11	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 30, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **MAJMOD 2026-13 Shoppes at Mill Creek Forest**

AGENDA TYPE: **Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space; and to revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 1, 2026. Agency discussion focused on the proposed conversion of office uses to commercial/retail uses, roadway capacity and access, traffic impacts, site layout, and the applicable Floor Area Ratio (FAR). No members of the public spoke regarding the request. Following deliberation, the PZA recommended approval by a vote of 6-0. Members Perkins, Hilsenbeck, Matovina, Green, Spiegel, and Labanowski voted in support of the recommendation for approval. Member Olson was absent.

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 2026-_____, approving MAJMOD 2026-13 Shoppes at Mill Creek Forest based upon six (6) findings of fact as provided in the Staff Report

DENY: Motion to deny MAJMOD 2026-13 Shoppes at Mill Creek Forest based upon seven (7) findings of fact as provided in the Staff Report

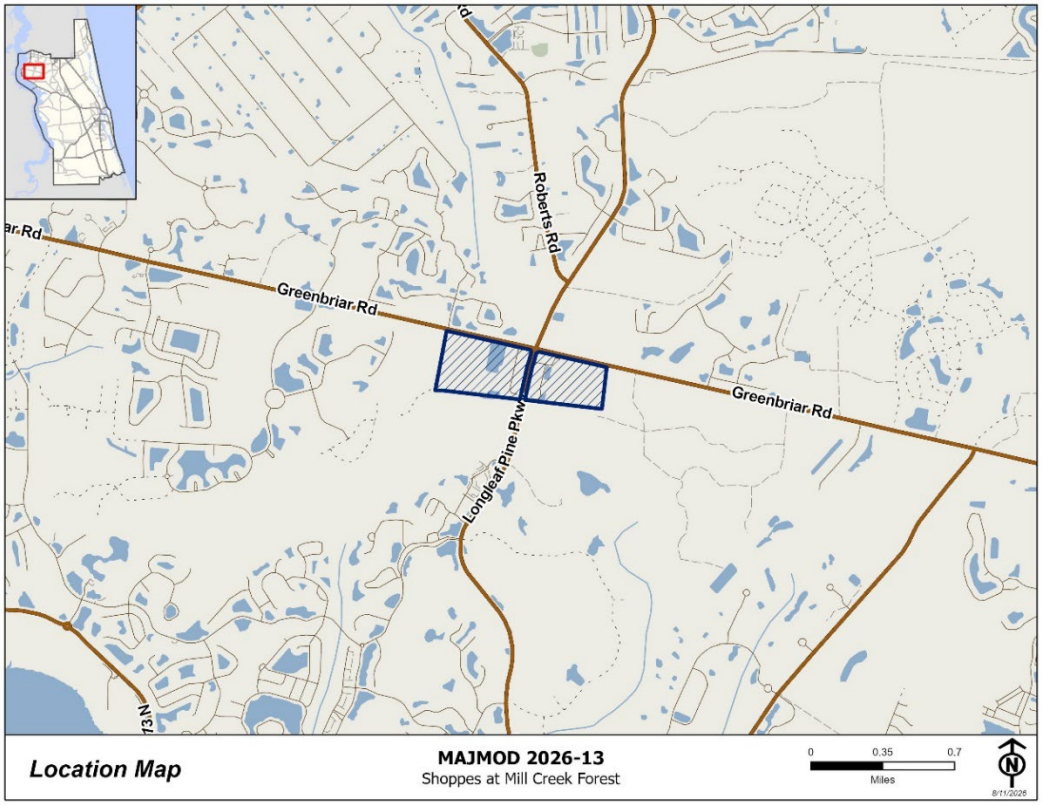
For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: Brad Bradley 10/19/2026**

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-13 Shoppes at Mill Creek Forest

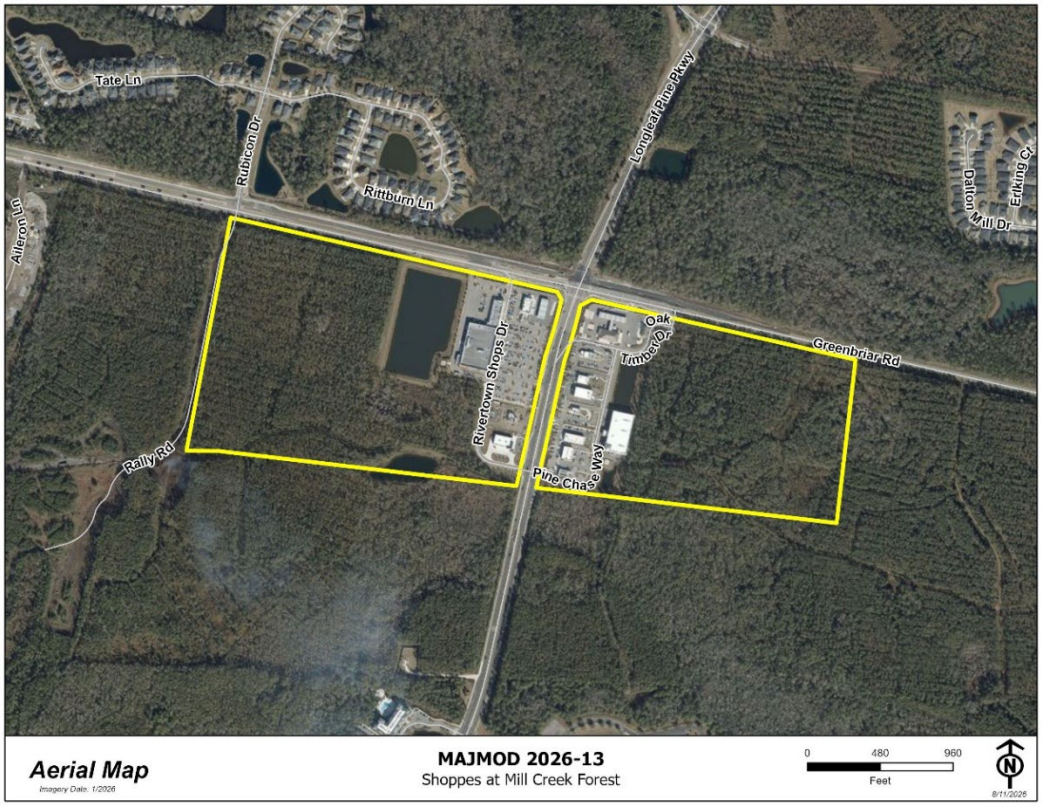
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	October 2, 2026
Subject:	**MAJMOD 2026-13 Shoppes at Mill Creek Forest,** a request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space; and to revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes.
Applicant:	Blair Knighting, AICP | Kimley-Horn and Associates, Inc.
Owner:	Helow Properties, LTD
Hearing Dates:	Planning and Zoning Agency – October 1, 2026 Board of County Commissioners – November 3, 2026
Commissioner District:	District 1

MAP SERIES

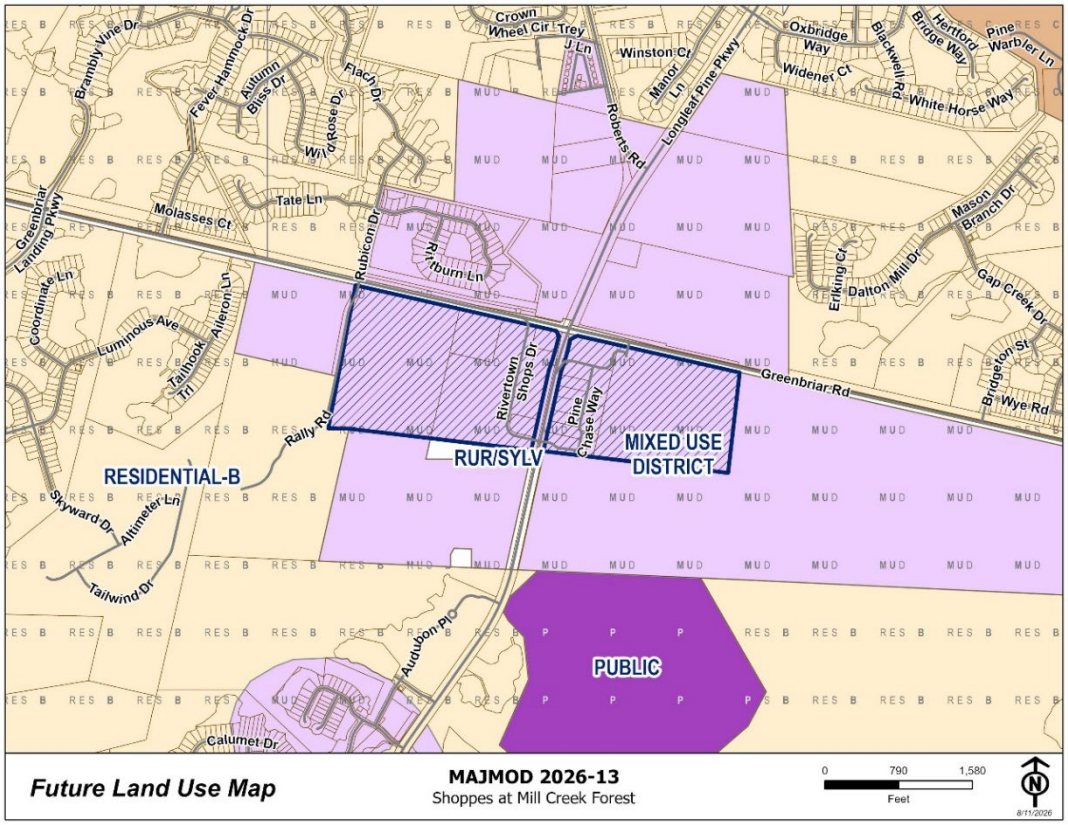
Location: The subject parcel is located south along the southeast and southwest quadrants of the Greenbriar Road and Longleaf Pine Parkway intersection.



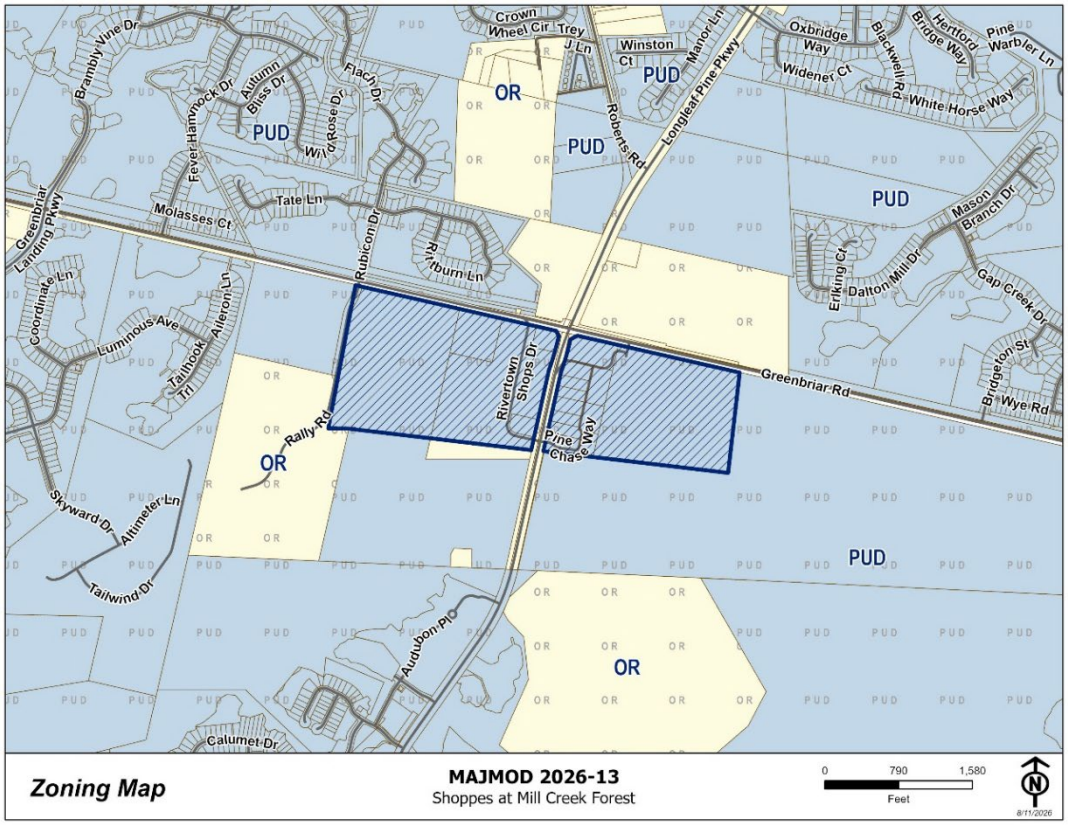
Aerial Imagery: The subject property contains approximately 124 acres with current commercial development centered along Longleaf Pine Parkway while undeveloped portions are located on the outer-most western and eastern sections of the property.



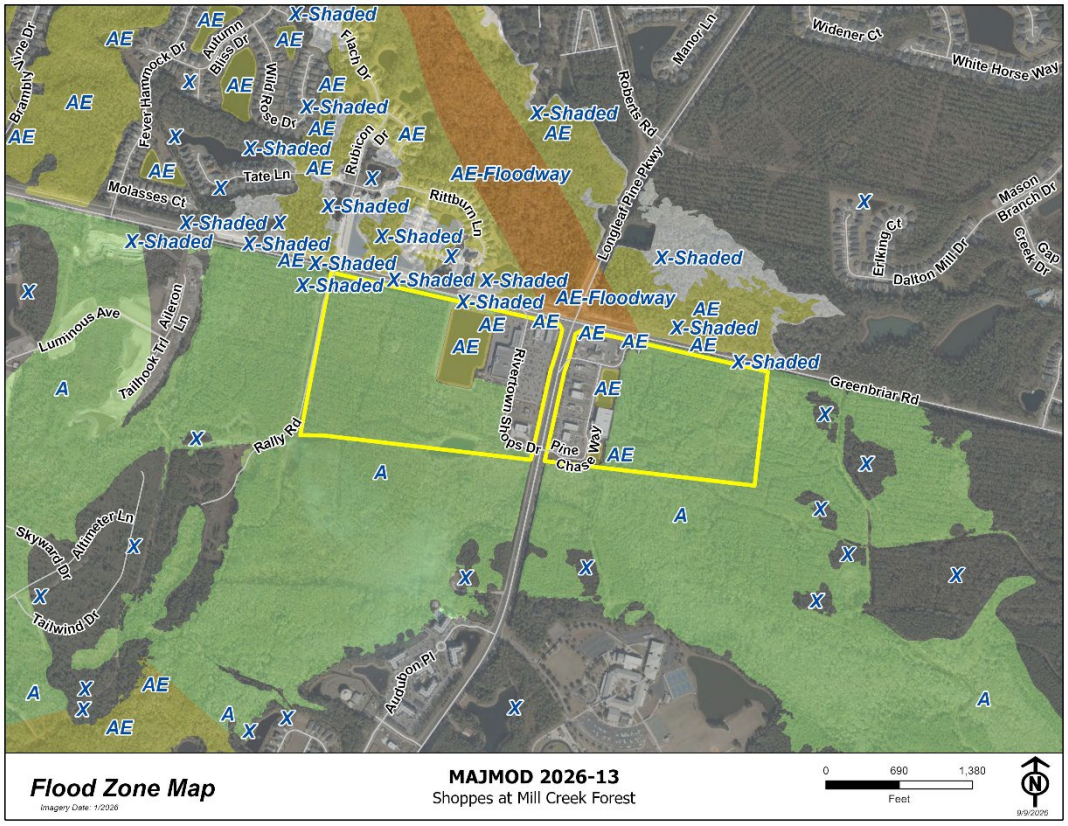
Future Land Use: The subject property is designated Mixed-Use District (MD). Other adjacent Land Uses include portions of Rural/Silviculture, Mixed-Use District and Residential-B.



Zoning District: The subject property is zoned Planned Unit Development (PUD) as part of the Shoppes at Mill Creek Forest PUD (Ord. 2018-45, as amended). Adjacent properties are Open Rural (OR) and several different PUDs.



Flood Zone Map: The subject property is within Zones X, A and AE.



APPLICATION SUMMARY

The Applicant is seeking to modify the Shoppes at Mill Creek Forest PUD (Ord. 202018-45, as amended) to include the following changes:

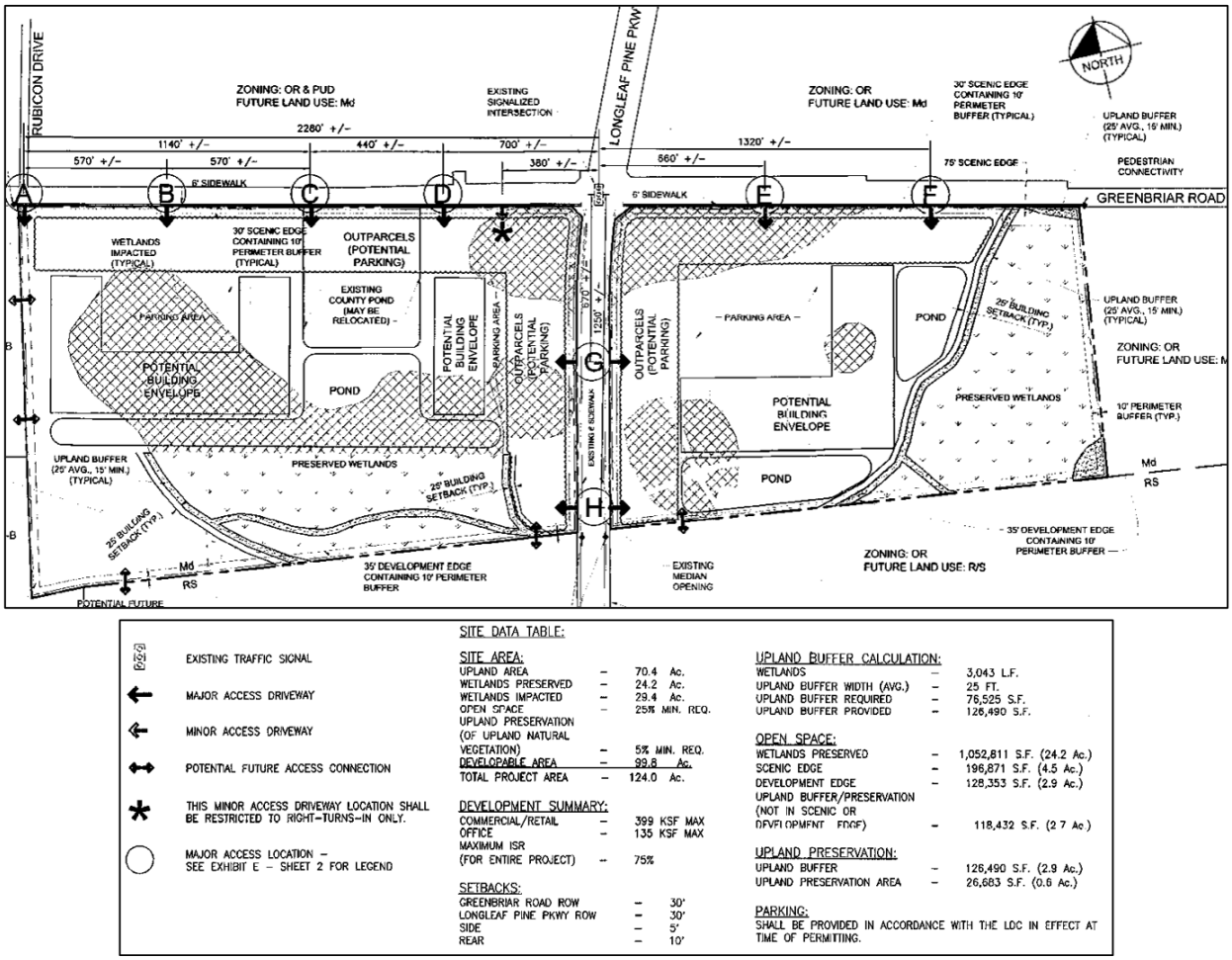
- A land use exchange based on equivalent vehicle trips to include:
  - Increase the maximum square footage of Commercial/Retail space from 399,000 to 440,500
  - Reduce the maximum square footage of Professional Office space from 135,000 to 15,000
- An overall reduction of total square feet from 534,000 to 455,500
- Extend the phasing; the PUD is currently active and unexpired
- Update the MDP Text and Map for all proposed changes
- Update the Unified Sign Plan (USP) to include recent, approved revisions
- Update the Access Management Plan

The new, revised Master Development Plan (MDP) Text, MDP Map, USP, and Access Management Plan can be found in **Attachment 1 - Recorded Documents**. A red-line version highlighting changes made to these documents is available in **Attachment 2 – Supporting Documents**.

Waivers:

Ordinance 2018-45 was approved with seven (7) waivers, and all remain valid going forward. The applicant did update a waiver regarding phasing to include this Major Modification as part of the phasing; another two waivers are being updated regarding a Small Adjustment that was approved in 2021 regarding placement of a specific sign.

ORIGINAL MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):



SITE DATA TABLE:

EXISTING TRAFFIC SIGNAL		
MAJOR ACCESS DRIVEWAY		
MINOR ACCESS DRIVEWAY		
POTENTIAL FUTURE ACCESS CONNECTION		
*	THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT-TURNS-IN ONLY.	
○	MAJOR ACCESS LOCATION – SEE EXHIBIT E – SHEET 2 FOR LEGEND	

SITE AREA:

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

DEVELOPMENT SUMMARY:

COMMERCIAL/RETAIL	–	399 KSF MAX
OFFICE	–	135 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	–	75%

SETBACKS:

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

UPLAND BUFFER CALCULATION:

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

OPEN SPACE:

WETLANDS PRESERVED	–	1,052,811 S.F. (24.2 Ac.)
SCENIC EDGE	–	196,871 S.F. (4.5 Ac.)
DEVELOPMENT EDGE	–	128,353 S.F. (2.9 Ac.)
UPLAND BUFFER/PRESERVATION (NOT IN SCENIC OR DEVELOPMENT EDGE)	–	118,432 S.F. (2.7 Ac.)

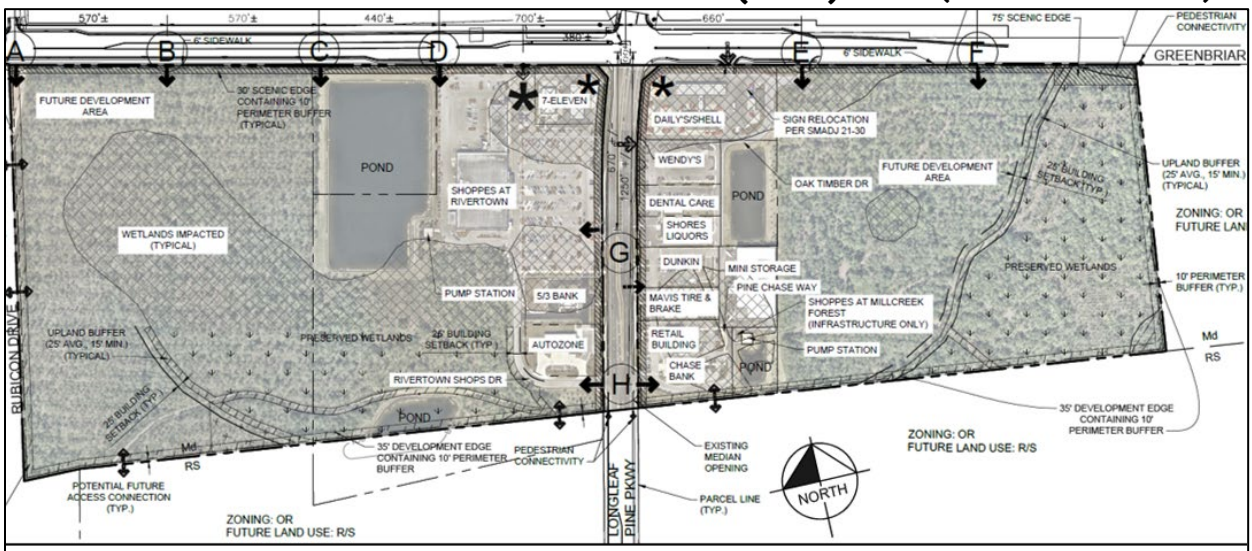
UPLAND PRESERVATION:

UPLAND BUFFER	–	126,490 S.F. (2.9 Ac.)
UPLAND PRESERVATION AREA	–	26,683 S.F. (0.6 Ac.)

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

The above map matches the plan recorded in PUD Drawing Book 34, Page 89, and approved under the original PUD submittal (project PUD 2016-20) on August 21, 2018. The previously approved plan depicted a general layout of the site for potential buildings, parking, ponds, preserved/impacted wetlands, and access locations. The original PUD allowed Incremental Master Development Plan (MDP) Maps to be submitted. Since the approval of the above map, the site has had several Incremental MDP Map submittals for development of the individual sites, with the majority of the Longleaf Pine Parkway frontage being developed.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):



SITE DATA TABLE:

SITE AREA:		
UPLAND AREA	–	70.4 Ac.
WETLANDS PRESERVED	–	24.2 Ac.
WETLANDS IMPACTED	–	29.4 Ac.
OPEN SPACE	–	25% MIN. REQ.
UPLAND PRESERVATION (OF UPLAND NATURAL VEGETATION)	–	5% MIN. REQ.
DEVELOPABLE AREA	–	99.8 Ac.
TOTAL PROJECT AREA	–	124.0 Ac.
DEVELOPMENT SUMMARY:		
COMMERCIAL/RETAIL	–	440.5 KSF MAX
OFFICE	–	15 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	–	75%
SETBACKS:		
GREENBRIAR ROAD ROW	–	30'
LONGLEAF PINE PKWY ROW	–	30'
SIDE	–	5'
REAR	–	10'

UPLAND BUFFER CALCULATION:		
WETLANDS	–	3,043 L.F.
UPLAND BUFFER WIDTH (AVG.)	–	25 FT.
UPLAND BUFFER REQUIRED	–	76,525 S.F.
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UPLAND PRESERVATION AREA	–	26,683 S.F. (0.6 Ac.)

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

APPROVED INCREMENTAL MDP'S

WEST SIDE:	
SHOPPES AT RIVERTOWN	–MDP 2018–49
7–ELEVEN	–MDP 2023–24
5/3 BANK	–MDP 2025–13
AUTOZONE	–MDP 2024–30
EAST SIDE:	
SHOPPES AT MILL CREEK FOREST (INFRASTRUCTURE ONLY)	–MDP 2021–05
DAILY'S SHELL (FIRST COAST ENERGY)	–MDP 2022–66
CHASE BANK	–MDP 2023–29
SHORES LIQUOR	–MDP 2023–36
MINI STORAGE	–MDP 2021–55
MAVIS TIRES	–MDP 2023–18
DUNKIN DONUTS	–MDP 2021–66
HEARTLAND DENTAL	–MDP 2023–07
RETAIL BUILDING	–MDP 2023–19
WENDY'S	–MDP 2021–44

The map above depicts the updated site and identifies areas that have been developed, including ponds and roadways, as well as areas designated for future development, impacted wetlands, and preserved wetlands. The site was previously approved under Ordinance 2018-45 for a combined total of 534,000 square feet of commercial, retail, and office space. Upon approval of this Major Modification, the site will permit a maximum combined total of 455,500 square feet of commercial, retail, and office space. This represents a reduction of 78,500 square feet from the previously approved amount and will result in a remaining development balance of 224,053 square feet. The full MDP Map is included in **Attachment 1 – Recorded Documents**.

APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden 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 Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, 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, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Historical Preservation Review:
Archaeological review is complete. However, in the event that archaeological and historical resources are encountered during ground-disturbing activities, all work shall halt, and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623. (Policy A.1.4.6 Comprehensive Plan).

Fire Services:
ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note that St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St. Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #001330-0000, as well as the current primary fire station location at 1120 Sheffield Dr. and creditable water supply, ISO would assign a rating of Class 3.

Concurrency/Transportation Planning Review:
The following assessment is a non-binding traffic impact analysis for the Shoppes at Mill Creek Forest PUD to assess for potential impact based solely upon the applicant's proposed modification to convert 120,000 sq. ft. of office space to 41,500 sq. ft. of retail commercial space.

Intended Plan of Development: The proposed modification will decrease the total square footage from 575,500 sq. ft. to 455,500 sq. ft. by converting 120,000 sq. ft. of approved office space to 41,500 sq. ft. of retail commercial space with no increase in the approved project trip generation. The total project trip generation is estimated at 1,166 p.m. peak hour trips (4 P.M. to 6 P.M.) based on the total 440,500 sq. ft. of shopping center

space and 15,000 sq. ft. of general office space. At this time, a total of 231,500 sq. ft. has been constructed, generating an approximate 594 trips. The remaining development (209,000 sq. ft. of retail and 15,000 sq. ft. of office) is estimated to generate an additional 572 p.m. peak hour trips.

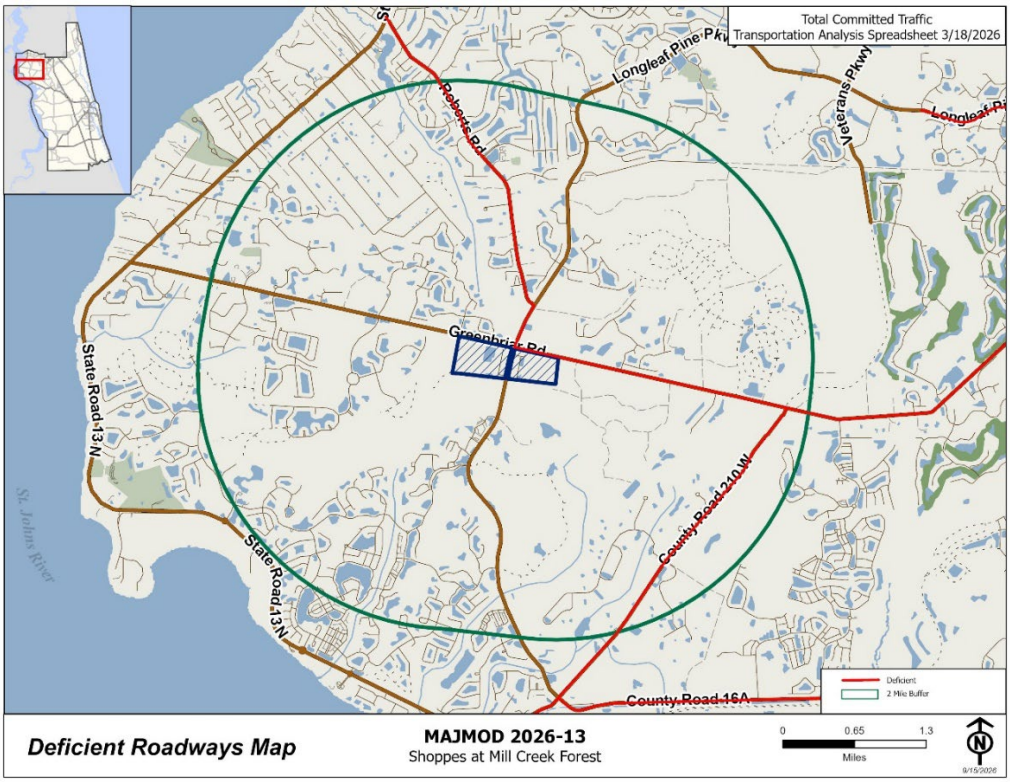
Project Access: Major access locations (full or directional medians) were originally approved prior to widening Greenbriar Rd. Staff expressed concern regarding the major access points on Greenbriar Rd that are located closest to the Greenbriar Rd/Longleaf Pine Pkwy intersection. The applicant does not wish to change or update any previously approved access locations but understands an updated access analysis is required.

The PUD text was originally approved with language that makes the applicant and any future businesses in the PUD aware that the County has authority to install, remove or modify any present or future access related control feature or device in the right-of-way to promote traffic safety in the right-of-way or promote efficient traffic operations on County roads. An updated site access analysis will be required prior to any additional access points being constructed.

Roadway Status – Directly Accessed Segments

Roadway Segment	Percent Capacity Utilized Existing Traffic	Percent Capacity Utilized Total Committed Traffic
Link 64.2 (Greenbriar Rd from Brambly Vine Dr to Longleaf Pine Pkwy) – *NEW 4-LANE*	31.7%	56.3%
Link 65 (Greenbriar Rd from Longleaf Pine Pkwy to CR 210) – *NEW 4-LANE PARTIALLY COMPLETE; REMAINDER FUNDED*	36.1% *Based on 4-lane capacity*	57.3% *Based on 4-lane capacity*
Link 153.1 (Longleaf Pine Pkwy from CR 210/CR 16A to Greenbriar Rd)	41.1%	93.9%

Deficient Roadways Map: The following map displays deficient roadway segments within a 2-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



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.

Planning and Zoning Division Review:
The applicant is requesting a Major Modification to the Shoppes at Mill Creek Forest PUD, enacted through Ordinance 2018-45, as amended.

Project History

Ordinance 2018-45	Project: PUD 2016-20 Shoppes at Mill Creek Forest PUD Rezoning from OR to PUD for 124 acres to allow: • 399,000 sq ft of commercial/retail • 135,000 sq ft of professional office space • Phasing in one 15-year phase • Commencement within 10 years (2018-2028) • Completion within 15 years (2018-2033) • Waiver allowance for extension of commencement and completion phasing to allow five 1-year extensions through Small Adjustments
Resolution 2024-12	Project: MINMOD 2024-14 Shoppes of Mill Creek Signage • Corrected a scrivener's error on the Unified Sign Plan and its Signage Standards Table to match the text, so that Outparcel Building Signage is in accordance with Land Development Code Section VII • Deleted Outparcel Tenant Signs from the Tenant Signs listed as "E" Type Signs, and separated Outparcel Signs into two "F" Type Signs

The application includes the following requested changes:

1. **Maximum Intensity-**
   Existing: According to Ordinance 2018-45, the 124-acre site is allowed a maximum 399,000 square feet of commercial/retail uses and 135,000 square feet of professional office uses.

   Modification: As provided within the MDP Text revision, the PUD is 43.3% built out, with 302,553 square feet of approved commercial/retail space currently remaining. Due to decreased demand for professional office space since COVID-19, the proposed modification would convert 120,000 square feet of professional office entitlement into 41,500 square feet of additional commercial/retail space. According to the applicant, the exchange is based on equivalent traffic generation and would not increase total nonresidential square footage or projected peak-hour vehicle trips. The site will allow a maximum of 440,500 square feet of commercial/retail and 15,000 square feet of professional office space.

   Staff Review: Pursuant to LDC Section 5.03.05.C.1, the proposed increase in commercial/retail intensity within the previously approved PUD constitutes a Major Modification. The proposed maximum intensity of commercial/retail uses will increase from 399,000 square feet to 440,500 square feet, while the maximum intensity of professional office uses will decrease from 135,000 square feet to 15,000 square feet. As a result, the total maximum non-residential development permitted within the PUD will decrease from 534,000 square feet to 455,500 square feet. If this project is approved, the overall remaining entitlement balance will be reduced from 302,553 to 224,053 square feet.

2. **Phasing -**
   Existing: According to Ordinance 2018-45, the PUD is to be developed over a 15-year period, with Incremental MDP Map approvals allowing development to occur based on market demand. Construction must commence within 10 years and be completed within 15 years of PUD approval, with potential five-year extensions. The Applicant was provided with a waiver of the PUD phasing requirements to provide flexibility in responding to changing market conditions.

   Modification: The proposed plan has been revised to extend the completion year to 15 years from the approval of this Major Modification.

   Staff Review: The PUD is currently active and has already commenced. The proposed phasing would extend completion of the development to 2041 when it is currently scheduled for 2033.

3. **United Sign Plan -**
   Existing: The existing USP found in Ordinance 2018-45 has several typos throughout and does not reflect the updates provided within Resolution 2024-12 and a Small Adjustment.

   Modification: The revision reflects those changes provided in Resolution 2024-12, where Outparcel Building Signage is in accordance with the LDC Article VII. Sign type E8 was deleted, and sign types F1/F2 were clarified within the Signage Standards table. This revision also includes Small Adjustment (SMADJ 2021-30) in which a B2 sign was shifted in location.

   Staff Review: The revisions correctly reflect updates provided previously, and the only changes made are fixing several typos. No other changes are made within the USP document.

4. **Access Management Plan -**
   Existing: The original Access Management Plan identified the proposed locations and configuration of access points to serve the development within the PUD.

   Modification: The revised Access Management Plan has been updated to depict the access points and improvements that have since been constructed.

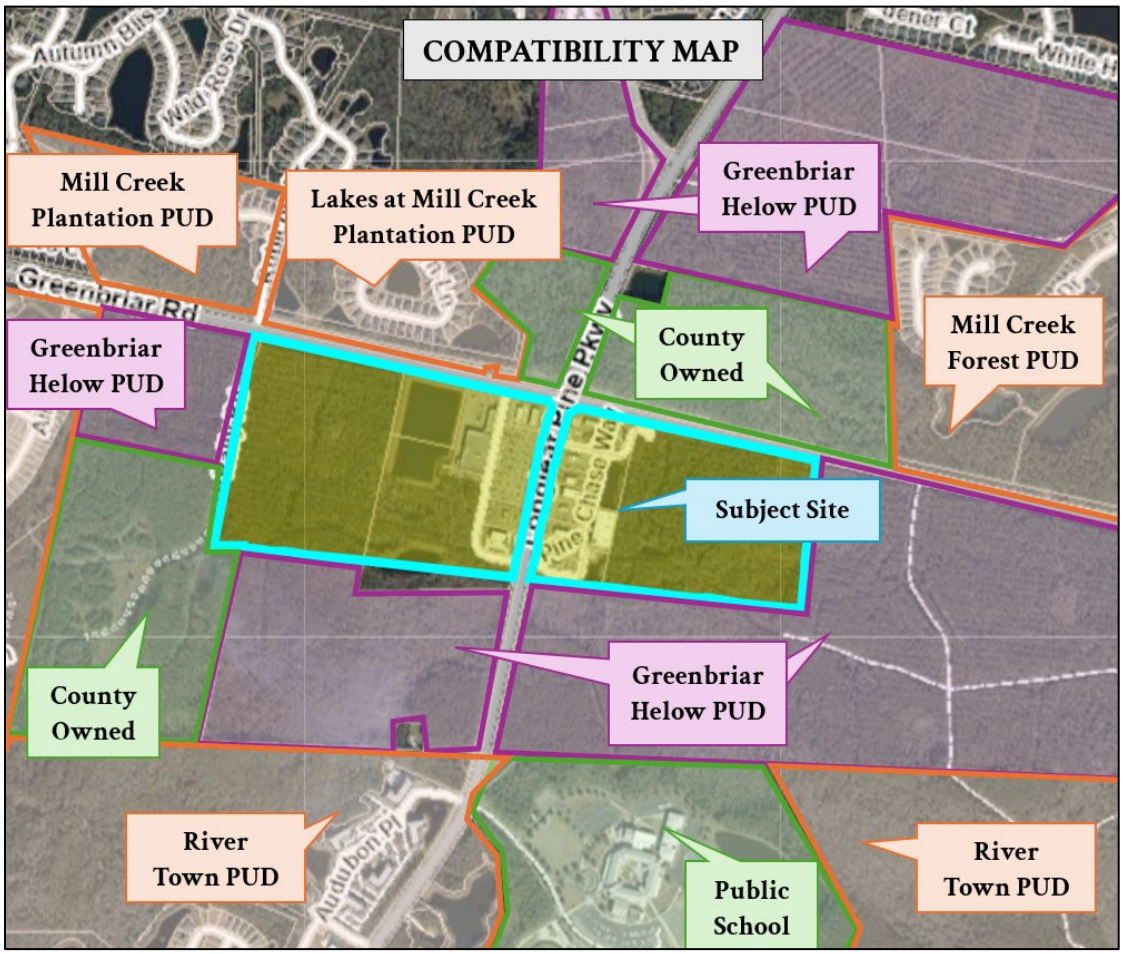
   Staff Review: The Access Management Plan was revised at the request of staff to accurately reflect existing access conditions within the PUD. See the review under Concurrency/Transportation Planning for more information.

Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing residential, county property, future development sites, and undeveloped land.

Figure 1: Compatibility Analysis

Criteria	Subject Property	Northwest	Northeast	East, South and West	West
FLUM	Mixed Use District (MD)	MD	MD	MD with a small portion of R/S	RES-B
Zoning	Shoppes at Mill Creek Forest PUD (Ord. 2018-45, as amended)	Lakes at Mill Creek Plantation PUD (Ord 2015-36)	Open Rural (OR)	Greenbriar Helow PUD (Ord 2022-77)	Open Rural (OR)
Current / Proposed Use	Current: partly developed Proposed: Revision in square footage	Single-family homes	County Owned	Bridle Village proposed Multi-family Mid-Rise, Office Park and Retail	County Owned – planned Greenbriar Regional Park
Property Area	124 acres	40 acres	61.43 acres	East and South: portion of the PUD sized at 357 acres West: portion of the PUD sized at 25 acres	63.46 acres
Density / Intensity	440,500 sqft of commercial/retail uses and 15,000 sqft of professional office uses	73 residential units; 2.13 units per net acre	n/a	Entire Bridle Village: 400 residential units; 465,000 sqft Office Park and 385,000 sqft Retail	n/a

Figure 2: Compatibility Map



The surrounding area includes residential communities and undeveloped land and is transitioning from a rural to suburban development pattern. The proposed commercial/retail modification is compatible with this transition and consistent with the Mixed-Use District Future Land Use designation. The property is located within the Northwest Sector and a Mixed-Use corridor along major collector roadways, with access from Greenbriar Road and Longleaf Pine Parkway. The PUD was approved for commercial uses, and the proposed shift toward additional commercial and fewer office uses, without increased traffic impacts, is generally compatible with the surrounding area and applicable land use policies.

NORTHWEST SECTOR NEIGHBORHOOD WORKSHOP

The applicant hosted the county-required Northwest Sector Community meeting on September 14, 2026, at the Bartram Trail High School located at 7399 Longleaf Pine Parkway, from 6:00 p.m. – 7:00 p.m. to allow an opportunity for local residents to learn about the Proposal. The meeting was properly noticed and attended by County staff. Approximately six (6) members of the public attended.

Public comments primarily addressed the proposed range of commercial/retail uses and existing traffic conditions. Attendees expressed concern that the applicant was not limiting the allowable uses, which are based in part on the original 2018 approval. Questions were raised regarding the appropriateness of certain uses for the site, as well as potential uses such as a vape shop near schools and the future County park. Residents also expressed concerns regarding existing and future traffic, potential road widening, the lack of finalized site plans, and the proposed 15-year build-out timeframe. Onsite wetlands and greenspace preservation were discussed, although a map identifying these areas was not provided. The Bartram Walk development was referenced as a preferred development example.

The meeting concluded with confirmation that a traffic analysis will be required once specific large non-residential uses are identified. PZA and BCC hearing dates were confirmed, with no additional neighborhood meetings currently planned. Meeting minutes, the sign-in sheet, and proof of noticing provided by the applicant are included in **Attachment 3 - Northwest Sector Neighborhood Meeting Packet**.

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency (PZA) considered this request during its regularly scheduled public hearing on October 1, 2026. Agency discussion focused on the proposed conversion of office uses to commercial/retail uses, roadway capacity and access, traffic impacts, site layout, and the applicable Floor Area Ratio (FAR). No members of the public spoke regarding the request. Following deliberation, the Planning and Zoning Agency recommended approval by a vote of 6-0. Members Perkins, Hilsenbeck, Matovina, Green, Spiegel, and Labanowski voted in support of the recommendation for approval. Member Olson was absent.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received correspondence regarding this project. Copies of the correspondence are included in **Attachment - 4 Correspondence.**

ACTION

Staff offers six (6) findings of fact to support a motion to approve or seven (7) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Northwest Sector Neighborhood Meeting Packet
4. Correspondence

Findings of Fact

MAJMOD 2026-13 Shoppes at Mill Creek Forest PUD

APPROVE	DENY
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Shoppes at Mill Creek Forest PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	**3.** The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	**4.** The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Shoppes at Mill Creek Forest PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	**6.** The request is not consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NO. 2026 - _____

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

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated August 3, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-13 Shoppes at Mill Creek Forest PUD**, for an amendment to the Shoppes at Mill Creek Forest Planned Unit Development, Ordinance Number 2018-45, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Shoppes at Mill Creek Forest PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2018-45, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text), Exhibit "C" (MDP Map), Exhibit "D" (Unified Sign Plan), and Exhibit "E" (Access Management Plan).

SECTION 2. That the need and justification for modification of the Shoppes at Mill Creek Forest PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.

2. As modified, the Shoppes at Mill Creek Forest PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Shoppes at Mill Creek Forest PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the Shoppes at Mill Creek Forest PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

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

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

SECTION 3. That all other provisions of Ordinance 2018-45, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

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

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

SECTION 6. That the terms of this modification to the Shoppes at Mill Creek Forest PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

SHOPPES AT MILL CREEK FOREST PUD

GREENBRIAR MARKETPLACE WEST

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

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

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

CONTAINING 71.8 ACRES MORE OR LESS.

TOGETHER WITH

GREENBRIAR MARKETPLACE EAST

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

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

CONTAINING 52.2 ACRES MORE OR LESS.

Exhibit B – Master Development Plan Text

September 10, 2026

SHOPPES AT MILL CREEK FOREST PUD

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

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

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

Architectural Design Guidelines

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

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

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

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

b) Promote variety and diversity in architectural design;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE DATA TABLE:

SITE AREA:		
UPLAND AREA	–	70.4 Ac.
WETLANDS PRESERVED	–	24.2 Ac.
WETLANDS IMPACTED	–	29.4 Ac.
OPEN SPACE	–	25% MIN. REQ.
UPLAND PRESERVATION (OF UPLAND NATURAL VEGETATION)	–	5% MIN. REQ.
DEVELOPABLE AREA	–	99.8 Ac.
TOTAL PROJECT AREA	–	124.0 Ac.
DEVELOPMENT SUMMARY:		
COMMERCIAL/RETAIL	–	440.5 KSF MAX
OFFICE	–	15 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	–	75%
SETBACKS:		
GREENBRIAR ROAD ROW	–	30'
LONGLEAF PINE PKWY ROW	–	30'
SIDE	–	5'
REAR	–	10'

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

per LDC 6.03.01.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

P. Temporary Uses:

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

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

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

Q. Accessory Uses: Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES:

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

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

LEGAL DESCRIPTION:

GREENBRIAR MARKETPLACE WEST

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

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

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

CONTAINING 71.8 ACRES MORE OR LESS.

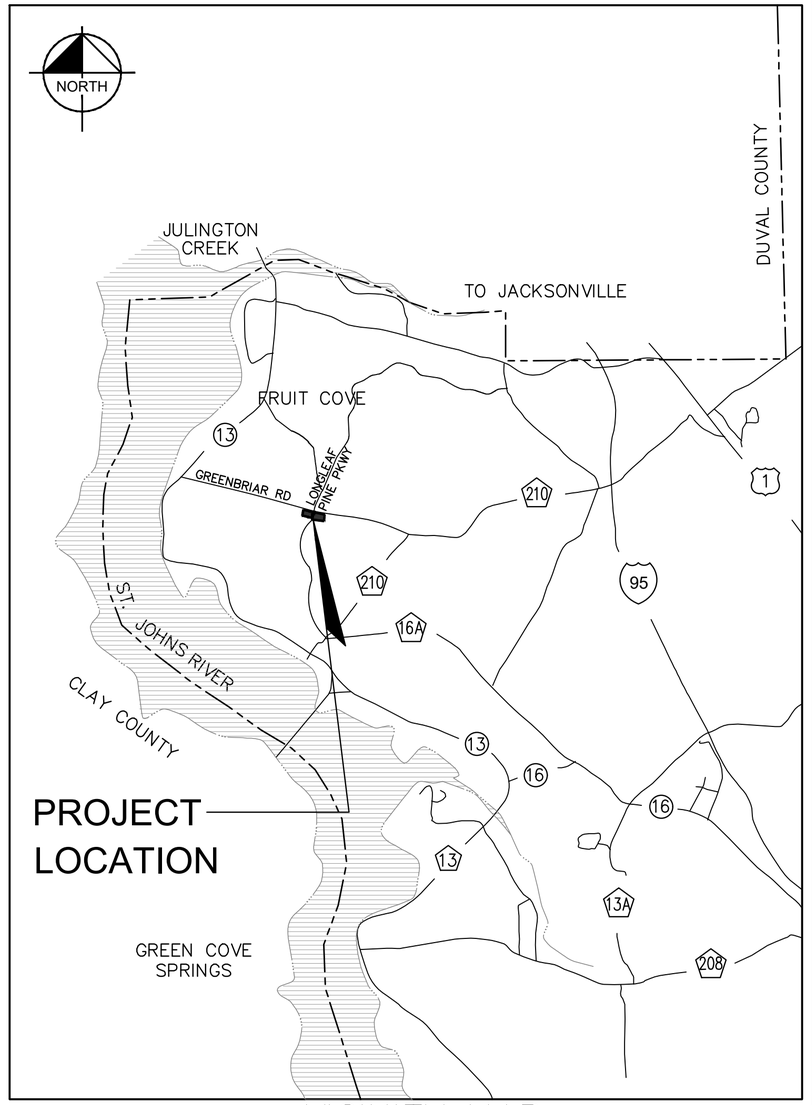
GREENBRIAR MARKETPLACE EAST

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

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

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

CONTAINING 52.2 ACRES MORE OR LESS.



VICINITY MAP
N.T.S.

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
REGISTRY No. 35106

KHA PROJECT	045413002
DATE	SEPT 2026
SCALE	AS SHOWN
DESIGNED BY	WJS
DRAWN BY	RJB
CHECKED BY	WJS

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

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ———

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER
1

Plotted By:Pforr, Garion Sheet Set:Kha Layout:MDP-01 September 10, 2026 12:59:41pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

NOTES:

1) ALLOWABLE USES PER PUD.

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

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

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

LEGEND:

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

APPROVED INCREMENTAL MDP'S

WEST SIDE:	
SHOPPES AT RIVERTOWN	-MDP 2018-49
7-ELEVEN	-MDP 2023-24
5/3 BANK	-MDP 2025-13
AUTOZONE	-MDP 2024-30
EAST SIDE:	
SHOPPES AT MILL CREEK FOREST (INFRASTRUCTURE ONLY)	-MDP 2021-05
DAILY'S SHELL (FIRST COAST ENERGY)	-MDP 2022-66
CHASE BANK	-MDP 2023-29
SHORES LIQUOR	-MDP 2023-36
MINI STORAGE	-MDP 2021-55
MAVIS TIRES	-MDP 2023-18
DUNKIN DONUTS	-MDP 2021-66
HEARTLAND DENTAL	-MDP 2023-07
RETAIL BUILDING	-MDP 2023-19
WENDY'S	-MDP 2021-44

SITE DATA TABLE:

SITE AREA:

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

DEVELOPMENT SUMMARY:

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

SETBACKS:

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

UPLAND BUFFER CALCULATION:

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

OPEN SPACE:

WETLANDS PRESERVED	–	1,052,811 S.F. (24.2 Ac.)
SCENIC EDGE	–	196,871 S.F. (4.5 Ac.)
DEVELOPMENT EDGE	–	128,353 S.F. (2.9 Ac.)
UPLAND BUFFER/PRESERVATION (NOT IN SCENIC OR DEVELOPMENT EDGE)	–	118,432 S.F. (2.7 Ac.)

UPLAND PRESERVATION:

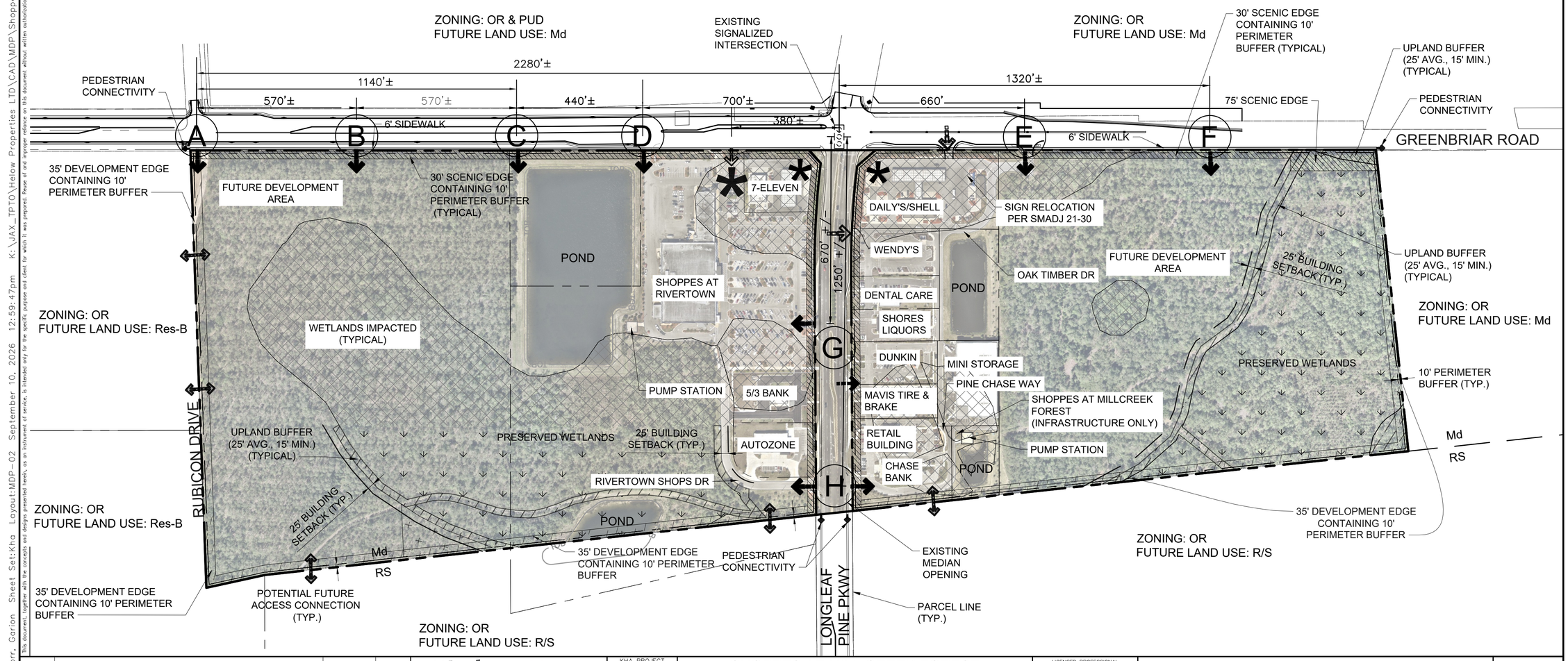
UPLAND BUFFER	–	126,490 S.F. (2.9 Ac.)
UPLAND PRESERVATION AREA	–	26,683 S.F. (0.6 Ac.)

PARKING:

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

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



Plotted By:Pforr, Gorion Sheet Set:Kha Layout:MDP-02 September 10, 2026 12:59:47pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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No.	REVISIONS	DATE	BY

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KHA PROJECT	045413002
DATE	SEPT 2026
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DESIGNED BY	WJS
DRAWN BY	RJB
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SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOW PROPERTIES, LTD.
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ____

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER
2

EXHIBIT D

Shoppes at Mill Creek Forest

UNIFIED SIGN PLAN

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

The following types of signs/structures will be used:

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

General Parameters

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

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

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

Signage Materials & Design

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

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

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

Signs may be lighted via either interior or external illumination.

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

ADA Shape and Materials

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

Description of Signage

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

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

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

A. A-type signs

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

B. Project Monument Sign

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

C. Commercial Identity Monument Sign

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

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

D. Directional Signs

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

E. Tenant Signs

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

F. Outparcel Signs

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

G. Street and Traffic Signs

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

H. Flags

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

I. Project Construction Signs

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

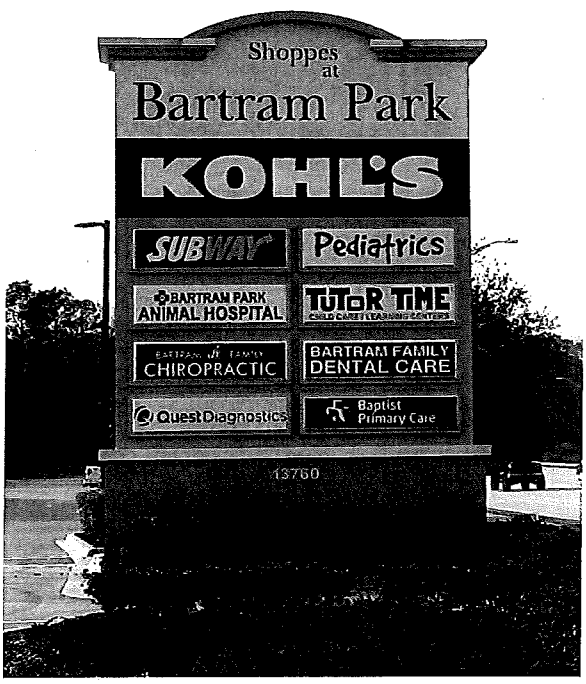
J. Temporary Signs

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

K. Special Event Signs

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

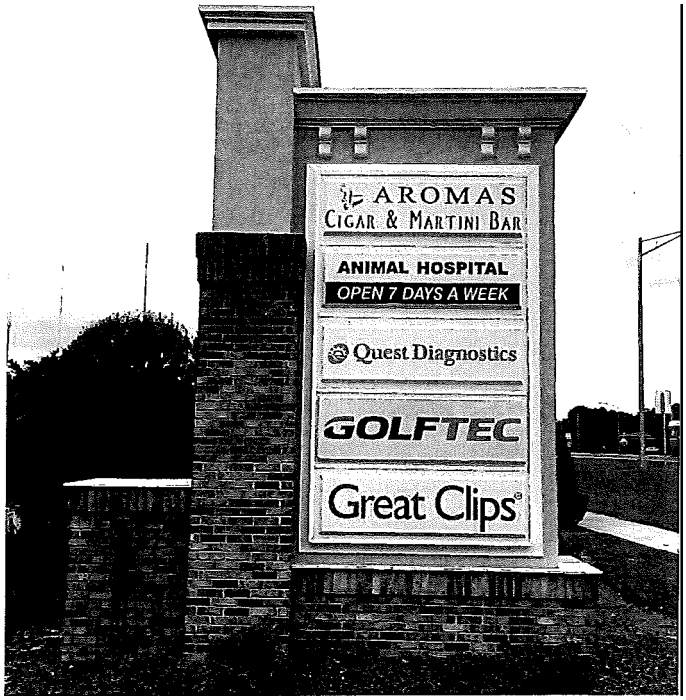
Examples of Acceptable Monument Signage

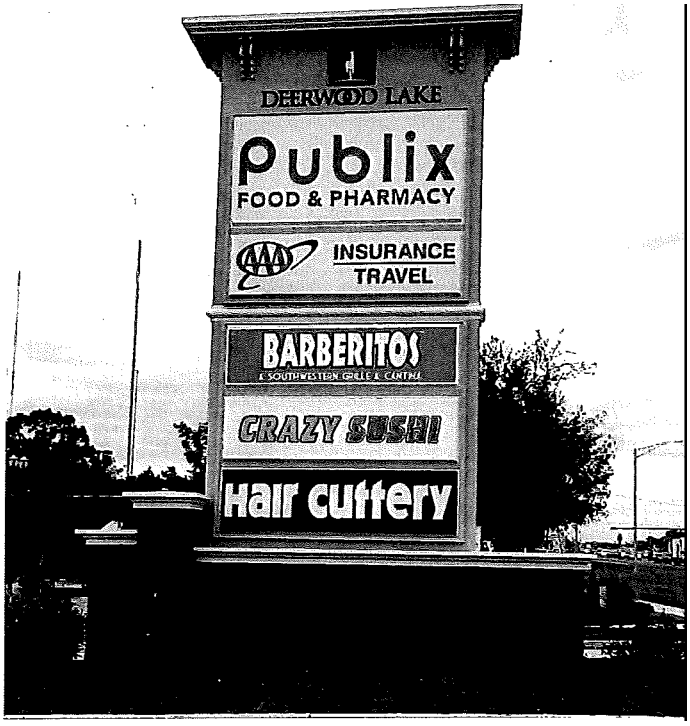




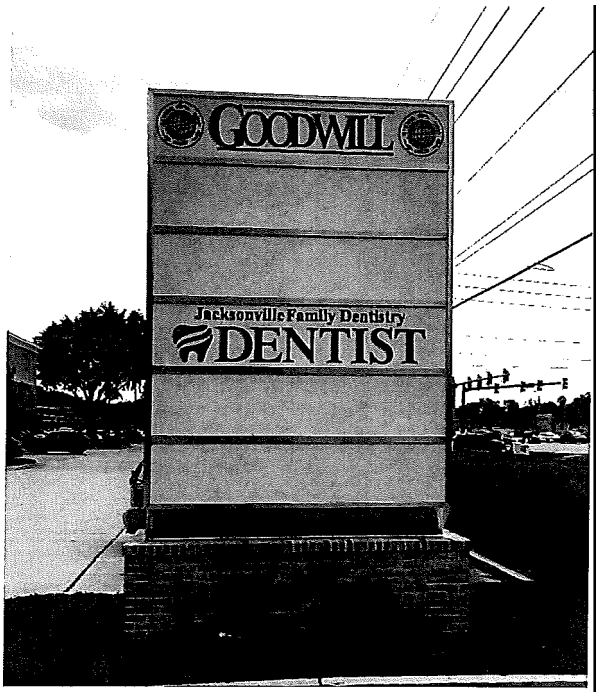


Examples of Acceptable Monument Signage





Examples of Unacceptable Monument Signage





LEGEND:

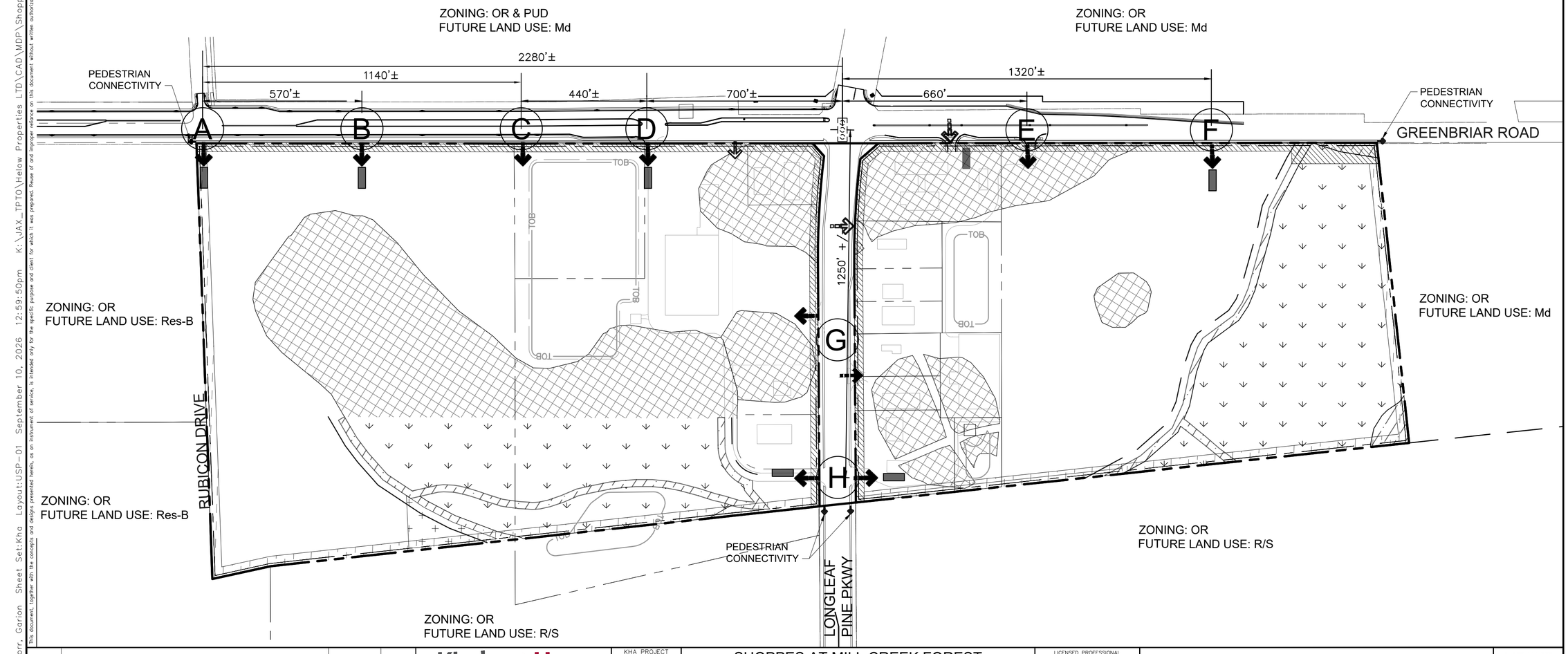
- PRESERVED WETLANDS
- SCENIC EDGE
- IMPACTED WETLANDS
- UPLAND BUFFER
- DEVELOPMENT EDGE
- UPLAND PRESERVATION
- EXISTING TRAFFIC SIGNAL
- MAJOR ACCESS DRIVEWAY
- MINOR ACCESS DRIVEWAY
- THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT-TURNS-IN ONLY.
- B1 – TYPE PROJECT MONUMENT SIGN
- B2 – TYPE PROJECT MONUMENT SIGN
- MAJOR ACCESS LOCATION – SEE EXHIBIT E – SHEET 2 FOR LEGEND

NOTES:

1) ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE SHOPPES OF MILL CREEK FOREST PUD UNIFIED SIGN PLAN.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



No.	REVISIONS	DATE	BY

Kimley»Horn

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REGISTRY No. 35106

KHA PROJECT	045413002
DATE	SEPT 2026
SCALE	AS SHOWN
DESIGNED BY	WJS
DRAWN BY	RJB
CHECKED BY	WJS

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

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ———

EXHIBIT D
UNIFIED SIGN PLAN MAP

SHEET NUMBER
1

Plotted By:Pforr, Garion Sheet Set:Kha Layout:USP-01 September 10, 2026 12:59:50pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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LEGEND:

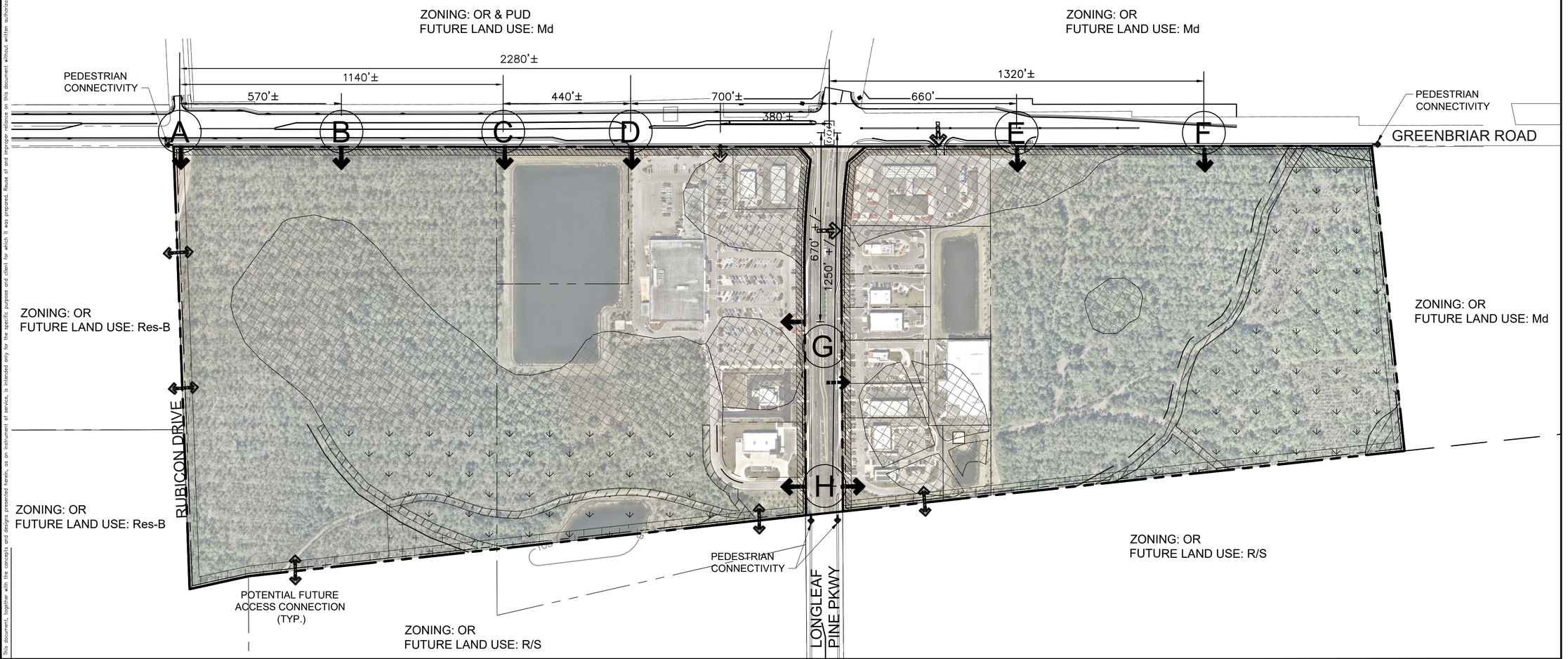
- PRESERVED WETLANDS
- SCENIC EDGE
- IMPACTED WETLANDS
- UPLAND BUFFER
- DEVELOPMENT EDGE
- UPLAND PRESERVATION
- EXISTING TRAFFIC SIGNAL
- MAJOR ACCESS DRIVEWAY
- MINOR ACCESS DRIVEWAY
- POTENTIAL FUTURE ACCESS CONNECTION
- THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT–TURNS–IN ONLY.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

NOTES:

1) ADDITIONAL MINOR ACCESS CONNECTIONS (RIGHT–IN/RIGHT–OUT DRIVEWAYS) TO GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY NOT DEPICTED ON THIS MAP SHALL BE ALLOWED SUBJECT TO COUNTY STAFF APPROVAL. THE ADDITIONAL MINOR ACCESS CONNECTIONS WILL BE SUBMITTED FOR APPROVAL ON INCREMENTAL MASTER DEVELOPMENT PLAN MAP APPLICATIONS IN THE FUTURE.
2) THE ALLOWED CONFIGURATION OF THE MAJOR ACCESS DRIVEWAY CONNECTIONS TO GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY SHALL COMPLY WITH THE LEGEND CONTAINED ON EXHIBIT E – SHEET 2.
3) COSTS ASSOCIATED WITH MODIFICATIONS TO THE COUNTY'S EXISTING STORMWATER POND TO ACCOMMODATE THE MAJOR ACCESS DRIVEWAY, LOCATED 1140'± WEST OF LONGLEAF PINE PARKWAY, WILL BE THE RESPONSIBILITY OF THE APPLICANT/OWNER.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



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KHA PROJECT	045413002
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DESIGNED BY	WJS
DRAWN BY	RJB
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SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)
PREPARED FOR
HELOW PROPERTIES, LTD.
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ____

EXHIBIT E
ACCESS MANAGEMENT PLAN

SHEET NUMBER
1

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Plotted By:Pforr, Garion Sheet Set:kha Layout:ACCESS MGMT September 10, 2026 12:59:53pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

MAJOR ACCESS LOCATION LEGEND

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

Plotted By:Pforr, Garion Sheet Set:Kha Layout:MAJOR ACCESS September 10, 2026 12:59:58pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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No.	REVISIONS	DATE	BY

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KHA PROJECT 045413002
DATE SEPT 2026
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ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ———

EXHIBIT E
ACCESS MANAGEMENT PLAN

SHEET NUMBER
2

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

MDP TEXT

REDLINE

Exhibit B – Master Development Plan Text

September 10~~20~~, 2026

SHOPPES ~~OF~~AT MILL CREEK FOREST PUD~~MASTER DEVELOPMENT PLAN TEXT~~

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

A. Project Description: The proposed Shoppes ~~of~~at Mill Creek Forest PUD ("PUD") is located within an area that the County has identified and targeted for Mixed Use (~~MU~~Md) land uses within its adopted Comprehensive Plan. The PUD is planned as a commercial and office development with a maximum of ~~399,000~~440,500 square feet of commercial/retail and 1~~3~~5,000 square feet of professional office space on approximately 124.0 acres of land. The PUD is located within both the southeast and southwest quadrants of the Greenbriar Road and Longleaf Pine Parkway intersection, a major transportation node within the County's northwest sector.

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

Architectural Design Guidelines

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

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

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

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

b) Promote variety and diversity in architectural design;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. Non-Residential Development: The project will contain a maximum of ~~399,000~~440,500 square feet of commercial/retail, and 1~~3~~5,000 square feet of professional office space. Permitted uses shall include those uses defined within LDC Section 2.02.00 for the Neighborhood Business and Commercial, General Business and Commercial, Highway Commercial, Office Professional and High Intensity Commercial Zoning Districts and shall also includ~~e~~ing the following uses:

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

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

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

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

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

    - Adult uses as defined by St. Johns County

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

SITE DATA TABLE:

SITE AREA:		
UPLAND AREA	–	70.4 Ac.
WETLANDS PRESERVED	–	24.2 Ac.
WETLANDS IMPACTED	–	29.4 Ac.
OPEN SPACE	–	25% MIN. REQ.
UPLAND PRESERVATION (OF UPLAND NATURAL VEGETATION)	–	5% MIN. REQ.
DEVELOPABLE AREA	–	99.8 Ac.
TOTAL PROJECT AREA	–	124.0 Ac.
DEVELOPMENT SUMMARY:		
COMMERCIAL/RETAIL	–	440.5 KSF MAX
OFFICE	–	15 KSF MAX
MAXIMUM ISR (FOR ENTIRE PROJECT)	–	75%
SETBACKS:		
GREENBRIAR ROAD ROW	–	30'
LONGLEAF PINE PKWY ROW	–	30'
SIDE	–	5'
REAR	–	10'

1. Setbacks: All buildings shall have a minimum setback from the right-of-way of Greenbriar Road and Longleaf Pine Parkway of thirty (30) feet and a minimum setback from all other property boundaries of five (5) feet. All parking and storage areas shall be set back a minimum of thirty (30) feet from the Greenbriar Road and Longleaf Pine Parkway rights-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served,

but will not be placed within the Scenic Edge or the Development Edge. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

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

Plan ("USP") attached as Exhibit "D" and SMADJ 21-30. Building murals and sculpture pieces are allowable and are not considered signs. Such murals and sculpture are considered public art and will not require sign permitting through the County Development Services Division. Traffic control signage may have aesthetic enhancement as may be acceptable to the Florida Department of Transportation (FDOT) and the County and may be installed by the owner within roadways throughout the project boundaries. Waivers to LDC Sections 7.02.04C and 7.02.04D are being requested to allow for certain provisions of the USP. Justification for these waiver requests is provided in Section t. Modifications to the sign locations depicted within the USP will be allowed via submittal of a PUD small adjustment application. Relief for a specific sign and for a specific tenant to other standards of the USP such as height, ADA, or number that is not applicable to the PUD as a whole may be processed as a minor modification to the PUD approved by the County's Planning and Zoning Agency (PZA) using the criteria for a sign non-zoning variance pursuant to LDC Section 10.04.03 and Section 7.02.04.A.2.

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

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

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

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

1. Vehicular Access: There are planned to be six (6) major entrance/exit driveway connections to the Project from Greenbriar Road in the general locations depicted on the MDP Map and Access Management Plan, Exhibit "E". These major entrance/exit driveway connections to the two-lane portions of Greenbriar Road shall allow for the

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

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

2. Internal Access: The Applicant's intent is to provide internal access to all development within the PUD with cross access easements, privately owned or public roads.

3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.l.h, 5.03.02.G.2.g and 6.04.07.H.4 for those portions of the Project that are developed if and when such development occurs. A six (6) foot wide sidewalk will be constructed along the Project's frontage of Greenbriar Road. Six (6) foot wide sidewalks exist along the Project's frontage of Longleaf Pine Parkway. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable. Pedestrian interconnectivity will be provided to properties east, west, and south of the PUD through the development of the required sidewalks along Greenbriar Road and the existing sidewalks along Longleaf Pine Parkway. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

   The Project frontage sidewalk along Greenbriar Road and Longleaf Pine Parkway may potentially interconnect with the multi-purpose trail proposed and depicted on the St. Johns County Greenway, Blueway & Trails Master Plan.
4. Recreation: Given that the Project contains no residential uses, no recreation is required or proposed.
5. Open Space: The Applicant will provide a minimum of 31.7 acres of Project area for open space. To comply with LDC Section 5.03.03.A.1, the PUD would be required to provide a minimum of 31 acres of open space (124 acres x .25 = 31), which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.l. Areas of the property that will be included in the Open Space calculation include, but shall not be limited to, all areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; tree shrub, hedge, or ground cover planting areas; and lawns, plazas, common areas, and all other areas required to be provided as natural ground or landscaping pursuant to the LDC. This shall include common area landscaped islands, scenic edges, development edges, upland preservation and buffer areas, and preserved wetlands. Where feasible, existing trees and vegetation will be preserved within the perimeter buffers.
6. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities

will be designed and constructed in compliance with the LDC in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by either the owner or a property owners' association.

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

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

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

K. Site Vegetation: The site is vacant and consists of mainly planted pines and palmettos. A

FLUCCS Map is included as an attachment to the 2018 PUD application. Existing vegetative community types are Pine Plantation, Wet Pine Plantation, Trail Roads, Inland Ponds and Slough and Stormwater Pond.

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

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

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

Scenic Edge. Given that the PUD is proposed to consist entirely of commercial (retail and office) uses, a thirty (30) foot Scenic Edge will be provided along the existing Greenbriar Road and Longleaf Pine Parkway right-of-way, pursuant to Comprehensive Plan Policy A.2.1.4. This Scenic Edge is graphically depicted on the MDP map and will be shown on construction plans. This Scenic Edge, whether left in natural state or landscaped will meet the requirements of LDC Section 6.06.02.G.2. Signs, decorative walls or fences and architectural features, as well as multi-use paths, sidewalks or other non-vehicular pathways, if combined with canopy trees and other landscape plants that result in a natural appearance may be allowed in the scenic edge as enhanced landscaping. Irrigation may be installed within the Scenic Edge. Breaks in the Scenic Edge are allowed and are otherwise continuous edges to allow for access and associated entrance features. A waiver is requested to Section 6.06.02.G.2 allowing for greater gapping

and clustering between the required canopy and non-canopy tree plantings of no more than forty (40) feet between tree type.

Development Edge. The Applicant will provide a thirty-five (35) foot Development Edge consistent with LDC Section 6.06.02.H for the Project's eastern-most, western-most and southern boundaries.

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

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

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

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

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

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on

the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after approval of the Certificate of Occupancy for the last building on the site.

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

Q. Accessory Uses: Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units.

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

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

S. Project Impact: The property is located within the Mixed Use District category of the ~~2025~~ 2050 St. Johns County Comprehensive Plan, which allows the types of commercial (retail and office) uses included within the application. The buildings will be oriented to avoid the appearance of a strip commercial center. A natural and/or landscaped buffer will be provided between Greenbriar Road/Longleaf Pine Parkway and the buildings and parking areas. The overall area and community is ideally suited to this type of development and this tract is suitable in character and location for the structures and uses proposed, as it is consistent with other proposed development in the area and is in close proximity to available public facilities. The Project has access to major roadways and transportation corridors by virtue of its proximity to Greenbriar Road and Longleaf Pine Parkway, which provide access to residential

areas and other non-residential spaces.

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

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the Comprehensive Plan. The property is identified as Mixed Use District on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the Comprehensive Plan.
- The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC. The Applicant and any common property owners' association will maintain the character and appearance set forth herein.
- ~~The impact of the PUD on County services and infrastructure will be within all adopted levels of service including traffic concurrency. The PUD will conform to the requirements of LDC Article XI. Construction will commence only after confirmation that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency.~~ Non-residential development within the PUD is exempt from concurrency requirements. ~~No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued.~~ If required by the LDC prior to

construction plan approval, a detailed site access and operational analysis will be conducted to determine whether improvements within the immediate impact area are necessary to provide safe and efficient access to the proposed development.

- The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.
- The subject Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Mixed Use District area on the ~~2025~~ 2050 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

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

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

- Requested waiver from LDC Section 5.03.02.G.l(r). Phasing. The Applicant is proposing commencement of construction within ten (10) years of approval of this PUD Major Modification~~application~~. Construction shall be completed within fifteen (15) years from the date of approval of this PUD ~~application~~Major Modification. Additionally, up to one (1) five-year extension may be granted to extend the commencement or completion dates via minor modification to the PUD. As such, the Applicant is requesting this waiver of the LDC to allow a more flexible phasing schedule for development of this commercial project

that is critical to the long-term success of the Northwest Sector. This flexibility is necessary to allow the Applicant adequate time to determine the most appropriate use and associated end user(s) for the Project. The Applicant has no set timeline for development. However, the Applicant desires to ready the Project for development to be better able to attract key businesses and retailers to the site.

- Waiver to LDC Section 5.03.05.C.6. Vehicular Access. The Applicant is requesting relocations of the depicted major access connections that are determined by the County to be minor in nature be reviewed and considered by County staff as a Small Adjustment to the PUD provided that the access connection relocations comply with the County's Access Management Standards (Section 6.04.05 LDC). Additionally, the Applicant is requesting that additional minor access locations, defined as right-in/right-out only driveway connections, be allowed in the future, subject to County staff approval, via the County's Incremental Master Development Plan map review and approval process. As the Project has not been designed yet, the exact locations of all potential access points cannot be determined with certainty at this time. Therefore, this flexibility in relocating the major access locations depicted on the MDP map and addressing the locations of the minor access connections in the future is needed to ensure that the access locations are appropriately located for the Project.
- Waiver to LDC Section 6.04.05. Access Management. The Applicant is requesting a waiver from LDC Section 6.04.05 to allow for the future median opening and associated connection spacings depicted on the MDP Map and Access Management Plan, Exhibit "E". As depicted on the MDP Map and Access Management Plan, when Greenbriar Road is widened in the future there will be median opening locations that do not comply with the 1,320' spacing requirement for full median openings or the 660' spacing requirement for directional (or partial directional) median openings as required by the LDC. Additionally, the existing full median opening on Longleaf Pine Parkway, to be used by the project's traffic, is located approximately 1,250' from the Greenbriar Road/Longleaf Pine Parkway intersection. This is approximately 70' less than the required 1,320' spacing. The directional median opening (Major Access Location "G") on Longleaf Pine Parkway will also be spaced slightly less than the

LDC required spacing. The Applicant has worked closely with County staff to locate the proposed median openings depicted on the MDP Map and Access Management Plan - Exhibit E. These median opening locations provide a delicate balance between the existing access needs of adjacent properties, the area's topographic and natural features, the needs of the commercial users planned to occupy the development, and the spirit of the LDC requirements. Notwithstanding any of the conditions within this waiver, the County may, pursuant to its authority and responsibility for the general superintendence and control of the County road system, install, remove, or modify any present or future access related traffic control feature or device in the right-of-way to promote traffic safety in the right-of-way or promote efficient traffic operations on. the County's roads.

- Requested waiver from LDC Section 6.06.02.G.2. The applicant is requesting a waiver from this section to permit greater than 30 feet planting space between canopy and non-canopy trees to implement enhanced visibility for commercial uses. Trees will be spaced not more than 40 feet apart and clustered. The same number of trees will be provided along the roadway frontage. This request permits clustering to create view sheds to the property.
- Requested waiver from LDC Section 7.02.04.C-Requirements for number of signs and maximum ADA for ground and building signs. The Applicant is requesting a waiver from LDC Section 7.02.04.C to allow for more than four ground signs within the PUD. The signage provisions contained within the LDC do not contemplate a commercial center of the magnitude comprised within this PUD. As an example, the LDC allows all properties having greater than 500 feet of road frontage up to four ground signs, or approximately one ground sign for every 125 linear feet of road frontage. This PUD contains over 1.2 miles of existing County Road frontage. As such, the commercial center will require additional ground signs to properly identify the development and tenants within the center for patrons, employees, and deliveries. The Applicant has prepared a USP, attached as Exhibit "D" ~~,~~ that provides for a logical hierarchy of signage for the commercial center. The USP provides restrictions regarding the number of ground signs allowed within the PUD. Additionally, given

the size of the commercial development, the Applicant has determined that additional ADA will be needed over the LDC allowances for the B2-Type Project Monument Signs (up to 250 s.f per sign face). Further, the Applicant is requesting waivers regarding the number and size of the building signs. The Project will have a variety of tenants and leasable spaces with varying sizes. Given the configuration of the County's roadway network in the Project vicinity it is likely that some of the tenant buildings will have side building elevations visible from County roads. Therefore, the Applicant desires to provide anchor tenants, medium tenants and small tenants with varying sign sizes, based on linear square feet of building ~~:~~frontage and square footage of building occupancy, and with some larger front and side building signs so tenants are visible to passer-by traffic. The Signage Standards table, contained within the USP summarizes the specific building signage criteria. Additionally, signage shall be consistent with the approved SMADJ 21-30. The signage criteria proposed as part of this waiver is consistent with similar waivers granted to the Durbin Park Phase 1A PUD and CR210 Town Center PUD.

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

U. Ownership/Agreement: The Applicant hereby stipulates and agrees to proceed with the

proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

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

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

The project is consistent with Objective A.1.~~2~~ 3 Control of Urban Sprawl, in that the project does not constitute leapfrog development. It is consistent with Objective A.1.~~3~~ 4 Surrounding Land Use and it is compatible with area development per Policy A.1.3.11 Compatibility. The property provides buffers to adjacent land uses and along the major roadways ~~and Policy A.1.3.11~~. It is also consistent with Objectives A.1.~~9~~ 11 (A.1.~~9~~11.2, A.1.~~9~~11.5, A.-1.~~9~~11.6, A-1.~~9~~11.7, and A-1.~~9~~11.8.). ~~area wide as, i~~In addition, development will meet Policy A.1.~~9~~11.~~5~~ 4 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.~~9~~11.5 by providing a Master Development Plan, and Policy A.1.~~9~~11.~~5~~ 6 by being served by central utilities.

Location: The project is located within the Mixed Use District designation on the ~~2025~~ 2050 FLUM, which allows for the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the

Land Development Code.

Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established within Objective A.1.~~3~~ 4 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.~~3~~4.~~12~~11, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties." The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Mixed Use Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.~~2~~ 3 Control of Urban Sprawl, specifically Policy A.1.~~2~~3.1 which states "The County shall only issue development orders

or development permits consistent with the provision of the County's Concurrency Management System, as provided in the Land Development Code.

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

Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

MDP MAP

CLOUDED

NOTES:

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

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

LEGAL DESCRIPTION:

GREENBRIAR MARKETPLACE WEST

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

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

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

CONTAINING 71.8 ACRES MORE OR LESS.

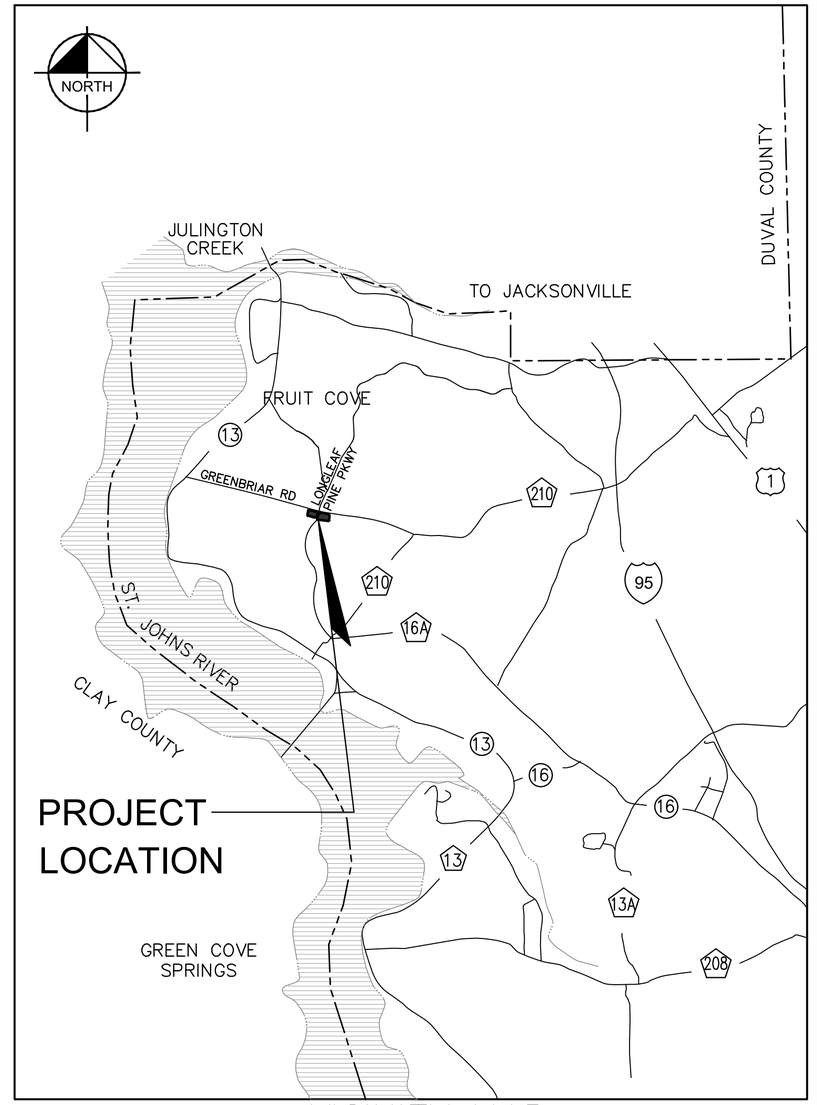
GREENBRIAR MARKETPLACE EAST

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

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

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

CONTAINING 52.2 ACRES MORE OR LESS.



VICINITY MAP
N.T.S.

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
REGISTRY No. 35106

KHA PROJECT 045413002
DATE SEPT 2026
SCALE AS SHOWN
DESIGNED BY WJS
DRAWN BY RJB
CHECKED BY WJS

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

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ____

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER
1

Plotted By:Pforr, Garion Sheet Set:Kha Layout:MDP-01 September 10, 2026 12:54:33pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

APPROVED:_____

DATE:_____

ORDINANCE NUMBER:_____

FILE NUMBER:_____

NOTES:

1) ALLOWABLE USES PER PUD.

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

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

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

LEGEND:

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

APPROVED INCREMENTAL MDP'S

WEST SIDE:	
SHOPPES AT RIVERTOWN	-MDP 2018-49
7-ELEVEN	-MDP 2023-24
5/3 BANK	-MDP 2025-13
AUTOZONE	-MDP 2024-30
EAST SIDE:	
SHOPPES AT MILL CREEK FOREST (INFRASTRUCTURE ONLY)	-MDP 2021-05
DAILY'S SHELL (FIRST COAST ENERGY)	-MDP 2022-66
CHASE BANK	-MDP 2023-29
SHORES LIQUOR	-MDP 2023-36
MINI STORAGE	-MDP 2021-55
MAVIS TIRES	-MDP 2023-18
DUNKIN DONUTS	-MDP 2021-66
HEARTLAND DENTAL	-MDP 2023-07
RETAIL BUILDING	-MDP 2023-19
WENDY'S	-MDP 2021-44

SITE DATA TABLE:

SITE AREA:

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

DEVELOPMENT SUMMARY:

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

SETBACKS:

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

UPLAND BUFFER CALCULATION:

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

OPEN SPACE:

WETLANDS PRESERVED	–	1,052,811 S.F. (24.2 Ac.)
SCENIC EDGE	–	196,871 S.F. (4.5 Ac.)
DEVELOPMENT EDGE	–	128,353 S.F. (2.9 Ac.)
UPLAND BUFFER/PRESERVATION (NOT IN SCENIC OR DEVELOPMENT EDGE)	–	118,432 S.F. (2.7 Ac.)

UPLAND PRESERVATION:

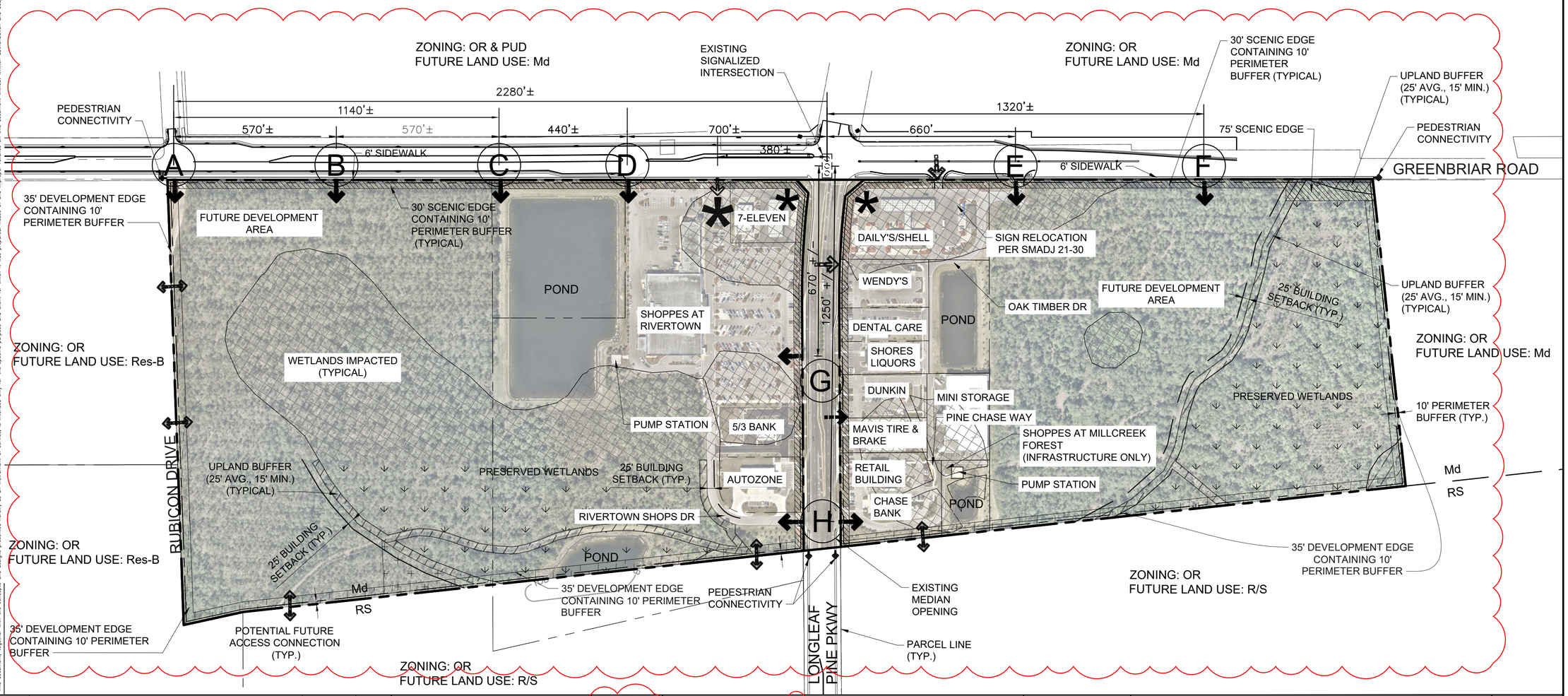
UPLAND BUFFER	–	126,490 S.F. (2.9 Ac.)
UPLAND PRESERVATION AREA	–	26,683 S.F. (0.6 Ac.)

PARKING:

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

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



No.	REVISIONS	DATE	BY

Kimley»Horn

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12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
REGISTRY No. 35106

KHA PROJECT	045413002
DATE	SEPT 2026
SCALE	AS SHOWN
DESIGNED BY	WJS
DRAWN BY	RJB
CHECKED BY	WJS

SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)

PREPARED FOR
HELOW PROPERTIES, LTD.

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ____

EXHIBIT C
MASTER DEVELOPMENT PLAN

SHEET NUMBER
2

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Plotted By:Pforr, Gorion Sheet Set:Kha Layout:MDP-02 September 10, 2026 12:54:36pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg

USP

REDLINE

EXHIBIT D

Shoppes ~~of~~ at Mill Creek Forest

UNIFIED SIGN PLAN

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

The following types of signs/structures will be used:

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

General Parameters

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

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

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

Signage Materials & Design

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

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

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

Signs may be lighted via either interior or external illumination.

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

ADA Shape and Materials

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

Description of Signage

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

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

E7. Tenant Sign - Secondary Sign (Anchor)	On free standing or multi-tenant buildings over 10,000 s.f.	1 per major service or department	25 percent of the total Front Facade signage area	2.5 feet max height for ADA area
~~E8. Tenant Sign – Outparcel~~	~~On free standing or multi-tenant buildings within outparcels~~	~~1 per tenant~~	~~1.5 s.f per linear foot of occupancy frontage, not to exceed 150 s.f per sign or 200 s.f per business~~	*~~N/A~~*
F1. Outparcel Sign - Monument Sign	Project-wide	1 per outparcel	~~Will comply with LDC~~MAX 100 SF ADA	~~Will comply with LDC~~10ft. Height
F2. Outparcel – Building Sign	Project-wide	*N/A*	Will comply with LDC	Will comply with LDC
G. Street and Traffic Sign	Project-wide	*N/A*	*N/A*	*N/A*
H. Flags	Project-wide	*N/A*	*N/A*	*N/A*
I. Project Construction Sign	Project-wide	*N/A*	*N/A*	*N/A*
J. Temporary Sign	Project-wide	*N/A*	*N/A*	*N/A*
K. Special Event Sign	Project-wide	*N/A*	*N/A*	*N/A*

A. A-type signs

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

B. Project Monument Sign

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

C. Commercial Identity Monument Sign

Commercial identity monument signs will be allowed at each of the Project's major access connections without B2 signs and each of the Project's minor access connections to Greenbriar Road and Longleaf Pine Parkway. At these access locations, the identity monument signs may consist of either one double-faced sign located within the center median island or two single-faced signs located on either side of the development entrance. Commercial identity monument signs will comply with the ADA area and height requirements specified in LDC Section 7.02.04. The sign width, including the base, structure and ADA areas dedicated to tenant signage, for the Commercial Identity Monument Signs will be a minimum of eight (8) feet.

D. Directional Signs

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

E. Tenant Signs

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

F. Outparcel Signs

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

G. Street and Traffic Signs

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

H. Flags

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

I. Project Construction Signs

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

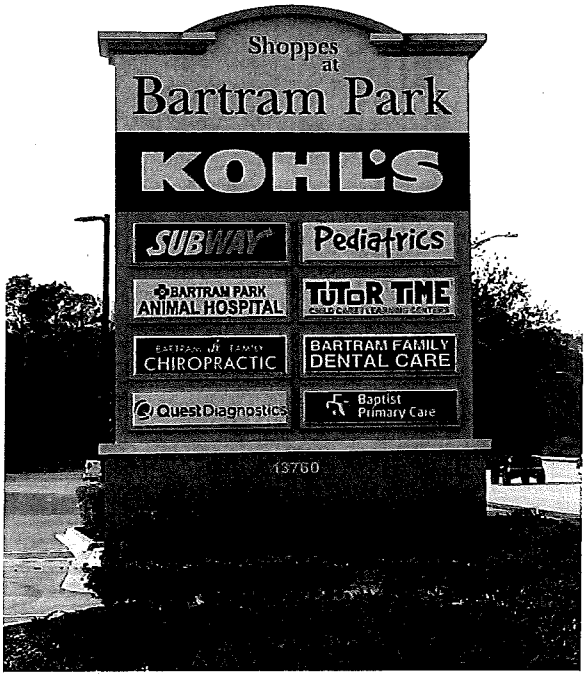
J. Temporary Signs

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

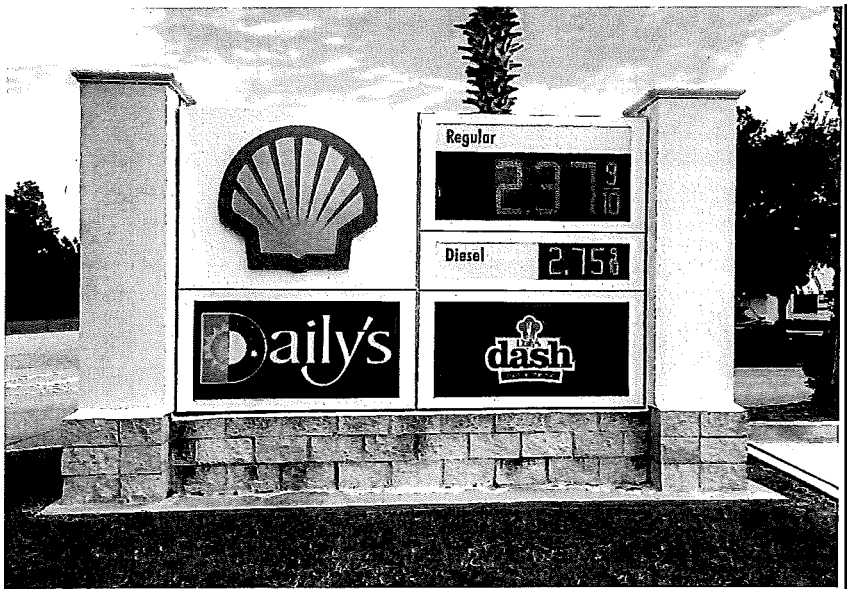
K. Special Event Signs

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

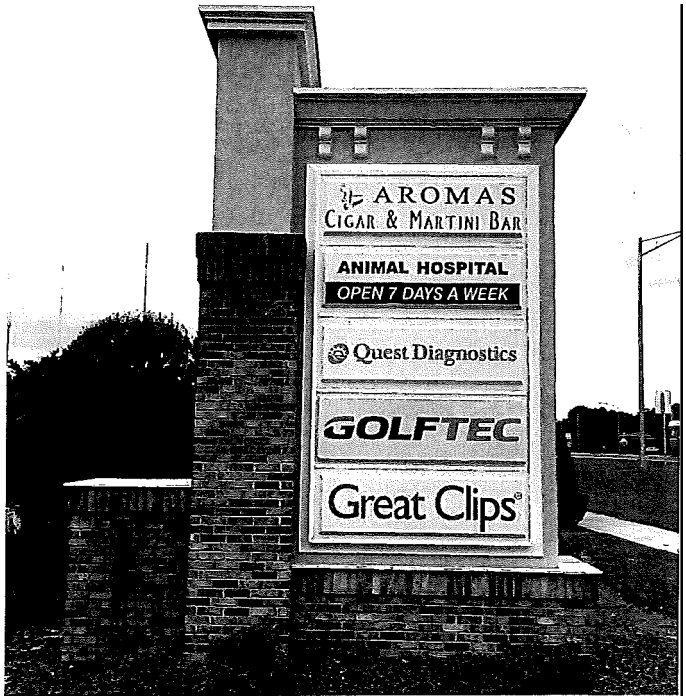
Examples of Acceptable Monument Signage

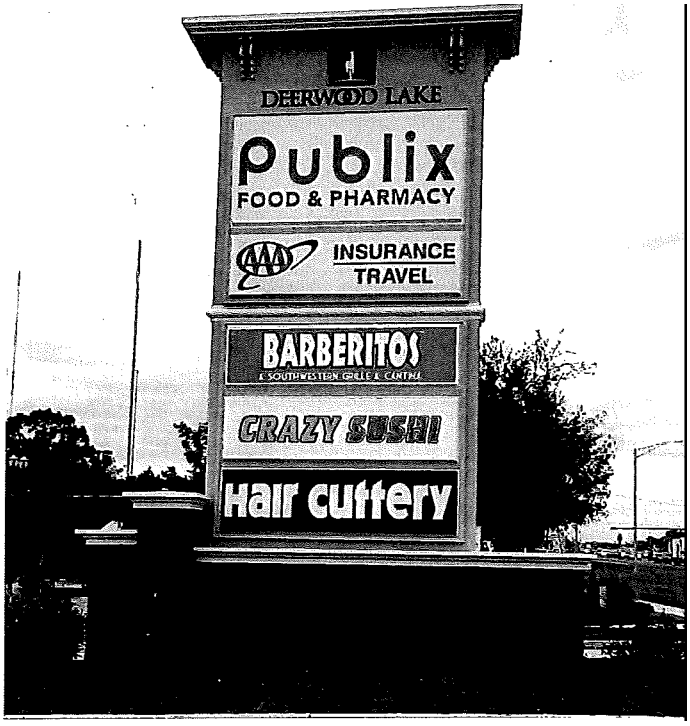




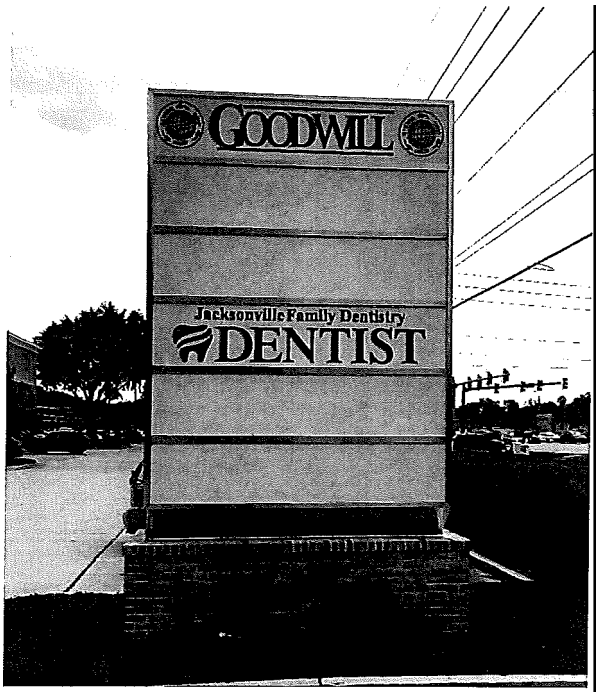


Examples of Acceptable Monument Signage





Examples of Unacceptable Monument Signage





LEGEND:

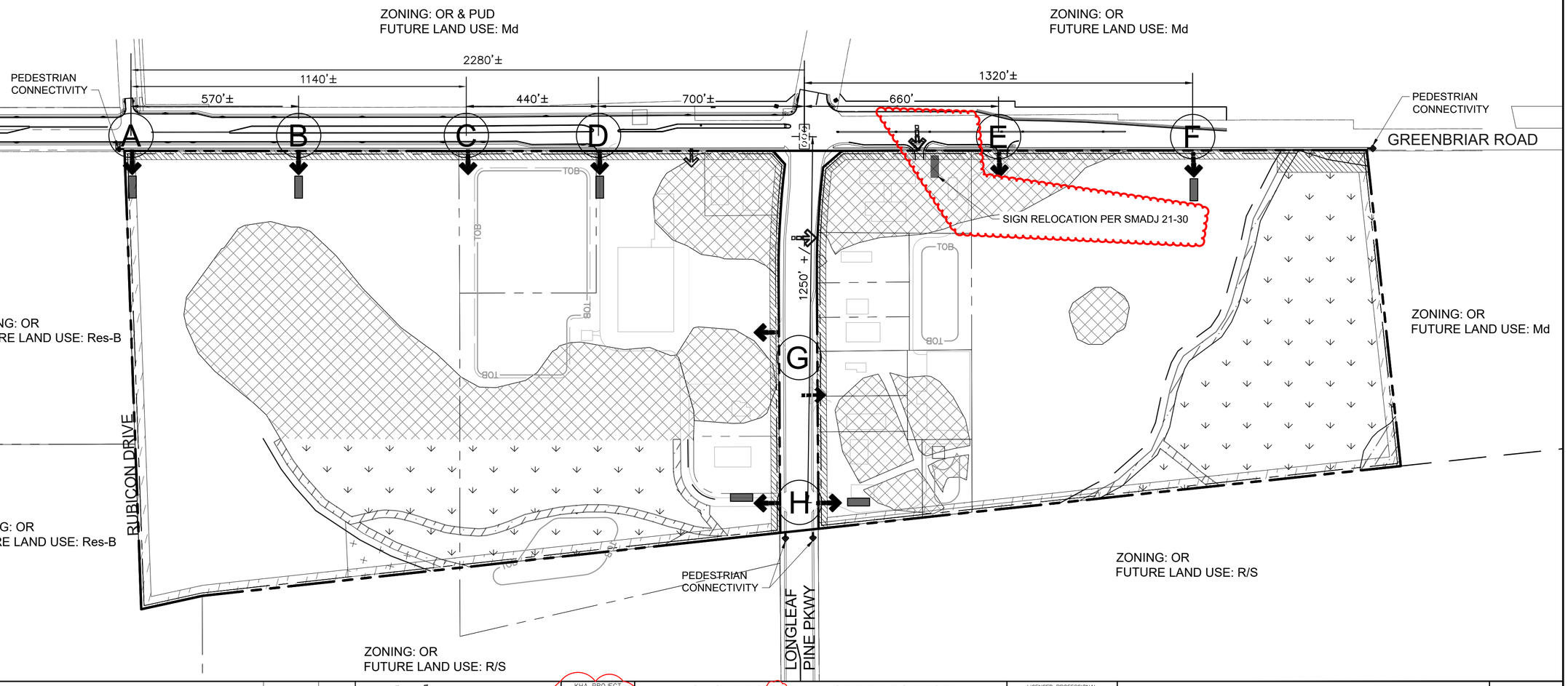
- PRESERVED WETLANDS
- SCENIC EDGE
- IMPACTED WETLANDS
- UPLAND BUFFER
- DEVELOPMENT EDGE
- UPLAND PRESERVATION
- EXISTING TRAFFIC SIGNAL
- MAJOR ACCESS DRIVEWAY
- MINOR ACCESS DRIVEWAY
- THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT-TURNS-IN ONLY.
- B1 – TYPE PROJECT MONUMENT SIGN
- B2 – TYPE PROJECT MONUMENT SIGN
- MAJOR ACCESS LOCATION – SEE EXHIBIT E – SHEET 2 FOR LEGEND

NOTES:

1) ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE SHOPPES OF MILL CREEK FOREST PUD UNIFIED SIGN PLAN.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



No.	REVISIONS	DATE	BY

Kimley»Horn

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12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
REGISTRY No. 35106

KHA PROJECT	045413002
DATE	SEPT 2026
SCALE	AS SHOWN
DESIGNED BY	WJS
DRAWN BY	RJB
CHECKED BY	WJS

SHOPPES AT MILL CREEK FOREST
(F.K.A.GREENBRIAR MARKETPLACE PUD)

PREPARED FOR
HELOW PROPERTIES, LTD.

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ———

EXHIBIT D
UNIFIED SIGN PLAN MAP

SHEET NUMBER
1

Plotted By:Pforr, Garion Sheet Set:Kha Layout:USP-01 September 10, 2026 01:43:10pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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ACCESS MANAGEMENT PLAN

CLOUDED

LEGEND:

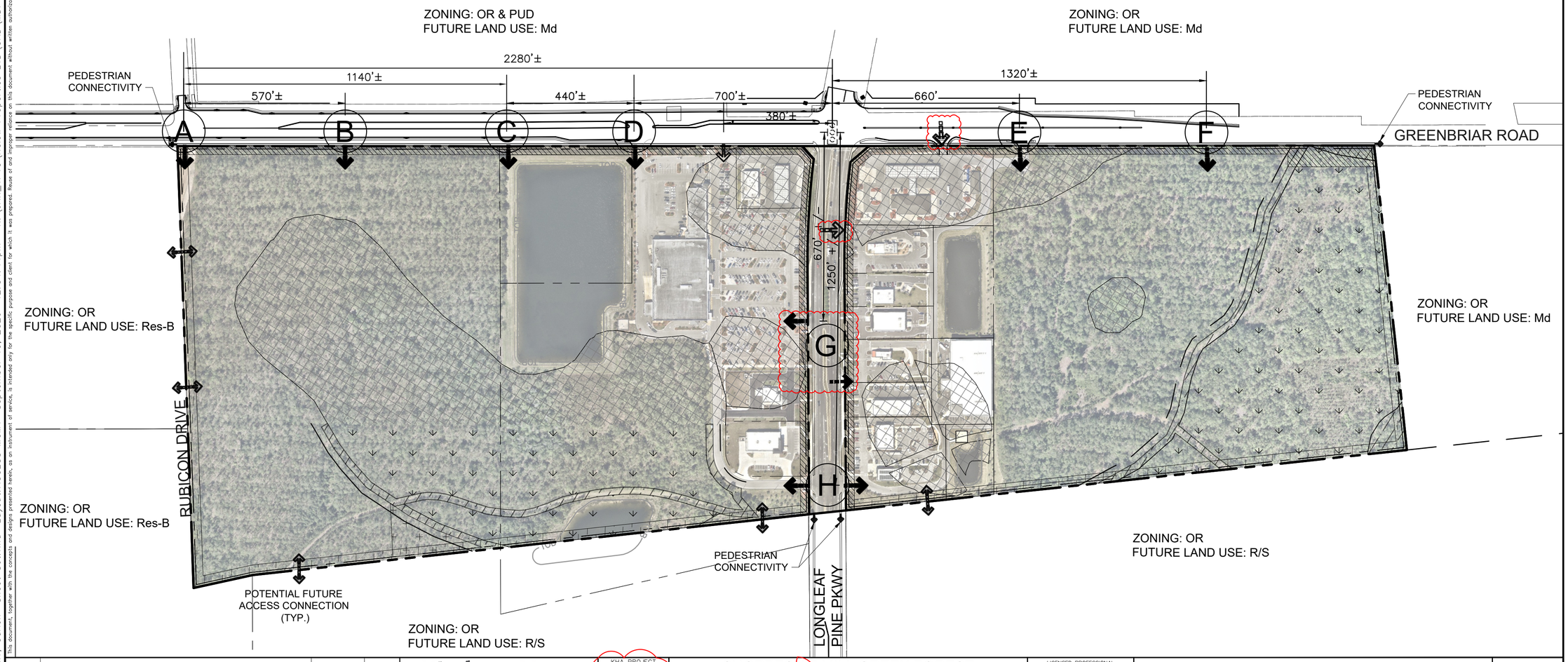
- PRESERVED WETLANDS
- SCENIC EDGE
- IMPACTED WETLANDS
- UPLAND BUFFER
- DEVELOPMENT EDGE
- UPLAND PRESERVATION
- EXISTING TRAFFIC SIGNAL
- MAJOR ACCESS DRIVEWAY
- MINOR ACCESS DRIVEWAY
- POTENTIAL FUTURE ACCESS CONNECTION
- THIS MINOR ACCESS DRIVEWAY LOCATION SHALL BE RESTRICTED TO RIGHT–TURNS–IN ONLY.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

NOTES:

1) ADDITIONAL MINOR ACCESS CONNECTIONS (RIGHT–IN/RIGHT–OUT DRIVEWAYS) TO GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY NOT DEPICTED ON THIS MAP SHALL BE ALLOWED SUBJECT TO COUNTY STAFF APPROVAL. THE ADDITIONAL MINOR ACCESS CONNECTIONS WILL BE SUBMITTED FOR APPROVAL ON INCREMENTAL MASTER DEVELOPMENT PLAN MAP APPLICATIONS IN THE FUTURE.
2) THE ALLOWED CONFIGURATION OF THE MAJOR ACCESS DRIVEWAY CONNECTIONS TO GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY SHALL COMPLY WITH THE LEGEND CONTAINED ON EXHIBIT E – SHEET 2.
3) COSTS ASSOCIATED WITH MODIFICATIONS TO THE COUNTY'S EXISTING STORMWATER POND TO ACCOMMODATE THE MAJOR ACCESS DRIVEWAY, LOCATED 1140'± WEST OF LONGLEAF PINE PARKWAY, WILL BE THE RESPONSIBILITY OF THE APPLICANT/OWNER.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500



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PHONE: 904–828–3900
REGISTRY No. 35106

KHA PROJECT 045413002
DATE SEPT 2026
SCALE AS SHOWN
DESIGNED BY WJS
DRAWN BY RJB
CHECKED BY WJS

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

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ———

EXHIBIT E
ACCESS MANAGEMENT PLAN

SHEET NUMBER
1

Plotted By:Pforr, Garion Sheet Set:Kha Layout:ACCESS MGMT September 10, 2026 12:54:44pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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MAJOR ACCESS LOCATION LEGEND

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

Plotted By:Pforr, Garion Sheet Set:Kha Layout:MAJOR ACCESS September 10, 2026 12:54:48pm K:\JAX_TPTO\Helow Properties LTD\CAD\MDP\Shoppes of Mill Creek Forest\2026-08-20 SHOPPES OF MILL CREEK FOREST PUD MDP.dwg
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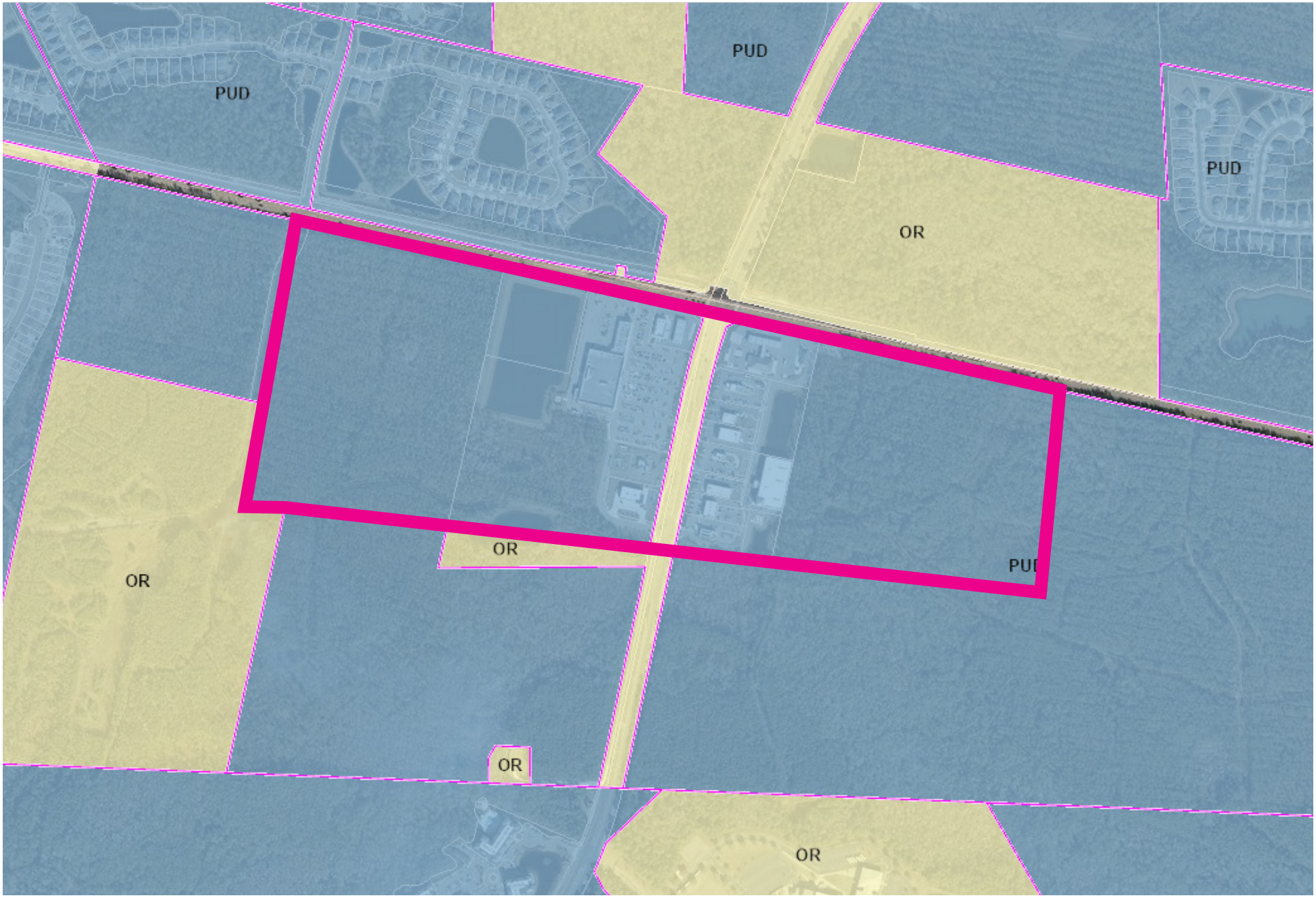
SHOPPES AT MILL CREEK FOREST
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PREPARED FOR
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ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
WILLIAM J. SCHILLING, JR., P.E.
53947
DATE: ____

EXHIBIT E
ACCESS MANAGEMENT PLAN

SHEET NUMBER
2

LOCATION MAP



Shoppes of Mill Creek Forest PUD

Location Map

Legend

Project Site

N

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Expect More. Experience Better.

TRIP GENERATION CALCULATIONS

Approved Trip Generation

LAND USE	INTENSITY	PM PEAK HOUR		
		TOTAL	IN	OUT
Proposed Development Gross Trips				
General Office Building	135 ksf	165	26	139
Shopping Center	399 ksf	1316	645	671
	Subtotal	1,481	671	810
Internal Capture				
General Office Building		36	8	28
Shopping Center		36	28	8
	Subtotal	72	36	36
Passby Trips				
General Office Building	0%	0	0	0
Shopping Center	19%	243	117	126
	Subtotal	243	117	126
Total Net New External Trips		***1,166***	***518***	***648***

Trip Generation Rates:

PM Peak Hour

General Office Building	[ITE 710]	T = 0.99(X) + 31.14 (16% in, 84% out)
Shopping Center	[ITE 820]	LN(T) = 0.66*LN(X) + 3.23 (49% in, 51% out)

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Internal Capture Reduction Calculations for Approved Trips

Methodology for A.M. Peak Hour and P.M. Peak Hour

based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

SUMMARY

GROSS TRIP GENERATION

INPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	26	139
Retail	645	671
Restaurant		
Cinema/Entertainment		
Residential		
Hotel		
	671	810

INTERNAL TRIPS

OUTPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	8	28
Retail	28	8
Restaurant	0	0
Cinema/Entertainment	0	0
Residential	0	0
Hotel	0	0
	36	36
% Reduction	4.9%	
% Reduction		

EXTERNAL TRIPS

OUTPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	18	111
Retail	617	663
Restaurant	0	0
Cinema/Entertainment	0	0
Residential	0	0
Hotel	0	0
	635	774

Proposed Trip Generation

LAND USE	INTENSITY	PM PEAK HOUR		
		TOTAL	IN	OUT
Proposed Development Gross Trips				
General Office Building	15 ksf	46	7	39
Shopping Center	440.5 ksf	1405	688	717
	Subtotal	1,451	695	756
Internal Capture				
General Office Building		10	2	8
Shopping Center		10	8	2
	Subtotal	20	10	10
Passby Trips				
General Office Building	0%	0	0	0
Shopping Center	19%	265	129	136
	Subtotal	265	129	136
Total Net New External Trips		***1,166***	***556***	***610***

Trip Generation Rates:

PM Peak Hour

General Office Building	[ITE 710]	T = 0.99(X) + 31.14 (16% in, 84% out)
Shopping Center	[ITE 820]	LN(T) = 0.66*LN(X) + 3.23 (49% in, 51% out)

Kimley»Horn

Internal Capture Reduction Calculations for Proposed Trips

Methodology for A.M. Peak Hour and P.M. Peak Hour

based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

SUMMARY

GROSS TRIP GENERATION

INPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	7	39
Retail	688	717
Restaurant		
Cinema/Entertainment		
Residential		
Hotel		
	695	756

INTERNAL TRIPS

OUTPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	2	8
Retail	8	2
Restaurant	0	0
Cinema/Entertainment	0	0
Residential	0	0
Hotel	0	0
	10	10
% Reduction	1.4%	
% Reduction		

EXTERNAL TRIPS

OUTPUT

Land Use	P.M. Peak Hour	
	Enter	Exit
Office	5	31
Retail	680	715
Restaurant	0	0
Cinema/Entertainment	0	0
Residential	0	0
Hotel	0	0
	685	746

ATTACHMENT 3
NORTHWEST SECTOR
NEIGHBORHOOD MEETING
PACKET

SHOPPES AT MILL CREEK FOREST PUD NW SECTOR MEETING
NW SECTOR PACKET

Attachment 1	Community Meeting Noticing Affidavit
Attachment 2	Proof of the APO Mailings List
Attachment 3	Proof of Published Advertisement
Attachment 4	Proof of the Posted Signs (Property and Meeting Location)
Attachment 5	Sign-in Sheet
Attachment 6	Meeting Summary

ATTACHMENT 1

COMMUNITY MEETING NOTICING AFFIDAVIT

St. Johns County Growth Management Department
Planning & Zoning Division
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: September 14, 2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33.0, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number MAJMOD 2026-13 for a Community Meeting held on September 14, 2026. 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	8/28/26 CAF
■ Sign(s) Posted 15 days prior to scheduled meeting	8/28/26 CAF
■ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	8/28/26 CAF
■ Signs posted at location meeting	9/14/2026
☐ Flyers posted within Northwest sector (optional)	---

Blair K
Applicant Signature

9/14/2026
Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of September, 2026, by Blair Knighting as authorized agent for the subject application.

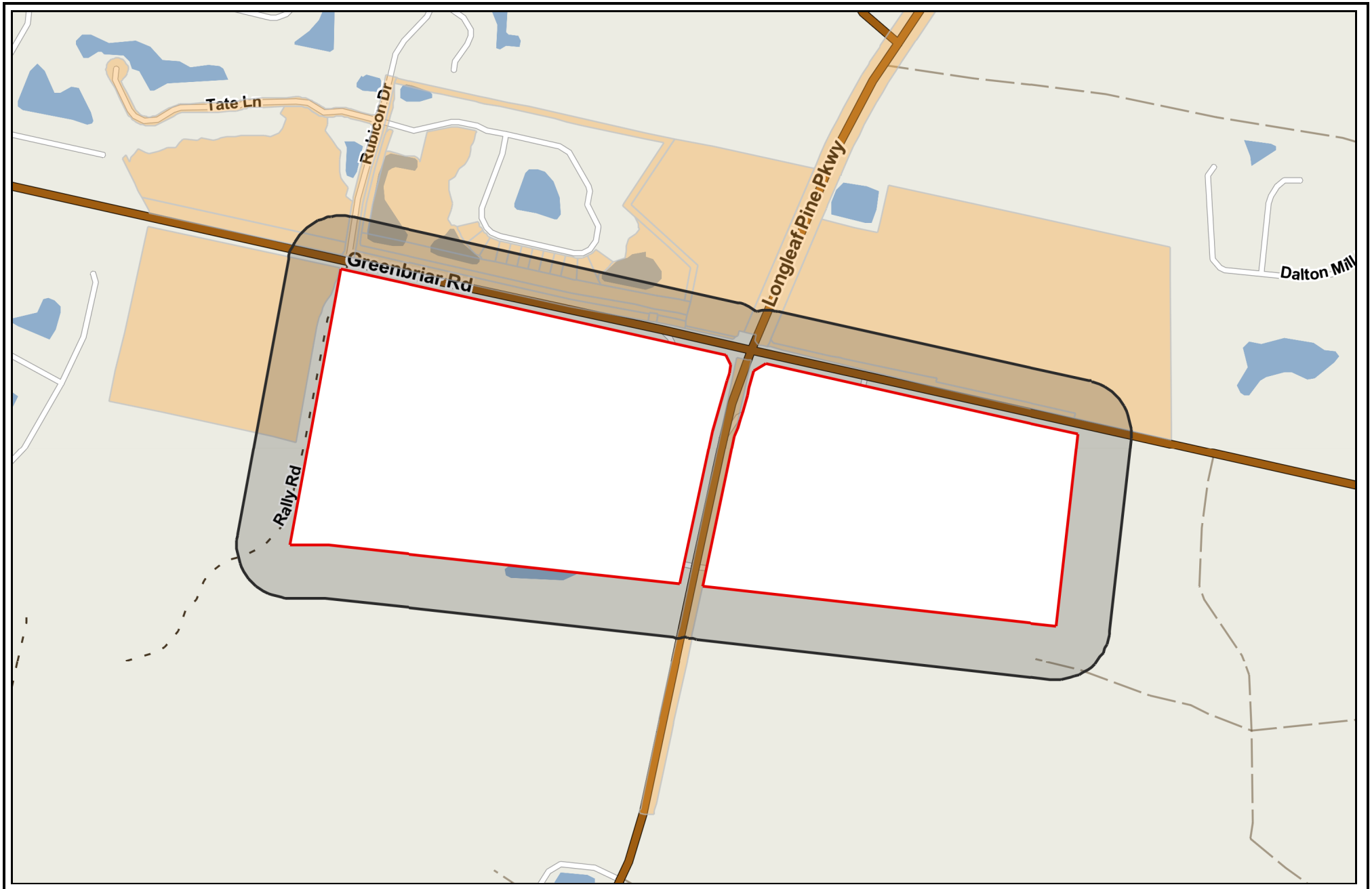
PAIGE S. JASTER
Notary Public
State of Florida
Comm# HH591136
Expires 9/9/2028

PSJaster
Notary Public, State of Florida
Name: Paige S. Jaster
My Commission Expires: 9.9.28
My Commission Number is: HH591136

Personally Known ✓ OR Produced Identification ____
Type of Identification Produced _____

ATTACHMENT 2

PROOF OF THE APO MAILINGS LIST



Parcels within 300 ft of MAJMOD2026000013

Buffer

Selected Parcels

Map Printed: 8/12/2026

BENNETT MICHAEL,STEPHANIE
387 RITTBURN LN
SAINT JOHNS FL 32259

BLOOD MARK STEVEN,JANICE A
423 RITTBURN LN
SAINT JOHNS FL 32259

CURRY ALONZO,CHRISTINE
363 RITTBURN LN
SAINT JOHNS FL 32259

HELOW PROPERTIES LTD
7545 CENTURION PKWY STE 102
JACKSONVILLE FL 32256

HUGHES REVOCABLE TRUST
U/A/D:04/19/14
451 RITTBURN LN
Saint Johns FL 32259

LAKES AT MILL CREEK OWNERS ASSOCIATION INC
C/O SENTRY MANAGEMENT INC
2180 W SR 434 SUITE 5000
LONGWOOD FL 32779

LI TINGTING ETAL
341 RITTBURN LN
SAINT JOHNS FL 32259

LUNDSTEDT FERNANDO D,LYDIA BANADOS
433 RITTBURN LN
SAINT JOHNS FL 32259

MILL CREEK PLANTATION OWNERS ASSOCIATION INC
6101 GAZEBO PARK PL N STE 105
JACKSONVILLE FL 32257

NEWTON NEAL,CHRISTINA
443 RITTBURN LN
SAINT JOHNS FL 32259

RIPPKE JOSHUA R ET AL
349 RITTBURN LN
SAINT JOHNS FL 32259

SCHROER BRANDELLE,MICHAEL
399 RITTBURN LN
SAINT JOHNS FL 32259

SOARES JOSEPH W,KATHLEEN
375 RITTBURN LN
SAINT JOHNS FL 32259

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32084

TAVAREZ ARIEL,JENNIFER KEESLER
333 RITTBURN LN
SAINT JOHNS FL 32259

THACH JENNA
210 BRAMBLY VINE DR
SAINT JOHNS FL 32259-8409

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0013620290	BENNETT MICHAEL,STEPHANIE	387 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 29 OR4683/63
0013620320	BLOOD MARK STEVEN,JANICE A	423 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 32 OR6049/1794 & 6286/429(L/E)
0013620270	CURRY ALONZO,CHRISTINE	363 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 27 OR4686/83
0013300000	HELOW PROPERTIES LTD	7545 CENTURION PKWY STE 102		JACKSONVILLE FL 32256	4 39-5S-27E PT OF FATIO GRANT HILL TRACT (EX 568AC TO UNITED STATES)(EX 80FT STRIP - PARCEL A IN OR1461/893) (EX PARCEL 8B POND SITE TO SJC OR1403/736) (EX PT TO SJC IN OR2471/683) (EX PTS IN OR2621/1750) (EX PT IN OR4736/1427) (EX PT IN OR4846/1097) (EX PT IN OR5034/920) OR807/564
0013620350	HUGHES REVOCABLE TRUST U/A/D:04/19/14	451 RITTBURN LN		Saint Johns FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 35 OR4624/1092 & 5815/1537
0013620002	LAKES AT MILL CREEK OWNERS ASSOCIATION INC	C/O SENTRY MANAGEMENT INC	2180 W SR 434 SUITE 5000	LONGWOOD FL 32779	84/92-98 LAKES AT MILL CREEK PLANTATION TRACTS O-1 THRU O-5 & P-1 THRU P-3 & SWMF-1 THRU SWMF-2 & W-1 COMMON ELEMENTS ASSESSED TO INDIV LOTS PER FS 193.0235 OR5396/1056
0013620250	LI TINGTING ETAL	341 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 25 OR4636/266
0013620330	LUNDSTEDT FERNANDO D,LYDIA BANADOS	433 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 33 OR6144/1953
0013610004	MILL CREEK PLANTATION OWNERS ASSOCIATION INC	6101 GAZEBO PARK PL N STE 105		JACKSONVILLE FL 32257	72/82-88 MILL CREEK PLANTATION TRACTS T C-1 C-2 P-2 & P-3 ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON ELEMENTS PURSUANT TO FS 193.0235 OR4407/828 & 5344/1738
0013620340	NEWTON NEAL,CHRISTINA	443 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 34 OR6079/612
0013620260	RIPPKE JOSHUA R ET AL	349 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 26 OR4727/258 & 5636/1139(D/M)
0013620300	SCHROER BRANDELLE,MICHAEL	399 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 30 OR6325/749
0013620280	SOARES JOSEPH W,KATHLEEN	375 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 28 OR4635/1539
0013600020	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 32084	2-2 SEC 39-5S-27E PT OF FATIO GRANT SOPHIA FATIO TRACT - 50 X 50FT UTIL SITE ON GREENBRIAR RD LYING W OF ROBERTS RD OR6366/248(D/D)
0013620240	TAVAREZ ARIEL,JENNIFER KEESLER	333 RITTBURN LN		SAINT JOHNS FL 32259	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 24 OR5313/179
0013620310	THACH JENNA	210 BRAMBLY VINE DR		SAINT JOHNS FL 32259-8409	84/92-98 LAKES AT MILL CREEK PLANTATION LOT 31 OR5971/112 & 6068/1184

ATTACHMENT 3

PROOF OF PUBLISHED ADVERTISEMENT

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space.

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

The subject property is located at southern intersection of Greenbriar Road and Longleaf Pine Pkwy See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

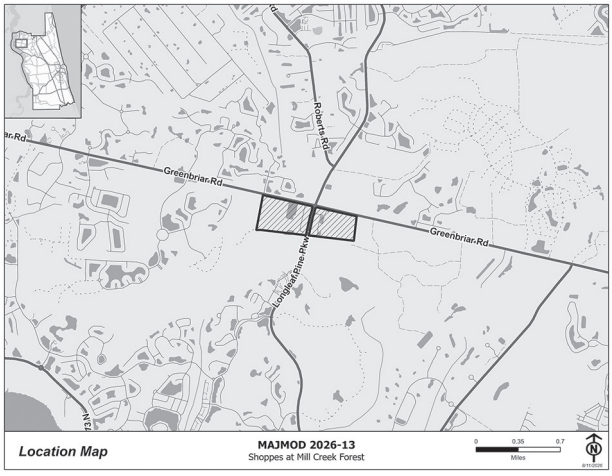
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2026000013
PROJECT NAME: Shoppes at Mill Creek Forest



UTMSP1497

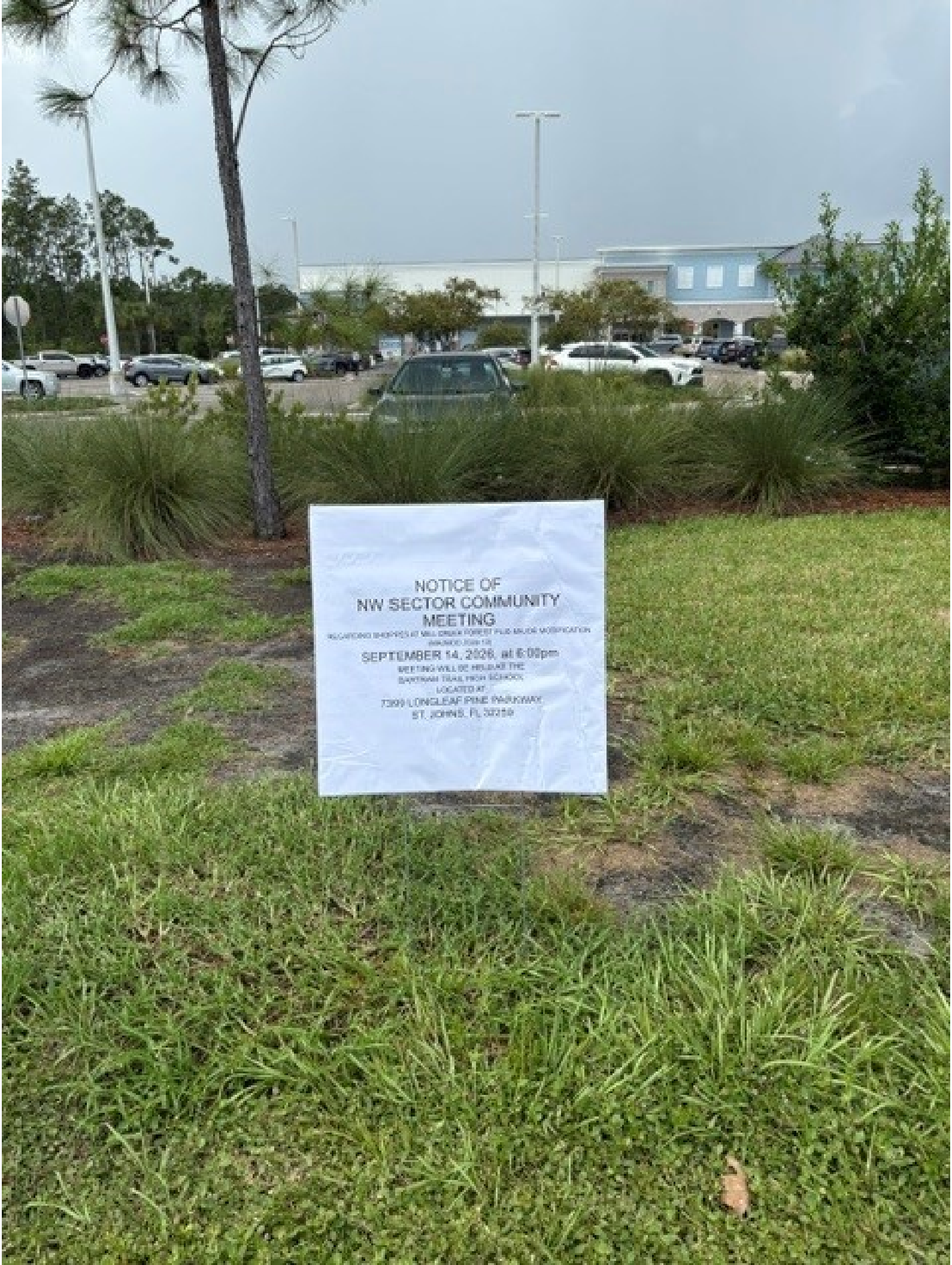
ATTACHMENT 4

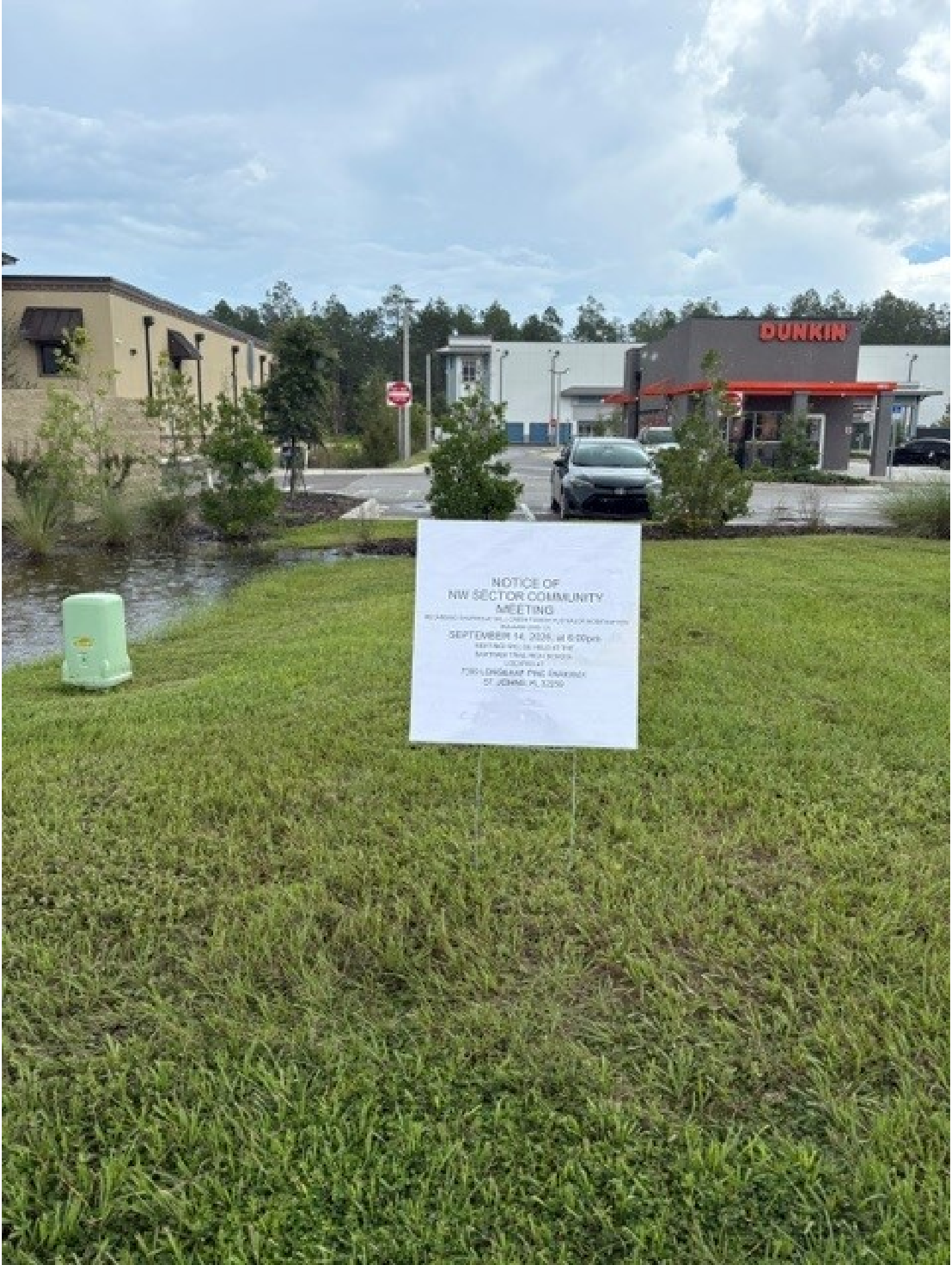
PROOF OF THE POSTED SIGNS (PROPERTY & MEETING LOCATION)

POSTED SIGNS

PROPERTY


NOTICE OF
NW SECTOR COMMUNITY
MEETING
REGARDING SHOPPES AT MILL CREEK FOREST PUD MAJOR MODIFICATION
2025-MOD 2026-151
SEPTEMBER 14, 2026, at 6:00pm
MEETING WILL BE HELD AT THE
BARTRAM TRAIL HIGH SCHOOL
LOCATED AT
7299 LONGLEAF PINE PARKWAY
ST. JOHNS, FL 32259


NOTICE OF
NW SECTOR COMMUNITY
MEETING
SEPTEMBER 14, 2026, at 6:00pm
MEETING WILL BE HELD AT THE
SAWGRASS TRAIL HIGH SCHOOL
LOCATED AT
7399 LONGLEAF PINE PARKWAY
ST. JOHNS, FL 32259


DUNKIN'
NOTICE OF
NW SECTOR COMMUNITY
MEETING
SEPTEMBER 14, 2026, at 6:00pm


NOTICE OF
NW SECTOR COMMUNITY
MEETING
SEPTEMBER 14, 2026, at 6:00pm
MEETING WILL BE HELD AT THE
BARTRAM TRAIL HIGH SCHOOL
LOCATED AT
7399 LONGLEAF PINE PARKWAY
ST. JOHNS, FL 32259

POSTED SIGN

MEETING LOCATION


NOTICE OF
NW SECTOR COMMUNITY
MEETING
SEPTEMBER 14, 2026, at 6:00pm

ATTACHMENT 5

SIGN-IN SHEET

Kimley»Horn

MEETING SIGN-IN SHEET

Meeting:	NW Sector Community Meeting Regarding The Shoppes at Mill Creek Forest PUD Major Modification (2026-13)	**Date:**	September 14th, 2026
Facilitators: Kimley-Horn & Associates, Inc.		**Place/Room:** Bartram Trail High School 7399, Longleaf Pine Parkway, St. Johns, FL 32259	

	Name	Mailing Address	Email
1	LISA GRAYSON	460 Barn CT	lgraduch@AOL
2			
3	FRANK Mogle	248 BALVENIE TR	LEMOG1144@AOL
4	Tara Phillips	860 Nottag Hill SA.	taraphillips859@outlook
5	NANCY TRAY	25 Crawford Ct	NANCYDREW0326@gmail.com
6	Chip Hagan	On File	Youthrfirst@Yahoo.com
7	Salena Randolph	4040 Lewis Speedway	Srandolph@sjcfl.us.
8	BRIAN TRAY	25 CRAWFORD CT	BTRAY@gmail.com
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ATTACHMENT 8

MEETING SUMMARY

MEMORANDUM

TO: **Saleena Randolph**
St. Johns County Planning Department

FROM: **Blair Knighting, AICP**
Kimley-Horn and Associates, Inc.

DATE: **September 15th, 2026**

RE: **Shoppes at Mill Creek Forest PUD**
Major Modification (MAJMOD 2026-13)

Community Meeting Summary

This Memorandum summarizes the Northwest Sector Community Meeting that was held on September 14th at 6:00 p.m. for the Shoppes at Mill Creek Forest PUD application for a Major Modification (MAJMOD 2026-13) in compliance with the St. Johns County Northwest Sector Plan.

The Community Meeting was held from 6:00 to 6:50 pm at the Bartram Trail High School located at 7399 Longleaf Pine Parkway, St. Johns, FL 32259. The Community Meeting was advertised in the St. Augustine Record on August 28th, 2026, and signs were posted on the subject property on the same day informing the public of the meeting 15 days prior to the meeting and at the Bartram Trail High School on the day of the meeting. Notice letters were sent to adjacent property owners within 300 feet of the project site.

In attendance were William J. Schilling, P.E., Blair Knighting, AICP, and Caroline Fulton, the project planners, representing Kimley-Horn (the applicant). In attendance for the St. Johns County Planning Department was Saleena Randolph, the staff application reviewer. There were six members of the public that attended the meeting. A copy of the attendance sheet with the names and addresses of the attendees is attached.

The project's representatives presented a PowerPoint presentation that described the proposed changes and reallocation of commercial/retail and office as requested in the application. The requests contained within the Major Modification were reviewed, along with an aerial image depicting the location of the PUD and the project site.

Questions from the attendees regarded the vehicle trip generation calculations, how the site will be accessed and what the traffic flow will be, the building locations, the interaction between this PUD, the PUD to the south and to the school. There were concerns from one resident regarding the broad range of uses currently permitted within the PUD. The project's representatives addressed the questions posed and offered to follow up with residents on their questions.

Following the presentation by the project's representatives, contact information for Blair Knighting was provided to the attendees if further information was desired. The presentation concluded at approximately 6:50 pm and meeting space was cleared by approximately 6:55 pm.

Attachments:

1. St. Johns County Community Meeting Noticing Affidavit;
2. Proof of the APO list;
3. St. Augustine Record Published Advertisement;
4. Proof of Posted Signs (Property and Meeting Location); and
5. Meeting sign-in sheet.

cc: Blair Knighting, AICP
Caroline Fulton

ATTACHMENT 4
CORRESPONDENCE

Saleena Randolph

From: Tami Rich
Sent: Tuesday, September 29, 2026 7:52 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: ACTION REQUIRED - MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

Follow Up Flag: Follow up
Flag Status: Flagged

From: Carolyn Coker <c.coker418@gmail.com>
Sent: Monday, September 28, 2026 10:27 PM
Subject: ACTION REQUIRED - MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

Dear Planning and Zoning Agency Members and St. Johns County Commissioners,

I am writing regarding MAJMOD 2026-13 – Shoppes at Mill Creek Forest PUD Major Modification.

I am asking that this application not move forward in its current form and instead be continued to a date certain until the applicant provides a comprehensive, updated traffic, access, and intersection analysis and a revised Master Development Plan that reflects the current Greenbriar Road widening project.

The proposed modification would convert 120,000 square feet of permitted professional office space into 41,500 square feet of additional commercial/retail space, resulting in as much as 440,500 square feet of commercial/retail space and only 15,000 square feet of professional office space.

My concern is that this is being evaluated while the transportation network surrounding the property is undergoing a substantial change. Greenbriar Road is being widened from its former two-lane configuration to a four-lane divided roadway. Any evaluation of this modification should reflect the roadway and access conditions that will actually exist when this development operates.

Several issues need to be addressed before a decision is made:

• Major Modification Review: Under LDC Section 5.03.05.C, this application is being processed as a Major Modification. Please ensure the proposal receives the full level of review required for a major modification and that its impacts are evaluated using current conditions.

• Access Changes: Ordinance 2018-45 contains provisions governing changes to major access connections. Please determine whether the Greenbriar Road widening project changes the project's access configuration or operations sufficiently to require those access issues to be evaluated as part of this Major Modification.

• Adequacy of Transportation Facilities: The applicant should demonstrate that surrounding transportation facilities, intersections and parcel access points can adequately accommodate the proposed development before additional commercial development rights are approved, rather than deferring the substantive analysis until construction plans are submitted.

• Outdated Master Development Plan: The MDP and supporting transportation information should accurately depict the four-lane divided Greenbriar Road configuration, including access points, medians, turn movements, internal circulation and right-of-way conditions.

There also appear to be significant transportation questions that have not been adequately addressed in the materials available to the public.

Retail vs. Office Traffic Patterns:
Retail traffic does not necessarily behave the same way as office traffic simply because projected trip totals may be considered equivalent. Office traffic tends to be concentrated around predictable morning and evening commute periods, while retail can generate continuous turning movements throughout the day, evenings and weekends. That operational difference should be analyzed.

Driveway and Corridor Alignment:
The application should include engineered plans showing exactly how the project's entrances and exits will function with the widened four-lane Greenbriar Road, including median locations, turn lanes and permitted turning movements.

Vehicle Turning Movements:
The county should require turning-path analysis demonstrating how delivery trucks, buses, emergency vehicles and passenger vehicles will safely enter, exit and circulate through the development under the new roadway configuration.

Bartram Trail High School Traffic:
This property is located near Bartram Trail High School and the Greenbriar Road/Longleaf Pine Parkway intersection. The analysis should specifically evaluate how retail traffic and turning movements will interact with student vehicles, parent traffic and school buses during afternoon dismissal and other peak school periods.

These are not minor details that should be resolved after development rights have already been approved. They directly affect whether this proposed land-use exchange is appropriate and whether the surrounding transportation system can safely and adequately accommodate it.

I respectfully request that PZA/BCC continue MAJMOD 2026-13 to a date certain and require the applicant to provide, at minimum:

1. A comprehensive traffic and intersection operational analysis based on the four-lane divided Greenbriar Road configuration;
2. A complete site-access analysis;
3. Updated driveway, median and turning-movement plans;
4. Vehicle turning-path analysis for passenger vehicles, buses and delivery trucks;
5. Specific analysis of traffic interaction with Bartram Trail High School dismissal and peak school traffic; and
6. A revised and accurate Master Development Plan Map reflecting the Greenbriar Road widening project and the project's actual future access configuration.

Once that information is available, PZA, the Board of County Commissioners and the public can evaluate this request using the transportation conditions that will actually exist—not an outdated two-lane roadway baseline.

Please include this correspondence in the official record for MAJMOD 2026-13 – Shoppes at Mill Creek Forest.

Thank you for your consideration.

Sincerely,

Carolyn Coker
The Reserve at Greenbriar
18 Thorton Ct. Saint John's, FL 32259

Saleena Randolph

From: Tami Rich
Sent: Tuesday, September 29, 2026 7:52 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Questions - MAJMOD 2026-13

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mireille Cortes <mireille.cortes1013@gmail.com>
Sent: Monday, September 28, 2026 10:22 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Questions - MAJMOD 2026-13

Dear Planning Department members,

I am a local resident with a few questions about MAJMOD 2026-13 – Shoppes at Mill Creek Forest before it moves forward:

- Will the County require an updated traffic and access review based on the future 4 lane divided Greenbriar Road before approving this modification?
- Will the applicant be required to provide an updated site plan showing how the new medians, turn lanes, entrances and exits will work?
- Has the impact of this additional retail traffic been evaluated during Bartram Trail High School arrival and dismissal, including Greenbriar Road and Longleaf Pine Parkway?
- Just wondering if there is an architectural review board for the retail and commercial spaces? The places that maintain a cohesive look in south Florida really maintain property values for surrounding homes while plazas that have no guidance on structure look like it was constructed haphazardly and pretty soon just sit as empty retail ghost towns.

My concern is that Greenbriar Road is undergoing a major change, while this proposal would also change a significant amount of office space to retail and commercial use. It seems important to understand how those changes will work together before the modification is approved, rather than afterward.

Retail traffic may also create different turning patterns throughout the day, particularly when combined with the heavy school traffic.

If these items have not yet been evaluated, I respectfully ask that MAJMOD 2026-13 be considered more thoroughly and that an updated traffic and access review be completed.

I would appreciate a response regarding whether these reviews will be required before approval.

Please also include this email in the official record for MAJMOD 2026-13.

I appreciate your time,

Mireille

Saleena Randolph

From: Tami Rich
Sent: Tuesday, September 29, 2026 7:52 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

Follow Up Flag: Follow up
Flag Status: Flagged

From: love2flyfish@gmail.com <love2flyfish@gmail.com>
Sent: Monday, September 28, 2026 9:36 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; P ZA1 <pza1@sjcfl.us>; PZA2 <pza2@sjcfl.us>; PZA3 <pza3@sjcfl.us>; PZA4 <pza4@sjcfl.us>; PZA5 <pza5@sjcfl.us>; PZA6 <pza6@sjcfl.us>; PZA7 <pza7@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Subject: MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

Dear Planning and Zoning Agency Members and St. Johns County Commissioners,

I am writing regarding MAJMOD 2026-13 – Shoppes at Mill Creek Forest PUD Major Modification.

I am asking that this application not move forward in its current form and instead be continued to a date certain until the applicant provides a comprehensive, updated traffic, access, and intersection analysis and a revised Master Development Plan that reflects the current Greenbriar Road widening project.

The proposed modification would convert 120,000 square feet of permitted professional office space into 41,500 square feet of additional commercial/retail space, resulting in as much as 440,500 square feet of commercial/retail space and only 15,000 square feet of professional office space.

My concern is that this is being evaluated while the transportation network surrounding the property is undergoing a substantial change. Greenbriar Road is being widened from its former two-lane configuration to a four-lane divided roadway. Any evaluation of this modification should reflect the roadway and access conditions that will actually exist when this development operates.

Several issues need to be addressed before a decision is made:

• Major Modification Review: Under LDC Section 5.03.05.C, this application is being processed as a Major Modification. Please ensure the proposal receives the full level of review required for a major modification and that its impacts are evaluated using current conditions.

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• Adequacy of Transportation Facilities: The applicant should demonstrate that surrounding transportation facilities, intersections and parcel access points can adequately accommodate the proposed development before additional commercial development rights are approved, rather than deferring the substantive analysis until construction plans are submitted.

• Outdated Master Development Plan: The MDP and supporting transportation information should accurately depict the four-lane divided Greenbriar Road configuration, including access points, medians, turn movements, internal circulation and right-of-way conditions.

There also appear to be significant transportation questions that have not been adequately addressed in the materials available to the public.

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The county should require turning-path analysis demonstrating how delivery trucks, buses, emergency vehicles and passenger vehicles will safely enter, exit and circulate through the development under the new roadway configuration.

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I respectfully request that PZA/BCC continue MAJMOD 2026-13 to a date certain and require the applicant to provide, at minimum:

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2. A complete site-access analysis;
3. Updated driveway, median and turning-movement plans;
4. Vehicle turning-path analysis for passenger vehicles, buses and delivery trucks;
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6. A revised and accurate Master Development Plan Map reflecting the Greenbriar Road widening project and the project's actual future access configuration.

Once that information is available, PZA, the Board of County Commissioners and the public can evaluate this request using the transportation conditions that will actually exist—not an outdated two-lane roadway baseline.

Please include this correspondence in the official record for MAJMOD 2026-13 – Shoppes at Mill Creek Forest.

Thank you for your consideration.

Thank You,

Andrew Spinato

Saleena Randolph

From: Tami Rich
Sent: Tuesday, September 29, 2026 7:53 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mike & Christine Mullis <themullisfamily@att.net>
Sent: Monday, September 28, 2026 8:54 PM
To: P ZA1 <pza1@sjcfl.us>; PZA2 <pza2@sjcfl.us>; PZA3 <pza3@sjcfl.us>; PZA4 <pza4@sjcfl.us>; PZA5 <pza5@sjcfl.us>; PZA6 <pza6@sjcfl.us>; PZA7 <pza7@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; bcc2sarnold@sjcf1.us <bcc2sarnold@sjcf1.us>; bcc3cmurphy@sicfl.us <bcc3cmurphy@sicfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; boc5ataylor@sicfl.us <boc5ataylor@sicfl.us>; FAXPLANDEPT <plandept@sjcfl.us>
Subject: MAJMOD 2026-13 – Request to Continue Pending Updated Traffic and Access Analysis

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I am asking that this application not move forward in its current form and instead be continued to a date certain until the applicant provides a comprehensive, updated traffic, access, and intersection analysis and a revised Master Development Plan that reflects the current Greenbriar Road widening project.

The proposed modification would convert 120,000 square feet of permitted professional office space into 41,500 square feet of additional commercial/retail space, resulting in as much as 440,500 square feet of commercial/retail space and only 15,000 square feet of professional office space.

My concern is that this is being evaluated while the transportation network surrounding the property is undergoing a substantial change. Greenbriar Road is being widened from its former two-lane configuration to a four-lane divided roadway. Any evaluation of this modification should reflect the roadway and access conditions that will actually exist when this development operates.

Several issues need to be addressed before a decision is made:

• Major Modification Review: Under LDC Section 5.03.05.C, this application is being processed as a Major Modification. Please ensure the proposal receives the full level of

review required for a major modification and that its impacts are evaluated using current conditions.

• Access Changes: Ordinance 2018-45 contains provisions governing changes to major access connections. Please determine whether the Greenbriar Road widening project changes the project's access configuration or operations sufficiently to require those access issues to be evaluated as part of this Major Modification.

• Adequacy of Transportation Facilities: The applicant should demonstrate that surrounding transportation facilities, intersections and parcel access points can adequately accommodate the proposed development before additional commercial development rights are approved, rather than deferring the substantive analysis until construction plans are submitted.

• Outdated Master Development Plan: The MDP and supporting transportation information should accurately depict the four-lane divided Greenbriar Road configuration, including access points, medians, turn movements, internal circulation and right-of-way conditions.

There also appear to be significant transportation questions that have not been adequately addressed in the materials available to the public.

Retail vs. Office Traffic Patterns:
Retail traffic does not necessarily behave the same way as office traffic simply because projected trip totals may be considered equivalent. Office traffic tends to be concentrated around predictable morning and evening commute periods, while retail can generate continuous turning movements throughout the day, evenings and weekends. That operational difference should be analyzed.

Driveway and Corridor Alignment:
The application should include engineered plans showing exactly how the project's entrances and exits will function with the widened four-lane Greenbriar Road, including median locations, turn lanes and permitted turning movements.

Vehicle Turning Movements:
The county should require turning-path analysis demonstrating how delivery trucks, buses, emergency vehicles and passenger vehicles will safely enter, exit and circulate through the development under the new roadway configuration.

Bartram Trail High School Traffic:
This property is located near Bartram Trail High School and the Greenbriar Road/Longleaf Pine Parkway intersection. The analysis should specifically evaluate how retail traffic and turning movements will interact with student vehicles, parent traffic and school buses during afternoon dismissal and other peak school periods.

These are not minor details that should be resolved after development rights have already been approved. They directly affect whether this proposed land-use exchange is appropriate and whether the surrounding transportation system can safely and adequately accommodate it.

I respectfully request that PZA/BCC continue MAJMOD 2026-13 to a date certain and require the applicant to provide, at minimum:

1. A comprehensive traffic and intersection operational analysis based on the four-lane divided Greenbriar Road configuration;

2. A complete site-access analysis;

3. Updated driveway, median and turning-movement plans;

4. Vehicle turning-path analysis for passenger vehicles, buses and delivery trucks;

5. Specific analysis of traffic interaction with Bartram Trail High School dismissal and peak school traffic; and

6. A revised and accurate Master Development Plan Map reflecting the Greenbriar Road widening project and the project's actual future access configuration.

Once that information is available, PZA, the Board of County Commissioners and the public can evaluate this request using the transportation conditions that will actually exist—not an outdated two-lane roadway baseline.

Please include this correspondence in the official record for MAJMOD 2026-13 – Shoppes at Mill Creek Forest.

Thank you for your time and consideration.

Sincerely,
Christine Mullis
Colony at Greenbriar

805 Nottage Hill Street, Saint Johns 32259

Saleena Randolph

From: Adam Howington
Sent: Tuesday, September 29, 2026 4:10 PM
To: Jennifer Gutt; Saleena Randolph
Subject: FW: MAJMOD 2026-13 – Request for Continuance, Updated Traffic Review, and Enforceable Neighborhood Protections

Follow Up Flag: Follow up
Flag Status: Flagged

From: Chris Barnhorst <triathaholic@gmail.com>
Sent: Tuesday, September 29, 2026 3:53 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; P ZA1 <pza1@sjcfl.us>; PZA2 <pza2@sjcfl.us>; PZA3 <pza3@sjcfl.us>; PZA4 <pza4@sjcfl.us>; PZA5 <pza5@sjcfl.us>; PZA6 <pza6@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; PZA7 <pza7@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>
Subject: MAJMOD 2026-13 – Request for Continuance, Updated Traffic Review, and Enforceable Neighborhood Protections

Dear Planning and Zoning Agency Members and County Commissioners,

I am writing regarding MAJMOD 2026-13 – Shoppes at Mill Creek Forest. I respectfully request that the County continue this application to a date certain until the traffic, roadway, access, compatibility, and neighborhood impacts of the proposed modification have been fully evaluated and made available for public review.

The proposed Major Modification would convert 120,000 square feet of currently permitted professional office space into 41,500 square feet of additional commercial/retail entitlement, resulting in a maximum of 440,500 square feet of commercial/retail space and only 15,000 square feet of professional office space.

Although the conversion is being presented as an exchange based on equivalent vehicle trips, equivalent trip generation does not necessarily mean equivalent real-world impacts on the surrounding community.

Office and retail uses function very differently.

Traditional office traffic is generally concentrated around weekday morning and afternoon commuting periods. Retail traffic can occur continuously throughout the day, evenings, weekends, holidays, and during school arrival and dismissal periods. Retail development can also generate substantially different turning movements, delivery traffic, internal circulation patterns, queues, and interactions with adjacent roadways.

This distinction is particularly important because Greenbriar Road is currently being transformed from a

two-lane roadway into a four-lane divided roadway, and Bartram Trail High School, existing residential neighborhoods, and a new public park are all located in this immediate area.

Before additional retail entitlement is approved, the County should understand how the development will actually function with the roadway that will exist when the project is built—not simply the roadway configuration that existed when the original PUD was approved.

I am also concerned about a separate County record, PREAPP 2026-54 – Shoppes at Mill Creek Forest Commercial Development, which is under the same parent PUD. That pre-application describes a concept involving a 186,128-square-foot commercial retail store, a fuel station with 10 fueling pumps, and two future outparcels.

I understand that a pre-application is preliminary and does not necessarily represent a final development plan. However, its existence raises an important question that should be answered before MAJMOD 2026-13 is approved:

Is the development contemplated in PREAPP 2026-54 related to, dependent upon, or anticipated to utilize the additional commercial/retail entitlement requested through MAJMOD 2026-13?

If the answer is yes, then the County and surrounding residents should be evaluating the potential impacts of that development now rather than granting additional development rights based primarily on a generalized trip-equivalency calculation and addressing the site-specific impacts later.

For that reason, I respectfully request that an updated traffic and access analysis address not only weekday peak-hour trip generation, but also daily traffic, afternoon school-dismissal conditions, evening traffic, Saturday/weekend traffic, turning movements, intersection operations, driveway queues, median openings, U-turn movements, turn-lane storage, and the assumptions being made regarding pass-by and diverted traffic.

The analysis should also consider cumulative conditions, including existing development, approved development that has not yet been completed, the Greenbriar Road widening, and other reasonably foreseeable development in this corridor.

Several additional questions should be answered before this modification is approved:

Where will vehicles enter and exit the property once Greenbriar Road is a four-lane divided roadway?

How will those access points interact with medians, turn lanes, signalized intersections, and traffic on Longleaf Pine Parkway?

Will drivers leaving the development be required to make U-turns or travel through nearby intersections in order to reach their intended direction?

What will intersection queues look like when retail traffic overlaps with Bartram Trail High School arrival or dismissal?

Will any additional traffic be encouraged to cut through nearby residential communities to avoid congestion?

Can tractor-trailers, delivery vehicles, buses, fire apparatus, and ambulances safely enter and exit the development under the proposed roadway configuration?

What routes will delivery trucks use, and can those routes be kept off residential streets?

Does the current Master Development Plan accurately show the Greenbriar Road configuration, medians, turn lanes, entrances, exits, and other transportation improvements that will actually exist when this development is constructed?

In addition to transportation, I ask the County to evaluate the compatibility of increased retail development with the established residential communities surrounding the property.

A substantially larger retail development can create impacts that are very different from professional office development, including nighttime lighting, illuminated signage, loading-dock activity, delivery trucks, backup alarms, rooftop mechanical equipment, refrigeration equipment, trash compactors, dumpster service, generators, increased impervious surface, and longer operating hours.

Those impacts should be evaluated now rather than deferred entirely to construction-plan review.

The County should require clear standards addressing:

• Preservation and enhancement of wooded and landscaped buffers adjacent to residential areas;

• Appropriate setbacks between residential property and commercial buildings, parking areas, loading areas, dumpsters, and service areas;

• Placement of loading docks and truck circulation areas away from residential neighborhoods;

• Limits on delivery and service hours where activities could affect nearby homes;

• A photometric lighting plan using shielded, downward-directed lighting with measurable limits at residential property lines;

• Restrictions on excessive illuminated or electronic signage visible from residential areas;

• Noise mitigation for rooftop equipment, generators, refrigeration systems, loading docks, compactors, drive-through facilities, and other commercial equipment;

• Stormwater and drainage analysis accounting for the actual amount of pavement, parking and impervious surface ultimately proposed;

• Appropriate environmental and spill-control protections if fueling facilities are contemplated;

• Safe sidewalks, bicycle facilities, and pedestrian crossings, particularly considering the nearby school, neighborhoods, and public park; and

• Appropriate screening and operating standards for dumpsters, grease containers, compactors, and

other service areas.

I am also asking for certainty regarding what may ultimately be constructed.

If the applicant represents that a large-format or “big-box” retail development is not contemplated, the County should establish an enforceable maximum size for an individual retail building rather than relying on a verbal representation.

Likewise, if the applicant represents that certain higher-impact commercial uses will not occur, those exclusions should be stated expressly in the revised Master Development Plan Text or approval ordinance.

Residents should be able to determine from the governing documents—not from meeting recollections—whether uses such as fuel stations, drive-through establishments, bars, late-night businesses, self-storage facilities, vape or smoke shops, tattoo establishments, or other potentially higher-impact uses may be developed on the portions of the property affected by this modification.

I am not suggesting that every commercial use has the same impact. That is precisely why the permitted uses, locations, size limits, operating characteristics, and protections need to be clearly defined before additional retail entitlement is granted.

Any commitments concerning buffers, building size, prohibited uses, access, lighting, noise, delivery hours, truck routes, or other neighborhood protections should be incorporated into the revised MDP Text, MDP Map, or approval ordinance so that they are legally enforceable against future owners and developers.

Those protections should not depend solely upon the identity or intentions of the current developer.

I also ask the County to consider whether future changes that would materially reduce these neighborhood protections should require public review rather than being accomplished administratively or through a minor modification, to the extent permitted by the Land Development Code.

Accordingly, I respectfully request that the County continue MAJMOD 2026-13 to a date certain and require, before further consideration:

1. An updated traffic, intersection, and site-access analysis based on the completed four-lane divided configuration of Greenbriar Road and realistic retail operating conditions;

2. An updated Master Development Plan accurately depicting the future roadway, medians, turn lanes, entrances, exits, building areas, loading/service areas, and connections to surrounding roads;

3. Disclosure of the relationship, if any, between MAJMOD 2026-13 and PREAPP 2026-54;

4. Evaluation of cumulative traffic conditions, including school arrival/dismissal and weekend retail conditions;

5. Evaluation of impacts involving truck traffic, lighting, noise, stormwater, pedestrian safety, buffering, and compatibility with neighboring residential communities;

6. Identification of the commercial uses that may ultimately be developed and any proposed limitations on higher-impact uses;

7. Identification of the maximum size of an individual retail building and whether fuel facilities, drive-through facilities, or similar uses are contemplated; and

8. Incorporation of all promised neighborhood protections into enforceable approval documents.

These issues are much easier to address before additional commercial development rights are granted than after a site plan has been submitted and substantial development expectations have been created.

Residents are not asking the County to speculate about what might happen. We are asking the County to evaluate the reasonably foreseeable consequences of the additional retail entitlement being requested and to ensure that the revised PUD contains clear, enforceable protections for the established communities that will live next to this development for decades.

Please include this correspondence in the official record for MAJMOD 2026-13 – Shoppes at Mill Creek Forest.

Thank you for your time and consideration.

Sincerely,

Christopher Barnhorst
Resident in The Reserve at Greenbriar
717 Brambly Vine Dr.

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 8:52 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Concerns Regarding MAJMOD 2026-13 - Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Hannah <htownsend17@gmail.com>
Sent: Tuesday, September 29, 2026 4:53 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; P ZA1 <pza1@sjcfl.us>; PZA2 <pza2@sjcfl.us>; PZA3 <pza3@sjcfl.us>; PZA4 <pza4@sjcfl.us>; PZA5 <pza5@sjcfl.us>; PZA6 <pza6@sjcfl.us>; PZA7 <pza7@sjcfl.us>; bcclcwhitehurst@sjcfl.us <bcclcwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Subject: Concerns Regarding MAJMOD 2026-13 - Shoppes at Mill Creek Forest

Dear Planning and Zoning Agency Members and County Commissioners,

I am writing to express my concerns regarding MAJMOD 2026-13, Shoppes at Mill Creek Forest, and to ask that the County postpone action on this request until updated transportation and access information is provided.

My primary concern is that this Major Modification is being considered at the same time Greenbriar Road is undergoing a significant transformation from a two-lane roadway to a four-lane divided roadway. The plans and supporting analysis for this development should reflect the roadway configuration that will actually serve the property.

Before additional retail/commercial development is approved, I believe several important questions need to be answered.
First, LDC Section 5.03.05.C establishes the review requirements for Major Modifications. Given the scope of the proposed change, I ask the County to ensure this application receives the full scrutiny required for a Major Modification rather than allowing significant transportation and access questions to be addressed later during construction plan review.

There are also questions regarding
Ordinance 2018-45 and project access.
The widening of Greenbriar Road changes the physical roadway serving this development. The County should determine now how that new configuration affects existing and proposed access points, medians, turning movements and overall site circulation.
Additionally, the applicant should demonstrate that the surrounding transportation network and access points are adequate before the requested commercial development rights are approved. Important transportation issues should not be postponed until after this Major Modification has already been granted.

The Master Development Plan should also be updated to accurately show the future four-lane divided Greenbriar Road and how this development will connect to it. An MDP based upon the former two-lane roadway configuration does not provide residents or decision-makers future four-lane divided Greenbriar Road and how this development will connect to it. An MDP based upon the former two-lane roadway configuration does not provide residents or decision-makers with an accurate picture of how this project will function.
I am particularly concerned that the following issues have not been sufficiently addressed:

- How will increased retail activity affect turning movements throughout the day compared with the more predictable arrival and departure patterns associated with office uses?
- Where exactly will vehicles enter and exit once Greenbriar Road is four lanes and divided?
- How will the project's driveways align with medians, turn lanes and other access points along the widened corridor?
- Can delivery trucks, buses, emergency vehicles and passenger vehicles safely make the necessary turns into and out of the development?
- How will these additional turning movements interact with traffic associated with Bartram Trail High School, particularly during afternoon dismissal when student vehicles, parents and school buses are already using Greenbriar Road and Longleaf Pine Parkway?

  These questions should be answered with actual engineering and traffic analysis- not assumptions based upon a roadway configuration that is being replaced.

  For these reasons, I respectfully ask that MAJMOD 2026-13 be continued to a date certain and that the applicant be required to return with:
  - A comprehensive traffic and intersection
  - analysis using the future four-lane Greenbriar Road configuration
  - A complete site-access analysis
  - Updated driveway, median and turning-movement information
  - Turning-path analysis for passenger vehicles, buses and delivery trucks
  - Analysis of the project's interaction with Bartram Trail High School traffic
  - A revised Master Development Plan accurately depicting the widened roadway and future access configuration
  - Updated driveway, median and turning-movement information
  - Turning-path analysis for passenger vehicles, buses and delivery trucks
  - Analysis of the project's interaction with Bartram Trail High School traffic
  - A revised Master Development Plan accurately depicting the widened roadway and future access configuration

This information should be available before, not after, a decision is made to substantially increase the commercial/ retail component of this PUD.
Residents, PZA members and County Commissioners deserve to see how this development will actually function within the transportation network that is currently being constructed.
Please include this email in the official record for MAJMOD 2026-13 - Shoppes at Mill Creek Forest.

Thank you for your time and consideration.

Sincerely,

Hannah Brandenburg
Mill Creek Plantation

Outlook

NOTICE OF APPLICATION INSUFFICIENCY & STANDING OBJECTION – MAJMOD 2026-13 (Shoppes at Mill Creek Forest)

From Nancy T. <trayfamily5@gmail.com>
Date Tue 09/29/2026 6:57 PM
To Mike Roberson <mroberson@sjcfl.us>
Cc Beverly Frazier <bfrazier@sjcfl.us>

Dear Mr. Roberson,

We are submitting a Notice of Application Insufficient Review and a declaration of statutory standing regarding MAJMOD 2026-13, an application requesting a Major Modification to the Shoppes at Mill Creek Forest PUD.

Statement of Standing and Direct Adverse Impact

As the owners and homesteaded residents of 25 Crawford Court, St. Johns, our family is an affected party of the above application. Our residential property sits directly within the immediate impact zone of the Greenbriar Road corridor.

The daily health, safety, and welfare of our household depends on the operational integrity of Greenbriar Road. The failure of St. Johns County staff to enforce code-compliant access management for a 440,500-square-foot high-turnover retail hub will directly inflict unique, special, and adverse traffic safety hazards, unmanaged stacking delays, and hazardous merge conflicts on a roadway we travel multiple times daily.

1. Ordinance 2018-45 Access Mandates

The lack of an access and intersection analysis review during this application results in an application deficiency by failing to reconcile the access modifications legally triggered by the expansion of Greenbriar Road. Ordinance 2018-45 states that the addition or deletion of a major access connection "shall be reviewed as a major modification to the PUD."

The current Greenbriar Road widening converts this corridor from a 2-lane road to a 4-lane divided road, which fundamentally alters the physical geometry and turning movement dynamics of the project's original access points. By allowing the applicant to advance a Major Modification for a high-intensity retail land use swap from the current office use while delaying the corresponding traffic and access analysis, staff is separating the land use footprint from the explicit, code-mandated access review track established by the Board of County Commissioners in 2018. Staff explicitly cited concerns with future access management and intersection turning movements during the approval of the development in 2018, Now is the time to address those concerns, since the development is almost 50% developed out, Greenbriar is 4-laned, and the centroid of the PUD is constructed.

2. Traffic Safety Risks for Bartram Trail High School

The review deficiency in this application jeopardizes the safety of our student population. Our family currently has one student at Bartram Trail High School and our youngest will start there next year. Bartram Trail High School is located just south of the project site on Longleaf Pine Parkway. This

specific roadway segment already experiences intense, volatile traffic surges during morning drop-off and afternoon pick-up hours, driven by heavy school bus volumes and a massive concentration of inexperienced teenage drivers.

By converting 120,000 square feet of office space into 41,500 square feet of high-turnover commercial retail space, the traffic behavior changes completely. Office spaces are historically empty during mid-afternoon school release windows. Retail operations, however, introduce continuous, unpredictable, all-day turning maneuvers.

Allowing hundreds of vehicles to continuously cut across, merge into, and turn off of a newly expanded, 4-lane corridor—without an updated engineered, vetted access plan—directly inserts severe friction points into the main travel path of Bartram Trail High School students and buses. We've honestly lost track of the number of accidents we've seen by BTHS at peak times. The high risk of rear-end, T-bone, and sideswipe collisions near this major school zone makes an updated comprehensive Access Management Plan an absolute safety necessity, not an optional post-approval footnote.

3. Administrative Sufficiency Mandate Under LDC Section 5.03.02.G

Pursuant to LDC Section 5.03.02.G, a Master Development Plan (MDP) Map must explicitly and accurately illustrate all access points, internal traffic circulation, and right-of-way configurations to legally bind a development.

The map submitted by the applicant for MAJMOD 2026-13 is obsolete and does not represent current conditions. It maps intensive retail traffic access configurations onto a baseline 2-lane road profile matching the original 2018 PUD layout.

By allowing an MDP Map to move forward that does not accurately reflect the physical right-of-way, lane geometry, and engineering design of the 4-lane widening, staff is processing an incomplete and factually deficient application in direct violation of Section 5.03.02.G. The current approved access management plan traffic patterns and infrastructure parameters for this development rely heavily on the metrics of a Class 6, 2-lane roadway. However, Greenbriar Road is now a Class 5, 4-lane roadway, with more restrictive intersection and access distance requirements.

The St. Johns County Land Development Code and Florida Access Management standards dictate entirely different regulatory frameworks for these two classifications:

• Class 6 (2-Lane Roadway): Permissive of shorter connection and intersection spacing intervals due to reduced conflict points and less complex weaving patterns.
• Class 5 (4-Lane Roadway): Mandates significantly expanded connection and intersection distance spacing intervals to ensure safe breaking distances, proper corridor management, and sufficient capacity for high-volume multi-lane traffic.

By introducing major commercial modifications under MAJMOD 2026-13 without fully accounting for the vastly increased intersection distance requirements of a Class 5 network, the development creates severe traffic conflict points. Permitting access connections that fail to meet the higher spacing thresholds required for a 4-lane configuration compromises driver safety, undermines standard sight distance requirements, and accelerates corridor failure.

4. Vesting Risk and Failure of Burden of Proof Under LDC Section 5.03.02.E

Under LDC Section 5.03.02.E, the applicant bears the absolute burden of proof to demonstrate the "adequacy of facilities," including adjacent transportation access networks, prior to approval.

The high-turnover traffic profile of a retail center (ITE Code 820) introduces constant, all-day turning maneuvers that conflict severely with a newly expanded 4-lane divided arterial flow. By failing to require a fully updated Access Management Plan at this stage, staff is enabling a process where the land use conversion rights will become legally vested before the county or neighboring residents have reviewed a single engineered blueprint of:

• Projected intersection conflict points and new configuration requirements.

• LDC Article VII compliant connection and driveway spacing distances under 4-lane operations.

• Mandatory auxiliary right-turn deceleration lanes required by the LDC

Adding the element of a possible big box retail building, as proposed in PreApp 2026-54, into this equation, dramatically increases public and student safety concerns and the intersection and access deficiencies.

As homeowners who rely on this corridor, we object to deferring these mandatory engineering determinations to the construction plan review stage. Doing so grants the applicant vested rights to develop the additional retail square footage by approval of this major modification, and strips the county of its regulatory leverage once the land use footprint has already been legally granted via this Major Modification, creating an immediate and permanent threat to public safety.

Formal Request for Administrative Action:

Because a Major Modification is subject to the exact same strict standard of review and code consistency findings as a brand-new PUD zoning ordinance (LDC Section 5.03.05.C), the Growth Management has a responsibility to require the applicant comply with LDC Section 5.03.05.C and require an updated traffic study to include updated intersection and access analysis.

We respectfully request that you exercise your administrative authority to declare the current MAJMOD 2026-13 packet incomplete, deficient and not ready for public hearing presentation. Please direct the applicant to submit an updated Access Management Plan and a revised Master Development Plan Map and Text that aligns with the 4-lane divided reality of Greenbriar Road and the current built portion of the Shoppes at Mill Creek Forest prior to any further processing.

Respectfully submitted,

Nancy & Brian Tray
Homeowners | 25 Crawford Court
St. Johns, FL 32259

Brian Tray
President | The Reserve at Greenbriar HOA

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:10 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Golf cart path

Follow Up Flag: Follow up
Flag Status: Flagged

From: mike cahill <mce9l6@yahoo.com>
Sent: Wednesday, September 30, 2026 4:06 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Golf cart path

I live at on white grass ct in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013) "We own a golf cart and would use it to shop there instead of driving."]
I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.
Thank you,
Michael Cahill

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:14 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Shipped at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joe Florea <gfc2joe@gmail.com>
Sent: Wednesday, September 30, 2026 4:12 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Shipped at Mill Creek Forest

Hello,

I live on grand lakes drive in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We own a golf cart and a path would make it convenient to shop & alleviate vehicle traffic.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Joe

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:14 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Marcus Melo <marcus@marcusmelo.com>
Sent: Wednesday, September 30, 2026 4:11 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

I live at 173 Blackwater Way, St Johns in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We own a golf cart and would use it to shop there instead of driving.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Marcus Melo

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:15 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ashley Arentz <abeans09@gmail.com>
Sent: Wednesday, September 30, 2026 4:09 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: MAJMOD 2026-013 Shoppes at Mill Creek Forest

To whom it may concern:
I live at 221 Orangedale Circle in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013). We own a golf cart and would use it to shop there instead of driving.
I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.
Thank you,
Ashley Arentz
Sent from my iPhone

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:25 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek

Follow Up Flag: Follow up
Flag Status: Flagged

From: Paula Duckworth <pnewsky@yahoo.com>
Sent: Wednesday, September 30, 2026 4:19 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek

Dear Planning Department:

Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek

I live on Appalachian Trail in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We live near Greenbriar Rd. and would like the option to drive a golf cart to the shops instead of drive.

Please consider creating a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Paula Duckworth

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 4:31 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kyle Bowen <kylebowen72@gmail.com>
Sent: Wednesday, September 30, 2026 4:29 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Dear St Johns County Planning Department,

I live at 598 Meadow Creek Drive in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

My family owns a golf cart and would like to have a legal golf cart pathway to the shopping area.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you in advance for your consideration,
Kyle E Bowen

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:34 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment – MAJMOD 2026-013, Shoppes at Mill Creek Forest (PZA, October 1, 2026)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nick H <nicholas.p.hoover@gmail.com>
Sent: Wednesday, September 30, 2026 7:52 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment – MAJMOD 2026-013, Shoppes at Mill Creek Forest (PZA, October 1, 2026)

To the St. Johns County Planning & Zoning Division,

Please include this comment in the record for MAJMOD 2026-013 (Shoppes at Mill Creek Forest) and share it with the Planning and Zoning Agency before its October 1, 2026 hearing if possible.

I am a RiverTown resident, and I support the Shoppes redevelopment. I am asking that the approval include a golf cart and pedestrian connection between RiverTown and the center. That means a multi-use path along the west side of Longleaf Pine Parkway, from RiverTown's northern boundary to the Publix center and the Shoppes, built to the Multi-Use Path standard in Ordinance 2018-42.

Why this connection makes sense:

1. It is what the approved plans already call for. Section 4.3 of the RiverTown PUD (Ord. 2023-10) commits to "safe and efficient electric cart pathways connecting residents between neighborhoods, shopping centers, schools, and parks." Section H.3 of the Shoppes PUD (Ord. 2018-45) says "Pedestrian interconnectivity will be provided to properties east, west, and south of the PUD." The Greenbriar Helow PUD (Ord. 2022-77) calls for trails and paths that "connect residential neighborhoods to employment, shopping." The Shoppes PUD's stated purpose includes reducing "average trip lengths, vehicle miles travelled (VMT), and reliance on the regional roadway network." A cart path is a direct way to deliver on that.

2. The route is practical. Staying on the west side of Longleaf avoids crossing Longleaf or Greenbriar Road. The key stretch, roughly 1,200 feet, runs along land owned by the applicant, next to the County right-of-way. That makes this the right time to secure it.

3. It takes short trips off a busy corridor. Thousands of RiverTown and other current and future households are within a mile or two of this center. Every grocery run or dinner out made by cart, bike or on foot is one less car turning into the center at Longleaf and Greenbriar.

4. It has worked here before. Nocatee, also in St. Johns County, built cart-width paths that connect its neighborhoods to its Town Center and Publix, and that network is one of the community's most visible selling points. Peachtree City, Georgia, has more than 100 miles of shared cart paths linking homes to shopping, schools and parks. In both places the paths are used every day and help the retail around them.

Residents want this. An informal poll in a RiverTown community group of about 4,000 members drew 395 "yes" votes in its first four hours. It was not a formal survey, but the response was fast and one-sided.

The applicant's planner at Kimley-Horn has told us her client is open to discussing a connection, and I have shared a concept plan with them. My specific request is that the approval include one of the following:

• A commitment to build the Longleaf segment on the applicant's land to Multi-Use Path standard (12 feet of pavement within 20 feet clear) and apply for designation under Ord. 2018-42.

I would also ask for designated golf cart parking near the storefronts as part of the plan.

Thank you for your consideration and your work on this application.

Respectfully,

Nick Hoover
RiverTown Forest Resident
Saint Johns, FL 32259

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:34 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lindsay Smith <lindsaysmith0712@gmail.com>
Sent: Wednesday, September 30, 2026 5:57 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

I live at 210 Appalachian Trail in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013)

We own a golf cart and would use it to shop there instead of driving.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Lindsay Smith

Sent from my iPhone

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:34 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment/MAJMOD 2026-013 Shops at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Dave Glass <dglass195959@gmail.com>
Sent: Wednesday, September 30, 2026 5:27 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; Dave Glass <dglass195959@gmail.com>
Subject: Public Comment/MAJMOD 2026-013 Shops at Mill Creek Forest

I live in WaterSong in Rivertown and support a golf cart path along Long Leaf Pine Parkway from Rivertown Main to Greenbriar Road Mill Creek Shops. We would use our cart and shop more especially as future shops and restaurants are built. Also, we need decent sit down restaurants vs fast food.!

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:34 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Rivertown shops

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rikki Wilkins <rikki.paige.13@gmail.com>
Sent: Wednesday, September 30, 2026 5:26 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Rivertown shops

To whom it may concern,

I live at 196 Appalachian Trail in the Forest neighborhood of RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We'd love to support the new shops, and a safe golf cart and walking path would make it easier for RiverTown families like ours to get there without driving.

I ask the Agency to encourage the applicant to include a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Rikki Hunt

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:35 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: cmc1218@gmail.com <cmc1218@gmail.com>
Sent: Wednesday, September 30, 2026 5:09 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Hello Planning Dept.,

I live at 81 Orangedale Circle in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise. We own a golf cart and would use it to shop there instead of driving.

Thank you,
Corrine Stevens
Sent from my iPhone

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:35 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Igor Vieira <igor.vieira904@gmail.com>
Sent: Wednesday, September 30, 2026 5:04 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

I live at 272 Appalachian Trail in the Forest neighborhood of RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).
We'd love to support the new shops, and a safe golf cart and walking path would make it easier for RiverTown families like ours to get there without driving.
I ask the Agency to encourage the applicant to include a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.
Thank you,
Igor Vieira

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:35 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: MAJMOD 2026-013: Request for Safe Golf Cart and Pedestrian Path to RiverTown

Follow Up Flag: Follow up
Flag Status: Flagged

From: Charlotte Johnson <charjohnson05@gmail.com>
Sent: Wednesday, September 30, 2026 4:58 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: MAJMOD 2026-013: Request for Safe Golf Cart and Pedestrian Path to RiverTown

I live in the RiverTown neighborhood and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We'd love to support the new shops, and a safe golf cart and walking path would make it easier for RiverTown families like ours to get there without driving.

I ask the Agency to encourage the applicant to include a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:35 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Deborah Araujo <debritah@hotmail.com>
Sent: Wednesday, September 30, 2026 4:56 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

I live at 173 Blackwater Way in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We own a golf cart and would use it to shop there instead of driving.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Deborah Silva de Araujo

Sent from my Galaxy

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:36 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eric K <ejk709@gmail.com>
Sent: Wednesday, September 30, 2026 4:56 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Hello,

I live at 138 Ridgehill Way in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We own a golf cart and would use it often to shop there instead of driving.

I ask the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Eric Koestner

Saleena Randolph

From: Tami Rich
Sent: Thursday, October 1, 2026 7:36 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Rivertown path

Follow Up Flag: Follow up
Flag Status: Flagged

From: Emily Geoghagan <geoghaganfamily@yahoo.com>
Sent: Wednesday, September 30, 2026 4:54 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Rivertown path

I live at 63 Narrowleaf drive in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013).

We'd love to support the new shops, and a safe golf cart and walking path would make it easier for RiverTown families like ours to get there without driving.

I ask the Agency to encourage the applicant to include a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise.

Thank you,
Emily Geoghagan

Saleena Randolph

From: Adam Howington
Sent: Thursday, October 1, 2026 10:48 AM
To: Saleena Randolph; Jennifer Gutt
Subject: FW: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rebecca McWain <beccamcwain@gmail.com>
Sent: Thursday, October 1, 2026 10:02 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Comment: MAJMOD 2026-013 Shoppes at Mill Creek Forest

Good morning,

I live at 51 Hiddenbrook Place, St Johns FL 32259 in RiverTown and I support the new shops at Greenbriar Road and Longleaf Pine Parkway (MAJMOD 2026-013). We've lived in Rivertown almost 2 years now and love St John's County! We own a golf cart and would use it to shop at the new shops instead of driving our vehicle.

I'm asking the Agency to encourage the applicant to include, a safe golf cart and pedestrian path to RiverTown along the west side of Longleaf, as the approved RiverTown and Shoppes plans already promise. This would similar to Nocatee and Beachwalk.

Thank you,
Rebecca McWain

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/11/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/11/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space.

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

The subject property is located at southern intersection of Greenbriar Road and Longleaf Pine Pkwy See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR	CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2026000013
PROJECT NAME: Shoppes at Mill Creek Forest

