area roadway links are determined using different thresholds. FDOT staff required a model run combining both the residential and non-residential in a single model run. However, this method of performing a single model run to determine impacts is not possible due to the impact thresholds are different for residential and non-residential land uses.

A roadway segment is considered impacted due to residential development if the traffic generated by the subject residential development contributes 1% or more of the maximum service volume of the adopted level of service standard of the roadway segment. A roadway segment is considered adversely impacted if residential development contributes 1% percent or more of the maximum service volume of the adopted level of service standard and existing traffic plus vested development traffic plus reserved development traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard.

The study area roadway segments are anticipated to be impacted due to non-residential development if the traffic generated by the subject non-residential development contributes 1% or more of the maximum service volume of the adopted level of service standard to the directly accessed link and 3% or more of the maximum service volume of the adopted level of service standard to all the other roadway segments in the study area) due to the traffic generated by the proposed Grand Oaks non-residential development.

A roadway segment is considered adversely impacted if non-residential development contributes 1% or more of the maximum service volume of the adopted level of service standard to the directly accessed link and 3% or more of the maximum service volume of the adopted level of service standard to all the other roadway segments in the study area and existing traffic plus vested development traffic plus reserved development traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard.

The results of the separate model runs were further combined to perform link analysis to determine the impacts and adverse impacts to the study area roadway segments.

Response: This issue was further discussed with St. Johns County staff and has requested the traffic analysis based on the above stated methodology. The analysis based on the above stated

methodology has been submitted to St. Johns County Staff in the project CPA LDТА dated 05/11/2017 for further review and approvals.

Topic: County's and FDOT's List of Priority Projects within-in the study area of the proposed development

Discussion: The applicant requested the County and FDOT staff a list of priority projects that potentially could be provided as mitigation to the traffic impacts from the proposed development. FDOT and St. Johns County staff suggested that the following are the list of priority projects in the order listed below that is would provide relief to the traffic in the area.

- Widening SR 16 - I-95 to Inman Road
- Widening SR 16 – West Mall Entrance to I-95
- Construction of CR 2209 (2 Lanes) – International Golf Parkway (IGP) to SR 16
- Widening SR 16 – IGP to S. Francis Road/Intersection improvements on the west approach on SR 16

Response: The developer is seeking any design plans and scope of work that FDOT and St. Johns County may have to determine the cost of the above listed improvements.

Topic: Improvements on SR 16 at the eastern/main entrance to the proposed development

Discussion: Under build-out conditions of the proposed development a traffic signal is anticipated to be required on SR 16 at the entrance to the proposed development. This information was provided to the County staff as response to CPA LDТА comments. The project is anticipated to be completely built in 10 years from inception. However, FDOT staff wanted to know timing/project phasing at which this traffic signal is anticipated to be warranted. FDOT staff requested that a preliminary signal warrant analysis (Peak hour warrant only) be performed under projects first five year phase and the second five year phase (build-out) conditions of the proposed development.

Response: Applicant's traffic consultant is currently working on the requested preliminary signal warrant analysis and will provided it to the County and FDOT as soon as it becomes available.



St. Johns County Board of County Commissioners

Utility Department

January 17, 2017

Marc Harris
Southeast Development Partners, LLC
1029 Elysium Blvd.
Mount Dora, FL 32757

VIA Email: harris.marcs@gmail.com

**RE: Tax Parcel 027400 0000, 027420 0000, 027440 0010, 027370 0000, 027270 0000
Grand Oak (fka Smith Ranch) -Rev 4
Water & Sewer Availability**

Dear Mr. Harris:

This letter is to affirm that the St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new 999 single family development, 100,000 sf commercial, and 50,000 sf office with a total anticipated usage of 372,150 gallons per day of water and 302,220 gallons per day sewer. The water and sewer service will be provided by the Northwest Water Treatment Plant and Northwest Wastewater Treatment Plant, respectively.

Water:

Potable water will be made available by an existing 20-inch water main along S.R. 16. The developer will be required to loop the water main through the development and extend a new 20-inch water main along the proposed CR2209 to International Golf Blvd. Construction of the proposed 20-inch water main may be phased such that it is completed and in service prior to the 361st water meter being issued within the development. Please note that the applicant should contact the fire department regarding fire flow requirements for the site and make provisions if the required flow is not available.

Sewer:

Sewer can be made available by an existing 12-inch force main located along S.R. 16.

Reuse:

To promote water conservation through more efficient landscape irrigation, the Developer should install on-site reuse piping. In addition, the developer must extend a new 16-inch reuse main from the Windward Ranch S/D along S.R.16 through the proposed development and a new 20-inch reuse main along the proposed CR 2209 to International Golf Blvd. All offsite reuse mains shall be completed and put into service with the first phase of the development.

Note 1: Prior to design of the above mentioned infrastructure it is recommended that the developer meet with SJCUD to discuss.

Water and sewer conveyance is not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

Note 2: The "Certification of Public Water and/or Sewer" or a receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.

The availability of capacity will expire in ninety (90) days from the date of this letter on **April 17, 2017**; unless a Concurrency Certificate has been issued. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2013-13. Prior to submitting construction plans, please have the Engineer of Record contact the SJCUUD Engineering Dept. for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. It is your Contractor's responsibility to field verify the size and location of all utilities prior to construction.

If you should have any questions, please do not hesitate to contact me at If you should have any questions, please do not hesitate to contact me at (904) 209-2652 or tshoemaker@sjcfl.us.

Sincerely,

A handwritten signature in cursive script that reads "Teri L. Shoemaker".

Teri Shoemaker, P.E.
St. Johns County Utility Department

GENERAL NOTES:

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.
2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

LEGEND

- SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT

DEVELOPMENT ANALYSIS



PARCEL

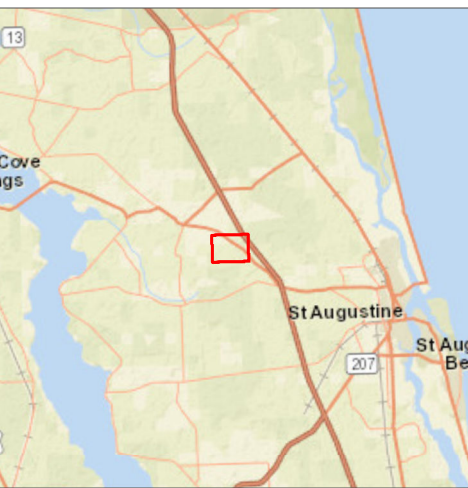
A PORTION OF SECTIONS 25, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78000-2500, DATED 09-09-85); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°32'00" EAST, 1112.54 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°32'30" EAST, 1400.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°32'58" EAST, 853.87 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE EASTERLY LINE OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 1099.37 FEET; COURSE NO. 2: SOUTH 53°17'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 34°40'18" WEST, 848.98 FEET; COURSE NO. 4: SOUTH 09°00'19" WEST, 848.81 FEET; COURSE NO. 5: SOUTH 13°44'53" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 78°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°37'28" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3287, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3387, PAGE 1094, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B"; AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3387, PAGE 1094, THENCE SOUTH 00°37'00" EAST, ALONG LAST SAID LINE, 69.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°25'57" EAST, ALONG LAST SAID LINE, 1200.14 FEET; THENCE NORTH 81°45'28" EAST, CONTINUING ALONG LAST SAID LINE, 1284.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1638.88 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AN DISTANCE OF SOUTH 37°57'37" EAST, 97.00 FEET, THENCE SOUTH 36°40'12" EAST, CONTINUING ALONG LAST SAID RIGHT-OF-WAY LINE, 1284.49 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2994, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'53" WEST, ALONG LAST SAID LINE, 2478.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1747, PAGE 1399, SAID PUBLIC RECORDS; THENCE NORTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 18°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°37'00" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 200 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°54'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1979; THENCE SOUTH 33°58'46" EAST, ALONG LAST SAID LINE, 800 FEET, MORE OR LESS, TO SAID REFERENCE POINT "C", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

Grand Oaks PUD

With SJC DEM and Inundation Areas



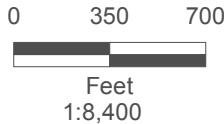
Legend

- 10-Year Inundation
25-Year Inundation

Elevation (NAVD88)

- High: 35
Low: 10

APPROVED:
DATE:
ORDINANCE NUMBER:
FILE NUMBER:



WHITTINGTON & AVERY-SMITH, PLLC

MEMORANDUM

TO: Cynthia May, Planner
FROM: Ellen Avery-Smith 
DATE: April 24, 2018
RE: Grand Oaks/Northwest Sector Community Participation Meeting Summary

Southeast Development Partners, LLC is the applicant for a Comprehensive Plan Amendment ("CPA") and Planned Unit Development ("PUD") zoning for a project commonly known as Grand Oaks located east of Interstate 95 and south of State Road 16. Grand Oaks is located in the Northwest Sector of St. Johns County, so a community participation meeting is required prior to public hearings on the referenced applications.

Keith Hyatt, Marc Harris and I represented Southeast Development Partners at a community meeting on the referenced applications held at 6 p.m. on April 23, 2018 at Mill Creek Elementary School, 3750 International Golf Parkway, St. Augustine, Florida 32092. A sign-in sheet from the meeting, with the names of 16 residents, is attached to this memorandum.

We began the meeting by providing an overview of proposed project development plan, which will include a maximum of 999 single-family residential units, a maximum of 100,000 square feet of commercial space, a maximum of 50,000 square feet of office space and a 30-acre middle school site. The team talked about the landowner's donation of the school site, free of charge, to the St. Johns County School Board and the plan to loop the potable water system through the project to County Road 2209.

The team discussed two options for transportation mitigation: 1) payment of \$15 million to the County to use toward the widening of State Road 16 from two lanes to four lanes between International Golf Parkway ("IGP") and the West Mall Entrance, hopefully with matching funds from the Florida Department of Transportation ("FDOT"); and 2) widening of approximately three miles of State Road 16 between IGP and the West Mall Entrance, with the three mile-section being determined by the County Commission.

Residents asked several questions regarding design of the four-lane section of State Road 16, including median locations, type of median (pavement vs. grass), traffic signal locations and timing of construction. The team explained recent discussions with FDOT but made it clear that FDOT would drive many of these issues at the time the four-laning is designed.

Several residents of the nearby Whisper Ridge community expressed concerns about traffic on State Road 16 east of the Grand Oaks property, particularly the lack of a signal at the entrance road to their neighborhood on State Road 16. Residents who live along the two-lane section of State Road 16 were concerned about how they would access their properties if a median is constructed within the four-lane roadway.

One resident asked why St. Johns County is not building improvements at the Turnbull Regional Park. Another resident expressed concern about the lack of broadband cable, central water and sewer and other utilities in her Turnbull Woods neighborhood.

The meeting lasted approximately one hour, concluding at 7 p.m.

**GRAND OAKS – COMPREHENSIVE PLAN AMENDMENT AND
PLANNED UNIT DEVELOPMENT REZONING APPLICATIONS COMMUNITY MEETING**

APRIL 23, 2018

6:00 P.M.

**Mill Creek Elementary School Cafeteria
3750 International Golf Parkway, St. Augustine, Florida 32092**

Name (Please Print)	Address	E-Mail
Mike Lewis	4195 ST. Rd. 16 St. Aug. FL 32092	boss4149@aol.com
ERIN Lewis	" " " " " " "	relred55@aol.com
Chuck Caparaso	1748 N. Caparo Dr	CLMcGyver@AOL.Com
Dennis & Julie Smith	4185 S. R. 16 St Aug FL 32092	
James Reed		deismsmithjr@msn.com
James Reed	377 Whisper Ridge Dr	jacquimrealtor@gmail.com
Wendy Tyson	4417 Carolyn Lane	wendytysn@mac.com
MARC HARRIS		HARRIS.MARC@SMAIL.COM
ALEX Boechel	176 Whisper Ridge Dr	
Charles Weston	4680 Kohlen Rd. ST. AUG., FL 32092	FLWestons@bellsouth.net
LYNDA WESTON	" "	" "

THANK YOU FOR ATTENDING TONIGHT'S COMMUNITY MEETING.

**GRAND OAKS – COMPREHENSIVE PLAN AMENDMENT AND
PLANNED UNIT DEVELOPMENT REZONING APPLICATIONS COMMUNITY MEETING**

APRIL 23, 2018

6:00 P.M.

**Mill Creek Elementary School Cafeteria
3750 International Golf Parkway, St. Augustine, Florida 32092**

Name (Please Print)	Address	E-Mail
David + Diane Cooper	3717 State Rd. 16 32092	coop5602@bellsouth.net
George Jacobs	2237 Cascadia Ct, St. Aug. 32092	
Charles Hunt	5135 Silo Rd	

THANK YOU FOR ATTENDING TONIGHT'S COMMUNITY MEETING.

**GRAND OAKS – COMPREHENSIVE PLAN AMENDMENT AND
PLANNED UNIT DEVELOPMENT REZONING APPLICATIONS COMMUNITY MEETING**

APRIL 23, 2018

6:00 P.M.

**Mill Creek Elementary School Cafeteria
3750 International Golf Parkway, St. Augustine, Florida 32092**

Name (Please Print)	Address	E-Mail
<i>Oscar & Mayra Medina</i>	<i>1209 Beckhorn way.</i>	<i>MMEDINA251@AOL.com</i>

THANK YOU FOR ATTENDING TONIGHT'S COMMUNITY MEETING.



St. Johns County Growth Management Department
Planning & Zoning Section
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: 904 209-0675 Fax: 904 209-0576 E-mail:
plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

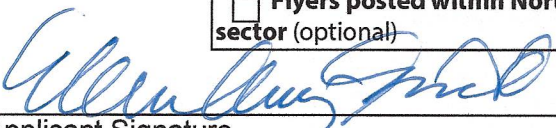
Date: April 25, 2018

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number CPA 2016-08; PUD 2017-02 for a Community Meeting held on April 23, 2018. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement

Date and Initials

☒ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	EAS 03/29/18
☒ Sign(s) Posted 15 days prior to scheduled meeting	EAS 04/01/18
☒ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	EAS 03/29/18
☒ Signs posted at location meeting	EAS 04/23/18
☐ Flyers posted within Northwest sector (optional)	


Applicant Signature

April 25, 2018

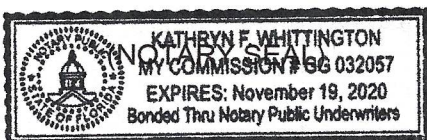
Date

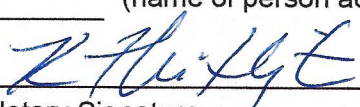
State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 25th day of April 2018

By Ellen Avery-Smith, Esq.

(name of person acknowledging).




Notary Signature

Kathryn F. Whittington

Name of Notary - Typed, printed or stamped

Personally known XX OR Produced Identification _____

Type of Identification Produced: _____

November 18, 2013