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

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 21, 2026**

FROM: **Jacob Smith, AICP, Planning Manager** **PHONE:** **904 209-0581**

SUBJECT OR TITLE: **ADMA26-02 Administrative Appeal of ADMI 2026-03 Courtney Vista Dr MUP / Silver Landing Phase 2A (Lot 360)**

AGENDA TYPE: **Business Item, Report**

BACKGROUND INFORMATION:

An Appeal of ADMI 2026-03 Courtney Vista Dr MUP / Silver Landing Ph 2A (Lot 360) regarding the administrative interpretation of Courtney Vista Drive's roadway classification, multi-use path standards, and required buffering and screening along the roadway.

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 approve ADMA26-2 Courtney Vista Dr MUP / Silver Landing Phase 2A (Lot 360) Appeal, based on two findings of fact as provided in the staff report, overturning Administrative Interpretation Letter ADMI26-2.

DENY: Motion to deny ADMA26-2 Courtney Vista Dr MUP / Silver Landing Phase 2A (Lot 360) Appeal, based on two findings of fact as provided in the staff report, upholding Administrative Interpretation Letter ADMI26-2.

For Administration Use Only:

Legal: Kealey West 11/19/2026 **OMB: LF 11/19/2026** **Admin: JDD 11/20/2026**

Growth Management Department
Planning Division Report
Administrative Appeal
ADMA 26-02 Courtney Vista Drive

To:	Board of County Commissioners
From:	Jacob Smith, AICP, Planning Division Manager
Date:	November 11, 2026
Subject:	**ADMA 2026-02 Courtney Vista** Appeal of Administrative Interpretation Letter ADMI 2026-03 Courtney Vista Drive, regarding the administrative interpretation of Courtney Vista Drive's roadway classification, adjacent multi-use path standards, and required buffering and screening along the roadway.
Appellant:	Kristin Zeller
Hearing Date:	Board of County Commissioners – December 1, 2026
Commissioner District:	District 2

APPLICATION SUMMARY

This is an Administrative Appeal of an Administrative Interpretation Letter, *ADMI 26-03 Courtney Vista Drive*, written by the Growth Management Department, on May 27, 2026. The St. Johns County Land Development Code (LDC) *Article 10.01.00 Interpretations Of This Code* provides that "in the event that any question arises concerning the application of regulations, performance standards, definitions, Development criteria, or any other provision of this Code, the County Administrator shall be responsible for interpretation and shall look to the Comprehensive Plan for guidance."

The Appellant submitted a request for an administrative interpretation letter pursuant to Article 10.01.00 on April 21, 2026, seeking an interpretation of the LDC regarding the functional classification of Courtney Vista Drive, the inclusion and location of a 12-foot multi-use path, and the applicable regulations regarding roadway buffering and screening.

Administrative Interpretation Letter *ADMI 26-03 Courtney Vista Drive* addresses the Appellants' request for an interpretation. The following is a summary of the interpretation provided by the letter:

- The functional classification for Courtney Vista Drive is Minor Collector.
- The Silverleaf PUD Text Part A.1 contains language allowing for the inclusion of 12' multi-use paths as part of the master planned recreation trail system and pedestrian system.
- The Silver Leaf PUD provides that all uses interior to the PUD shall be considered compatible, and no buffering or screening is required. Additionally, PUD Part T - Waiver 23 includes buffer relief for uses internal to the PUD. As all internal uses are deemed compatible, the subject property is not required to screen from or be screened from any other uses within the Silverleaf PUD. Additionally, Perimeter Buffers, Development Edges, and Scenic Edges do not apply to the subject property.

The full *ADMI 26-03* letter and the associated request letter are provided in **Attachment 3: ADMI 26-03 Letter and Original Request.**

The St. Johns County LDC Article 9.07.02 provides that Appeals can be made from decisions of the County Administrator enforcing the provisions of the LDC. The Appellant filed a timely appeal on June 24, 2026.

The Appellant has provided one alleged error in the Administrative Interpretation Letter *ADMI 26-03*; a summary of the specific error is provided below. The Appellants' **full narrative, engineering report, and application** are provided as part of **Attachment 2: ADMA 26-02 Application and Supporting Documents.**

- The Appellant challenges the conclusion that no buffering, screening, or protective treatment applies along Courtney Vista Drive where it abuts and affects the Appellant's personal property. The Appellant specifically provided the following details regarding the alleged error:
    - The Appellant contends that Silver Leaf PUD Waiver 23 to LDC 6.06.04.B – Buffering and Screening Requirements is not absolute and fails to waive the requirements of LDC 5.03.02(D)(4) – 'Buffers between uses within the PUD shall be required only between incompatible Uses'.
    - Courtney Vista Drive is incompatible with the adjacent property.
    - There is no substantial support for the lack of screening provided by either the PUD Ordinance or the included Waivers.

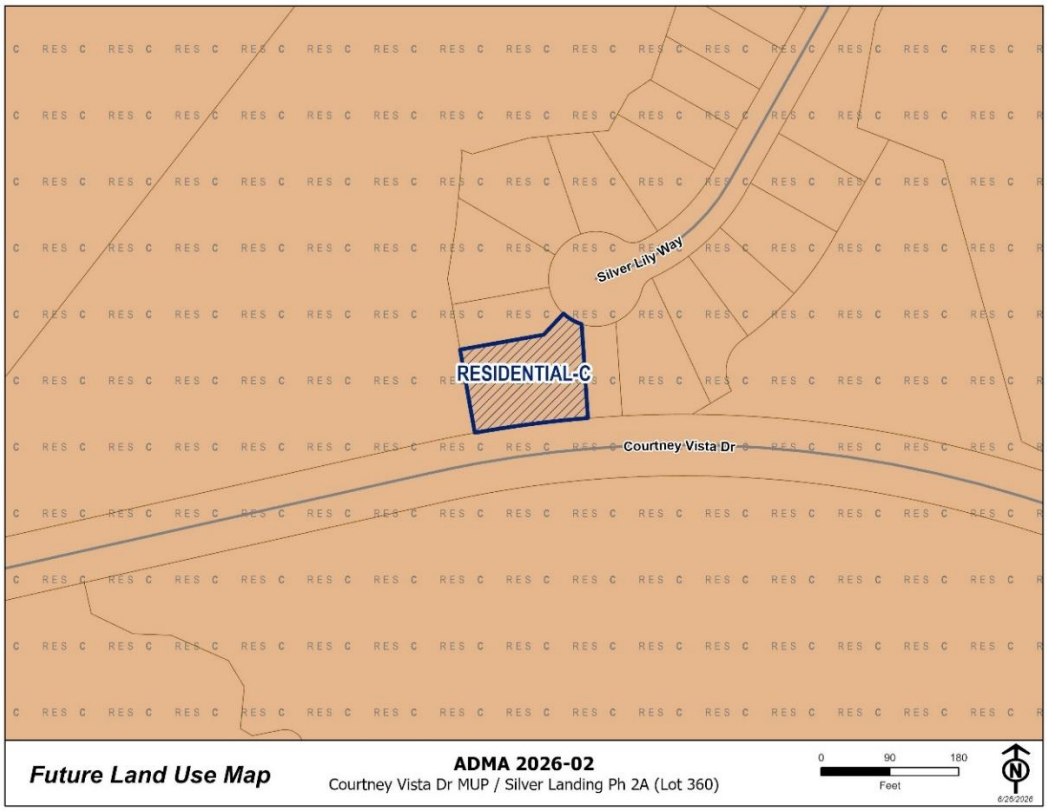
Location: The subject property is at the west end of Silver Lily Way and is adjacent to Courtney Vista Drive, which is located directly to the south.



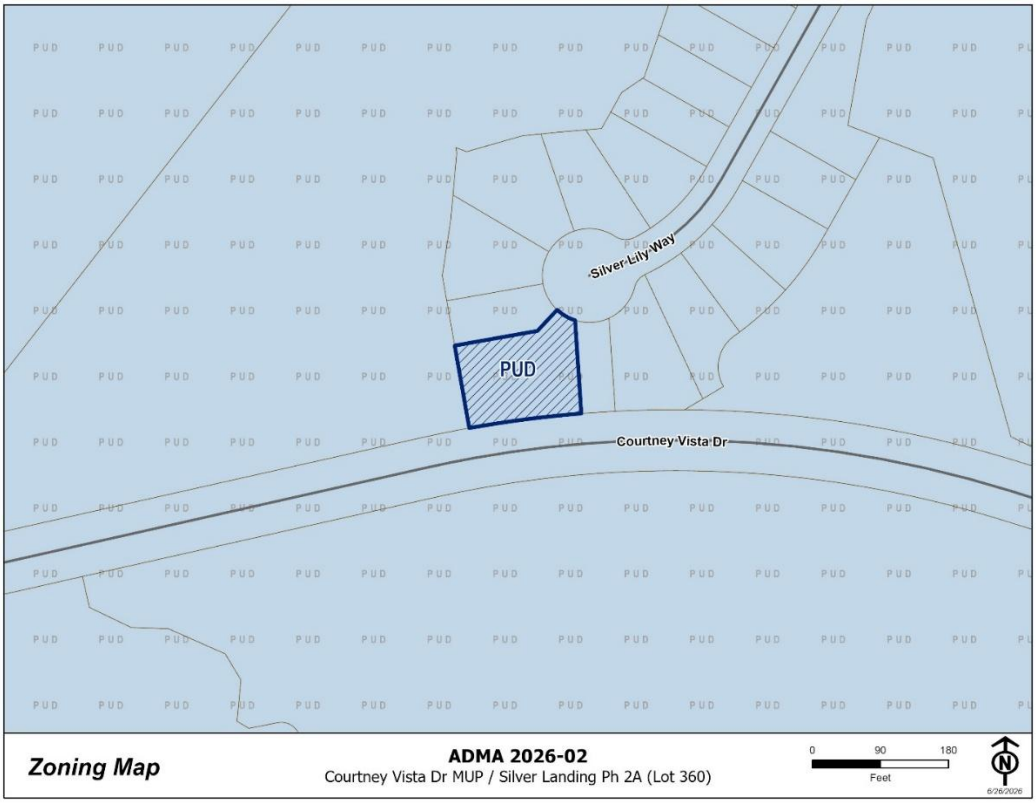
Aerial Imagery: The subject property is approximately 0.42 acres in area. The surrounding properties to the north and east are developed with single-family homes, and the property to the southeast is a school.



Future Land Use: The subject property is designated Residential-C (Res-C) on the Future Land Use Map. Surrounding properties carry the same designation.



Zoning District: The subject property and surrounding area are zoned Planned Unit Development (PUD) as part of Silverleaf – Ordinance 2006-117, as amended.



APPLICABLE LAND DEVELOPMENT CODE REGULATIONS

LDC Article 10.00.00 Generally

The purpose of this Article is to provide mechanisms for obtaining interpretations of this Code, for obtaining relief where hardship would otherwise occur, and for enforcement of this Code.

Part 10.01.00 Interpretations Of This Code

Section 10.01.01 Authority To Render

In the event that any question arises concerning the application of regulations, performance standards, definitions, Development criteria, or any other provision of this Code, the County Administrator shall be responsible for interpretation and shall look to the Comprehensive Plan for guidance. Responsibility for interpretation by the County Administrator shall be limited to standards, regulations and requirements of this Code, but shall not be construed to include interpretation of any technical codes adopted by reference in this Code, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of this Code.

Sec. 9.07.01 Adversely Affected Person Defined

An "adversely affected person" as used herein shall be any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the St. Johns County Comprehensive Plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities, equipment, or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons. A person within the area receiving mailed notice for the hearing on the matter at issue shall be automatically deemed to be an adversely affected person.

Sec. 9.07.02 Appeals From Decisions Of The County Administrator In Enforcing This Code

An Applicant or any adversely affected person may appeal any final decision of the County Administrator in enforcing this Code to the Board of County Commissioners by filing a notice of appeal with the County Administrator within thirty (30) days of the decision. The appeal shall be scheduled on the next reasonably available meeting of the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed to circuit court in accordance with Florida law.

Sec. 9.07.05 Notice of Appeal

A notice of appeal shall contain:

A. A statement of the decision to be reviewed, and the date of the decision.

B. A statement of the interest of the adversely affected person, as defined in Section 9.07.01, seeking review.

C. The specific error alleged as the grounds of the appeal.

Sec. 9.07.06 Appellate Hearing

When a decision is appealed to the Planning and Zoning Agency or Board of County Commissioners, the hearing shall be a de novo hearing on the merits and shall be conducted as a quasi-judicial hearing as set forth in Part 9.06.00. Payment of fees for an Appeal shall be in accordance with the Fee Schedule adopted by Resolution by the Board of County Commissioners.

Sec. 9.07.07 Stay Of Proceedings

An appeal shall stay all administrative proceedings in furtherance of the action appealed until such time as a final determination has been made by the Planning and Zoning Agency or Board of County Commissioners on the appeal, provided that no action shall be taken by the Applicant or the administrative official during such time which should change the status of the matter being appealed.

DEPARTMENTAL REVIEW

Office of the County Attorney Review:

When a letter of interpretation issued by the County Administrator is appealed to the Board of County Commissioners, the hearing shall be a de novo hearing on the merits and shall be conducted as a quasi-judicial hearing as set forth in Part 9.06.00. Payment of fees for an Appeal shall be in accordance with the Fee Schedule adopted by Resolution by the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County.

CORRESPONDENCE/PHONE CALLS

Staff has not received any correspondence regarding this application.

ACTION

Staff offers two (2) findings of fact to support a motion to approve the appeal, overturning the interpretation of *ADMI 26-03 Courtney Vista Drive*, and offers two (2) findings of fact to support a motion to deny the appeal, upholding the interpretation of *ADMI 26-03 Courtney Vista Drive*. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Attachment 1: Recorded Documents Section
2. Attachment 2: ADMA 26-02 Application and Supporting Documents
3. Attachment 3: ADMI 26-03 Letter and Original Request

FINDINGS OF FACT
ADMA 2026-2 Courtney Vista Drive

APPROVE	DENY
1. The request for Appeal has been fully considered after public hearing, with legal notice duly published as required by law.	1. The request for Appeal has been fully considered after public hearing, with legal notice duly published as required by law.
2. ADMI 2026-03 is not consistent with the Board of County Commissioners' interpretation of Land Development Code Sections 6.06.04.B and 5.03.02(D)(4), as well as Ordinance 2006-117 (Silver Leaf PUD), as amended, as they relate to required incompatibility buffers.	2. ADMI 2026-03 is consistent with the Board of County Commissioners' interpretation of Land Development Code Sections 6.06.04.B and 5.03.02(D)(4), as well as Ordinance 2006-117 (Silver Leaf PUD), as amended, as they relate to required incompatibility buffers.

Attachment 1

Recorded Documents

ORDER OF THE
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Kristin Zeller 383 Silver Lily Way Ponte Vedra, FL 32092
FILE NUMBER:	ADMA 26-02 Courtney Vista Dr
LEGAL:	Exhibit A
PARCEL ID:	027972-3600
DATE OF HEARING:	December 1, 2026

Order APPROVING ADMA 26-02 Courtney Vista Dr

The request for an Administrative Appeal of the Administrative Interpretation Letter *ADMI 26-03 Courtney Vista Dr*, which provided an interpretation of the Land Development Code and the Silver Leaf PUD regarding the functional classification of Courtney Vista Drive, the inclusion and location of a 12-foot multi-use path, and the applicable regulations regarding roadway buffering and screening, came before the St. Johns County Board of County Commissioners for a public hearing on December 1, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff Report prepared by staff; statements by the appellant; and all testimony and evidence presented during the public hearing, the Board finds as follows:

1. The request for the Appeal has been fully considered after a public hearing with legal notice duly published as required by law.
2. ADMI 2026-03 is ***not*** consistent with the Board of County Commissioners' interpretation of Land Development Code Sections 6.06.04.B and 5.03.02(D)(4), as well as Ordinance 2006-117 (Silver Leaf PUD), as amended, as they relate to the applicable regulations regarding roadway buffering and screening standards.

NOW THEREFORE, based on the said Findings of Fact, the St. Johns County Board of County Commissioners hereby **APPROVES** the Administrative Appeal of ADMA 26-2 Courtney Vista Dr, and overturns a portion of the administrative interpretation of ADMI 26-03.

This decision may be appealed by filing a writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____ Rendition Date: _____
Ann Taylor, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

ORDER OF THE
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Kristin Zeller 383 Silver Lily Way Ponte Vedra, FL 32092
FILE NUMBER:	ADMA 26-02 Courtney Vista Dr
LEGAL:	Exhibit A
PARCEL ID:	027972-3600
DATE OF HEARING:	December 1, 2026

Order DENYING ADMA 26-02 Courtney Vista Dr

The request for an Administrative Appeal of the Administrative Interpretation Letter *ADMI 26-03 Courtney Vista Dr*, which provided an interpretation of the Land Development Code and the Silver Leaf PUD regarding the functional classification of Courtney Vista Drive, the inclusion and location of a 12-foot multi-use path, and the applicable regulations regarding roadway buffering and screening, came before the St. Johns County Board of County Commissioners for a public hearing on December 1, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff Report prepared by staff; statements by the appellant; and all testimony and evidence presented during the public hearing, the Board finds as follows:

1. The request for the Appeal has been fully considered after a public hearing with legal notice duly published as required by law.
2. ADMI 2026-03 ***is*** consistent with the Board of County Commissioners' interpretation of Land Development Code Sections 6.06.04.B and 5.03.02(D)(4), as well as Ordinance 2006-117 (Silver Leaf PUD), as amended, as they relate to the applicable regulations regarding roadway buffering and screening standards.

NOW THEREFORE, based on the said Findings of Fact, the St. Johns County Board of County Commissioners hereby **DENIES** the Administrative Appeal of ADMA 26-2 Courtney Vista Dr, and upholds the administrative interpretation of ADMI 26-03.

This decision may be appealed by filing a writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____ Rendition Date: _____
Ann Taylor, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

Exhibit A

Lot 360, Silver Landing Phase 2A, according to the map or plat thereof, recorded in Map Book 118, Page(s) 45 through 61, of the Public Records of St. Johns County, Florida.

Attachment 2

Appellant Appeal Application and Supporting Documents

BEFORE THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

Appeal of Administrative Interpretation ADMI 2026-03

Courtney Vista Drive

Appellant: Kristin Zeller
383 Silver Lily Way, St. Augustine, FL 32092
Parcel No. 027972-3600

TABLE OF CONTENTS

No.	Exhibit	Document	Description
1	—	**Signed Appeal Applications**	Signed appeal application(s) submitted to initiate the appeal of ADMI 2026-03.
2	—	**Appellant's Amended Narrative to Appeal of ADMI 2026-03**	Appellant's statement of the specific errors in the Interpretation, with supporting authority and requested relief (8 pages).
3	CSE 1	**ADMI 2026-03 Letter**	Administrative Interpretation dated May 27, 2026, regarding Courtney Vista Drive's classification, multi-use path standards, and required buffering and screening.
4	CSE 2	**PUD Text – Ordinance 2024-55**	Ordinance 2024-55 approving a Major Modification to the Silverleaf Planned Unit Development.
5	CSE 3	**Declaration of Kristin Zeller**	Sworn declaration executed November 10, 2026, on roadway elevation, stormwater, headlight intrusion, and photographs.
6	CSE 4	**Declaration of Zachary Walter**	Sworn declaration executed November 10, 2026, corroborating the conditions described and authenticating two photographs.
7	CSE 5	**Exhibit B - Photographic Evidence**	Photographs B-1 through B-25 with cross-reference index identifying each photograph, its date, and the point it supports.
8	CSE 6	**Authority Excerpts**	Excerpts of the Land Development Code, Silverleaf PUD Part N.2, Ordinance 2024-55 Section 4, and the 2050 Comprehensive Plan cited in the Narrative.
9	CSE 7	**Boundary and Topographic Survey – 383 Silver Lily Way, Lot 360**	Signed and sealed Boundary and Topographic Survey of the subject lot.
10	CSE 8	**Engineer's Opinion (Dated 11/4/2026) – 383 Silver Lily Way, with Attachments**	Opinion of IME Civil & Surveying on drainage, embankment, and headlight conditions, with supporting plans, soil survey, photographs, and Automotive Headlight Exhibit.
11	—	**Appellant's Hearing Presentation**	PowerPoint presentation to be delivered at the quasi-judicial hearing.

Note: "Ex. B-__" citations in the Narrative refer to the photographs in CSE 5 (Exhibit B).

St. Johns County Growth Management Department
Application for Appeal

The Appeal must be submitted within thirty (30) days
of the date when the written final order/decision is signed and dated.

Amended

Date 7/22/26

Appeal of a: Decision of the County Administrator (includes Concurrecny)

Project Name Silverleaf PUD (Courtney Vista Drive SEgment); ADMI2026-03

Appellant's Information

Name Kristin Zeller

Phone Number 9709480754

Address 383 Silver Lily Way

email zgkmzeller@gmail.com

City St. Augustine State FL Zip Code 32092

Location of property that is the subject of his Appeal. 383 Silver Lily Way, St. Augustine, FL 32092 (Lot 360, and adjacent Tract P)

Parcel ID Number 0279723600

Administrative official whose decision is being appealed Jacob Smith, AICP, Planning Division Manager, Growth Mgmt Dept

may attach narative

Specific error alleged as the grounds for the Appeal Amended Appeal from Appeal request dated 6.26.26 (see Attache Narati)

may attach narative

Describe what interest the person filing this Appeal has in the issue(s) being appealed. The Appelland is an adversely affected person under LDC Section 9.07.01, and is the records owner of real property immediately adjacent to and directly impacted by the development along Courtney Vista Drive. *THIS IS AN AMENDED APPEAL* (see Narative)

I hereby certify that all information is correct and request an appearance before the Board of County Commissioners for Public Hearing on the above mentioned Appeal.

Signed

Kristin Zeller
Print Name

Information of person to receive all correspondence regarding this application:

Name KristinZeller

Phone Number 9709480754

Address 383 Silver Lily Way

email zgkmzeller@gmail.com

City St. Augustine State FL Zip Code 32092

When a person decides to appeal a decision made by any St. Johns County Board or Committee, with respect to any matter considered at a public meeting, he may need a record of the proceedings, and for such purpose 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.

Revised September 27, 2011

St. Johns County Growth Management Department
Application for Appeal

RECEIVED
JUN 24 2026
BY: Jan Rich

The Appeal must be submitted within thirty (30) days of the date when the written final order/decision is signed and dated.

Date: June 24, 2026

Appeal of a: Decision of the County Administrator (includes Concurrecny)

Project Name: Silverleaf PUD (Courtney Vista Drive Segment); ADMI2026-03

Appellant's Information

Name: Kristin Zeller

Phone Number: 9709480754

Address: 383 Silver Lily Way

email: zgkmzeller@gmail.com

City: Saint Augustine State: FL Zip Code: 32092

Location of property that is the subject of his Appeal: 383 Silver Lily Way, St. Augustine, FL 32092 (Lot 360 and adjacent Tract P)

Parcel ID Number: 0279723600

Administrative official whose decision is being appealed: Jacob Smith, AICP, Planning Division Manager, Growth Mgmt Dept

may attach narative

Specific error alleged as the grounds for the Appeal: See Attached Narrative and supporting property Exhibits A & B + C

may attach narative

Describe what interest the person filing this Appeal has in the issue(s) being appealed: The Appellant is an "adversely affected person" under LDC Section 9.07.01, and is the record owner of real property immediately adjacent to and directly impacted by the development along Courtney Vista Drive. See Attached Narrative for additional info.

I hereby certify that all information is correct and request an appearance before the Board of County Commissioners for Public Hearing on the above mentioned Appeal.

Signed

Kristin Zeller
Print Name

Information of person to receive all correspondence regarding this application:

Name: Kristin Zeller

Phone Number: 9709480754

Address: 383 Silver Lily Way

email: zgkmzeller@gmail.com

City: St. Augustine State: FL Zip Code: 32092

When a person decides to appeal a decision made by any St. Johns County Board or Committee, with respect to any matter considered at a public meeting, he may need a record of the proceedings, and for such purpose 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.

Revised September 27, 2011

photographic exhibits C-1-5 attached to filed Copy.

APPELLANT'S AMENDED NARRATIVE TO APPEAL OF
ADMINISTRATIVE INTERPRETATION ADMI 2026-03

Before the St. Johns County Board of County Commissioners
Re: Courtney Vista Drive — Parcel No. 027972-3600 (383 Silver Lily Way, St. Augustine, FL 32092)

I. Introduction and Summary of the Appeal

Appellant, Kristin Zeller, appeals Administrative Interpretation ADMI 2026-03, issued May 27, 2026 pursuant to Article X of the St. Johns County Land Development Code (LDC), §§ 10.01.01 and 10.01.02. (ADMI 2026-03: Courtney Vista Drive Interpretation at 1). The Interpretation reached three conclusions: that Courtney Vista Drive is a Minor Collector; that a 12-foot multi-use path is permitted; and that "there are no specific buffering requirements associated with the roadway or the subject property."(ADMI 2026-03: Courtney Vista Drive Interpretation at 3).

This appeal is narrow. Both Courtney Vista Drive and Appellant's residence lie within the original Silverleaf PUD boundary, and Appellant does not dispute the roadway's functional classification, the perimeter-buffer, Development-Edge, or Scenic-Edge findings, the multi-use-path finding, or the fact that the path itself is built to its 12-foot width. Appellant challenges only the conclusion that no buffering, screening, or protective treatment applies along Courtney Vista Drive where it abuts and affects the residence.

That conclusion is predicated on an error, and the physical record confirms the error's consequences:

(1) Waiver 23 waived only the interior buffers of LDC §6.06.04.B. It did not reach LDC §5.03.02(D)(4) — a separate, unwaived provision requiring interior buffering and screening between "otherwise incompatible Uses" — and the elevated roadway, which casts stormwater onto and prevents drainage of Appellant's lot and sweeps headlights into her home, is incompatible with the residence in fact, in spite of what Part N.2's presumption of internal compatibility recites. (St. Johns County Land Development Code §5.03.02; ADMI 2026-03: Courtney Vista Drive Interpretation at 73).

(2) The roadway is, in fact, not compatible under the LDC: it silently escapes compliance with separate, unwaived grading (LDC §6.04.06.H) and glare/compatibility (LDC §5.03.02(D)) standards that no waiver ever reached.

(3) Neither PUD Waiver 23 nor Section 4 of the PUD Ordinance 2024-55 ("The Ordinance") supports the exemption: Waiver 23 waived only LDC §6.06.04.B buffers and screening "between uses interior to the PUD," and Section 4 of The Ordinance provides that no Land Development Code regulation "shall be deemed waived or varied by any provision herein." (ADMI 2026-03: Courtney Vista Drive Interpretation at 3, 18, and 73).

The currently built condition confirms the incompatibility the LDC exists to prevent: an elevated roadway embankment that blocks the lot's original positive drainage outfall — casting stormwater runoff onto the lower, adjacent lot and causing water to pond and flood on it — with vehicle headlights sweeping directly into the habitable spaces of the adjacent home. The competent substantial evidence establishing each incompatibility is submitted with this appeal: a signed and sealed Boundary and Topographic Survey (field date October 6, 2026) and a signed and sealed Engineer's Opinion of IME Civil & Surveying (November 2, 2026), with its supporting drainage plan, as-built survey, roadway plans, soil survey, site photographs, and an automotive-headlight plan-and-profile exhibit, together with the Appellant's sworn declaration.

Because compatibility under the LDC was neither found nor could lawfully be presumed away, and because the standards that measure it were not satisfied, Appellant respectfully requests that the Board reverse the buffering-and-screening conclusion of ADMI 2026-03 and direct that the applicable protections be enforced.

The County Attorney's response contends that this appeal challenges the roadway's physical design and seeks mitigation the Code does not require, rather than the Administrator's construction of the Code. It does not.

The dispute is one of interpretation: whether the Administrator correctly construed PUD Waiver 23 and LDC §5.03.02(D)(4).

The physical conditions — the roadway's elevation, the stormwater it diverts onto and blocks from draining on the lot, and the headlight glare into the residence — are not a request for engineering the Code does not require. Rather, they are the evidence of the factual ground the Code's own buffer trigger requires: uses that are "otherwise incompatible." The relief sought is the buffering and screening the Code already commands once that base is shown, not new mitigation.

The meaning of the Code is a question of law, and the County is bound by the wording of its own Code; no deference is owed to an interpretation that is unreasonable or that reads one provision to override a separate provision of the same regulatory scheme. (*Town of Longboat Key v. Islandside Prop. Owners Coal., LLC, 95 So. 3d 1037 (Fla. Dist. Ct. App. 2012);* Mt. *Plymouth Land Owners' League, Inc. v. Lake Cnty., 279 So. 3d 1284 (Fla. Dist. Ct. App. 2019)*). The Administrator's authority is limited accordingly: under LDC § 10.01.01, an interpretation is "limited to clarifying how existing Code provisions apply to a given set of facts" and "does not create new rights, grant exemptions from development standards or determine vested rights." (ADMI 2026-03: Courtney Vista Drive Interpretation at 2). Reading Waiver 23 to erase the separate, unwaived buffer requirement of LDC §5.03.02(D)(4) is not an interpretation of the Code; it is an exemption from a development standard that LDC §10.01.01 forbids and that is ultra vires and void. (*Corona Props. of Fla., Inc. v.* Monroe *Cnty., 485 So. 2d 1314 (Fla. Dist. Ct. App. 1986)*).

II. Specific Allegations of Error

The Interpretation incorrectly construed three provisions of the adopted Code and PUD. First, it misread PUD Waiver 23 (LDC §6.06.04.B) — a waiver of buffers "between uses interior to the PUD" — as negating all buffering along the roadway. Second, it misapplied LDC §5.03.02(D)(4) by treating Part N.2's "considered compatible" presumption as conclusive and reading the provision's "otherwise incompatible Uses" trigger out of the Code. Third, it misapplied LDC §5.03.02(D) and LDC §6.04.06.H by concluding that no compatibility, screening, or grading standard applies to the elevated roadway abutting the residence. Each is an error in the interpretation of the adopted Code — the precise question before the Board — and each is developed below.

Point I: Waiver 23 Waived Only LDC §6.06.04.B; the Separate, Unwaived Rule of LDC §5.03.02(D)(4) Requires an Interior Buffer Between "Otherwise Incompatible Uses," and the Elevated Roadway Is Incompatible with the Abutting Residence.

Provision misapplied: LDC §5.03.02(D)(4) (interior buffers required between "otherwise incompatible Uses") and LDC §5.03.02(D)(1) (compatibility factors, including external impacts on adjacent residential uses), together with LDC §6.06.04.A, titled "Buffers Between Incompatible Land Uses," which supplies the Code's operative buffer standard — misapplied through Silverleaf PUD Part N.2 and Waiver 23 (LDC

§6.06.04.B), which the Interpretation read to negate all buffering. The PUD design policy LDC §5.03.06(F) and Comprehensive Plan Objective A.1.4 (including Policies A.1.4.1 and A.1.4.11) reinforce the same compatibility mandate.

Nature of the error: The Interpretation concluded that "there are no specific buffering requirements associated with the roadway or the subject property," relying on Part N.2 and Waiver 23. But those provisions reach only one buffer source. Waiver 23 waives, by its terms, only "LDC Section 6.06.04.B ... the requirement for buffers and screening between uses interior to the PUD." (ADMI 2026-03: Courtney Vista Drive Interpretation at 73). It does not mention — and does not reach — the separate interior-buffer rule the Code states in LDC §5.03.02(D)(4): "buffers between Uses within the Planned Unit Development shall be required only between otherwise incompatible Uses." (St. Johns County LDC §5.03.02(D)(4)).

That rule remains fully operative, and it is triggered not by a label but by an actual condition — interior uses that are "otherwise incompatible." Part N.2's statement that interior uses are "considered compatible" is a planning presumption, and Waiver 23 itself rests on that same premise: it is "justified by the planned nature of the development allowing such adjacent uses to be compatible." (ADMI 2026-03: Courtney Vista Drive Interpretation at 73). Neither the presumption nor the waiver was written for, or purports to reach, a use shown to be incompatible in fact.

The Interpretation's error was to treat N.2's presumption as conclusive and to read a §6.06.04.B buffer waiver as though it also erased LDC §5.03.02(D)(4). Reading one provision to override a separate provision of the same scheme is unreasonable and owed no deference. (*Town of Longboat Key v. Islandside Prop. Owners Coal., LLC, 95 So. 3d 1037 (Fla. Dist. Ct. App. 2012)*; *Mt. Plymouth Land Owners' League, Inc. v. Lake Cnty., 279 So. 3d 1284 (Fla. Dist. Ct. App. 2019)*).

Application to Courtney Vista Drive: The dispositive question under LDC §5.03.02(D)(4) is therefore whether Courtney Vista Drive and Appellant's residence are "otherwise incompatible Uses" (St. Johns County LDC §5.03.02), which they are.

The Code measures compatibility by whether a use creates "external impacts that adversely affect surrounding residential Uses," (St. Johns County LDC §5.03.02(D)(1)), and Article VI's operative buffer standard is itself titled "Buffers Between Incompatible Land Uses," directing that "the nature of surrounding Land Uses shall be considered in order to mitigate incompatibilities." (St. Johns County LDC §6.06.04.A).

The Comprehensive Plan is to the same effect: the County "shall ... provid[e] standards and procedures for adequate buffers between incompatible uses," (Land Use 2050 Comprehensive Plan Policy A.1.4.1), and treats a use as incompatible where it has an unreasonable impact in respect to "lighting" or "traffic flow." (Land Use 2050 Comprehensive Plan Policy A.1.4.11(a)). The PUD design policy LDC §5.03.06(F) likewise directs control of external impacts from "traffic, noise, or lights."

The as-built roadway inflicts precisely those impacts on the residence: an elevated embankment that casts stormwater runoff onto the lower lot (Point II) and vehicle headlights that trespass into the home's habitable spaces (Point III). Those are not aesthetic quibbles; they are the specific external impacts the Code itself defines as incompatibility.

Because the uses are "otherwise incompatible," LDC §5.03.02(D)(4) requires the interior buffer and screening the Interpretation refused — a requirement Waiver 23 never reached. N.2's "deemed

compatible" label cannot override that demonstrated, physical incompatibility and the County is bound by the wording of its own Code and may not read a presumption to defeat an operative standard. (*Town of Longboat Key v. Islandside Prop. Owners Coal., LLC, 95 So. 3d 1037 (Fla. Dist. Ct. App. 2012)*; *Mandelstam v. City Comm'n of City of S. Miami, 539 So. 2d 1139 (Fla. Dist. Ct. App. 1988)*).

Correct conclusion: LDC §5.03.02(D)(4) requires an interior buffer and screening between the roadway and the residence because the record establishes they are "otherwise incompatible Uses." Waiver 23 does not negate that requirement: it waived only LDC §6.06.04.B, and its compatibility premise fails where incompatibility is shown.

The Board should therefore reverse the "no buffering" conclusion and direct that the buffering, screening, and protective treatment the compatibility standard requires be provided at this boundary. Points II and III supply the competent substantial evidence of incompatibility: Point II identifies a separate, unwaived LDC grading standard the roadway violates by blocking the lot's original positive drainage outfall, diverting runoff onto the adjacent lot, and causing stormwater to pond and flood on it, and Point III establishes the light-trespass impact — each an external impact the Code recognizes as incompatibility under LDC §5.03.02(D) and LDC §6.06.04.A, and under Comprehensive Plan Policies A.1.4.1 and A.1.4.11.

Point II: Roadway Height — The Elevated Grade Departs from Established Grade and the Approved Topography (LDC §6.04.06.H; Article XII).

Provision misapplied: LDC §6.04.06 (Stormwater Management) — which by its terms governs "the design and Construction or alteration of all drainage systems, natural or man-made" in the County (§6.04.06.A), prohibits stormwater discharges and diversions that unreasonably impact adjacent property (§6.04.06.E, Legal Positive Outfall), and requires that fill "not block natural flow of ... or divert or direct additional Stormwater runoff onto adjacent properties" (§6.04.06.H) — and LDC Article XII (defining Established Grade by reference to natural topography or approved subdivision platting grades).

Nature of the error: The grading and established-grade constraints of LDC §6.04.06.H and Article XII are independent development standards that no PUD waiver addressed and that Section 4 of The Ordinance preserves in full. By concluding that "no specific buffering requirements" attach to the roadway, the Interpretation treated the elevated grade as if it raised no regulated concern — when the roadway's finished crown sits materially above the established grade of the adjacent lot, altering the approved topography and casting runoff and structural embankment onto the lower parcel. Grading plans must demonstrate that fill will not block the natural flow of, or divert or direct additional, stormwater runoff onto adjacent properties. An interpretation that reads a buffer waiver to absorb these separate grading obligations conflicts with those provisions and is unreasonable. (*Town of Longboat Key v. Islandside Prop. Owners Coal., LLC, 95 So. 3d 1037 (Fla. Dist. Ct. App. 2012)*).

Application to Courtney Vista Drive: The elevated crown as measured against Appellant's lot is a concrete measure of the roadway's incompatibility with the abutting residence, and it implicates a grading standard the buffer waiver never touched. A local government must apply the specific criteria in its own regulations; ignoring the established-grade and grading constraints while approving the fill is a failure to apply the correct law. (*Windward Marina, L.L.C. v. City of Destin, 743 So. 2d 635 (Fla. Dist. Ct. App. 1999)*; *Alvey v. City of N. Miami Beach, 206 So. 3d 67 (Fla. Dist. Ct. App. 2016)*).

The record establishes the condition. The signed and sealed Boundary and Topographic Survey and the Engineer's Opinion of IME Civil & Surveying show the roadway and multi-use-path embankment reaching

approximately 31 to 32 feet while the adjacent southern yard sits at approximately 28.6 to 29.6 feet, and the Engineer concludes that the embankment grading, together with a localized mound around the sanitary sewer manhole, altered the lot's original positive drainage outfall so that stormwater now accumulates behind the higher grades on the lower parcel rather than discharging to the intended downstream corridor — a condition the Engineer confirms is consistent with flooding that began only after the roadway was built. (Engineer's Opinion, IME Civil & Surveying (Nov. 2, 2026); Boundary and Topographic Survey (Oct. 6, 2026)). The elevated grade and the resulting ponding are shown in the Appellant's photographs. (Ex. B-1 through B-7). That is precisely the diversion of stormwater runoff onto an adjacent property that LDC §6.04.06 forbids.

Independently, the elevated grade and the stormwater it diverts onto Appellant's lot are an "external impact[] that adversely affect[s] surrounding residential Uses" under LDC §5.03.02(D)(1) and a negative external impact that Comprehensive Plan Policies A.1.4.1 and A.1.4.11 and the PUD design policy LDC §5.03.06(F) direct be minimized — and thus one of the conditions that makes these interior uses "otherwise incompatible" and triggers the buffer required by LDC §5.03.02(D)(4) and LDC §6.06.04.A. (St. Johns County LDC §§ 5.03.02(D)(1), 5.03.02(D)(4), 6.06.04.A; Land Use 2050 Comprehensive Plan Policies A.1.4.1, A.1.4.11).

Correct conclusion: Because the misapplication left the elevated grade unexamined and the physical record shows fill placed above the adjacent lot that blocked the lot's original positive drainage outfall and caused stormwater to pond and flood on the southern portion of the parcel rather than discharge downstream, the grade must be measured against Established Grade under Article XII and the grading constraints of LDC §6.04.06 and mitigated accordingly — through retaining walls, underdrains, swales, or other facilities necessary to provide adequate drainage. The Appellant's Engineer recommends regrading the portions of the Courtney Vista Drive right-of-way that affect the southern portion of the lot and Tract P to restore positive drainage away from the residential lot, as originally intended. (Engineer's Opinion, IME Civil & Surveying (Nov. 2, 2026)). None of that mitigation was completed, and it cannot be excused by a buffer waiver, or by Part N.2, that never applied to lot-grading standards.

Point III: Headlight Glare — The Elevated Roadway Exposes the Residence to a Light and Visual Nuisance the Compatibility Standard Is Designed to Prevent (LDC §5.03.02(D)).

Provision misapplied: LDC §5.03.02(D) (compatibility and protection of adjacent residential uses from detrimental impacts, including light, glare, and visual nuisance).

Nature of the error: Because the roadway is elevated relative to the residence, vehicle headlights project at a height that would clear even a standard six-foot residential fence — the tallest an owner may erect by right — and sweep directly into the home's habitable spaces. The Interpretation approved that condition without requiring any vertical barrier or opaque light-blocking treatment, on the premise that no buffering or screening applies. Headlight intrusion into a dwelling is precisely the detrimental impact the LDC §5.03.02(D) compatibility standard exists to prevent, and by Section 4 of The Ordinance, that standard cannot be treated as waived. The County's own compatibility standard defines an incompatible use as one that, as built, causes an adjacent use to be "unduly negatively impacted," and expressly measures "lighting" in making that determination. (Land Use 2050 Comprehensive Plan Policy A.1.4.11). Florida courts likewise measure outdoor lighting and glare in deciding whether adjacent uses can coexist. (*Windward Marina, L.L.C. v. City of Destin, 743 So. 2d 635 (Fla. Dist. Ct. App. 1999)*).

Application to Courtney Vista Drive: The headlight nuisance from the elevated roadway into Appellant's windows is exactly the adverse impact the LDC protects against, and the County's refusal to apply its mandatory compatibility standard to this condition is the very failure that departs from the essential requirements of law. (*Alvey v. City of N. Miami Beach, 206 So. 3d 67 (Fla. Dist. Ct. App. 2016)*) Requiring the mitigating condition is neither overreach nor a taking. (*Windward Marina, L.L.C. v. City of Destin, 743 So. 2d 635 (Fla. Dist. Ct. App. 1999)*).

The record establishes the glare geometry. The Appellant's Engineer prepared a plan-and-profile Automotive Headlight Exhibit demonstrating that, because the roadway sits well above the lot, the headlight projection of vehicles approaching from the east and west passes over a standard six-foot fence installed on the lot and reaches the residence's windows, and that a standard-height fence on the lot therefore would not eliminate the intrusion; the Engineer's opinion is that the glare can be eliminated only by a six-foot fence installed near the outer edge of the multi-use path, extending beyond the limits of the property (especially to the east, into Tract P). (Engineer's Opinion & Automotive Headlight Exhibit, IME Civil & Surveying (Nov. 2, 2026)). The Appellant's sworn declaration and dated daytime and nighttime photographs corroborate that headlights enter the home's habitable rooms. (Ex. B-15 through B-25).

Light trespass is a recognized incompatibility characteristic throughout the County's regulations: the Comprehensive Plan lists "lighting" among the impacts that render a use incompatible, (Land Use 2050 Comprehensive Plan Policy A.1.4.11(a)), the PUD design policy directs control of "lights," (St. Johns County Land Development Code §5.03.06(F)), and the Code elsewhere mandates a "solid screening fence or wall, a minimum of six (6) feet in height" whose express "intent ... is to screen vehicular headlight glare from adjacent residential property." (St. Johns County Land Development Code §6.06.04.B.11).

That six-foot-screen mandate is written for drive-through facilities, and the buffer-wall mandate of LDC §6.02.05 is written for Arterial and Major Collector roadways, so neither controls a Minor Collector directly; However, both confirm the County's settled policy of screening residential uses from vehicular headlight glare — the protection LDC §5.03.02(D)(4) supplies here between these otherwise incompatible interior uses. Additionally, the same six-foot screen has already been installed elsewhere in the Silverleaf PUD along Silver Lake Drive — an elevated, multi-lane roadway built with a 12-foot multi-use path abutting residential lots, materially the same configuration as Courtney Vista Drive — to shield those abutting residences from vehicular headlight glare. (Ex. B-11 through B-14). Whatever Silver Lake Drive's functional classification, the County and developer have already determined that this same roadway-and-multi-use-path configuration against a residential use warrants a six-foot screen; the materially identical condition at Appellant's boundary warrants the same treatment.

Correct conclusion: Because the misapplication skipped the glare analysis and the physical record shows headlights entering the residence over any by-right fence, compatibility under §5.03.02(D) requires mitigation of that adverse effect — through opaque screening, a vertical barrier, or equivalent treatment at the roadway edge. In *Seminole Tribe*, buffering "imposed as a condition of use" was itself the evidence that supported a finding the neighbor would not be "unduly negatively impacted"; the absence of any such condition here means there is no basis to find compatibility. (*Seminole Tribe of Fla. v. Hendry Cnty., 106 So. 3d 19 (Fla. Dist. Ct. App. 2013)).*

This glare impact is independent of the stormwater and grade conditions addressed in Point II. Regrading the drainage and stabilizing the embankment will not redirect a single headlight, and the Appellant's Engineer confirms that a standard by-right fence on the lot cannot intercept the beam. The vertical screen the compatibility standard requires is therefore neither satisfied by, nor an alternative to, any drainage or

grading correction; it must be imposed in addition to those corrections, and located in the roadway right-of-way at the outer edge of the multi-use path, where the Engineer's exhibit shows it will be effective.

III. Conclusion and Relief Requested

The Interpretation's central error is to equate the PUD's internal presumption that interior uses are "considered compatible" with the mandatory compatibility the LDC independently requires. Compatibility within the PUD is not compatibility under the LDC, and Section 4 of The Ordinance forbids treating any Land Development Code regulation as "waived or varied."(ADMI 2026-03: Courtney Vista Drive Interpretation at 18) Measured against the LDC's own standards, the roadway is not compatible: its elevated grade departs from Established Grade under LDC §6.04.06.H and Article XII and, by blocking the lot's original positive drainage outfall, both diverts runoff onto the adjacent lot and causes stormwater to pond and flood on it, and its headlights intrude into the residence in violation of the LDC §5.03.02(D) protection the standard exists to secure — neither of which any waiver in the PUD reached. The Administrative Interpretation contains no competent substantial evidence that these standards were met.

The Board should not hesitate to impose the screening and protective conditions this appeal seeks and ordering them is squarely within its authority. Florida law defines a "development order" to include an order "granting with conditions" a development permit, confirming that a governing body may condition a land-use action to achieve consistency with its Code. (*Bd. of Cnty. Comm'rs of Brevard Cnty. v. Snyder, 627 So. 2d 469 (Fla. 1993)*). St. Johns County's own Land Development Code authorizes the County to adopt conditions on land-use approvals, and the Fifth District has upheld that authority so long as the conditions "bear a relationship to the goal of compatibility between the [use] and the surrounding area" — precisely the objective screening serves here, especially since the same six-foot screen has already been installed on the materially identical Silver Lake Drive configuration elsewhere in the PUD. (*Cap's-On-The-Water, Inc. v. St. Johns Cnty., 841 So. 2d 507 (Fla. Dist. Ct. App. 2003)*).

Florida courts routinely sustain buffering, landscaping, and screening conditions imposed to protect adjacent property, including a required landscaped buffer strip along a boundary, and buffering imposed "as a condition of use" to ensure a neighboring use is not "unduly negatively impacted." (*City Nat. Bank of Miami v. City of Coral Springs, 475 So. 2d 984 (Fla. Dist. Ct. App. 1985)*; *Seminole Tribe of Fla. v. Hendry Cnty., 106 So. 3d 19 (Fla. Dist. Ct. App. 2013)*). Recognized compatibility criteria expressly include "outdoor lighting" and "setbacks and buffers — fences, walls, landscaping," and a condition reaching no further than preventing a nuisance is not a taking. (*Windward Marina, L.L.C. v. City of Destin, 743 So. 2d 635 (Fla. Dist. Ct. App. 1999)*).

The Board's real exposure runs the other way: a local government that fails to apply the mandatory compatibility standard in its own Code departs from the essential requirements of law. (*Alvey v. City of N. Miami Beach, 206 So. 3d 67 (Fla. Dist. Ct. App. 2016)).*

Compatibility requires an integrated remedy, and the screen is an indispensable part of it. The roadway imposes three distinct external impacts on the residence — stormwater diversion, an eroding embankment, and headlight glare — and each has a different cure. Regrading the right-of-way addresses the stormwater; stabilizing the embankment addresses the erosion; but neither redirects a single headlight. The Appellant's Engineer confirms that the glare can be eliminated only by a vertical screen at the outer edge of the multi-use path, and that a standard by-right fence on the lot cannot do it. The Board should therefore not treat the drainage and grading corrections as curing the incompatibility: those

corrections and the screen address different impacts, and the compatibility the LDC commands is achieved only if all three are required together. A decision ordering the drainage and slope work while omitting the screen would leave the headlight incompatibility wholly unaddressed and the compatibility standard unmet.

The screen must also be structural rather than vegetative. The embankment is an unstabilized 2:1 slope in Florida Fine Sand that is actively eroding, as the Engineer's opinion and the Appellant's dated photographs show (Ex. B-8 through B-10); a planted buffer cannot be established or maintained on that slope and would not, in any event, block headlights. For both reasons, the protective treatment the compatibility standard requires here is a fence or wall (with vegetation as a supplement, not a substitute), which the Board may impose, and which the Engineer's recommended right-of-way retaining wall can be built to serve. (Engineer's Opinion, IME Civil & Surveying (Nov. 2, 2026)).

Appellant therefore respectfully requests that the Board of County Commissioners: (1) reverse the portion of ADMI 2026-03 concluding that no buffering, screening, or protective treatment applies along Courtney Vista Drive at the subject boundary; (2) find that the identified provisions require compatibility be secured at that boundary through an integrated condition consisting of (a) correction of the roadway/right-of-way grading to restore positive drainage away from the lot, (b) stabilization of the embankment, and (c) a vertical screen — a fence or wall of at least six feet, with supplemental vegetation — installed in the right-of-way at the outer edge of the multi-use path and extending beyond the property limits (including into Tract P) sufficient to eliminate headlight intrusion into the residence; and (3) direct that the screening condition be imposed in addition to, and not in lieu of, the drainage and grading corrections, and enforce those requirements as it deems appropriate to secure the compatibility the LDC commands.

Respectfully submitted,



Kristin Zeller, Appellant
383 Silver Lily Way, St. Augustine, FL 32092
Parcel No. 027972-3600
Date: 11/11/26

St. Johns County Board of County Commissioners
Growth Management Department

May 27, 2026

Kristin Zeller
383 Silver Lily Way
St. Augustine, FL 32092
zgkmzeller@gmail.com

Re: ADMI 2026-03: Administrative Interpretation of Courtney Vista Drive's roadway classification, multi-use path standards, and required buffering and screening along the roadway.

383 Silver Lily Way
St. Augustine, FL 32092
Parcel # 027972-3600

Ms. Zeller:

Pursuant to Article X of the St. Johns County Land Development Code ("LDC"), and specifically §§ 10.01.01 and 10.01.02, this letter constitutes the County Administrator's formal written interpretation in response to your Request for Interpretation dated April 21, 2026.

Your request seeks clarification regarding:

1. The classification of Courtney Vista Drive.
2. The inclusion and location of a 12-foot multi-use path.
3. The regulations surrounding roadway buffering and screening.

After reviewing the submitted material and applicable provisions of the LDC and the Silverleaf Planned Unit Development (PUD), the following interpretation is issued.

I. Scope of Administrative Interpretation Authority

Section 10.01.01 authorizes the County Administrator to interpret the application of the Code where questions concern regulatory provisions. However, such interpretation is limited to clarifying how existing Code provisions apply to a given set of facts. It does not create new rights, grant exemptions from development standards or determine vested rights. This response is strictly limited to interpreting the relevant St. Johns County Land Development Code.

II. Courtney Vista Drive Classification

St. John's County has a hierarchical system for roadway classification used to determine construction standards and applicable LDC provisions. Article XII of the LDC describes the various functional classifications of roadways in the County as follows:

Arterial: A part of the roadway system serving as a principal network for through traffic flow, including all State Roads and any other roadway serving a similar function as designated by the St. Johns County Board of County Commissioners.

Major Collector: A part of the roadway system serving as a principal network for through traffic flow. The routes connect areas of principle traffic generators (See Roadway Functional Classifications in Appendix E of this Code).

Minor Collector: A distributor and collector roadway servicing traffic between Major Collectors and Local Roads (See Roadway Functional Classifications in Appendix E of this Code). In addition, roadways serving as major

entrances to residential or commercial Developments will be classified as Minor Collectors when the traffic volume is projected to exceed two thousand (2000) vehicles per day (VPD) at build out.

Local Road: Roadway used primarily for direct access to Residential Driveways, Commercial Driveways, or other abutting roads.

State Road: Any Street, road, highway or other way open to travel by the public generally and dedicated to public use according to law or by prescription and designated by the Florida Department of Transportation, as provided by law, including Freeways, Principal Arterials, and Minor Arterials, as part of the State Highway System.

Commercial Driveway: Roadways used for direct access from Local Roads or Collector Roadways to commercial, office, industrial, institutional Uses, or multi-family residential Projects.

Residential Driveway: A cleared or improved driveway located on a privately owned Parcel or located within a Right-of-Way or Easement owned by property owners adjoining the driveway. The Right-of-Way or Easement must be recorded. A residential driveway located entirely within a single Parcel need not be located within an Easement. A residential driveway does not serve more than two (2) Dwelling Units and does not extend beyond property lines of those units served.

Based on the criteria described within the LDC, the functional classification for Courtney Vista Drive is Minor Collector. This is further reinforced with the design and construction of Courtney Vista through Capital Improvement Project 5353 **(Attachment 1)**. The design standards for Courtney Vista match those of the existing portion of Courtney Vista between Silverleaf Parkway and Woodhall Drive, and are built according to the standards of LDC 6.04.07 and Standard Detail D-104 **(Attachment 2)**, as required for Minor Collectors.

III. 12 Foot Multiuse Path

The Silverleaf PUD Text **(Attachment 3)** Part A.1 contains language allowing for the inclusion of 12' multi-use paths as part of the master planned recreation trail system and pedestrian system. The text further contains a waiver to LDC 6.04.07.D.1, which by code requires the inclusion of 5' paved shoulders on collector roads. The 12' multi-use path, as noted in Section H of the PUD and Waiver 17 in Section T, confirms that the PUD allows for multi-use paths of 12' where paved shoulders would otherwise have been required. The text further requires in Section H that a 5' sidewalk be provided on a side opposite the side containing a 12' multiuse path.

IV. Buffer Requirements

The Silverleaf PUD Text Part N provides for the required standards relating to Perimeter Buffers (N.1), Adjacent Land Use and Buffering (N.2), Development Edges (N.4), and Scenic Edges (N.5). These standards are provided below and include a brief analysis as to their applicability to the subject parcel.

Perimeter Buffers (N.1): Requires a ten (10) foot buffer to be provided around the perimeter of the PUD as shown on the MDP Map. As defined by Meriam Webster Dictionary, Perimeter means: 'a line bounding an area' or 'outer limits'. The subject property is not located on the perimeter of the PUD, and as such, a perimeter buffer is not required.

Adjacent Land Use and Buffering (N.2): Provides that all uses interior to the PUD shall be considered compatible, and no buffering or screening is required. Additionally, PUD Part T - Waiver 23 includes buffer relief for uses internal to the PUD. As all internal uses are deemed compatible, the subject property is not required to screen from or be screened from any other uses within the Silverleaf PUD.

Development Edge (N.4): Requires a Development Edge of an average of 35 feet in width to be located between neighborhoods and along the PUD Boundary. Further, the PUD states the Development Edge will be identified on the Master Development Plan (MDP) Map. Provided as **Attachment 4** is the MDP Map containing the subject property. The map includes highlights of both the Multi-Use Path and the required Development Edge. There is no Development Edge requirement internal to the PUD, and therefore, such an edge is not required adjacent to the subject property.

Scenic Edge (N.5): Provides for the location of Scenic Edges, and specifies roadways CR 2209, SR 13, SR 16 Connector (aka Silver Leaf Parkway), SR 16, and CR 16-A. Section N.5 further provides that these Scenic Edges shall be depicted on the MDP Maps. Courtney Vista Drive is not a listed Scenic Edge roadway, nor is a Scenic Edge shown on the MDP Map containing the subject property (**Attachment 4**); as such, no Scenic Edge is required along Courtney Vista Drive.

V. Conclusion

Based on the foregoing, the functional classification of Courtney Vista Drive is Minor Collector; a multi-use path is allowed adjacent to and within the Right-of-Way of Courtney Vista Drive; and there are no specific buffering requirements associated with the roadway or the subject property.

Sincerely,

Jacob Smith, AICP
Planning Division Manager
Growth Management Department
St. Johns County Board of County Commissioners
904-209-0581
jsmith@sjcfl.us

Receipt: 26-015693

Attachment 1: Capital Improvement Project 5353
Attachment 2: LDC 6.04.07 and Standard Detail 104
Attachment 3: PUD Text / Silverleaf PUD / Ord. 24-55
Attachment 4: PUD Map Including Subject Property as Part of Ordinance 2021-93 Silverleaf PUD

Public Records of St. Johns County, FL
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11/15/2024 3:51 PM
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ORDINANCE NO. 2024 - 55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2006-117, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated February 20, 2024, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2024-04 Silverleaf PUD,** for an amendment to the Silverleaf Planned Unit Development, Ordinance Number 2006-117, 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 Silverleaf PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2006-117, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Silverleaf 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 Silverleaf PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Silverleaf 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 Silverleaf 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 Silverleaf PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Silverleaf PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance Number 2006-117, 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 Silverleaf 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 5TH DAY OF NOVEMBER, 2024.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Sarah Arnold, Chair

Rendition Date NOV 07 2024

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

BY: Crystal Smith
Deputy Clerk

Effective Date: NOV 12 2024

ST. JOHNS COUNTY FLORIDA

DECLARATION OF KRISTIN ZELLER

Before the St. Johns County Board of County Commissioners
Re: Appeal of Administrative Interpretation ADMI 2026-03 — Courtney Vista Drive
Parcel No. 027972-3600 (383 Silver Lily Way, St. Augustine, FL 32092)

I, Kristin Zeller, declare as follows:

1. I am over 18 and competent to testify. I make this declaration from my own personal knowledge.

2. I own and reside at 383 Silver Lily Way, St. Augustine, Florida 32092 (Parcel No. 027972-3600). My property directly abuts Courtney Vista Drive. I have owned and lived at the property since March 2026.

3. **Roadway elevation.** Courtney Vista Drive, as built, sits noticeably higher than my lot at the shared boundary. Based on my daily observation, the road surface and embankment are approximately 3 feet above the grade of my yard at the property line. No fence, wall, berm, or other vertical barrier has been installed anywhere between the roadway and my home — not on my lot and not within the roadway right-of-way — so there is nothing between the elevated road and my residence. The height of the road relative to my lot can be seen in the photographs in Exhibit B by comparing the road and embankment to fixed features of my home.

4. **Stormwater / runoff.** Since the road was constructed and elevated, water runs off the roadway and embankment onto my property. I have personally observed standing water and ponding in the southern portion of my lot, and soil washing and erosion at the base of the slope. This occurs after every significant rain and did not occur before the roadway was elevated. The conditions I describe are shown in the photographs attached within Exhibit B, taken by me between June and November 2026.

5. **Headlight glare / light intrusion.** Because the roadway is elevated relative to my home, the headlights of vehicles traveling on Courtney Vista Drive shine directly into my residence. The beams enter three bedrooms: two of my children's bedroom windows, which face East, and one additional bedroom window, which faces West. Because there is no fence, wall, or other screen anywhere between the road and the house, nothing interrupts the headlight beams before they reach these windows. The intrusion happens whenever it is dark outside — in the evening after sunset and again in the early morning hours, as early as 6:00 a.m. before sunrise — and the beams sweep across the interior walls of these rooms, waking my children and me and preventing normal use of the rooms.

6. **Ordinary window coverings do not stop the intrusion.** Each of the affected windows is fitted with blinds, and the headlight beams pass through and around the blinds into the rooms. I also installed a blackout curtain on one of my children's bedroom windows in an effort to block the headlights, and the beams still enter the room around the edges of the curtain. These measures do not resolve the problem, and a child's bedroom cannot be kept permanently sealed in darkness as a condition of living in the home. In my experience the glare is a condition created by the elevated roadway that cannot be cured from inside the residence; a vertical screen between the roadway and the home is the only measure that stops it, which is consistent with the opinion of my engineer.

7. **Photographs.** The photographs attached as Exhibit B are true and accurate depictions of the conditions at and around my property on the dates indicated. Except for the two photographs dated October 17, 2025 (taken by my husband, Zach Walter, as described in his declaration), I took the photographs with my mobile phone from inside the bedroom windows and along the perimeter line of my property. I was present for the conditions shown in all of the photographs, and each fairly and accurately depicts what I observed.

8. **No mitigation; prior communications.** No buffer, wall, fence, berm, or screening has been installed between Courtney Vista Drive and my residence to address either the runoff or the headlight intrusion. I have communicated with the County regarding the lawn flooding and the steep (approximately 2:1) embankment slope. I have not had any communication with the County specifically regarding the headlight intrusion into my home.

9. The conditions described above make daily use and enjoyment of my property difficult and, in my experience, make the elevated roadway incompatible with my adjacent residence.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 11, 2026, at St. Augustine, Florida.



Kristin Zeller

DECLARATION OF ZACHARY WALTER

Before the St. Johns County Board of County Commissioners
Re: Appeal of Administrative Interpretation ADMI 2026-03 — Courtney Vista Drive
Parcel No. 027972-3600 (383 Silver Lily Way, St. Augustine, FL 32092)

I, Zachary Walter, declare as follows:

1. I am over 18 and competent to testify. I make this declaration from my own personal knowledge.

2. I reside at 383 Silver Lily Way, St. Augustine, Florida 32092 (Parcel No. 027972-3600), together with my spouse, Kristin Zeller. I have lived at the property since March 2026.

3. I have read the Declaration of Kristin Zeller submitted in this appeal. The conditions she describes are conditions I have personally observed, and her description is true and accurate based on my own first-hand knowledge.

4. **Roadway elevation and runoff.** I have personally observed that Courtney Vista Drive, as built, sits well above our lot at the shared boundary, and that since the road was elevated, water runs off the roadway and embankment onto our property, ponding in the southern portion of the lot after significant rain. There is no fence, wall, berm, or other barrier anywhere between the roadway and our home.

5. **Photographs I took.** I personally took the two photographs of Courtney Vista Drive dated October 17, 2025 — one facing West and one facing East — showing the elevation of the road against our graded lot. I took them on that date while walking our property checking the progress of our home builder, and each is a true and accurate depiction of the road elevation relative to our lot as it appeared when I took it.

6. **Headlight glare.** I have personally observed vehicle headlights from Courtney Vista Drive shine directly into our home, entering our two children's East-facing bedroom windows and the West-facing bedroom window, whenever it is dark — in the evening after sunset and in the early morning hours, as early as 6:00 a.m. before sunrise. The beams pass through and around the window blinds and sweep across the interior walls, waking our children and us. We have tried ordinary window coverings, including a blackout curtain, and they do not stop the headlights from entering the rooms.

7. The headlight intrusion and the runoff make normal use and enjoyment of our home difficult, and in my experience make the elevated roadway incompatible with our residence.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 11, 2026, at St. Augustine, Florida.

Zachary Walter

Zachary Walter

EXHIBIT B — PHOTOGRAPH CROSS-REFERENCE INDEX

Appeal of Administrative Interpretation ADMI 2026-03 — Courtney Vista Drive
Appellant: Kristin Zeller — 383 Silver Lily Way, St. Augustine, FL 32092 (Lot 360, Silver Landing Phase 2A)

This index identifies each photograph in Exhibit B, the condition it shows, and the point in the Amended Narrative it supports. Photographs were taken by Zach Walter and Kristin Zeller on the dates shown and are authenticated by the sworn declarations submitted with this appeal.

Photo	Date	What it shows	Supports (Narrative)
B-1	Oct 17, 2025	Original grading of Courtney Vista Drive, facing west and east — road level with Appellant's graded lot before elevation	Introduction (as-built condition); Point II (elevated grade vs. Established Grade — the "before")
B-2	Apr 23, 2026	Finished road/multi-use-path elevation post-paving, southern border	Point II (elevated grade; altered topography)
B-3	Jun 24, 2026	As-built elevation difference measured against a 5'11" person	Point II (magnitude of elevation above the lot)
B-4	Jul 15, 2026	Pooled water on the southern portion of the lot, days after a rainstorm	Point II (blocked outfall; ponding/flooding)
B-5	Jul 15, 2026	Same pooling, with a measuring tape showing water depth	Point II (depth/severity of ponding)
B-6	Jun 21, 2026	Pooling along the south/east border of the lot	Point II (recurrence of ponding)
B-7	Aug 12, 2026	Water pooling / lack of drainage at the Tract P manhole — correlates to the Engineer's Opinion	Point II (blocked positive outfall; manhole contribution)
B-8	Oct 30, 2026	Netting/vegetation and erosion on the embankment abutting the southern border	Point II / Conclusion (eroding embankment; structural treatment needed)
B-9	Oct 20, 2026	Netting/vegetation and erosion on the embankment	Point II / Conclusion (eroding embankment)
B-10	Oct 21, 2026	Erosion of the 1:2 embankment slope from the multi-use path	Point II / Conclusion (1:2 slope erosion)
B-11	Nov 10, 2026	Silver Lake Drive — six-foot fence/screen along multi-use path abutting residences	Point III / Conclusion (same-configuration comparator)

Photo	Date	What it shows	Supports (Narrative)
B-12	Nov 10, 2026	Silver Lake Drive screening — additional view	Point III / Conclusion (comparator)
B-13	Nov 10, 2026	Silver Lake Drive fencing/screening — additional view	Point III / Conclusion (comparator)
B-14	Nov 10, 2026	Silver Lake Drive screening — additional view	Point III / Conclusion (comparator)
B-15	Nov 6, 2026	Courtney Vista Drive (traveling west) as it faces the children's east-facing windows	Point III (daytime glare geometry — children's bedrooms)
B-16	Nov 6, 2026	Courtney Vista Drive (traveling west) toward the east-facing windows	Point III (daytime glare geometry)
B-17	Nov 6, 2026	Zoomed view — children's Bedroom 1 & Bedroom 2 east-facing windows	Point III (daytime glare geometry — children's bedrooms)
B-18	Nov 6, 2026	Courtney Vista Drive (traveling east) as it faces the west-facing bedroom window	Point III (daytime glare geometry — Bedroom 3)
B-19	Nov 6, 2026	Zoomed view — Bedroom 3 west-facing window	Point III (daytime glare geometry — Bedroom 3)
B-20	Jul 7, 2026, 9:00 pm	Nighttime headlight intrusion — children's east-facing bedroom	Point III (headlight intrusion — east)
B-21	Jul 7, 2026, 9:00 pm	Headlight glare at the window, blinds open, taken at ~5'6" sight line	Point III (headlight intrusion — east; beam reaches habitable level)
B-22	Nov 10, 2026, 7:30 pm	Headlight glare through *closed* blinds — children's east-facing bedroom	Point III (ordinary coverings do not stop the glare)
B-23	Nov 10, 2026, 7:30 pm	Headlight glare through blinds against the wall — Bedroom 3 (west), ~5'6" sight line	Point III (headlight intrusion — Bedroom 3)
B-24	Nov 10, 2026, 7:40 pm	Headlight glare through blinds — Bedroom 3 (west), ~5'6" sight line	Point III (headlight intrusion — Bedroom 3)
B-25	Jul 7, 2026, 7:40 pm	View through blinds looking west — Bedroom 3, ~5'6" sight line	Point III (headlight intrusion — Bedroom 3)

All photographs are true and accurate depictions of the conditions on the dates shown, authenticated by the declarations of Kristin Zeller and Zach Walter. The nighttime photographs (B-20 through B-25) are representative examples; as the declarations state, headlight intrusion occurs whenever it is dark — in the evening and in the pre-dawn morning hours — not only at the times photographed.

Exhibit B – Photographs

B-1 – Original Grading of Courtney Vista Drive



Courtney Vista Drive – facing West
October 17, 2025
Road Elevation against Appellant's graded lot. Shows level grading with Appellant's lot
Taken by: Zach Walter



Courtney Vista Drive – facing East
October 17, 2025
Road Elevation against Appellant's graded lot
Shows level grading with Appellant's lot
Taken by: Zach Walter

B-2 – Courtney Vista Drive – As Built Elevation Difference



Finished Road/Multi-use Path Elevation post Paving – Courtney Vista Drive
Roadway along southern border of Appellant's lot.
April 23, 2026
Taken by: Kristin Zeller

B-3 – Courtney Vista Drive – As Built Elevation Difference



Finished Road/Multi-use Path Elevation post Paving – Courtney Vista Drive
Roadway along southern border of Appellant's lot as measured against Appellant (5'11" height)
June 24, 2026
Taken by: Kristin Zeller

B-4 – Flooding/Pooling water Southern Border of Appellant's Property



July 15, 2026
Pooled water days after rain storm – Southern portion of Appellant's Lot
Taken by: Kristin Zeller

B-5 – Flooding/Pooling water Southern Border of Appellant's Property



July 15, 2026
Pooling at southern portion of Appellant's lot – Days after Rainstorm
Taken by: Kristin Zeller



Zoomed in on portion of Measuring tape to show depth of water pooling

B-6 – Flooding/Pooling water Southern Border of Appellant's Property



June 21, 2026
South/East Boarder of Appellant's Lot

Taken by: Kristin Zeller

B-7 – Flooding / Water Pooling Southern Portion of Appellant's property



Water pooling / lack of drainage after storm
View looking East towards manhole on Tract P
Manhole indicator correlates to the Engineering Opinion
August 12, 2026
Taken by: Kristin Zeller

B-8 – Netting from Vegetation – Showing Erosion



Courtney Vista Dr. Embankment abutting Appellant Lot's Southern border.
October 30, 2026
Taken by: Kristin Zeller

B-9 – Netting from Vegetation – Showing Erosion



Courtney Vista Dr. Embankment abutting Appellant Lot's Southern border.
October 20, 2026
Taken by: Kristin Zeller

B-10 – Erosion of Courtney Vista Drive embankment



Courtney Vista Dr. Embankment abutting Appellant Lot's Southern border.
Showing erosion of 1:2 slope from Multi-Use Path
October 21, 2026
Taken by: Kristin Zeller

B-11 – SILVER LAKE DRIVE – Similarly Built Road with 6’Fence & Screening



November 10, 2026
Silver Lake Drive – showing Screening Along Multi-Use Path/Roadway and abutting Residences
Taken by: Kristin Zeller

B-12 – SILVER LAKE DRIVE – Similarly Built Road with 6’Fence & Screening



November 10, 2026
Silver Lake Drive – showing Screening Along Multi-Use Path/Roadway and abutting Residences
Taken by: Kristin Zeller

B-13 – SILVER LAKE DRIVE – Similarly Built Road with 6’Fence & Screening



November 10, 2026
Silver Lake Drive – showing fencing Screening Along Multi-Use Path/Roadway and abutting Residences
Taken by: Kristin Zeller

B-14 – SILVER LAKE DRIVE – Similarly Built Road with 6’Fence & Screening



October 7, 2026
Silver Lake Drive – showing Screening Along Multi-Use Path/Roadway and abutting Residences
Taken by: Kristin Zeller

B-15 – Courtney Vista Drive – Travelling West



November 6, 2026
Courtney Vista Drive as it looks at Appellant's East Facing Windows
Taken by: Kristin Zeller

B-16 – Courtney Vista Drive – Travelling West



November 6, 2026
Courtney Vista Drive as it looks at Appellant's East Facing Windows
Taken by: Kristin Zeller

B-17 – Courtney Vista Drive – Travelling West (Zoomed In)



Zoomed in from previous photo –
Courtney Vista Drive as it looks at Appellant's East Facing Windows
November 6, 2026
Taken by: Kristin Zeller

B-18 – Courtney Vista Drive – Travelling East



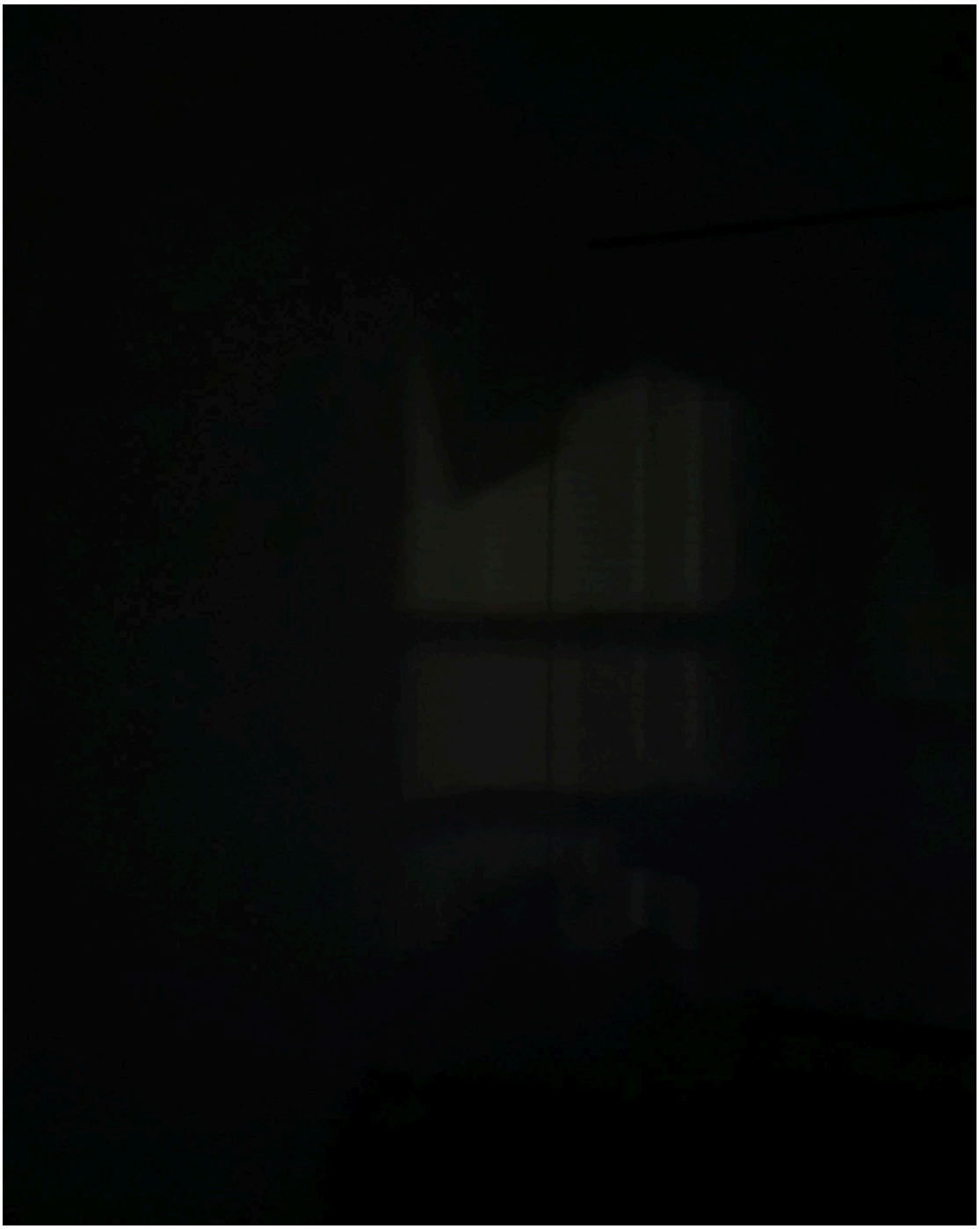
Courtney Vista Drive as it looks at Appellant's West Facing Bedroom Window
November 6, 2026
Taken by: Kristin Zeller

B-19 – Courtney Vista Drive – Travelling East (Zoomed In)



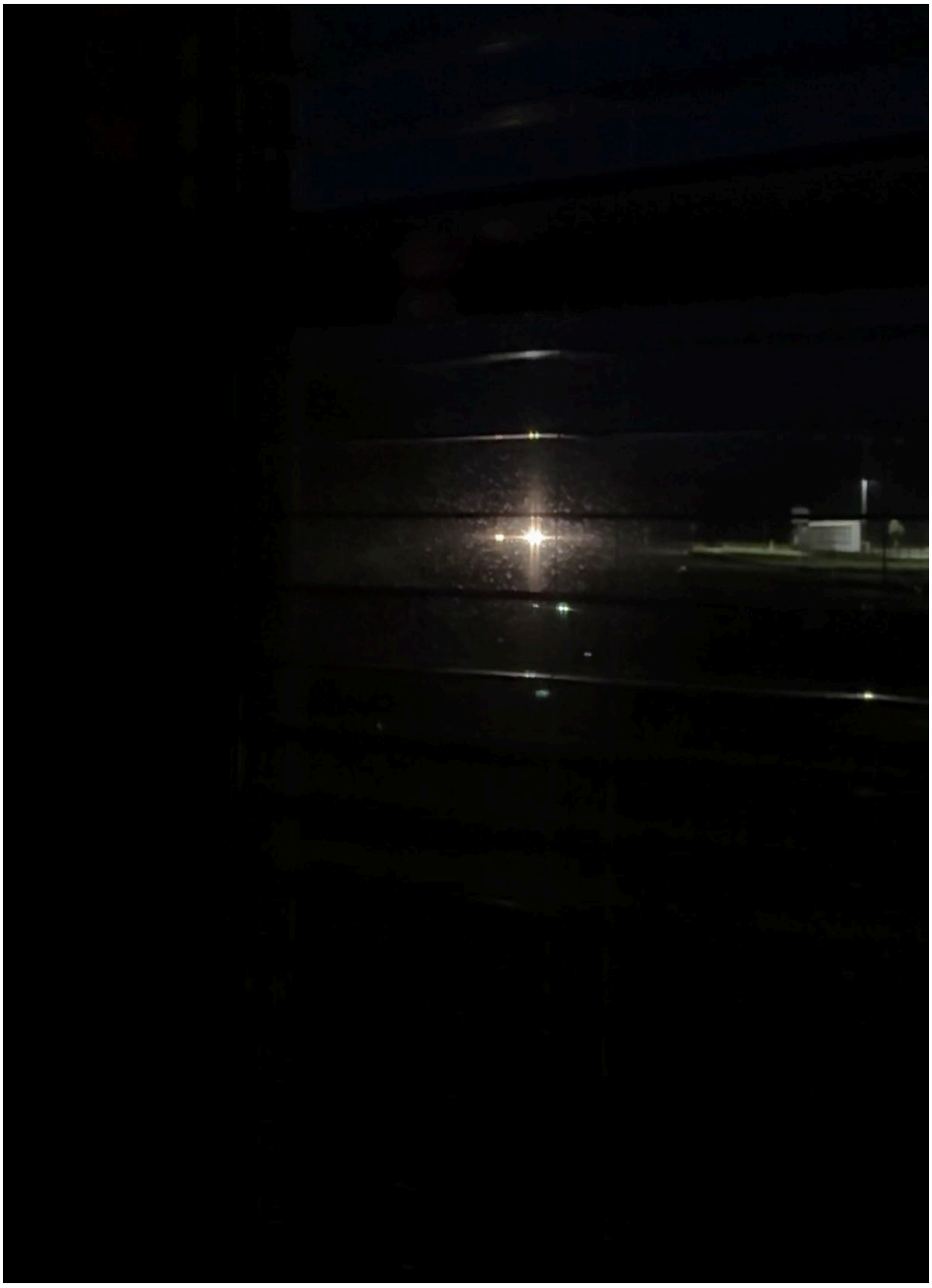
Zoomed in from previous photo –
Courtney Vista Drive as it looks at Appellant's West Facing Bedroom Window
November 6, 2026
Taken by: Kristin Zeller

B-20 – Nighttime Headlight View – Children's Bedroom Window facing East



Headlight Intrusion – Children's Bedroom Facing East
July 7, 2026, 9:00pm
Taken by: Kristin Zeller

B-21 – Nighttime Headlight View – Chldren's Bedroom Window facing East



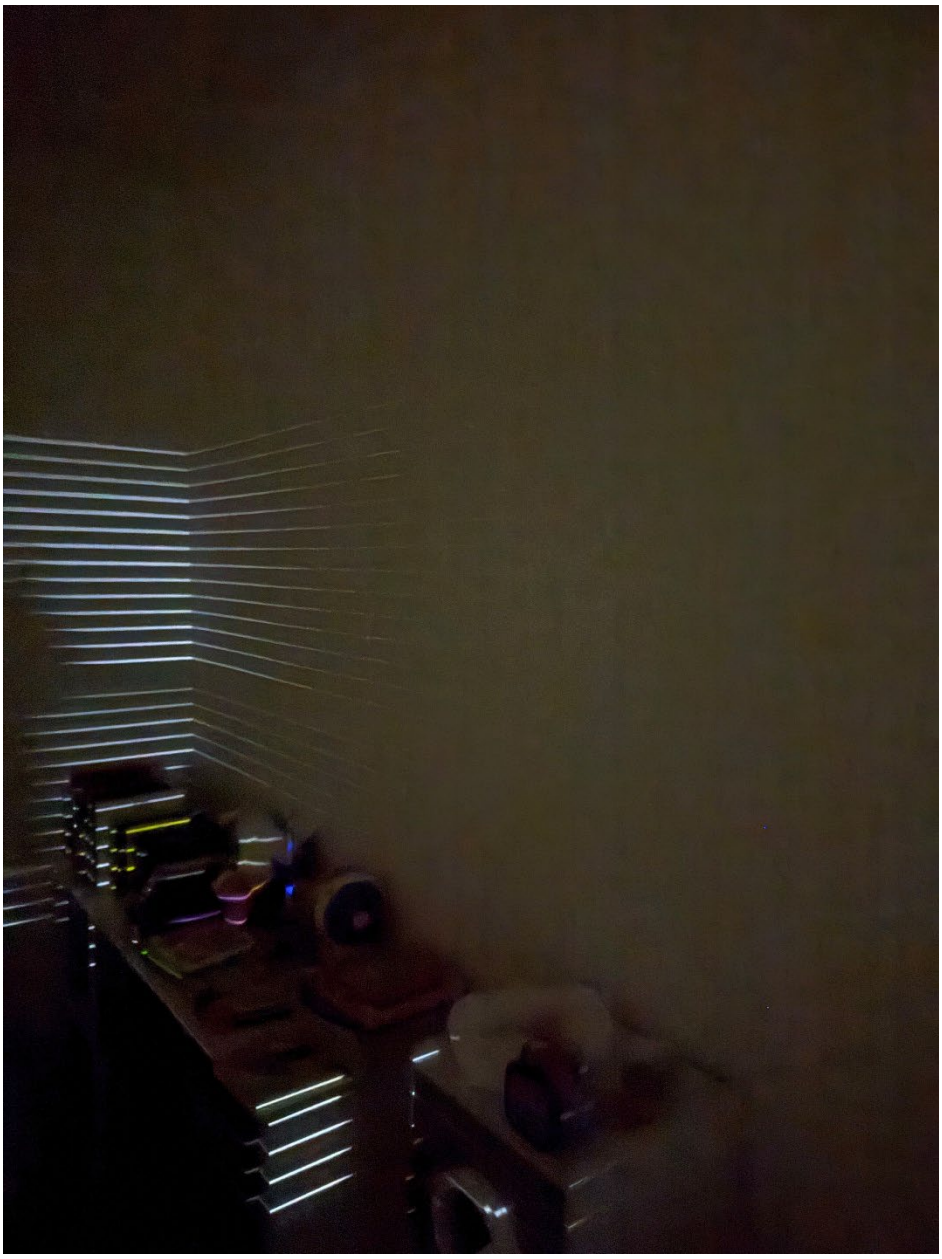
Headlight Intrusion – Children's Bedroom Facing East
Blinds Open for Visual Effect of How headlight glare is as it hit the window.
Taken approx. at Appellant's Sight line – 5'6" from Floor of room.
July 7, 2026, 9:00pm
Taken by: Kristin Zeller

B-22 – Nighttime Headlight View – Children's Bedroom Window facing East



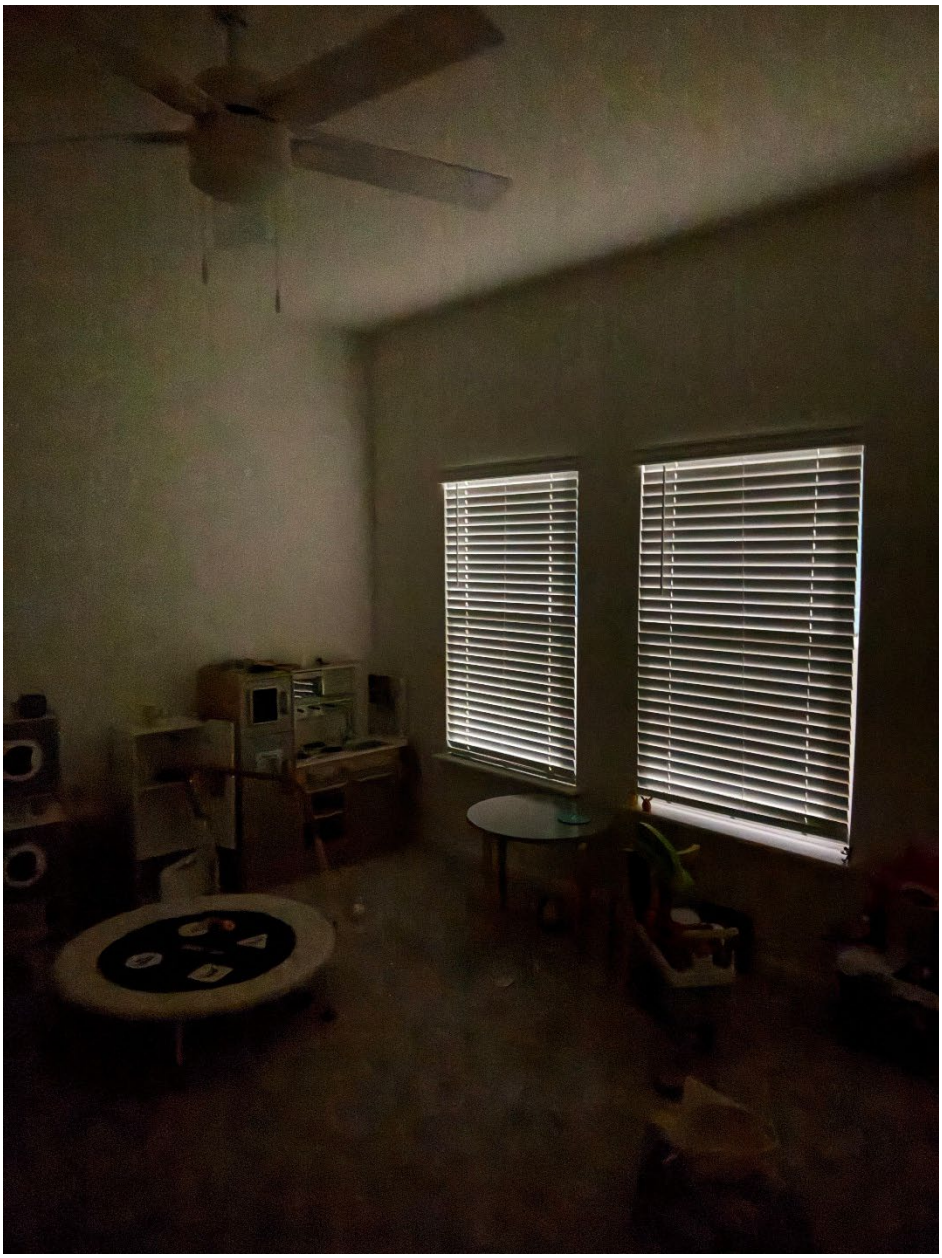
Headlight Intrusion – Children's Bedroom Facing East
Headlight glare through closed blinds
November 10, 2026, 7:30pm
Taken by: Kristin Zeller

B-23 – Nighttime Headlight View –Third Bedroom Window facing West



Headlight Intrusion –Third Bedroom Facing West
Glare through blinds against the wall
Taken approx. at Appellant's Sight line – 5'6" from Floor of room.
November 10, 2026, 7:30pm
Taken by: Kristin Zeller

B-24 – Nighttime Headlight View –Third Bedroom Window facing West



Headlight Intrusion –Third Bedroom Facing West
Glare through blinds from headlights
Taken approx. at Appellant's Sight line – 5'6" from Floor of room.
November 10, 2026, 7:40pm
Taken by: Kristin Zeller

B-25 – Nighttime Headlight View –Third Bedroom Window facing West



Headlight Intrusion – Third Bedroom Facing West
View through blinds looking West
Taken approx. at Appellant's Sight line – 5'6" from Floor of room.
July 7, 2026, 7:40pm
Taken by: Kristin Zeller

Authority Excerpts — Appeal of ADMI 2026-03 (Courtney Vista Drive)

Appellant: Kristin Zeller — 383 Silver Lily Way, St. Augustine, FL 32092 (Lot 360, Silver Landing Phase 2A)

LDC § 10.01.01 (Authority to Render Interpretations)

> "In the event that any question arises concerning the application of regulations, performance standards, definitions, Development criteria, or any other provision of this Code, the County Administrator shall be responsible for interpretation and shall look to the Comprehensive Plan for guidance. Responsibility for interpretation by the County Administrator shall be limited to standards, regulations and requirements of this Code, but shall not be construed to include interpretation of any technical codes adopted by reference in this Code, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of this Code." (ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT at 1)

The Administrative Interpretation itself acknowledges the limit: "such interpretation is limited to clarifying how existing Code provisions apply to a given set of facts. It does not create new rights, grant exemptions from development standards or determine vested rights." (ADMI 2026-03: Courtney Vista Drive Interpretation at 1)

Relevant to the Narrative — Introduction/Point I: supports that reading Waiver 23 to erase a separate, unwaived development standard exceeds the interpretation power and is ultra vires — an interpretation cannot grant an exemption from a development standard.

LDC § 5.03.02(D)(4) (Interior Buffers Between Otherwise Incompatible Uses)

> "Perimeter buffers and screening at the boundary between the PUD district and adjacent Uses shall be provided according to the standards of this Code. However, buffers between Uses within the Planned Unit Development shall be required only between otherwise incompatible Uses." (St. Johns County Land Development Code at 10)

Relevant to the Narrative — Point I: this is the separate, unwaived rule. It requires an interior buffer between the roadway and the residence because the record shows they are "otherwise incompatible Uses" — a requirement Waiver 23 (§6.06.04.B) never reached.

LDC § 5.03.02(D)(1) (Compatibility — External Impacts)

> "The nature of surrounding land Uses shall be considered in order to ensure that the intensity of any proposed nonresidential Development will not create external impacts that adversely affect surrounding residential Uses." (St. Johns County Land Development Code at 9)

Relevant to the Narrative — Point I (compatibility test): the Code measures compatibility by whether a use creates "external impacts that adversely affect surrounding residential Uses." The elevated roadway's stormwater and headlight glare are exactly such external impacts.

LDC § 5.03.06(F) (PUD Design — Compatibility)

> "PUD districts shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise, or lights. Project control shall be accomplished through such techniques as buffering, architectural design, height limitations, and density or intensity limitations." (St. Johns County Land Development Code at 23)

Relevant to the Narrative — Points I and III: the PUD's own design policy directs control of external impacts from "lights," reinforcing that headlight glare into the residence is a recognized incompatibility the Code requires be minimized through buffering.

LDC § 6.06.04.A (Buffers Between Incompatible Land Uses)

> "A. Buffers Between Incompatible Land Uses" (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 114)
>
> "The nature of surrounding Land Uses shall be considered in order to mitigate incompatibilities. Buffer widths and screening standards represent minimum required details which may be expanded, averaged, modified and/or increased to minimize external impacts." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 115)

Relevant to the Narrative — Point I: Article VI's operative buffer standard is itself titled "Buffers Between Incompatible Land Uses" and directs that surrounding uses be considered to mitigate incompatibilities — the standard the Interpretation read out of the Code.

LDC § 6.06.04.B (The Provision Waived by Waiver 23)

Waiver 23, as stated in the Silverleaf PUD text:

> "23. LDC Section 6.06.04.B This waiver is requested to the requirement for buffers and screening between uses interior to the PUD. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible. Appropriate land use buffers and screening will be provided where adjacent to uses outside of the PUD except where wetlands, roadways and ponds will serve to provide the necessary separation." (ADMI 2026-03: Courtney Vista Drive Interpretation at 73)

Relevant to the Narrative — Point I: Waiver 23 waived only this one buffer source — "buffers and screening between uses interior to the PUD." By its terms it does not mention or reach LDC §5.03.02(D)(4). It rests on a compatibility premise that fails where incompatibility is shown.

LDC § 6.06.04.B.11 (Six-Foot Screen for Headlight Glare)

> "11. A solid screening fence or wall, a minimum of six (6) feet in height, shall be required to be placed between any property used for a drive-through facility and any abutting property zoned residential. The intent of this solid screening is to screen vehicular headlight glare from adjacent residential property." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 120)

Relevant to the Narrative — Point III: although written for drive-through facilities (so not directly controlling here), it confirms the County's settled policy of using a six-foot screen to protect residences from vehicular headlight glare — the protection §5.03.02(D)(4) supplies at this boundary.

LDC § 6.02.05.C.6 (Buffer Walls Along Arterial/Major Collector Roadways)

> "6. Buffer Walls" (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 20)
>
> "Buffer walls shall be constructed along all Arterial and Major Collector Roadways abutting residential land Uses. As an alternative to masonry buffer walls, vegetated earthen berms shall be allowed meeting the provisions of the buffer/screening requirements of Section 6.06.04." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 20)

Relevant to the Narrative — Point III: written for Arterial and Major Collector roadways (so not directly controlling a Minor Collector), but further confirms the County's settled policy of walling residential uses off from roadway impacts.

LDC § 6.04.06.A (Stormwater Management — Scope)

> "1. This Section shall govern the design and Construction or alteration of all drainage systems, natural or man-made, within the unincorporated areas of St. Johns County." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 50)

Relevant to the Narrative — Point II: establishes that the stormwater-management standards govern all man-made drainage systems — including the roadway and embankment — not only building lots.

LDC § 6.04.06.E (Legal Positive Outfall)

> "1. All Stormwater discharges from a Project shall be directed to a point of Legal Positive Outfall from the point of discharge to the receiving body of water without unreasonably impacting Flood levels of any upstream, downstream, or adjacent property …No diversions of surface waters will be permitted if properties downstream of the diversion would be unreasonably impacted by such diversion for storm events up to and including the one hundred (100) year storm." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 54)

Relevant to the Narrative — Point II: prohibits stormwater discharges and diversions that unreasonably impact adjacent property — the condition the Engineer documents at the southern boundary.

LDC § 6.04.06.H (Lot Grading — No Blocking or Diversion)

> "f. In addition, the Lot Grading Plan shall demonstrate that the fill will not block natural flow of Stormwater runoff from adjacent properties and will not divert or direct additional Stormwater runoff onto adjacent properties. Any additional Stormwater runoff shall be directed to the Roadway drainage system or other approved drainage facility." (ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS at 64)

Relevant to the Narrative — Point II: the core grading standard. The as-built roadway/embankment both blocks the lot's natural drainage outfall and diverts additional runoff onto the lot — precisely what this provision forbids.

LDC Article XII (Established Grade)

> "Height of a Building: The vertical distance from the lowest point of the established grade surrounding the perimeter of the Building to the highest point of the roof or parapet." (St. Johns County Land Development Code at 33)

Note: the uploaded Article XII defines grade-related terms by reference to "established grade" and to "the crown of the road" / "existing natural grade," but does not contain a separate stand-alone "Established Grade" definition in the pages provided. If you intend to rely on a precise "Established Grade" definition, confirm the exact defined term and its location in the current Code before the hearing.

Relevant to the Narrative — Point II: supports measuring the roadway's finished crown against the established grade of the adjacent lot; the finished road sits materially above that grade.

Silverleaf PUD, Part N.2 (Adjacent Land Use and Buffering)

> "Adjacent Land Use and Buffering (N.2): Provides that all uses interior to the PUD shall be considered compatible, and no buffering or screening is required." (ADMI 2026-03: Courtney Vista Drive Interpretation at 2)

PUD text as quoted in the Interpretation's attachments:

> "All uses interior to the PUD shall be considered compatible, and no buffering or screening will be required." (ADMI 2026-03: Courtney Vista Drive Interpretation at 59)

Relevant to the Narrative — Point I: N.2 is a planning *presumption* of compatibility, not a conclusive label. It cannot override a use shown to be incompatible in fact, and it is the premise the Interpretation wrongly treated as conclusive.

Ordinance 2024-55, Section 4 (Non-Waiver Clause)

> "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 …shall be applicable to this development …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." (ADMI 2026-03: Courtney Vista Drive Interpretation at 18)

Relevant to the Narrative — Points I, II, III, and Conclusion: the non-waiver clause. The LDC's compatibility (§5.03.02(D)) and grading (§6.04.06.H) standards cannot be treated as waived by the PUD; they remain fully applicable.

2050 Comprehensive Plan, Objective A.1.4 & Policy A.1.4.1

Objective A.1.4 — "Surrounding Land Use." (SJC X 2050 COMPREHENSIVE PLAN A LAND USE at 2)

> "A.1.4.1. The County shall continue to implement its Land Development Code providing standards and procedures for adequate buffers between incompatible uses. To ensure adequate buffering between incompatible uses, the County shall review and update its standards and procedures as necessary to ensure adequate buffering between incompatible uses." (SJC X 2050 COMPREHENSIVE PLAN A LAND USE at 3)

Relevant to the Narrative — Point I: the Comprehensive Plan directs adequate buffers between incompatible uses, reinforcing the LDC buffer mandate the Interpretation declined to apply.

2050 Comprehensive Plan, Policy A.1.4.11 (Compatibility Defined)

> "Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. …The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, …vibration, …drainage, …topography, soil conditions, …surface waters, drainage, …and nuisances." (SJC X 2050 COMPREHENSIVE PLAN A LAND USE at 6)

Relevant to the Narrative — Point III (and II): the County's own definition of compatibility — "unduly negatively impacted" — and it lists lighting, drainage, topography, and surface waters among the measured characteristics, covering both the glare and the drainage impacts here.

2050 Comprehensive Plan, Policy A.1.4.11(a) (Incompatible Impact — Lighting / Traffic Flow)

> "(a) A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow." (SJC X 2050 COMPREHENSIVE PLAN A LAND USE at 6)

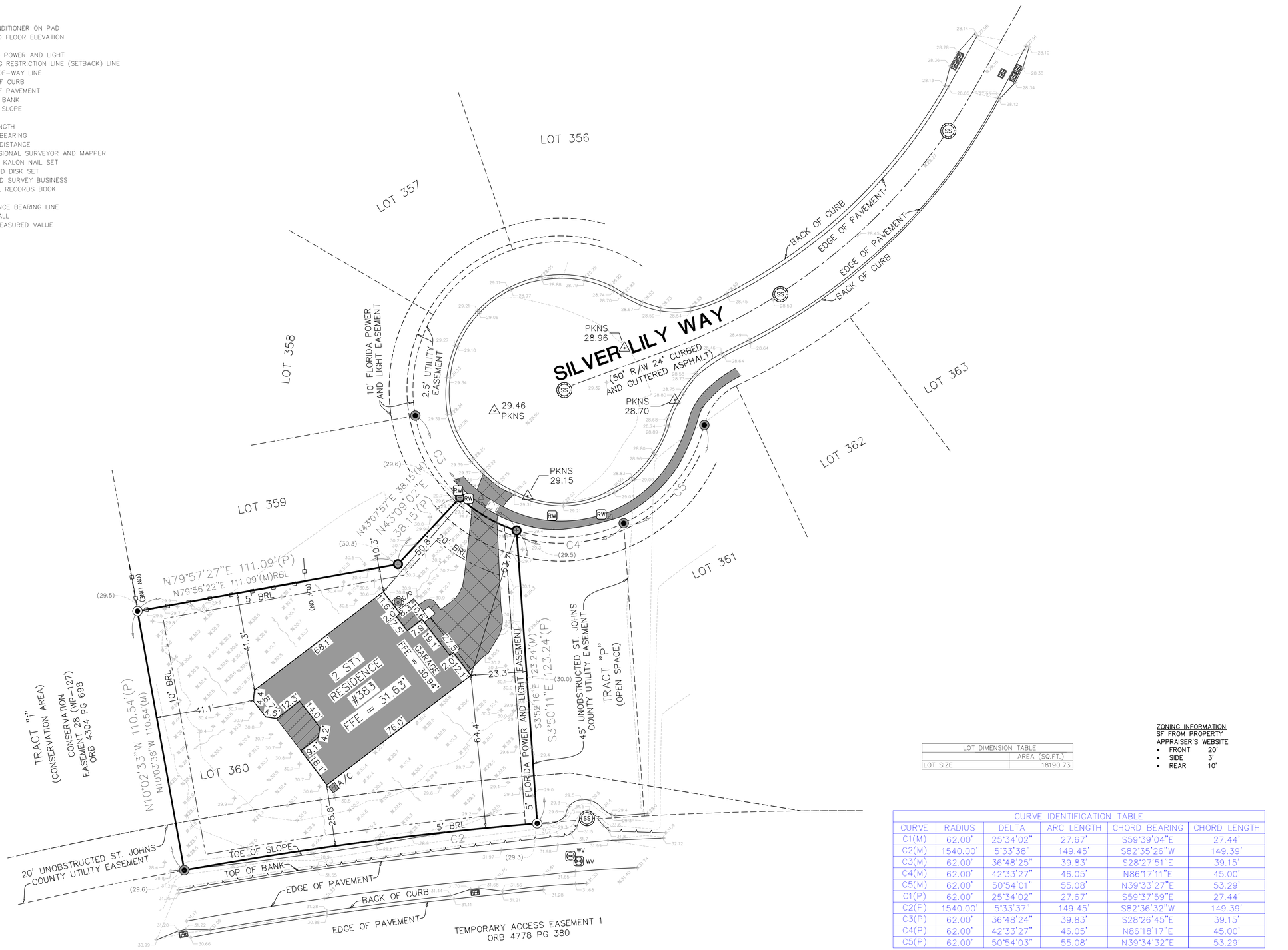
Relevant to the Narrative — Point III: the Plan treats a use as incompatible where it has an unreasonable impact in respect to "lighting" and "traffic flow" — directly on point for the headlight-glare impact.

LEGEND

= SITE BENCHMARK	A/C = AIR CONDITIONER ON PAD
= SET 1/2" IRON ROD LB#8139	FFE = FINISHED FLOOR ELEVATION
= FOUND 1/2" IRON ROD LB#3624	STY = STORY
= FOUND 1/2" IRON ROD WITH NO IDENTIFICATION	FPL = FLORIDA POWER AND LIGHT
= RECLAIMED WATER	BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
= WATER VALVE	R/W = RIGHT-OF-WAY LINE
= CLEAN OUT	BOC = BACK OF CURB
= CATCH BASIN	EOP = EDGE OF PAVEMENT
= SANITARY SEWER MANHOLE	TOB = TOP OF BANK
= 4' PLASTIC FENCE	TOE = TOE OF SLOPE
= BUILDING	R = RADIUS
= CONCRETE	L = ARC LENGTH
= COVERED OR ENCLOSED	CB = CHORD BEARING
= PAVER	CH = CHORD DISTANCE
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	PKNS = PARKER KALON NAIL SET
	NDS = NAIL AND DISK SET
	LB = LICENSED SURVEY BUSINESS
	ORB = OFFICIAL RECORDS BOOK
	PG = PAGE
	RBL = REFERENCE BEARING LINE
	(P) = PLAT CALL
	(M) = FIELD MEASURED VALUE

SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #12109C0276J, effective on 12/7/2018.



GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	18190.73

ZONING INFORMATION
SF FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 20'
- SIDE 3'
- REAR 10'

CURVE IDENTIFICATION TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	62.00'	25°34'02"	27.67'	S59°39'04"E	27.44'
C2(M)	1540.00'	5°33'38"	149.45'	S82°35'26"W	149.39'
C3(M)	62.00'	36°48'25"	39.83'	S28°27'51"E	39.15'
C4(M)	62.00'	42°33'27"	46.05'	N86°17'11"E	45.00'
C5(M)	62.00'	50°54'01"	55.08'	N39°33'27"E	53.29'
C1(P)	62.00'	25°34'02"	27.67'	S59°37'59"E	27.44'
C2(P)	1540.00'	5°33'37"	149.45'	S82°36'32"W	149.39'
C3(P)	62.00'	36°48'24"	39.83'	S28°26'45"E	39.15'
C4(P)	62.00'	42°33'27"	46.05'	N86°18'17"E	45.00'
C5(P)	62.00'	50°54'03"	55.08'	N39°34'32"E	53.29'

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

LOT 360, SILVER LANDING PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 118, PAGE(S) 45 THROUGH 61, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY

IME CIVIL & SURVEYING
an NCA Company
200 BUSINESS PARK CIRCLE, SUITE 108
ST AUGUSTINE, FLORIDA 32095
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: KRISTIN ZELLER
AT: 383 SILVER LILY WAY
ST. AUGUSTINE, FL 32092

Drawn By:	VG	Scale 1" = 20 Feet	
Field Survey Date:	10/06/2026	Drawing/File #:100226.1	
FB/PG:	151A-40	Plot Date: N/A	

Additional Information/Certifications:
XXXXX

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

NATIONAL CONSULTING ADVISORS, INC.
d.b.a. IME CIVIL & SURVEYING
200 Business Park Circle Suite 108, St. Augustine, FL 32095 | imecivil.com | 904 429 7764

11/4/2026

Recipient's Name: **Kristin Zeller**
Recipient's Address: **383 Silver Lily Way, St Augustine, FL 32092**

To whomever it may concern,

This opinion is made on behalf of Kristin Zeller, whose residence is at 383 Silver Lily Way, St. Augustine, Florida 32092. This property is platted as Lot 360, Silver Landing Phase 2A, Plat Book 118, Pages 45-61, Official Records, Saint Johns County, Florida.

IME Civil & Surveying, an NCA Company completed a boundary and topographic survey for Kristin Zeller. The client provided several documents, including the original drainage plan and as-built survey for the aforementioned lot 360, as well as the road plans for Courtney Vista Drive. Additionally, Ms. Zeller was provided with a plan showing that the side slope of the multi-use path facing her property was adjusted from an original 4:1 slope to a 2:1 slope. The road was built after Kristin Zeller had moved into her property.

Ms. Zeller expressed that after the road was built and the underground storm and sewage pipes and structures were installed, the southern portion of her lot began flooding, which had not happened prior to the road being there.

After studying the topographic survey, the lot drainage plan, as-built survey and the road plans, we have determined that the positive drainage outfall has been altered.

The original Silver Landing Phase 2A paving and drainage plan, Sheet 6R, depicts a drainage divide through Lot 360, with the southern portion of the property draining toward the corridor adjoining future Courtney Vista Drive. The plan identifies an unobstructed drainage easement along this corridor and shows low grading connecting toward downstream drainage facilities to the east. The intended drainage pattern therefore depended on maintaining a continuous, unobstructed surface flow path away from the lot.

The subsequent Courtney Vista Drive plans introduce a raised roadway and multi-use path along the southern property boundary. The current topographic survey shows low ground along the southern yard, with representative elevations of approximately 28.6 to 29.6 feet, while the adjacent path and embankment reach approximately 31 to 32 feet. The survey also depicts a localized mound around the sanitary sewer manhole within the utility easement east of the lot, with surrounding grades reaching approximately 31.5 feet. These higher features confine the low area between the residence and the road and restrict its connection to the intended downstream drainage route.

Based on this comparison, the grading associated with the roadway/path embankment and the manhole area have altered the boundary conditions for drainage from the southern portion of Lot 360. Runoff reaching this area accumulates behind the higher grades rather than discharge freely along the original drainage corridor. This condition is consistent with the owner's report of ponding beginning after roadway construction. We suggest that the portions of the Courtney Vista Drive right-of-way that affect the southern portion of Ms. Zeller's property and Tract P be regraded to restore positive drainage away from the residential lot(s) as originally intended.

In addition to the flooding problem, the embankment within the county right-of-way is eroding onto Ms. Zeller's property as can be seen in the provided site photographs. The embankment will continue to erode until it is properly stabilized or repaired with proven anti-erosion measures suited for a 2:1 slope with fine sands in Florida. Such measures can include but are not limited to proper soil compaction together with the use of a 4-inch geoweb and proper sodding techniques. Maintenance and upkeep of the embankment is the responsibility of the entity controlling the Courtney Vista Drive right-of-way. Ms. Zeller, as the owner and occupant of lot 360, Silver Landing Phase 2, a.k.a. 383 Silver Lily Way, is not responsible for the maintenance and upkeep of the embankment.

According to the ECS Soil Survey (page 21) the soil used on the embankment is reported to be Florida Fine Sand. While the Florida Fine Sand provides excellent drainage properties, if not stabilized correctly is highly susceptible to slope erosion and washing out, during moderate to severe rain events. In our opinion, the embankment does not seem to have been properly stabilized, thus causing it to erode. We recommend that the embankment be restored to its original shape and that it be properly stabilized and sodded to prevent the current erosion condition. The road embankment would have to be furnished with a minimum 4-inch thick geoweb and the area would have to be re-sodded. Alternatively, a retaining wall could be used to reduce the steep slope.

Automotive headlight glare has been another issue that started after the road was open and vehicles were allowed to use it. IME Developed an exhibit showing a plan and profile of the property and Courtney Vista Drive. The exhibit shows two vehicles approaching the property from the east and the west. Each vehicle shows a low beam and a high beam projection on the plan view. The low beam angle is assumed to be 30 degrees while the high beam angle is assumed to be 20 degrees. The profile shows that if a standard 6-foot fence were installed, the vehicles' light glare will still reach the house windows. Since the road elevation is very high in relation to the lot grade; a standard height fence would not be sufficient to eliminate the glare problem. Alternatively, a 6-foot fence installed near the outer edge of the multi-use path would eliminate the problem, provided that such fence extends behond the limits of Ms. Zeller's Property, especially to the east (Tract P).

This opinion is based on approved construction plans for the roadway together with the current signed and sealed topographic survey, which appear to reflect the as-built conditions. Should any additional or superseding plans exist, we would review them and supplement this opinion accordingly.



Brian Kent Bush 11/05/2026

Brian Kent Bush State of Florida, Professional Engineer, License No. 88502.This item has been electronically signed and sealed by Brian Kent Bush on the 11/05/2026 and 1:37:18 PM shown using a digital signature.Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This letter is accompanied by the following:

Exhibit A - Site Photographs showing erosion and standing water
Exhibit B - Drainage Plan for 383 Silver Lily Way
Exhibit C - As-built survey for 383 Silver Lily Way
Exhibit D - Boundary and Topographic Survey for 383 Silver Lily Way
Exhibit E - Signed and Sealed Plans for Silver Landing Phase 2A
Exhibit F - Engineering Plans for Courtney Vista Drive
Exhibit G - Automotive Headlight Exhibit
Exhibit H - ECS Soil Survey

Sincerely,
Brian K. Bush, P.E.
Vice-Principal, National Consulting Advisors, INC. d.b.a. IME Civil & Surveying

NATIONAL CONSULTING ADVISORS, INC.
d.b.a. IME CIVIL & SURVEYING
200 Business Park Circle Suite 108, St. Augustine, FL 32095 | imecivil.com | 904 429 7764

Exhibit A - Site Photographs showing erosion and standing water



Photograph 1: Embankment Erosion – Looking East



Photograph 2: Embankment Erosion



Photograph 3: Embankment Erosion

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Exhibit B - Drainage Plan for 383 Silver Lily Way

GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2–6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS **7H & 7J** FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.
11. REINFORCED CONCRETE PIPE (RCP) CAN BE SUBSTITUTED FOR ADS HP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR. UNDERNEATH PAVEMENT, ADS HP PIPE, UP TO A MAXIMUM DIAMETER OF 36", CAN BE SUBSTITUTED FOR RCP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.
12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

BASIN (A-04W-P8T)
DHW (25 yr) = 27.26
DHW (100 yr) = 27.56
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

KEY MAP

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1701	CURB INLET – DOUBLE	27.89	24" RCP – 23.70 (E)
1702	CURB INLET – DOUBLE	27.89	24" RCP – 23.60 (W) 36" ADS HP – 19.70 (SE)
1703	36" MES		36" ADS HP – 19.50 (NW)
1725	TYPE "B" INLET	27.84	18" ADS HP – 25.40 (NE)
1726	18" MES		18" ADS HP – 22.00 (SW)

PHASE B
PHASE A

STATE JURISDICTIONAL WETLAND LINE

UNDISTURBED UPLAND BUFFER

UNDISTURBED UPLAND BUFFER

OPEN SPACE

OPEN SPACE

SILVER LILY WAY

HIGH POINT
STA. 10+00.00
EL. = 29.79

A72

S-1701
1.31 Ac.

S-1702
1.37 Ac.

25 L.F.~
24" RCP

LOW POINT
STA. 12+30.50
EL. = 28.29

176 L.F.~
36" ADS HP

30' DRAINAGE EASEMENT

AA-08-CS

S-1703

108

GR

80'

MAX 80'

1676 LF CUTOFF WALL

SMF AA-08
MIN. TOB = 29.25 (1.73 Ac.)
NWL = 24.25 (1.24 Ac.)
GR. BRK. = 18.25 (0.81 Ac.)
MIN. BOT. = 16.25 (0.65 Ac.)
MAX. BOT. = 12.25 (0.51 Ac.)
DHW (25 yr) = 27.85
DHW (3 yr) = 26.79
DHW (MEAN) = 26.53

8' DRAINAGE MAINTENANCE ACCESS EASEMENT

10' DRAINAGE EASEMENT

S-1726

64 L.F.~
18" ADS HP

S-1725

TRACT "P"

45' SJC UNOBSTRUCTED DRAINAGE EASEMENT

20' UNOBSTRUCTED UTILITY EASEMENT

85' TEMP ACCESS EASEMENT SWD O.R.B. 4778, PG 390

80' PROPOSED ROW

(FUTURE) COURTNEY VISTA DRIVE

STATE JURISDICTIONAL WETLAND LINE

CONTIGUOUS WETLANDS

BASIN (A-04W-P8T)
DHW (25 yr) = 27.26
DHW (100 yr) = 27.56
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

NOTE:
COURTNEY VISTA DRIVE (FUTURE) FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65 WILL BE GRADED AND STABILIZED FOR FUTURE CONSTRUCTION OF THE PAVED ROADWAY. GRADING SHALL BE 10'BELOW THE FINISHED ELEVATIONS (TO ACCOUNT FOR ASPHALT AND LIMEROCK) SHOWN WITHIN THE COURTNEY VISTA DRIVE (FUTURE) RIGHT-OF-WAY FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65.

PLAN SHEET FROM SJRWMD PERMIT
NOT A PRODUCT OF IME CIVIL AND SURVEYING

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 89618

PLOTTED: September 1, 2022 – 7:58 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG 2584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6R

G:\SilverLeaf\03-069-101 Parcel 29 A-2\LandDev\Design\Plots\PD-03-069-101.dwg, 9/1/2022 7:58:47 AM, Caronne Gallegos, 1:1

G:\SilverLeaf\03-069-101 Parcel 29 A-2\LandDev\Design\Plots\PD-03-069-101.dwg

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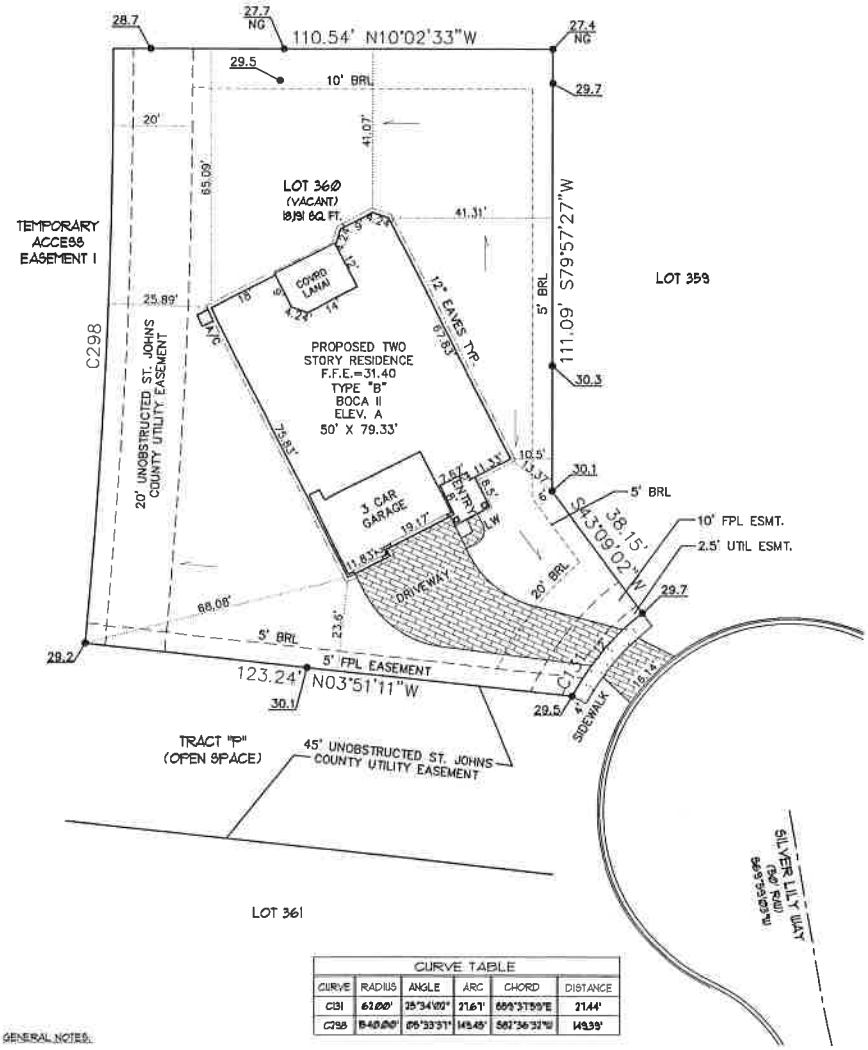
Exhibit C - As-built survey for 383 Silver Lily Way



TREE SCHEDULE	
LOT SQ. FTG. MINUS EASEMENTS&WETLANDS	14394
ACRES = 14394 / 43,560	.34
ACRES X 40 = REQ. TREE INCHES	13.6

THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 3"∅ TREES WHEN PLANTING TREES, 70% ARE TO BE CANOPY TYPE WITH 50% OR MORE NATIVE SPECIES AND NOT MORE THAN 50% OF ONE SPECIES.

TREE TABLE		
5	TOTAL TREES PLANTED	(1) CRAPE MYRTLE
5	TREES X 70% = 3.5	(1) LIVE OAK
4	REQUIRED CANOPY TREES	(1) RIVER BIRCH
		(2) MAPLE

THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING 3"∅ TREES.

IMPERVIOUS COVERAGE		
IMPERVIOUS SQ. FT.	LOT SQ. FT.	%
4888	18191	27%

BUILDING COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
3724	18191	21%

SITE CALCULATIONS	
TOTAL LOT AREA	18191
R/W AREA	287
BUILDING AREA	3724
DRIVEWAY	1121
LEAD WALK	27
SIDEWALK	1287
PADS-A/C, SVC. DR.	96
R/W TO CURB.	1468
NET SOD AREA	13,363

PER ORDINANCE NUMBER: 2022-37:
SINGLE-FAMILY (SF)
"BUILDING SETBACKS"

20' FRONT FACING GARAGE AND CUL-DE-SAC LOTS
10' FRONT
5' SIDES
10' REAR

MAXIMUM BUILDING COVERAGE IS 65%

"EAVES SHALL BE PERMITTED TO PROJECT INTO SIDE YARD SETBACKS, SEE SECTION T, WAIVER 12"

"NO MORE THAN 50% OF THE IRRIGATED AREA OF THE LOT SHALL BE HIGH VOLUME IRRIGATION NOT MORE THAN 30 GALLONS PER HOUR"

"SILT FENCE WILL BE PROVIDED ALONG PROPERTY LINE IN THE BEST PLACE FOR EROSION CONTROL"

GENERAL NOTES: (PER NEIGHBORHOOD SITE PLAN)

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
2. UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY CLEARING.
3. CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS.
4. THE JURISDICTIONAL WETLAND LINE, WETLAND IMPACTS, WETLAND MITIGATION AREA AND UPLAND BUFFERS, AS DEPICTED ON THESE PLANS, MATCH THOSE ON THE PLANS SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

CURVE TABLE					
CURVE	RADIUS	ANGLE	ARC	CHORD	DISTANCE
C131	62.00'	25°34'02"	27.67'	S69°37'59"E	27.44'
C298	540.00'	05°33'31"	145.45'	S82°36'32"W	145.39'

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF SILVER LILY WAY AS BEING S69°39'03"W.
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 0257J, DATED DECEMBER 7, 2018, THE FLOOD ZONES SHOWN ON THIS SITE PLAN ARE SCALED OFF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SITE PLAN ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SITE PLAN THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR AS NOTED.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SITE PLAN IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SITE PLAN WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD AND COMMISSION OR OTHER ENTITY.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH THE PLAT VALUES, THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
14. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
15. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
16. THIS IS NOT A BOUNDARY SURVEY.
17. PUBLIC SIDEWALKS DEPICTED HEREON ARE BASED ON THE CIVIL CONSTRUCTION PLANS THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION. FOR CORRECT LOCATION AND/OR DIMENSIONS, REFER TO THE MOST CURRENT SET OF CIVIL CONSTRUCTION PLANS. THERE IS A MAXIMUM OF 2% SLOPE ON ALL SIDEWALKS. ALL SIDEWALK AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% OF THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT. ALSO, PLEASE NOTE THAT UTILITIES (METERBOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.
18. DRAINAGE STRUCTURES DEPICTED MAY VARY IN SIZE. REFER TO ENGINEERING PLANS FOR CORRECT DIMENSIONS.
19. A/C PADS MUST MAINTAIN 3' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENCROACH INTO A DRAINAGE EASEMENT DUE TO DRAINAGE PURPOSES.
20. 1% SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT PER SECTION 6.04.06H1 OF THE LAND DEVELOPMENT CODE.
21. THIS SITE PLAN IS TO BE USED FOR THE PROPOSED LOCATION OF RESIDENCE ONLY, PLEASE REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL HOUSE PLANS FOR CONSTRUCTION AND SPECIFICATIONS.
22. SETBACKS ARE MEASURED PER THE LAND DEVELOPMENT CODE: SECTION 6.01.02, TABLE 6.01 AND ARTICLE XII: SETBACKS SHALL BE MEASURED IN ACCORDANCE WITH THE DEFINITION OF "YARD" PER ARTICLE XII, LDC. SECTION 6.01.03.H1 OF THE LAND DEVELOPMENT CODE: CERTAIN ARCHITECTURAL FEATURES, SUCH AS EAVES, BAY WINDOWS AND PROJECTING FIREPLACES, WHICH MAY OCCUPY A PORTION OF A BUILDING FOOTPRINT, MAY PROJECT NOT MORE THAN THREE (3) FEET INTO REQUIRED FRONT AND REAR YARDS, THREE (3) FEET INTO SIDE YARDS WHICH MEASURE A MINIMUM OF EIGHT (8) FEET IN WIDTH, AND TWO & ONE HALF (2.5) FEET INTO SIDE YARDS MEASURING SEVEN & ONE HALF (7.5) FEET IN WIDTH. NO SUCH INTRUSION IS PERMITTED INTO SIDE YARDS LESS THAN SEVEN & ONE HALF (7.5) FEET IN WIDTH.

LOT 360 SILVER LANDING 2A

SCALE: 1" = 30'-0"

DATE: 08-28-25 REV:

DRAWN BY: ARJ

JOB: LOT 360 SL 2A

DREAM FINDERS
THE MARK OF A QUALITY HOME
14701 PHILIPS HWY, SUITE 300 PHONE: 904-644-7670

PLAT BOOK 118 PAGE 57 .
OF THE CURRENT PUBLIC RECORDS
OF ST. JOHNS COUNTY, FL

DENOTES PROPOSED PAVERS

LW - DENOTES 3' LEAD WALK

DENOTES PROPOSED CONCRETE

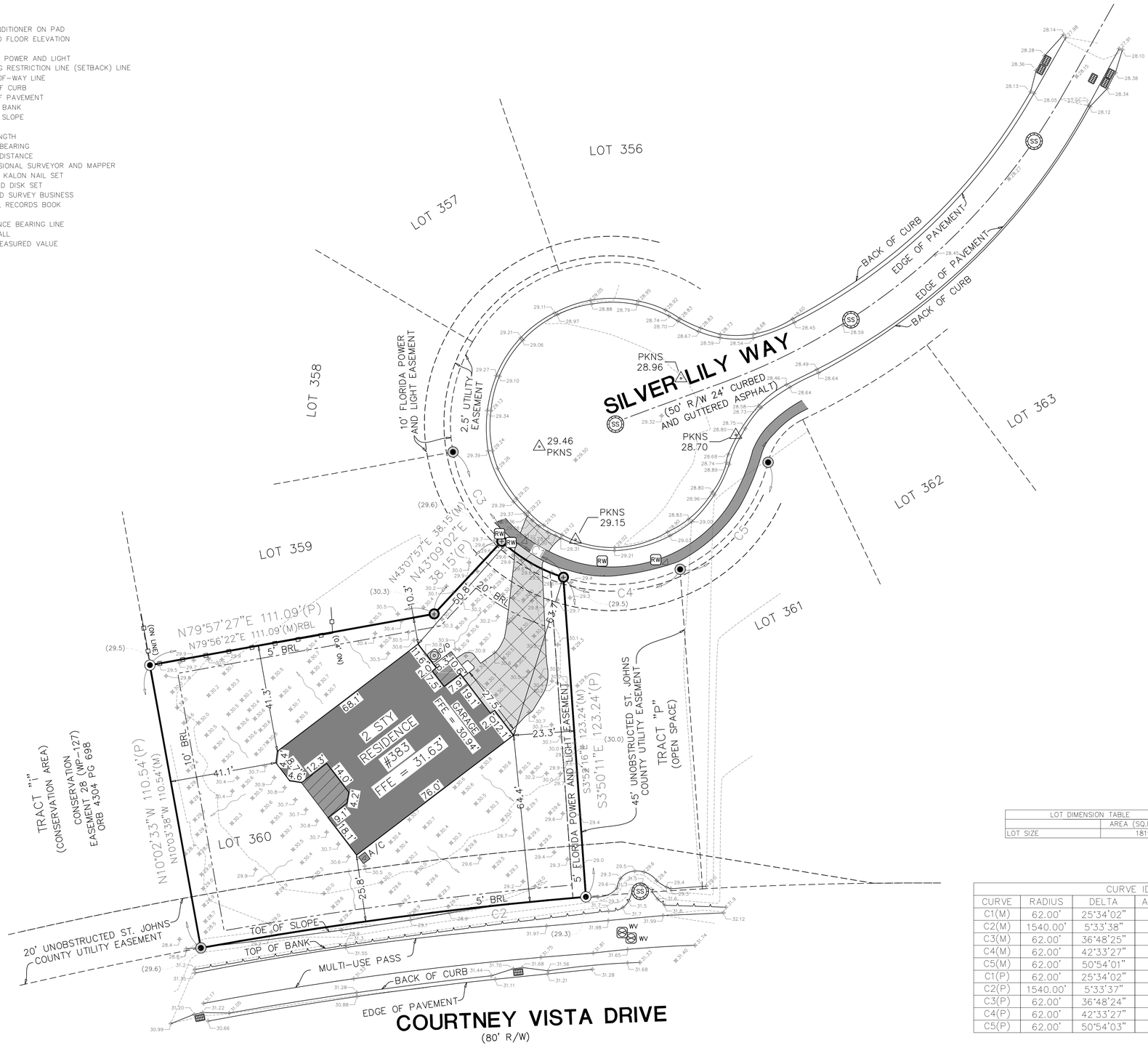
Exhibit D - Boundary and Topographic Survey for 383 Silver Lily Way

LEGEND

= SITE BENCHMARK	A/C = AIR CONDITIONER ON PAD
= SET 1/2" IRON ROD LB#8139	FFE = FINISHED FLOOR ELEVATION
= FOUND 1/2" IRON ROD LB#3624	STY = STORY
= FOUND 1/2" IRON ROD WITH NO IDENTIFICATION	FPL = FLORIDA POWER AND LIGHT
= RECLAIMED WATER	BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
= WATER VALVE	R/W = RIGHT-OF-WAY LINE
= CLEAN OUT	BOC = BACK OF CURB
= CATCH BASIN	EOP = EDGE OF PAVEMENT
= SANITARY SEWER MANHOLE	TOB = TOP OF BANK
= 4' PLASTIC FENCE	TOE = TOE OF SLOPE
= BUILDING	R = RADIUS
= CONCRETE	L = ARC LENGTH
= COVERED OR ENCLOSED	CB = CHORD BEARING
= PAVER	CH = CHORD DISTANCE
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	PKNS = PARKER KALON NAIL SET
	NDS = NAIL AND DISK SET
	LB = LICENSED SURVEY BUSINESS
	ORB = OFFICIAL RECORDS BOOK
	PG = PAGE
	RBL = REFERENCE BEARING LINE
	(P) = PLAT CALL
	(M) = FIELD MEASURED VALUE

SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #12109C0276J, effective on 12/7/2018.



GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	18190.73

ZONING INFORMATION
SF FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 20'
- SIDE 3'
- REAR 10'

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	62.00'	25°34'02"	27.67'	S59°39'04"E	27.44'
C2(M)	1540.00'	5°33'38"	149.45'	S82°35'26"W	149.39'
C3(M)	62.00'	36°48'25"	39.83'	S28°27'51"E	39.15'
C4(M)	62.00'	42°33'27"	46.05'	N86°17'11"E	45.00'
C5(M)	62.00'	50°54'01"	55.08'	N39°33'27"E	53.29'
C1(P)	62.00'	25°34'02"	27.67'	S59°37'59"E	27.44'
C2(P)	1540.00'	5°33'37"	149.45'	S82°36'32"W	149.39'
C3(P)	62.00'	36°48'24"	39.83'	S28°26'45"E	39.15'
C4(P)	62.00'	42°33'27"	46.05'	N86°18'17"E	45.00'
C5(P)	62.00'	50°54'03"	55.08'	N39°34'32"E	53.29'

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

LOT 360, SILVER LANDING PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 118, PAGE(S) 45 THROUGH 61, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY

IME CIVIL & SURVEYING
an NCA Company
200 BUSINESS PARK CIRCLE, SUITE 108
ST AUGUSTINE, FLORIDA 32095
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: KRISTIN ZELLER
AT: 383 SILVER LILY WAY
ST. AUGUSTINE, FL 32092

Drawn By: VG
Field Survey Date: 10/06/2026
FB/PG: 151A-40
Scale 1" = 20 Feet
Drawing/File #:100226.1
Plot Date: N/A

Additional Information/Certifications:
XXXXX

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Exhibit E - Signed and Sealed Plans for Silver Landing Phase 2A

SILVERLEAF

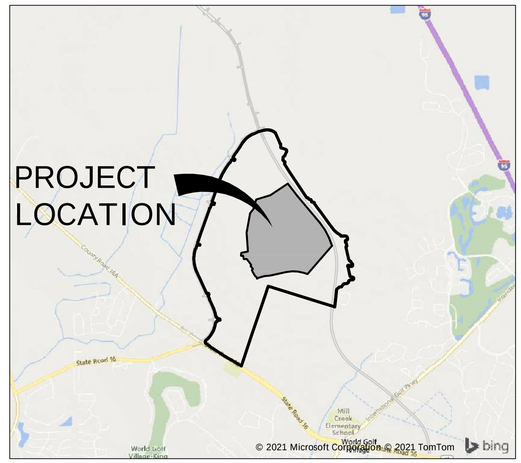
SILVER LANDING PHASE 2
(SILVERLEAF PARCEL 29A-2)
ST. JOHNS COUNTY, FLORIDA

PREPARED FOR

LAND PLANNERS DEVELOPMENT II, INC.

111 NATURE PARK WALKWAY, SUITE 104
ST. JOHNS COUNTY, FLORIDA 32092

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316



LOCATION MAP
N.T.S.

SJC SUBCON: 2021-09

DRAWING INDEX

PDF NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER SHEET	
2	SP-1	EOR SIGNATURE PAGE	
~~3~~	~~2~~	~~GENERAL NOTES AND LEGEND~~	
~~4~~	~~3~~	~~MASTER SITE PLAN~~	~~2021-09-16~~
~~5-25~~	~~4A-4U~~	~~GEOMETRY PLAN~~	~~2021-09-16~~
26-29	5A-5D	PARTIAL BUILD POST DEVELOPMENT PLAN	
~~30~~	~~6~~	~~MASTER PAVING AND DRAINAGE PLAN~~	
31-51	6A-6U	PAVING AND DRAINAGE PLAN	2021-09-16
~~52-54~~	~~7A-7C~~	~~POND DETAILS~~	
55-56	7D-7E	CONTROL STRUCTURES	
~~57-58~~	~~7F-7G~~	~~TYPICAL SECTION~~	
~~59-61~~	~~7H - 7J~~	~~PAVING AND DRAINAGE DETAILS~~	
~~62-72~~	~~8A-8K~~	~~ROADWAY PROFILES~~	~~2021-09-16~~
~~73~~	~~9~~	~~MASTER WATER AND SEWER PLAN~~	~~2021-09-16~~
~~74-91~~	~~9A-9R~~	~~WATER AND SEWER PLAN~~	~~2021-09-16~~
~~92~~	~~10~~	~~MASTER REUSE PLAN~~	
~~93-110~~	~~10A-10R~~	~~REUSE PLAN~~	~~2021-09-16~~
~~111-117~~	~~11A-11G~~	~~SJCUD DETAILS~~	
~~118~~	~~11H~~	~~PSI RESTRAINT JOINT DETAIL~~	
~~119-136~~	~~12A-12R~~	~~NEIGHBORHOOD SITE PLAN~~	~~2021-09-16~~
~~137~~	~~13~~	~~SEDIMENT AND EROSION CONTROL PLAN~~	
~~138~~	~~14~~	~~SEDIMENT AND EROSION CONTROL DETAILS~~	
~~139~~	~~15~~	~~STORMWATER POLLUTION PREVENTION PLAN~~	
~~140~~	~~16~~	~~CONTRACTOR CERTIFICATION~~	
~~141~~	~~LC-00~~	~~LANDSCAPE COVER SHEET~~	
~~142~~	~~LC-01~~	~~LANDSCAPE CODE CALCULATIONS AND NOTES~~	
~~143-152~~	~~LC-02-LC-12~~	~~LANDSCAPE PLAN~~	
~~153~~	~~LC-13~~	~~LANDSCAPE SPECIFICATIONS AND DETAILS~~	
~~154-156~~	~~TM-01 - TM-03~~	~~TREE MITIGATION TABLES~~	

NOTE:
1. IF YOU DIG IN FLORIDA, YOU ARE REQUIRED TO CALL SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATES. IT'S THE LAW.
2. ALL RIGHT OF WAYS WILL BE DEDICATED TO SJC
3. THE ST. JOHNS COUNTY FIRE MARSHALL, PER NFPA 1, CHAPTER 18, REQUIRES THE PROPOSED ROADS BE STABILIZED, ABLE TO SUPPORT AN 80,000-LB FIRE APPARATUS, AND PROVIDE ADEQUATE TURNAROUND FOR A 50' FIRE APPARATUS PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION.
4. IN ACCORDANCE WITH ST JOHNS COUNTY ORDINANCE 2018-42, WE REQUEST APPROVAL FOR ALL ROADWAYS WITHIN SILVERLEAF PARCEL 29 A-2 TO BE "DEDICATED COUNTY ROAD" FOR GOLF CART USE.

VERTICAL DATUM USED FOR THIS PROJECT: NAVD88

PLANS PREPARED UNDER THE DIRECTION OF:
ANN N. NEWLAND
P.E. NUMBER: 59618

PLOTTED: September 1, 2022 - 7:46 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

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COVER

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
1

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THE FLORIDA PROFESSIONAL ENGINEER NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX IN ACCORDANCE WITH RULE 61G15-23-003, F.A.C. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE
BY: ANN M. NEWLAND P.E. NUMBER: 59818

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
CERTIFICATE OF AUTHORIZATION NUMBER: 00002584

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DRAWING INDEX

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1	COVER SHEET	
SP-1	EOR SIGNATURE PAGE	
2	GENERAL NOTES AND LEGEND	
3	MASTER SITE PLAN	
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6	MASTER PAVING AND DRAINAGE PLAN	
6A-6U	PAVING AND DRAINAGE PLAN	
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7F	TYPICAL SECTION	
7H-7J	PAVING AND DRAINAGE DETAILS	
8A-8J	ROADWAY PROFILES	
9	MASTER WATER AND SEWER PLAN	
9A-9R	WATER AND SEWER PLAN	
10	MASTER REUSE PLAN	
10A-10R	REUSE PLAN	
11A-11C	SJCUD DETAILS	
12A-12R	NEIGHBORHOOD SITE PLAN	
13	SEDIMENT AND EROSION CONTROL PLAN	
14	SEDIMENT AND EROSION CONTROL DETAILS	
15	STORMWATER POLLUTION PREVENTION PLAN	
16	CONTRACTOR CERTIFICATION	

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BY: DANIEL J. WELCH P.E. NUMBER:74921

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE (904) 642-8990
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DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE	REVISION
5A-5D	PARTIAL BUILD POST DEVELOPMENT PLAN	
7D-7E	CONTROL STRUCTURES	

THE FLORIDA REGISTERED LANDSCAPE ARCHITECT NAMED HEREIN SHALL BE RESPONSIBLE FOR THE DRAWINGS LISTED IN THIS BOX. THESE SHEETS HAVE BEEN SIGNED AND SEALED USING A DIGITAL SIGNATURE BY:
GERALD K. WHITE L.A. NUMBER: 6667024

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
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DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE	REVISION
LC-00	LANDSCAPE COVER SHEET	
LC-01	LANDSCAPE CODE CALCULATIONS AND NOTES	
LC-02-LC-12	LANDSCAPE PLAN	
LC-13	LANDSCAPE SPECIFICATIONS AND DETAILS	
TM-01-TM-03	TREE MITIGATION TABLES	

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 - 7:48 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO.	03-069-101
DRAWN BY:	MBG
DESIGNED BY:	AMN
CHECKED BY:	BLW
DATE:	10-18-2021

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14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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EOR SIGNATURE PAGE

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
SP-1

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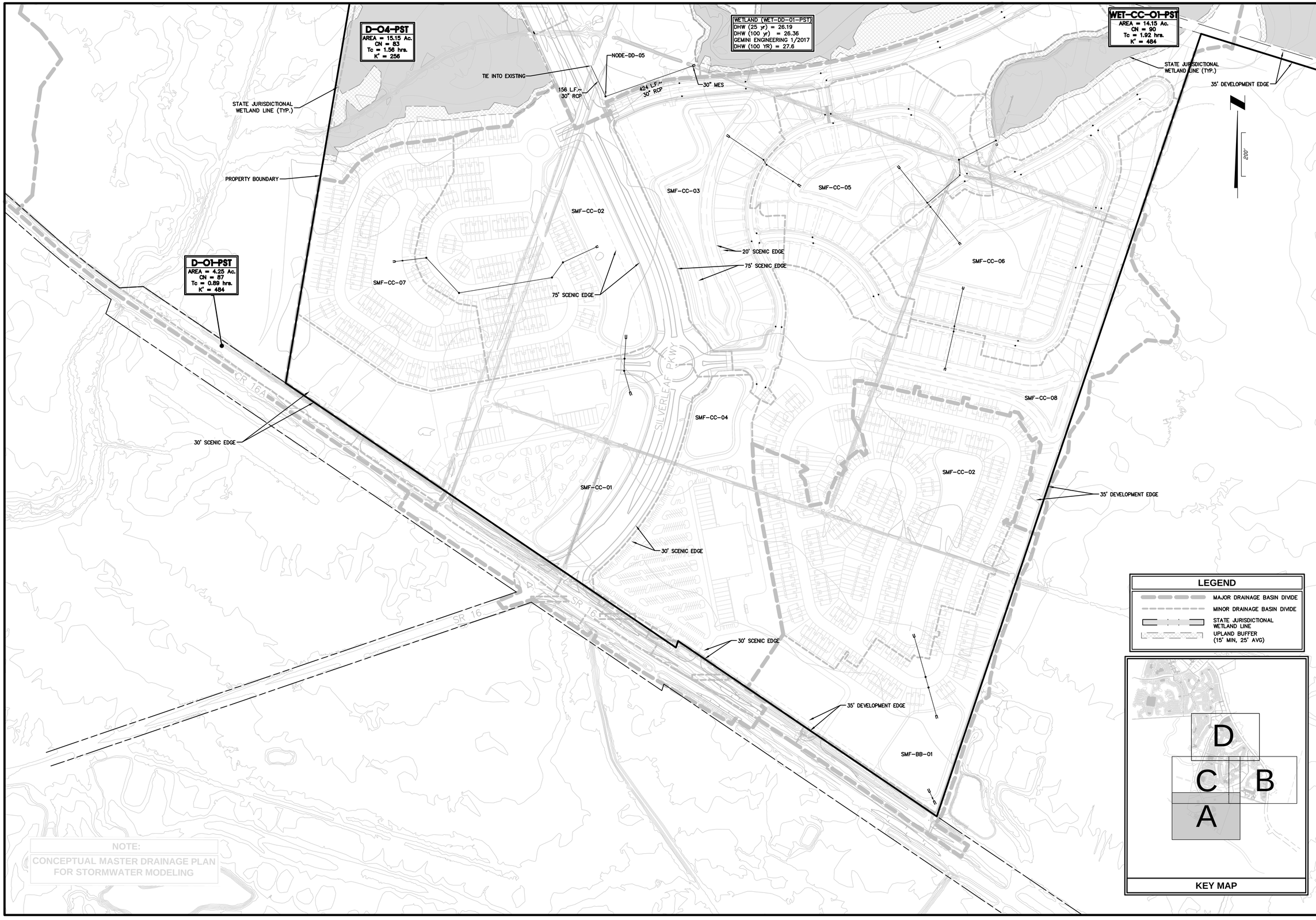

PLANS PREPARED UNDER THE DIRECTION OF:

DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 – 10:24 AM, BY: Caronne Gallegos

REVISIONS:

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DESIGNED BY:	DJW
CHECKED BY:	BLW
DATE:	10-18-2021

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14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

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PARTIAL BUILD POST DEVELOPMENT PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
5A

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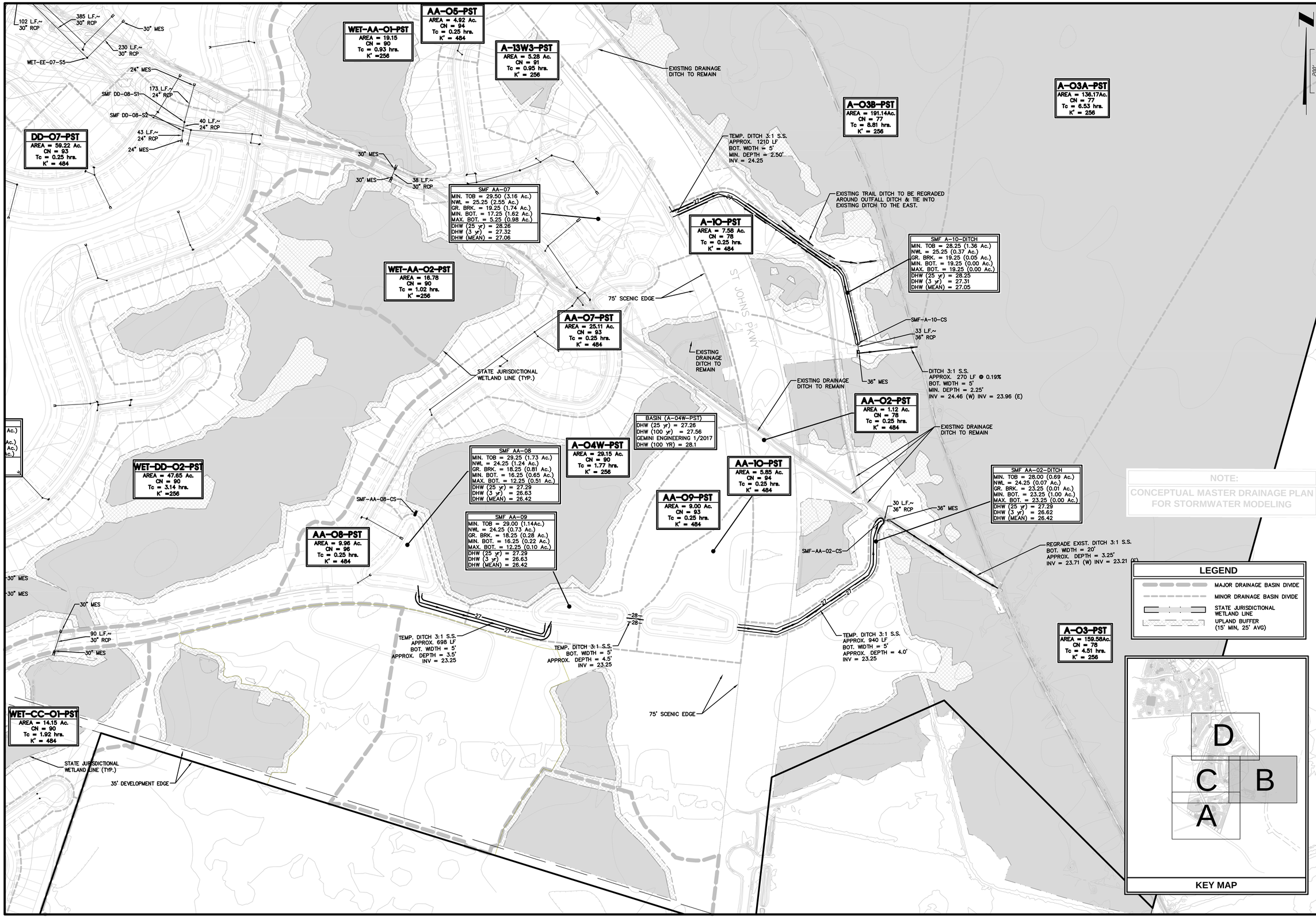

PLANS PREPARED UNDER THE DIRECTION OF:

DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 – 10:24 AM, BY: Caronne Gallegos

REVISIONS:

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CHECKED BY:	BLW
DATE:	10-18-2021

England-Thims & Miller, Inc.
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ETM
VISION - EXPERIENCE - RESULTS

PARTIAL BUILD POST DEVELOPMENT PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
5B

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NOTE:
CONCEPTUAL MASTER DRAINAGE PLAN FOR STORMWATER MODELING

LEGEND

- MAJOR DRAINAGE BASIN DIVIDE
- MINOR DRAINAGE BASIN DIVIDE
- STATE JURISDICTIONAL WETLAND LINE
- UPLAND BUFFER (15' MIN, 25' AVG)

KEY MAP

D
C B
A

D-O5W-PST
AREA = 2.33 Ac.
CN = 82
Tc = 0.98 hrs.
K' = 256

DD-O1-PST
AREA = 5.19 Ac.
CN = 92
Tc = 0.26 hrs.
K' = 484

D-O2-PST
AREA = 122.78 Ac.
CN = 80
Tc = 2.47 hrs.
K' = 256

DD-O2-PST
AREA = 9.96 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

DD-O4-PST
AREA = 13.20 Ac.
CN = 94
Tc = 0.17 hrs.
K' = 484

D-O4-PST
AREA = 15.15 Ac.
CN = 83
Tc = 1.56 hrs.
K' = 256

DD-O3-PST
AREA = 33.64 Ac.
CN = 95
Tc = 0.25 hrs.
K' = 484

EE-O9-PST
AREA = 31.23 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

EE-19-PST
AREA = 15.01 Ac.
CN = 94
Tc = 0.25 hrs.
K' = 484

EE-18-PST
AREA = 13.96 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

EE-17-PST
AREA = 22.84 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

DD-O6-PST
AREA = 14.45 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

DD-O7-PST
AREA = 59.22 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

WET-EE-O7-PST
AREA = 23.48 Ac.
CN = 92
Tc = 2.00 hrs.
K' = 256

WET-DD-O1-PST
AREA = 22.33 Ac.
CN = 89
Tc = 2.16 hrs.
K' =256

WET-DD-O2-PST
AREA = 47.65 Ac.
CN = 90
Tc = 3.14 hrs.
K' =256

WET-CC-O1-PST
AREA = 14.15 Ac.
CN = 90
Tc = 1.92 hrs.
K' = 484

EXISTING SMF DD-01
MIN. TOB = 27.75 (1.72 Ac.)
NWL = 22.75 (1.21 Ac.)
GR. BRK. = 16.75 (0.67 Ac.)
MIN. BOT. = 14.75 (0.58 Ac.)
MAX. BOT. = 10.75 (0.43 Ac.)
DHW (25 yr) = 24.76
DHW (3 yr) = 24.06
DHW (MEAN) = 23.88

EXISTING SMF DD-02
MIN. TOB = 27.75 (3.26 Ac.)
NWL = 22.75 (2.42 Ac.)
GR. BRK. = 16.75 (1.49 Ac.)
MIN. BOT. = 14.75 (1.34 Ac.)
MAX. BOT. = 10.75 (1.05 Ac.)
DHW (25 yr) = 24.74
DHW (3 yr) = 24.05
DHW (MEAN) = 23.88

EXISTING SMF DD-04
MIN. TOB = 26.75 (6.79 Ac.)
NWL = 22.75 (5.94 Ac.)
GR. BRK. = 16.75 (4.73 Ac.)
MIN. BOT. = 14.75 (4.53 Ac.)
MAX. BOT. = 10.75 (4.16 Ac.)
DHW (25 yr) = 24.51
DHW (3 yr) = 24.02
DHW (MEAN) = 23.86

SMF EE-09
MIN. TOB = 27.00 (6.42 Ac.)
NWL = 23.00 (5.03 Ac.)
MIN. BOT. = 17.00 (3.00 Ac.)
MAX. BOT. = 13.00 (2.66 Ac.)
DHW (25 yr) = 25.26
DHW (3 yr) = 24.60
DHW (MEAN) = 24.40

SMF EE-18
MIN. TOB = 27.75 (2.82 Ac.)
NWL = 23.00 (2.26 Ac.)
MIN. BOT. = 17.00 (1.64 Ac.)
MAX. BOT. = 13.00 (1.45 Ac.)
DHW (25 yr) = 25.62
DHW (3 yr) = 24.71
DHW (MEAN) = 24.48

SMF EE-17
MIN. TOB = 28.00 (5.48 Ac.)
NWL = 23.00 (3.89 Ac.)
MIN. BOT. = 17.00 (2.06 Ac.)
MAX. BOT. = 13.00 (1.47 Ac.)
DHW (25 yr) = 25.75
DHW (3 yr) = 24.76
DHW (MEAN) = 24.51

SMF EE-19
MIN. TOB = 27.75 (5.52 Ac.)
NWL = 23.00 (4.70 Ac.)
MIN. BOT. = 17.00 (3.74 Ac.)
MAX. BOT. = 13.00 (3.44 Ac.)
DHW (25 yr) = 25.30
DHW (3 yr) = 24.61
DHW (MEAN) = 24.41

SMF DD-06
MIN. TOB = 27.50 (2.71 Ac.)
NWL = 22.75 (2.05 Ac.)
MIN. BOT. = 16.75 (1.28 Ac.)
MAX. BOT. = 12.75 (1.05 Ac.)
DHW (25 yr) = 24.75
DHW (3 yr) = 24.10
DHW (MEAN) = 23.91

SMF DD-03
MIN. TOB = 26.50 (7.14 Ac.)
NWL = 22.75 (5.80 Ac.)
MIN. BOT. = 16.75 (3.72 Ac.)
MAX. BOT. = 12.75 (3.38 Ac.)
DHW (25 yr) = 24.71
DHW (3 yr) = 24.05
DHW (MEAN) = 23.88

SMF DD-07
MIN. TOB = 28.00 (17.30 Ac.)
NWL = 22.75 (14.43 Ac.)
GR. BRK. = 16.75 (11.23 Ac.)
MIN. BOT. = 14.75 (10.71 Ac.)
MAX. BOT. = 2.75 (7.61 Ac.)
DHW (25 yr) = 25.46
DHW (3 yr) = 24.51
DHW (MEAN) = 24.25

WETLAND (WET-EE-07-PST)
DHW (25 yr) = 28.51
DHW (100 yr) = 28.76
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.3

WETLAND (WET-DD-01-PST)
DHW (25 yr) = 26.19
DHW (100 yr) = 26.36
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 27.6

SILVERLEAF PKWY
SMF-EE-11
20' SCENIC EDGE
75' SCENIC EDGE
75' FPL EASEMENT
STATE JURISDICTIONAL WETLAND LINE (TYP.)
PROPERTY BOUNDARY
TIE INTO EXISTING
NODE-DD-05
156 L.F.~ 30" RCP
424 L.F.~ 30" RCP
30" MES
102 L.F.~ 30" RCP
385 L.F.~ 30" RCP
30" MES
230 L.F.~ 30" RCP
WET-EE-07-S5
200'
24" MES
173 L.F.~ 24" RCP
SMF DD-08-S1
SMF DD-08-S2
40 L.F.~ 24" RCP
43 L.F.~ 24" RCP
24" MES
SMF-DD-07-S1
SMF-DD-07-S2
177 L.F.~ 30" RCP
169 L.F.~ 30" RCP
189 L.F.~ 30" RCP
36" MES
346 L.F.~ 36" RCP
44 L.F.~ 30" RCP
WET-DD-01-CS
83 L.F.~ 30" RCP
90 L.F.~ 30" RCP
35' DEVELOPMENT EDGE
SMF-CC-02
SMF-CC-03
SMF-CC-05

PLANS PREPARED UNDER THE DIRECTION OF:
DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 – 10:25 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: ARK	DESIGNED BY: DJW	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PARTIAL BUILD POST DEVELOPMENT PLAN
SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
5C

G:\SilverLeaf\03-069-101 Parcel 29 A-2\LandDev\Design\Plots\Partial Post Development\PB POST DEV-03-069-101.dwg, 9/1/2022 10:25:03 AM, Gallegosc.11

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NOTE:
CONCEPTUAL MASTER DRAINAGE PLAN FOR STORMWATER MODELING

LEGEND
- MAJOR DRAINAGE BASIN DIVIDE
- MINOR DRAINAGE BASIN DIVIDE
- STATE JURISDICTIONAL WETLAND LINE
- UPLAND BUFFER (15' MIN, 25' AVG)

KEY MAP

EXISTING SMF EE-05
MIN. TOB = 29.00 (1.42 Ac.)
NWL = 23.00 (0.93 Ac.)
GR. BRK. = 17.00 (0.58 Ac.)
MIN. BOT. = 15.00 (0.51 Ac.)
MAX. BOT. = 11.00 (0.39 Ac.)
DHW (25 yr) = 25.86
DHW (3 yr) = 24.89
DHW (MEAN) = 24.63

E-05-PST
AREA = 92.48 Ac.
CN = 84
Tc = 2.51 hrs.
K' = 256

SMF EE-14
MIN. TOB = 28.50 (4.01 Ac.)
NWL = 23.00 (2.79 Ac.)
MIN. BOT. = 17.00 (1.53 Ac.)
MAX. BOT. = 13.00 (1.16 Ac.)
DHW (25 yr) = 26.32
DHW (3 yr) = 25.19
DHW (MEAN) = 24.90

SMF AA-01
MIN. TOB = 29.25 (7.78 Ac.)
NWL = 24.00 (6.44 Ac.)
GR. BRK. = 18.00 (5.00 Ac.)
MIN. BOT. = 16.00 (4.77 Ac.)
MAX. BOT. = 4.00 (3.46 Ac.)
DHW (25 yr) = 26.14
DHW (3 yr) = 25.18
DHW (MEAN) = 24.96

A-03D-PST
AREA = 152.74 Ac.
CN = 78
Tc = 7.40 hrs.
K' = 256

AA-01B-PST
AREA = 19.63 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

SMF EE-08
MIN. TOB = 27.50 (10.49 Ac.)
NWL = 23.00 (8.31 Ac.)
MIN. BOT. = 17.00 (5.47 Ac.)
MAX. BOT. = 13.00 (4.55 Ac.)
DHW (25 yr) = 25.71
DHW (3 yr) = 24.78
DHW (MEAN) = 24.54

SMF EE-15
MIN. TOB = 28.50 (4.17 Ac.)
NWL = 23.00 (3.07 Ac.)
MIN. BOT. = 15.00 (1.76 Ac.)
MAX. BOT. = 11.00 (1.41 Ac.)
DHW (25 yr) = 25.80
DHW (3 yr) = 24.80
DHW (MEAN) = 24.55

EE-15-PST
AREA = 25.66 Ac.
CN = 92
Tc = 0.25 hrs.
K' = 484

EE-08-PST
AREA = 32.21 Ac.
CN = 93
Tc =0.25 hrs.
K' = 484

SMF EE-16
MIN. TOB = 29.00 (3.67 Ac.)
NWL = 23.00 (2.84 Ac.)
MIN. BOT. = 17.00 (2.10 Ac.)
MAX. BOT. = 13.00 (1.88 Ac.)
DHW (25 yr) = 26.52
DHW (3 yr) = 25.18
DHW (MEAN) = 24.83

WET-AA-05-PST
AREA = 43.13
CN = 90
Tc = 1.58 hrs.
K' =256

WETLAND (WET-AA-05-PST)
DHW (25 yr) = 28.15
DHW (100 yr) = 28.34
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.5

EE-16-PST
AREA = 27.45 Ac.
CN = 92
Tc = 0.25 hrs.
K' = 484

DD-08-PST
AREA = 33.42 Ac.
CN = 93
Tc = 0.25 hrs.
K' = 484

SMF DD-08
MIN. TOB = 28.00 (7.14 Ac.)
NWL = 22.75 (5.94 Ac.)
GR. BRK. = 16.75 (4.64 Ac.)
MIN. BOT. = 14.75 (4.43 Ac.)
MAX. BOT. = 2.75 (3.26 Ac.)
DHW (25 yr) = 26.49
DHW (3 yr) = 25.01
DHW (MEAN) = 24.63

SMF AA-05
MIN. TOB = 29.00 (2.48 Ac.)
NWL = 25.25 (1.99 Ac.)
GR. BRK. = 19.25 (1.28 Ac.)
MIN. BOT. = 17.25 (1.17 Ac.)
MAX. BOT. = 5.25 (0.60 Ac.)
DHW (25 yr) = 27.65
DHW (3 yr) = 27.30
DHW (MEAN) = 27.21

SMF A-12
MIN. TOB = 29.00 (0.90 Ac.)
NWL = 25.25 (0.57 Ac.)
GR. BRK. = 19.25 (0.13 Ac.)
MIN. BOT. = 17.25 (0.03 Ac.)
MAX. BOT. = 13.25 (0.01 Ac.)
DHW (25 yr) = 27.52
DHW (3 yr) = 27.25
DHW (MEAN) = 27.18

A-03C-PST
AREA = 108.06 Ac.
CN = 78
Tc = 5.00 hrs.
K' = 484

A-12-PST
AREA = 1.70 Ac.
CN = 84
Tc = 0.25 hrs.
K' = 484

SMF EE-18
MIN. TOB = 27.75 (2.82 Ac.)
NWL = 23.00 (2.26 Ac.)
MIN. BOT. = 17.00 (1.64 Ac.)
MAX. BOT. = 13.00 (1.45 Ac.)
DHW (25 yr) = 25.62
DHW (3 yr) = 24.71
DHW (MEAN) = 24.48

WETLAND (WET-EE-07-PST)
DHW (25 yr) = 28.51
DHW (100 yr) = 28.76
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.3

WET-AA-01-PST
AREA = 19.15
CN = 90
Tc = 0.93 hrs.
K' =256

AA-05-PST
AREA = 4.92 Ac.
CN = 94
Tc = 0.25 hrs.
K' = 484

A-13W3-PST
AREA = 5.28 Ac.
CN = 91
Tc = 0.95 hrs.
K' = 256

30' SCENIC EDGE
75' SCENIC EDGE
STATE JURISDICTIONAL WETLAND LINE (TYP.)
SMF-AA-01-CS
SILVERLEAF PKWY
ST JOHNS PKWY
SMF-EE-07
SMF-EE-10
EXISTING DRAINAGE DITCH TO REMAIN
TEMP. DITCH 3:1 S.S. APPROX. 274 LF BOT. WIDTH = 5' MIN. DEPTH = 2.50' INV = 24.25
30" MES
88 L.F.~ 24" RCP
105 L.F.~ 30" RCP
55 L.F.~ 30" RCP
137 L.F.~ 30" RCP
102 L.F.~ 30" RCP
385 L.F.~ 30" RCP
230 L.F.~ 30" RCP
24" MES
42" MES
81 L.F.~ 36" RCP
36" MES
57 L.F.~ 30" RCP
WET-EE-07-S1
WET-EE-07-S2
WET-EE-07-S3
WET-EE-07-S4
WET-EE-07-S5
WET-EE-07-CS
WET-AA-01-CS
AA-01-CS
DITCH 2:1 APPROX. BOT. WDT MIN. DEPT INV = 24

0 200'

PLANS PREPARED UNDER THE DIRECTION OF:
DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 – 10:25 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: ARK	DESIGNED BY: DJW	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PARTIAL BUILD POST DEVELOPMENT PLAN
SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
5D

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GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS **7H & 7J** FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.
11. REINFORCED CONCRETE PIPE (RCP) CAN BE SUBSTITUTED FOR ADS HP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR. UNDERNEATH PAVEMENT, ADS HP PIPE, UP TO A MAXIMUM DIAMETER OF 36", CAN BE SUBSTITUTED FOR RCP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.
12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

WETLAND (WET-AA-05-PST)
DHW (25 yr) = 28.15
DHW (100 yr) = 28.34
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.5

KEY MAP (J, A, I, K, B, H, L, C, G, M, N, D, F, P, Q, E, J, O, R, S, T, U)

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1201	CURB INLET – DOUBLE	28.10	18" RCP – 24.35 (S)
1202	CURB INLET – DOUBLE	28.10	18" RCP – 24.25 (N) 24" ADS HP – 21.75 (SE)
1203	24" MES		24" ADS HP – 19.75 (NW)

PROJECT BOUNDARY
CONTIGUOUS WETLANDS
STATE JURISDICTIONAL WETLAND LINE
UNDISTURBED UPLAND BUFFER
(FUTURE) ST JOHNS PARKWAY
200' FUTURE RIGHT OF WAY O.R.B. 8846, PG. 1118
75' SCENIC EDGE
40'
BERM W/ 2:1 SIDE SLOPES
SWALE W/ 4:1 SIDE SLOPES MIN 0.2% SLOPE
ARCHSTONE WAY
10' LANDSCAPE & PRIVATE DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
1.92 Ac. (S-1201)
1.41 Ac. (S-1202)
LOW POINT STA. 19+98.90 EL. = 28.50
HIGH POINT STA. 17+40.47 EL. = 29.40
HIGH POINT STA. 26+21.99 EL. = 30.68
26 L.F.~ 18" RCP
179 L.F.~ 24" ADS HP
S-1203
SMF DD-08

SMF DD-08
MIN. TOB = 28.00 (7.14 Ac.)
NWL = 22.75 (5.94 Ac.)
GR. BRK. = 16.75 (4.64 Ac.)
MIN. BOT. = 14.75 (4.43 Ac.)
MAX. BOT. = 2.75 (3.26 Ac.)
DHW (25 yr) = 26.49
DHW (3 yr) = 25.01
DHW (MEAN) = 24.63

WETLAND (WET-AA-01-PST)
DHW (25 yr) = 28.12
DHW (100 yr) = 28.30
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.5

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 – 8:03 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO.	03-069-101
DRAWN BY:	MBG
DESIGNED BY:	AMN
CHECKED BY:	BLW
DATE:	10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2384 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6J

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DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1402	CURB INLET – SINGLE	31.09	18" RCP – 24.30 (SE) 18" RCP – 24.30 (N)
1403	MANHOLE TYPE J-1	32.29	18" RCP – 23.70 (S) 18" ADS HP – 23.70 (N)
1404	18" MES		18" ADS HP – 20.50 (S)
1836	36" MES		36" RCP – 24.10 (W)
1841	42" MES		42" RCP – 22.72 (SE)
1842	42" MES		42" RCP – 22.65 (NW)
1846	30" MES		30" RCP – 20.00 (W)
AA-01-CS	SEE CS DETAILS	27.69	30" RCP – 20.20 (E)
AA-12-CS	SEE CS DETAILS	27.48	36" RCP – 24.15 (E)

KEY MAP

J
A I K
B H L
C G M N
D F P O
E Q R S T U

GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2–6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS **7H & 7J** FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.
11. REINFORCED CONCRETE PIPE (RCP) CAN BE SUBSTITUTED FOR ADS HP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR. UNDERNEATH PAVEMENT, ADS HP PIPE, UP TO A MAXIMUM DIAMETER OF 36", CAN BE SUBSTITUTED FOR RCP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.
12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

WETLAND (WET-AA-01-PST)
DHW (25 yr) = 28.12
DHW (100 yr) = 28.30
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.5

CONTIGUOUS WETLANDS

UNDISTURBED UPLAND BUFFER

STATE JURISDICTIONAL WETLAND LINE

SMF AA-05
MIN. TOB = 29.00 (2.48 Ac.)
NWL = 25.25 (1.99 Ac.)
GR. BRK. = 19.25 (1.28 Ac.)
MIN. BOT. = 17.25 (1.17 Ac.)
MAX. BOT. = 5.25 (0.60 Ac.)
DHW (25 yr) = 27.60
DHW (3 yr) = 27.22
DHW (MEAN) = 27.18

SMF AA-12
MIN. TOB = 29.75 (3.67 Ac.)
NWL = 24.25 (2.73 Ac.)
GR. BRK. = 18.25 (1.79 Ac.)
MIN. BOT. = 16.25 (1364 Ac.)
MAX. BOT. = 12.25 (1.35 Ac.)
DHW (25 yr) = 28.62
DHW (3 yr) = 27.08
DHW (MEAN) = 26.67

DITCH W/ 3:1 SIDE SLOPES INV. 24.25

50' DRAINAGE EASEMENT

S-1841 — 20 L.F.~ 42" RCP

S-1842

S-AA-12-CS — 81 L.F.~ 36" RCP

S-1836 — 571 LF CUTOFF WALL

S-1846 — 57 L.F.~ 30" RCP

S-AA-01-CS

1380 LF CUTOFF WALL

S-1404

15' UNOBSTRUCTED DRAINAGE EASEMENT

186 L.F.~ 18" ADS HP

BERM W/ 2:1 SIDE SLOPES

75' SCENIC EDGE

30' DRAINAGE EASEMENT

DRAINAGE, ACCESS & MAINTENANCE EASEMENT

SMF AA-05

S-1403

HIGH POINT STA. 16+81.59 EL. = 32.70

SWALE W/ 4:1 SIDE SLOPES MIN 0.2% SLOPE

128 L.F.~ 18" RCP

IRIS LANDING DRIVE

0.39 Ac. S-1402

200' FUTURE RIGHT OF WAY O.R.B. 4946, PG. 1718

(FUTURE) ST. JOHNS PARKWAY

UNDISTURBED UPLAND BUFFER

40'

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59618

PLOTTED: September 1, 2022 – 8:06 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2364 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6K

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GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS **7H & 7J** FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.
11. REINFORCED CONCRETE PIPE (RCP) CAN BE SUBSTITUTED FOR ADS HP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR. UNDERNEATH PAVEMENT, ADS HP PIPE, UP TO A MAXIMUM DIAMETER OF 36", CAN BE SUBSTITUTED FOR RCP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.
12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1401	CURB INLET – SINGLE	31.06	18" RCP – 24.45 (NW)
1402	CURB INLET – SINGLE	31.09	18" RCP – 24.30 (SE) 18" RCP – 24.30 (N)
1403	MANHOLE TYPE J-1	32.29	18" RCP – 23.70 (S) 18" ADS HP – 23.70 (N)
1501	CURB INLET – DOUBLE	29.37	18" RCP – 22.00 (E)
1502	CURB INLET – DOUBLE	29.37	18" RCP – 21.90 (W) 18" RCP – 21.90 (S)
1503	CURB INLET – DOUBLE	29.37	18" RCP – 22.00 (E)
1504	CURB INLET – SINGLE	29.39	18" RCP – 21.80 (N) 18" RCP – 21.90 (W) 24" RCP – 20.80 (E)
1505	MANHOLE TYPE J-1	30.72	24" RCP – 20.50 (W) 30" RCP – 20.00 (E)
1506	CURB INLET – SINGLE	30.18	18" RCP – 23.40 (SE)
1507	CURB INLET – SINGLE	30.18	18" RCP – 23.10 (NW) 30" RCP – 19.80 (W) 36" RCP – 19.30 (NE)
1508	MANHOLE TYPE J-1	30.70	36" RCP – 19.20 (SW) 36" RCP – 19.20 (E)
1509	CURB INLET – SINGLE	31.13	36" RCP – 19.00 (W) 36" ADS HP – 19.00 (SE)
1510	36" MES		36" ADS HP – 18.70 (NW)
1837	30" MES		30" RCP – 25.06 (S)
1838	30" MES		30" RCP – 25.31 (N)

WETLAND (WET-AA-01-PST)
DHW (25 yr) = 28.12
DHW (100 yr) = 28.30
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.5

SMF AA-07
MIN. TOB = 29.50 (3.16 Ac.)
NWL = 25.25 (2.55 Ac.)
CR. BRK. = 19.25 (1.74 Ac.)
MIN. BOT. = 17.25 (1.62 Ac.)
MAX. BOT. = 5.25 (0.98 Ac.)
DHW (25 yr) = 28.19
DHW (3 yr) = 27.08
DHW (MEAN) = 26.79

KEY MAP

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 – 7:58 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
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VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6L

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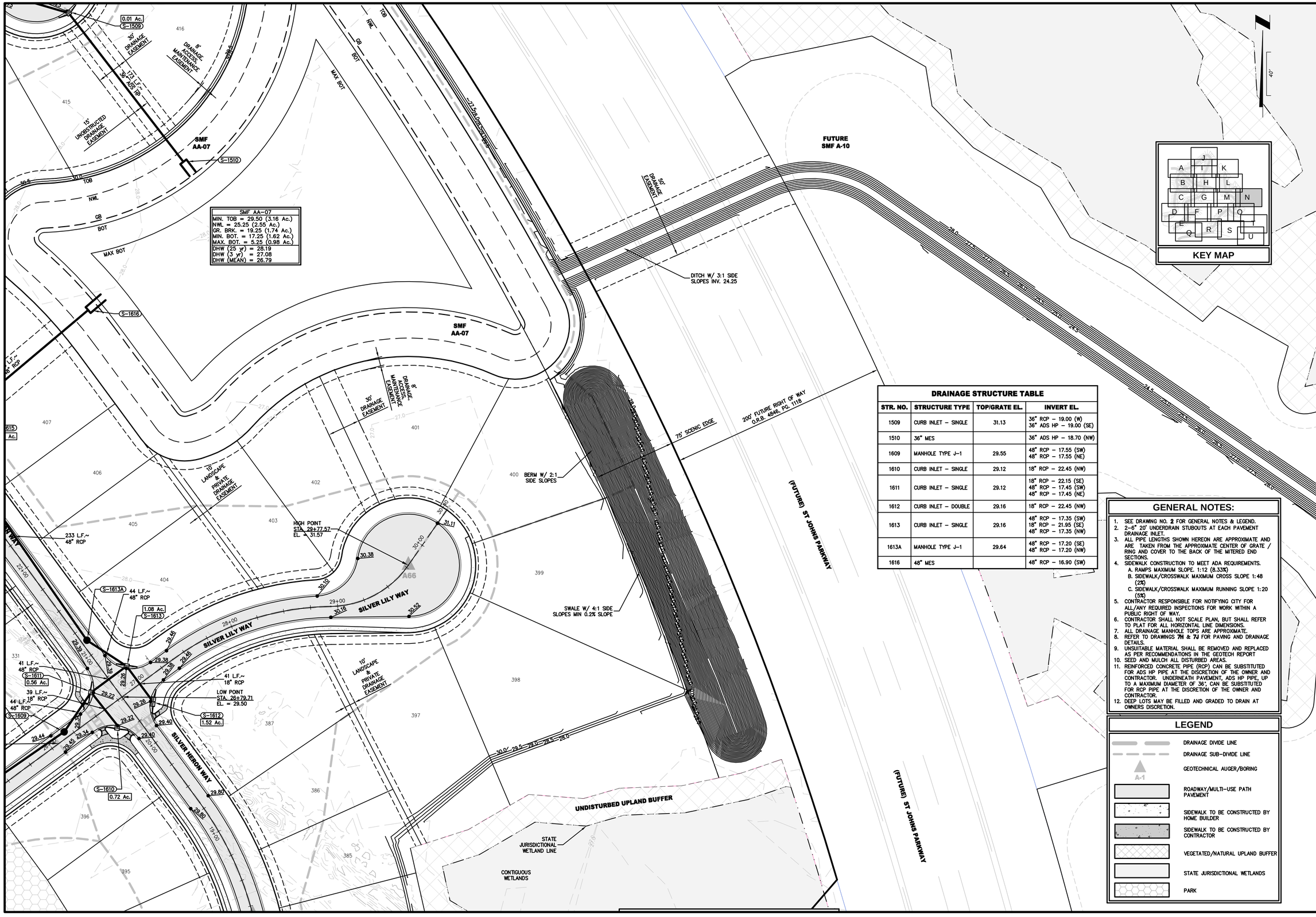

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1509	CURB INLET – SINGLE	31.13	36" RCP – 19.00 (W) 36" ADS HP – 19.00 (SE)
1510	36" MES		36" ADS HP – 18.70 (NW)
1609	MANHOLE TYPE J-1	29.55	48" RCP – 17.55 (SW) 48" RCP – 17.55 (NE)
1610	CURB INLET – SINGLE	29.12	18" RCP – 22.45 (NW)
1611	CURB INLET – SINGLE	29.12	18" RCP – 22.15 (SE) 48" RCP – 17.45 (SW) 48" RCP – 17.45 (NE)
1612	CURB INLET – DOUBLE	29.16	18" RCP – 22.45 (NW)
1613	CURB INLET – SINGLE	29.16	48" RCP – 17.35 (SW) 18" RCP – 21.95 (SE) 48" RCP – 17.35 (NW)
1613A	MANHOLE TYPE J-1	29.64	48" RCP – 17.20 (SE) 48" RCP – 17.20 (NW)
1616	48" MES		48" RCP – 16.90 (SW)

GENERAL NOTES:

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3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
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LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

PLANS PREPARED UNDER THE DIRECTION OF:

ANN M. NEWLAND
P.E. NUMBER: 59618

PLOTTED: September 1, 2022 – 8:09 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101
DRAWN BY: MBG
DESIGNED BY: AMN
CHECKED BY: BLW
DATE: 10-18-2021

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ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2 FOR LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6N

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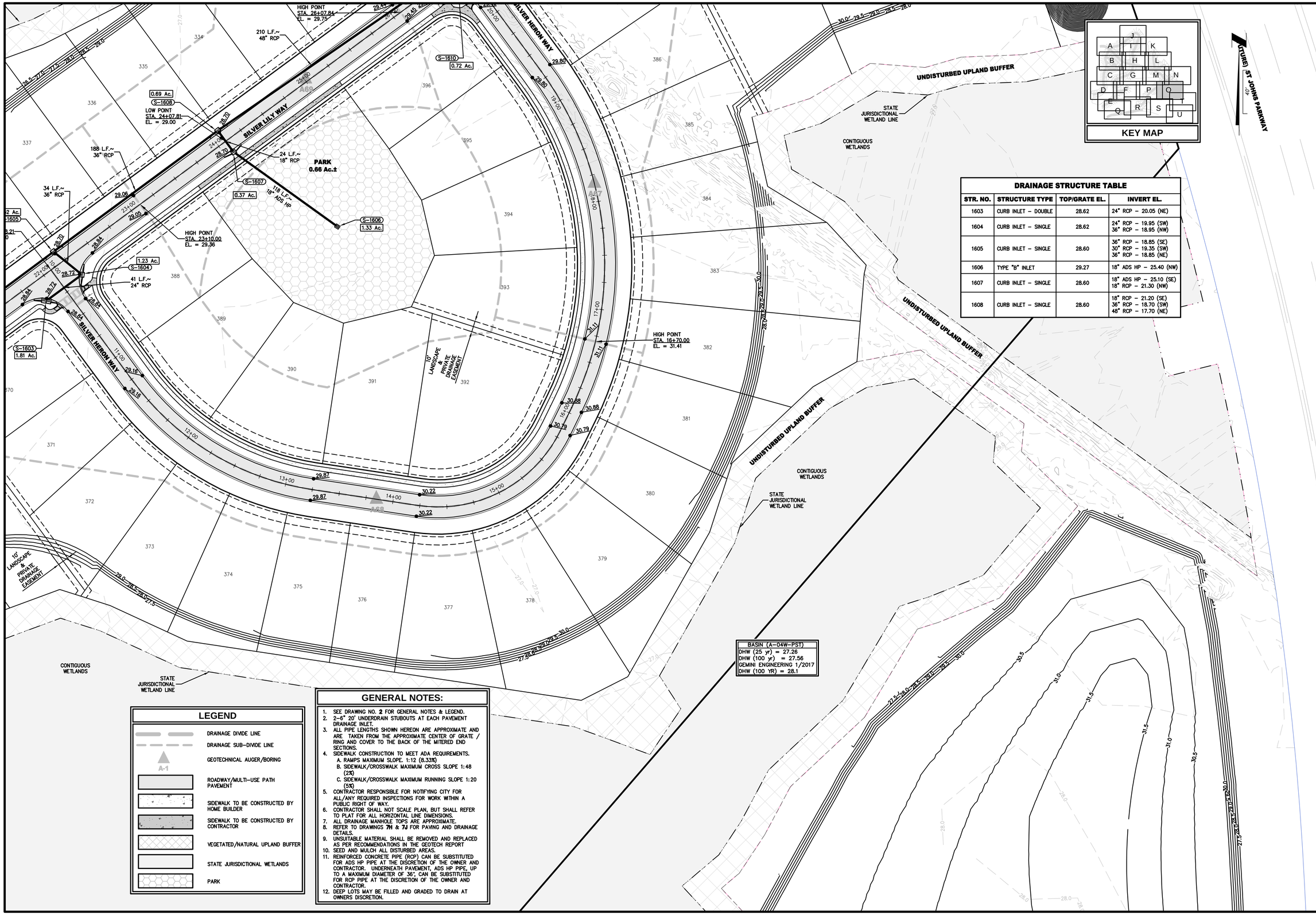

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1603	CURB INLET – DOUBLE	28.62	24" RCP – 20.05 (NE)
1604	CURB INLET – SINGLE	28.62	24" RCP – 19.95 (SW) 36" RCP – 18.95 (NW)
1605	CURB INLET – SINGLE	28.60	36" RCP – 18.85 (SE) 30" RCP – 19.35 (SW) 36" RCP – 18.85 (NE)
1606	TYPE "B" INLET	29.27	18" ADS HP – 25.40 (NW)
1607	CURB INLET – SINGLE	28.60	18" ADS HP – 25.10 (SE) 18" RCP – 21.30 (NW)
1608	CURB INLET – SINGLE	28.60	18" RCP – 21.20 (SE) 36" RCP – 18.70 (SW) 48" RCP – 17.70 (NE)

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
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- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

GENERAL NOTES:

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PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818
PLOTTED: September 1, 2022 – 8:13 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

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ETM VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
60

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S-501
1.31 Ac.

LOW POINT
STA. 26+87.90
EL. = 27.82

HIGH POINT
STA. 23+50.05
EL. = 29.00

DRAINAGE & ACCESS EASEMENT MAINTENANCE EASEMENT

EAGLE MOON LAKE DRIVE

STATE JURISDICTIONAL WETLAND LINE

CONTIGUOUS WETLANDS

UNDISTURBED UPLAND BUFFER

OPEN SPACE

VARIABLE WIDTH UNOBSTRUCTED SJC UTILITY EASEMENT

10' UNOBSTRUCTED SJC UTILITY EASEMENT

25' UNOBSTRUCTED SJC UTILITY EASEMENT

(FUTURE) COURTNEY VISTA DRIVE

WOODHALL DRIVE

10' FPL EASEMENT

PHASE B
PHASE A

85' TEMP. ACCESS EASEMENT SJWD O.R.B. 4778, PG 300
80' PROPOSED ROW

S-1847

S-1848

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

BASIN (A-04W-PST)
DHW (25 yr) = 27.26
DHW (100 yr) = 27.56
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
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12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

KEY MAP

NOTE:
COURTNEY VISTA DRIVE (FUTURE) FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65 WILL BE GRADED AND STABILIZED FOR FUTURE CONSTRUCTION OF THE PAVED ROADWAY. GRADING SHALL BE 10' BELOW THE FINISHED ELEVATIONS (TO ACCOUNT FOR ASPHALT AND LIMEROCK) SHOWN WITHIN THE COURTNEY VISTA DRIVE (FUTURE) RIGHT-OF-WAY FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65.

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1847	30" MES		30" RCP - 25.00 (S)
1848	30" MES		30" RCP - 24.75 (N)

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59618

PLOTTED: September 1, 2022 - 7:58 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

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PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
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DRAWING NUMBER
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BASIN (A-04W-PST)
DHW (25 yr) = 27.26
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DHW (100 YR) = 28.1

KEY MAP

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1701	CURB INLET – DOUBLE	27.89	24" RCP – 23.70 (E)
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1725	TYPE "B" INLET	27.84	18" ADS HP – 25.40 (NE)
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BASIN (A-04W-PST)
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GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

SMF AA-08
MIN. TOB = 29.25 (1.73 Ac.)
NWL = 24.25 (1.24 Ac.)
GR. BRK. = 18.25 (0.81 Ac.)
MIN. BOT. = 16.25 (0.65 Ac.)
MAX. BOT. = 12.25 (0.51 Ac.)
DHW (25 yr) = 27.85
DHW (3 yr) = 26.79
DHW (MEAN) = 26.53

NOTE:
COURTNEY VISTA DRIVE (FUTURE) FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65 WILL BE GRADED AND STABILIZED FOR FUTURE CONSTRUCTION OF THE PAVED ROADWAY. GRADING SHALL BE 10"BELOW THE FINISHED ELEVATIONS (TO ACCOUNT FOR ASPHALT AND LIMEROCK) SHOWN WITHIN THE COURTNEY VISTA DRIVE (FUTURE) RIGHT-OF-WAY FROM STATION 34+34.90 (END OF PAVEMENT, SEE SILVER LANDING PLANS) TO STATION 51+18.65.

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
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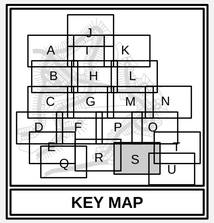

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   B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)
   C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)
5. CONTRACTOR RESPONSIBLE FOR NOTIFYING CITY FOR ALL/ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL DRAINAGE MANHOLE TOPS ARE APPROXIMATE.
8. REFER TO DRAWINGS **7H & 7J** FOR PAVING AND DRAINAGE DETAILS.
9. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED AS PER RECOMMENDATIONS IN THE GEOTECH REPORT
10. SEED AND MULCH ALL DISTURBED AREAS.
11. REINFORCED CONCRETE PIPE (RCP) CAN BE SUBSTITUTED FOR ADS HP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR. UNDERNEATH PAVEMENT, ADS HP PIPE, UP TO A MAXIMUM DIAMETER OF 36", CAN BE SUBSTITUTED FOR RCP PIPE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.
12. DEEP LOTS MAY BE FILLED AND GRADED TO DRAIN AT OWNERS DISCRETION.

LEGEND

- DRAINAGE DIVIDE LINE
- DRAINAGE SUB-DIVIDE LINE
- A-1 GEOTECHNICAL AUGER/BORING
- ROADWAY/MULTI-USE PATH PAVEMENT
- SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR
- VEGETATED/NATURAL UPLAND BUFFER
- STATE JURISDICTIONAL WETLANDS
- PARK

BASIN (A-04W-PST)
DHW (25 yr) = 27.26
DHW (100 yr) = 27.56
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP/GRATE EL.	INVERT EL.
1703	36" MES		36" ADS HP - 19.50 (NW)

SMF AA-08
MIN. TOB = 29.25 (1.73 Ac.)
NWL = 24.25 (1.24 Ac.)
GR. BRK. = 18.25 (0.81 Ac.)
MIN. BOT. = 16.25 (0.65 Ac.)
MAX. BOT. = 12.25 (0.51 Ac.)
DHW (25 yr) = 27.85
DHW (3 yr) = 26.79
DHW (MEAN) = 26.53

SMF AA-09
MIN. TOB = 29.00 (1.14Ac.)
NWL = 24.25 (0.73 Ac.)
GR. BRK. = 18.25 (0.28 Ac.)
MIN. BOT. = 16.25 (0.22 Ac.)
MAX. BOT. = 12.25 (0.10 Ac.)
DHW (25 yr) = 27.79
DHW (3 yr) = 26.78
DHW (MEAN) = 26.52

STATE JURISDICTIONAL WETLAND LINE
CONTIGUOUS WETLANDS
AA-08-CS
176 L.F.~ 36" ADS HP
S-1703
TOB
NWL
GB
BOT
MAX BOT
1676 LF CUTOFF WALL
PROJECT BOUNDARY
UNDISTURBED UPLAND BUFFER
STATE JURISDICTIONAL WETLAND LINE
CONTIGUOUS WETLANDS
STATE JURISDICTIONAL WETLAND LINE
UNDISTURBED UPLAND BUFFER
TOB
NWL
GB
BOT
MAX BOT
1676 LF CUTOFF WALL
SMF AA-10
85' TEMP. ACCESS EASEMENT SWD O.R.B. 4776, PG 380
(FUTURE) COURTNEY VISTA DRIVE
DITCH W/ 3:1 SIDE SLOPES INV. 23.25
DITCH W/ 3:1 SIDE SLOPES INV. 23.25
40'

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 - 7:59 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101
DRAWN BY: MBG
DESIGNED BY: AMN
CHECKED BY: BLW
DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2364 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6S

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G:\SilverLeaf\03-069-101 Parcel 29 A-2\LandDev\Design\Plots\PD-03-069-101.dwg

BASIN (A-04W-PST)
DHW (25 yr) = 27.26
DHW (100 yr) = 27.56
GEMINI ENGINEERING 1/2017
DHW (100 YR) = 28.1

UNDISTURBED UPLAND BUFFER

FUTURE
SMF A-02

200' FUTURE RIGHT OF WAY
O.R.B. 4846, PG. 1118

(FUTURE) ST JOHNS PARKWAY

DITCH W/ 3:1 SIDE
SLOPES INV. 23.25

FUTURE
SMF A-02

KEY MAP

GENERAL NOTES:

1. SEE DRAWING NO. **2** FOR GENERAL NOTES & LEGEND.
2. 2-6" 20' UNDERDRAIN STUBOUTS AT EACH PAVEMENT DRAINAGE INLET.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE / RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   A. RAMPS MAXIMUM SLOPE. 1:12 (8.33%)
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PLANS PREPARED UNDER THE DIRECTION OF:

ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 – 7:59 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO.	03-069-101
DRAWN BY:	MBG
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TEL: (904) 642-8990
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ETM
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PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6T

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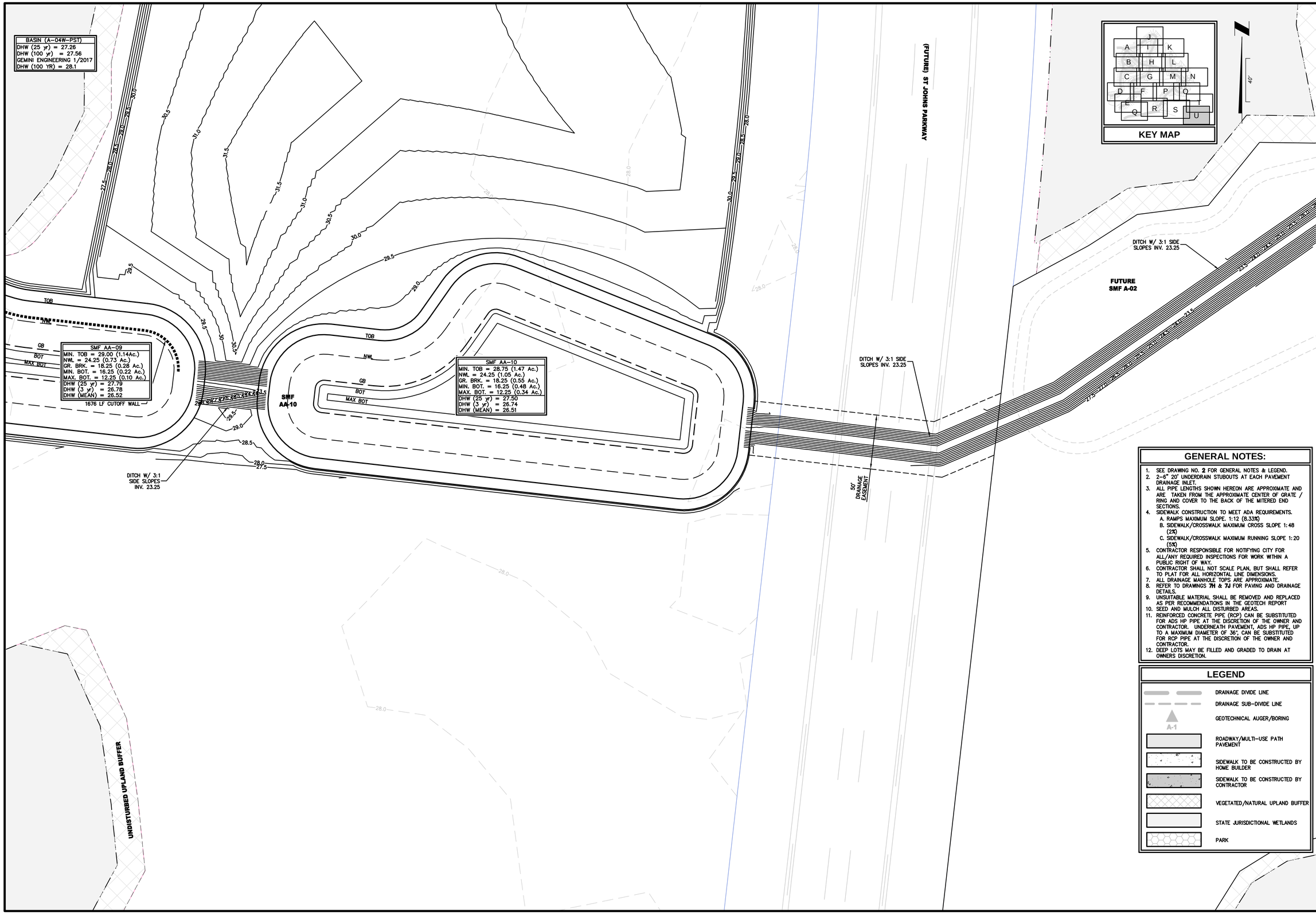

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- PARK

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

PLOTTED: September 1, 2022 – 7:59 AM, BY: Caronne Gallegos

REVISIONS:

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2364 LC - 0000316

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PAVING AND DRAINAGE PLAN

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
6U

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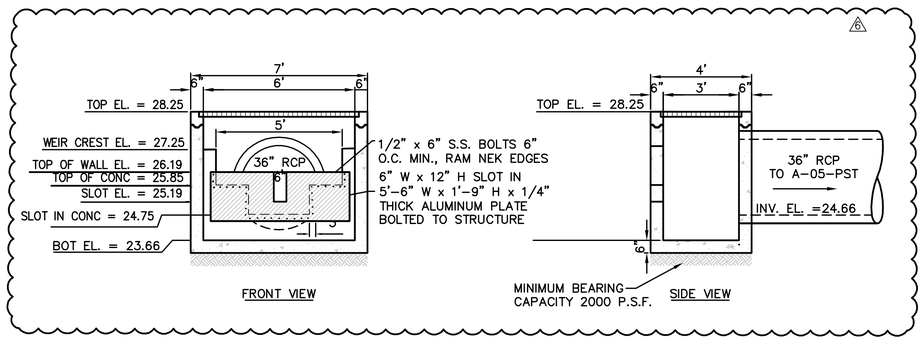
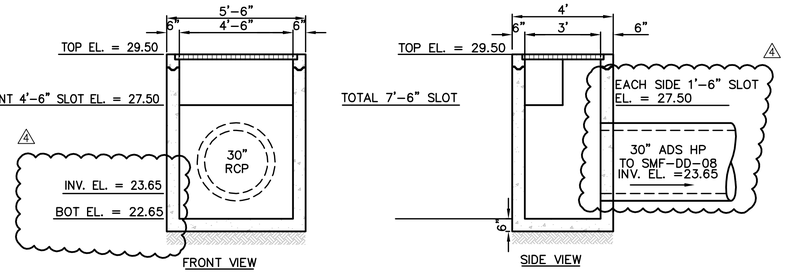


CONTROL STRUCTURE SMF-A-10

SCALE: 1"=3'-0"



CONTROL STRUCTURE WET-EE-07

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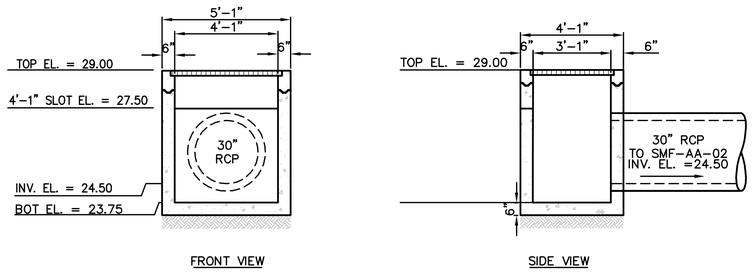

CONTROL STRUCTURE WET-AA-01

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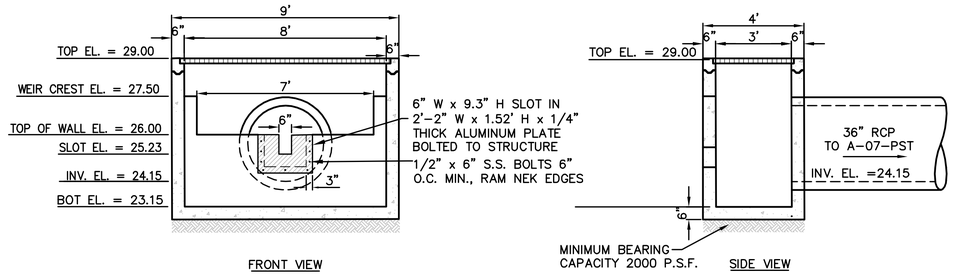

CONTROL STRUCTURE SMF-A-12

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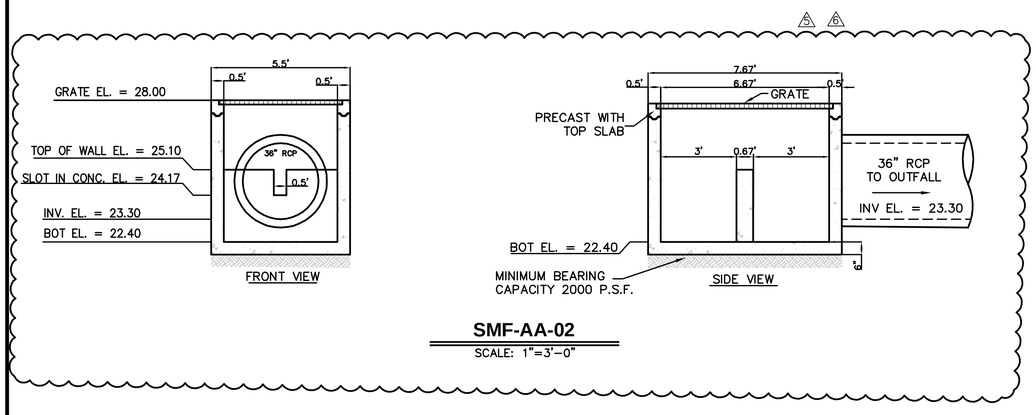

SMF-AA-02

SCALE: 1"=3'-0"

REVISIONS:
4) 2021-12-21 REVISED CONTROL STRUCTURE
5) 2022-01-13 ADDED PAVER DETAILS
6) 2022-08-25 REVISED CS DETAILS

PLANS PREPARED UNDER THE DIRECTION OF:
DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 - 7:59 AM, BY: Caronne Gallegos

ETM NO. 03-069-101	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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ETM VISION - EXPERIENCE - RESULTS

CONTROL STRUCTURES

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
7D

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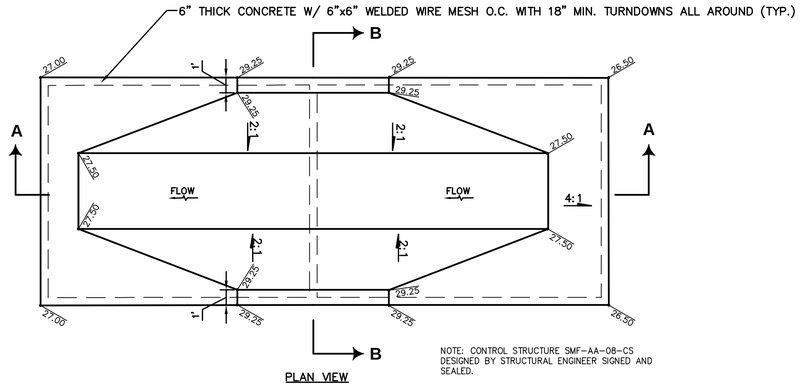
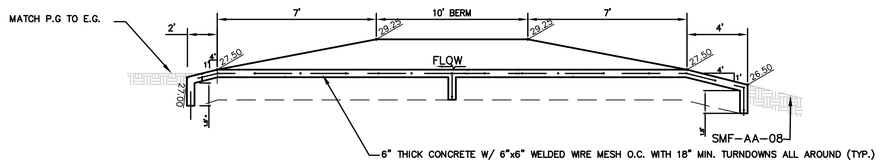
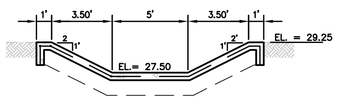


PLAN VIEW

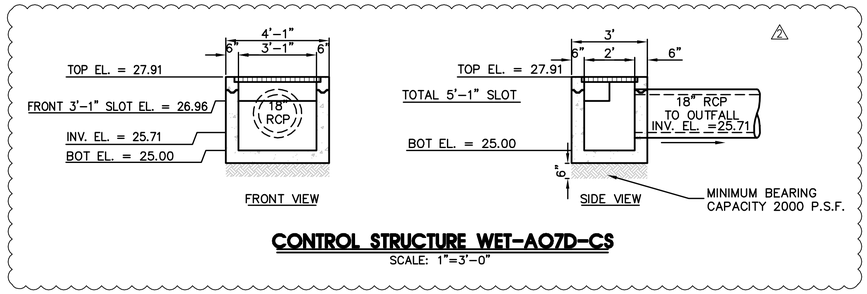


SECTION "A-A"



SECTION "B-B"

OVERFLOW STRUCTURE SMF-AA-08-CS



CONTROL STRUCTURE WET-A07D-CS

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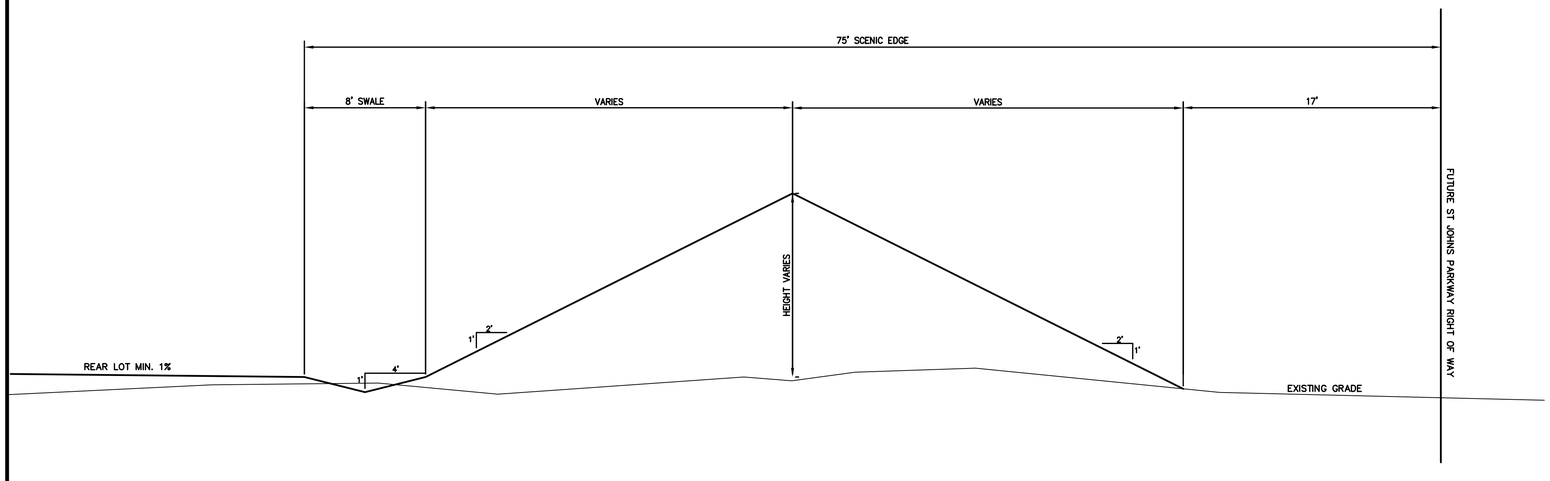

BERM DETAIL

SCALE: 1" = 5'0"

PLANS PREPARED UNDER THE DIRECTION OF:

DANIEL J. WELCH
P.E. NUMBER: 74921

PLOTTED: September 1, 2022 - 8:00 AM, BY: Caronne Gallegos

REVISIONS:
2) 2021-06-24 WATER MANGEMENT DISTRICT UPDATES

ETM NO. 03-069-101
DRAWN BY: MBG
DESIGNED BY: AMN
CHECKED BY: BLW
DATE: 10-18-2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2984 LC - 0000316

ETM
VISION - EXPERIENCE - RESULTS

CONTROL STRUCTURES

SILVER LANDING PHASE 2
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
7E

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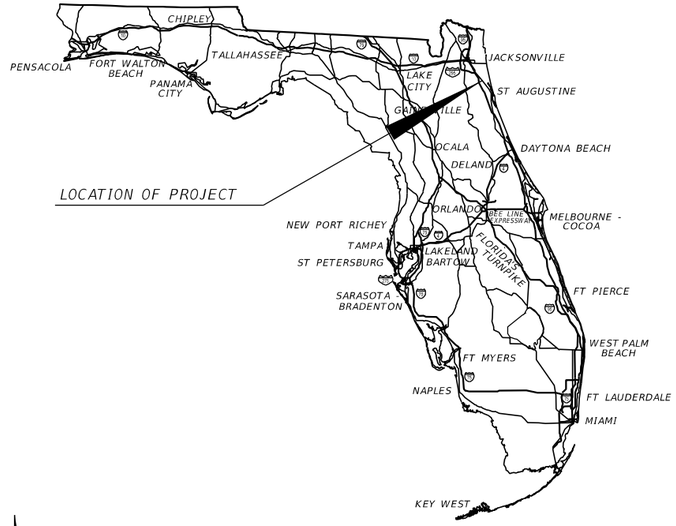
Exhibit F - Engineering Plans for Courtney Vista Drive

COMPONENTS OF CONTRACT PLANS SET

ROADWAY

ST JOHNS COUNTY
COURTNEY VISTA DRIVE

ROADWAY PLANS



INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	DRAINAGE MAP
4	TYPICAL SECTIONS
5	PROJECT LAYOUT
6	GENERAL NOTES
7 - 20	ROADWAY PLAN-PROFILE
~~21~~	~~ROADWAY SOIL SURVEY~~
22 - 46	CROSS SECTIONS
47 - 49	STORMWATER POLLUTION PREVENTION PLAN
50 - 56	EROSION CONTROL
~~57 - 59~~	~~TEMPORARY TRAFFIC CONTROL PLAN~~
~~60 - 66~~	~~UTILITY ADJUSTMENTS~~
S-1 - S-7	SIGNING & PAVEMENT MARKINGS



SJRWMD SUBMITTAL
MAY 2025

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

APPLICABLE IRs: IR - -

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY2025-26 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

ROADWAY PLANS ENGINEER OF RECORD:

CHASE T. WILKINSON, P.E.
P.E. LICENSE NUMBER 81324
ENGLAND, THIMS & MILLER
14775 OLD. ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258

COUNTY PROJECT MANAGER:

VALERIE PACETTI
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
2750 INDUSTRY CENTER ROAD
ST. AUGUSTINE, FL 32084

SHEET NO. 1

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

5/23/2025 4:02:32 PM Transportation
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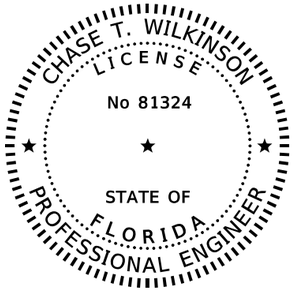

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

ENGLAND-THIMS & MILLER, INC.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
CA - 00002584 LC - 0000316
CHASE T. WILKINSON, P.E.
P.E. LICENSE NO. 81324

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.003, F.A.C.

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
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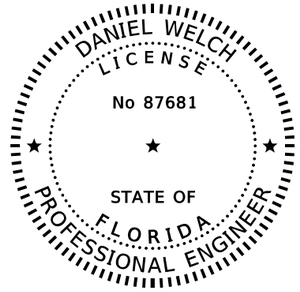

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TEL: (904) 642-8990
CA - 00002584 LC - 0000316
DANIEL WELCH, P.E.
P.E. LICENSE NO. 87681

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.003, F.A.C.

SHEET NO.	SHEET DESCRIPTION
3	DRAINAGE MAP

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

5/23/2025 4:02:49 PM Transportation
T:\2022\22-141\22-141-15\TRANSPORTATION\DESIGN\ROADWAY\SIGNRD01.DGN MODEL: SIGNATURESHEETS

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

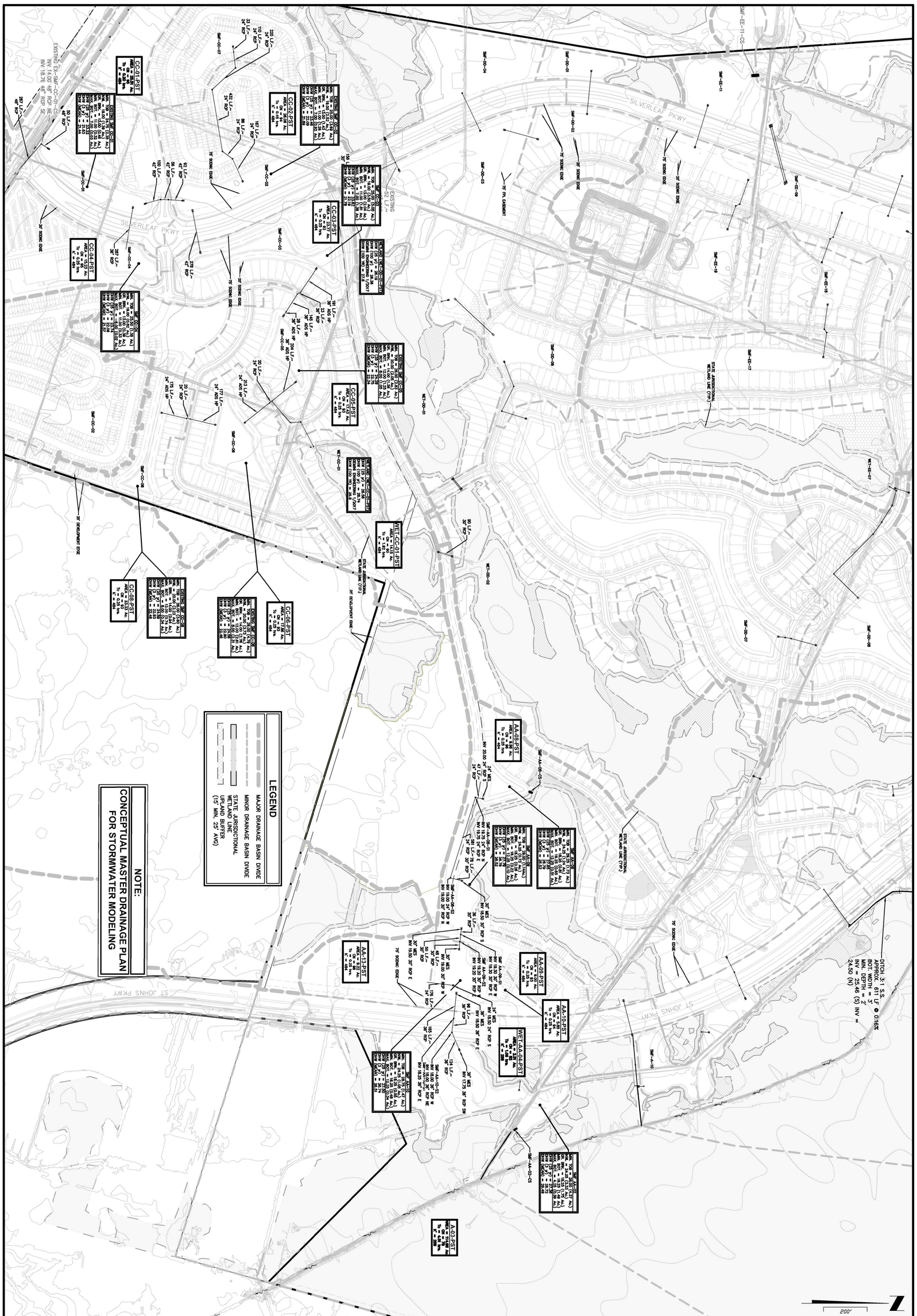
ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

SIGNATURE SHEET

SHEET NO. 2



POST DEVELOPMENT PLAN

3

ETM VISION ▪ EXPERIENCE ▪ RESULTS

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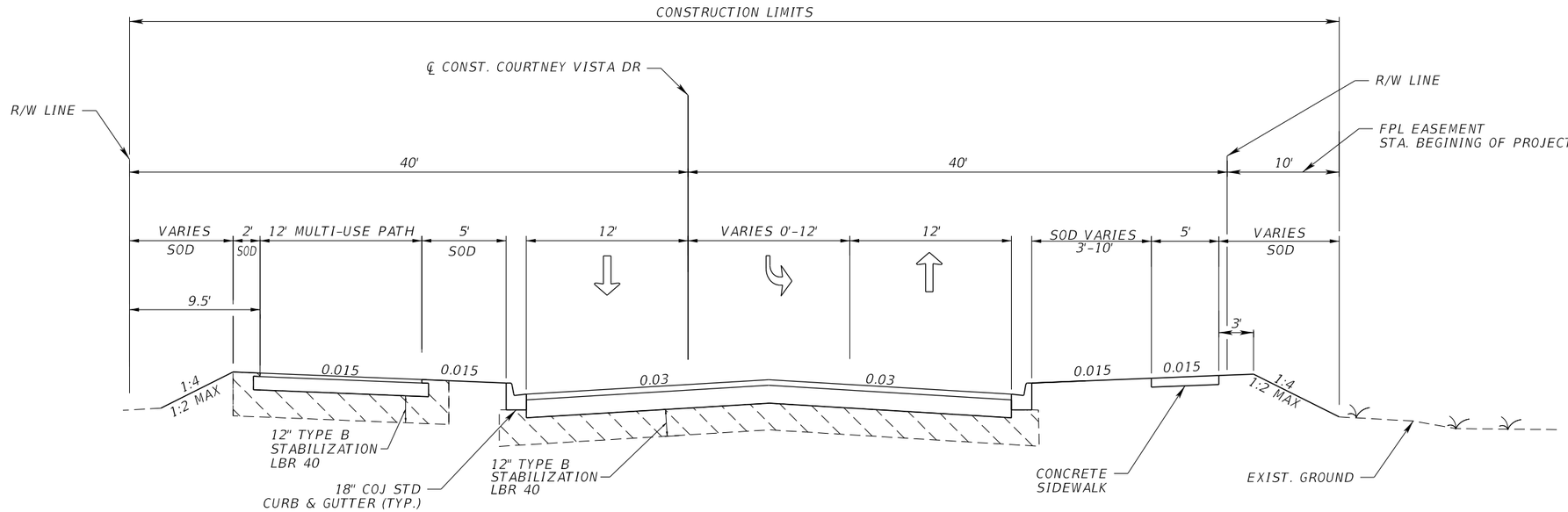
ETM NO.	03-069-101
DRAWN BY:	ARK
DESIGNED BY:	DJW
CHECKED BY:	BLW
DATE:	10-18-2021

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

DANIEL JACK WELCH
P.E. NUMBER: 87681



TYPICAL SECTION NO. 1
COURTNEY VISTA DR.
STA. 34+20.00 - STA. 69+44.36

12' MULTI-USE PATH
TYPE B STABILIZATION (LBR 40)
4" LIMEROCK BASE COURSE (LBR 100)
$1\frac{1}{2}$" SP-9.5

PAVEMENT DESIGN
8" LIMEROCK BASE COURSE LBR 100
$1\ \frac{1}{2}$" SP-12.5 (TRAFFIC C) OVERLAID WITH
1" SP-9.5

MINOR COLLECTOR
DESIGN SPEED: 35 MPH
POSTED SPEED: 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
TYPICAL SECTIONS

SHEET NO. 4

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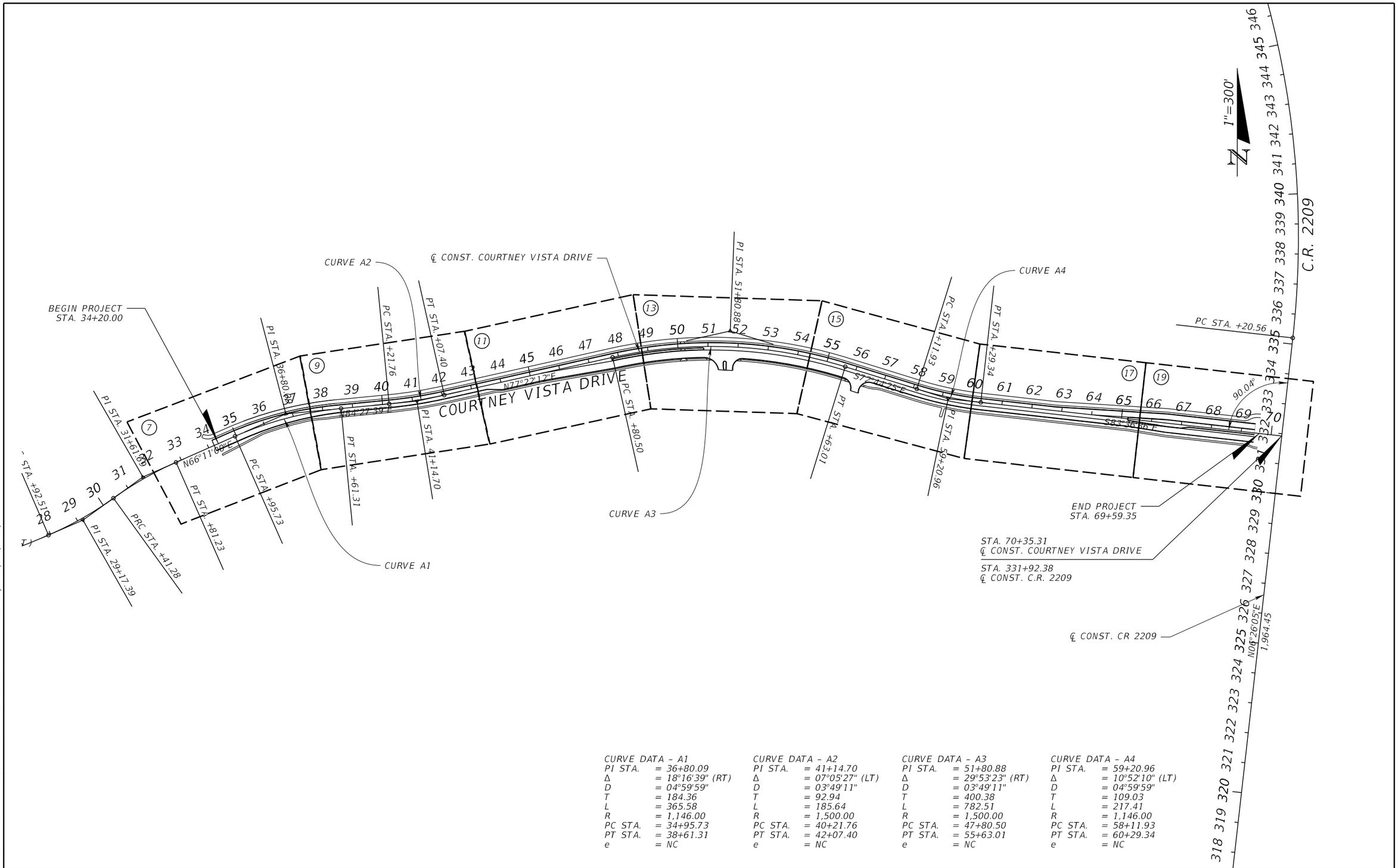

CURVE DATA – A1		CURVE DATA – A2		CURVE DATA – A3		CURVE DATA – A4	
PI STA.	= 36+80.09	PI STA.	= 41+14.70	PI STA.	= 51+80.88	PI STA.	= 59+20.96
Δ	= 18°16'39" (RT)	Δ	= 07°05'27" (LT)	Δ	= 29°53'23" (RT)	Δ	= 10°52'10" (LT)
D	= 04°59'59"	D	= 03°49'11"	D	= 03°49'11"	D	= 04°59'59"
T	= 184.36	T	= 92.94	T	= 400.38	T	= 109.03
L	= 365.58	L	= 185.64	L	= 782.51	L	= 217.41
R	= 1,146.00	R	= 1,500.00	R	= 1,500.00	R	= 1,146.00
PC STA.	= 34+95.73	PC STA.	= 40+21.76	PC STA.	= 47+80.50	PC STA.	= 58+11.93
PT STA.	= 38+61.31	PT STA.	= 42+07.40	PT STA.	= 55+63.01	PT STA.	= 60+29.34
e	= NC	e	= NC	e	= NC	e	= NC

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
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ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
PROJECT LAYOUT

SHEET NO. 5

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GENERAL NOTES AND CONSTRUCTION REQUIREMENTS:

1. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES (BOTH OVERHEAD AND UNDERGROUND), PROPERTY LINES AND CONFIRM ALL PROPOSED DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING ANY MATERIALS.

2. CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENTATION RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE TO REDUCE THE POTENTIAL OF SOIL EROSION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH PERMITS ISSUED FOR THE PROJECT INCLUDING ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, NPDES, AND USACOE.

3. ALL DISTURBED AREAS SHALL BE SODDED, SEEDED AND MULCHED OR LANDSCAPED IN ACCORDANCE WITH THE PLANS. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRASS AND PLANTINGS ON ALL DISTURBED AREAS. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAKED SOD.

4. ALL WORK SHALL BE COMPLETED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS RESULTING FROM THIS JOB.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING HIS BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER OVERHEAD, SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED AND THE EQUIPMENT, LABOR AND MATERIAL REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIALS INCLUDING BUT NOT LIMITED TO DEBRIS SUCH AS BROKEN CONCRETE, ROOTS, TREES, MUCK, ETC. FROM HIS OPERATION AND FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. JOHNS LDC AND FLORIDA DEPT. OF TRANSPORTATION STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED. IN THE CASE OF WATER AND SEWER CONSTRUCTION, CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST ST. JOHNS COUNTY STANDARDS, AS WELL AS APPLICABLE STATE AND LOCAL CODES. FIRE HYDRANTS SHALL MEET ST. JOHNS COUNTY REQUIREMENTS. THRUST RESTRAINT SHALL BE ACCOMPLISHED USING PIPE RESTRAINING DEVICES. TIE RODS WITH THRUST BLOCKS SHALL NOT BE ALLOWED.

9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF UTILITIES. PRIOR TO WORKING IN A COUNTY ROW OR EASEMENT, A COUNTY PERMIT IS REQUIRED.

UTILITY OWNER:	TELEPHONE:	CONTACT:
AT&T	(904) 699-4976	P.K. PATEL
COMCAST	(904) 738-6898	ANDREW SWEENEY
FPL	(386) 586-6403	JOEL BRAY
ST. JOHNS COUNTY UTILITY DEPT.	(904) 209-2624	LARRY MILLER
TECO	(813) 275-3783	JOAN DOMNING

10. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

11. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

12. TACK COAT IS REQUIRED ON PRIMED BASES THAT HAVE BECOME DIRTY OR CANNOT BE CLEANED, OR WHERE THE PRIME COAT HAS CURED AND LOST ALL BONDING EFFECT. TACK COAT SHALL COMPLY WITH FDOT STANDARDS.

13. B.M. DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-'88).

14. GRADES SHOWN ARE FINISHED GRADES.

15. EXISTING DRAINAGE STRUCTURES AND PIPE WITHIN THE CONSTRUCTION LIMITS SHALL REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.

16. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED.

17. ST JOHNS COUNTY ENGINEERING INSPECTOR SHALL BE NOTIFIED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.

18. ALL DRIVEWAY TURNOUTS SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 330-001 AND WITH ST JOHNS COUNTY LAND DEVELOPMENT CODE (SJC LDC). THE MAXIMUM GRADE CHANGE WITHOUT A VERTICAL CURVE IS THREE PERCENT (3%).SEE THE SJC LDC FIGURE 6.03. THE MINIMUM LENGTH FOR VERTICAL CURVES ON ROADWAY AND DRIVEWAY CONNECTIONS AND TURNOUTS IS TEN FEET (10').

19. THE CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH COUNTY REQUIREMENTS.

20. THE EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION REQUIRED TO IDENTIFY ALL UTILITY PROVIDERS AND UTILITY LINES WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFORTS AND COSTS REQUIRED TO DETERMINE THE EXTENT OF CONFLICTS BETWEEN THE PROJECT IMPROVEMENTS AND THE EXISTING UTILITIES, INCLUDING UTILITY COORDINATION, DESIGNATION, VVH EFFORTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY NECESSARY UTILITY RELOCATIONS WITH THE UTILITY PROVIDERS.

21. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND LAYOUT OF THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

DEMOLITION REQUIREMENTS:

1. ALL CONSTRUCTION/DEMOLITION AND DISPOSAL TO BE IN ACCORDANCE WITH APPLICABLE CODES AND ENVIRONMENTAL RULES AND REGULATIONS.

SIDEWALKS, PAVING:

1. CONCRETE SIDEWALKS SHALL ADHERE TO THE REQUIREMENT OF FDOT STANDARD PLAN INDEX 522-001. SIDEWALKS SHALL BE 6" THICK FOR CURB RAMPS AND DRIVEWAYS AS SHOWN ON THE INDEX, AND 4" THICK ELSEWHERE.

2. CONTRACTOR SHOULD MAKE ALLOWANCE FOR SOD DURING GRADING OPERATIONS. SIDEWALKS SHALL NOT BE LOWER THAN SURROUNDING SODDED AREAS.

3. ALL MANHOLES, VALVE BOXES, CLEANOUTS, AND OTHER ACCESS FACILITIES MUST BE AT FINISHED ELEVATIONS IN PAVING, SIDEWALKS AND GRASSED AREAS.

4. PAVEMENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC WITH REFLECTIVE MARKERS IN ACCORDANCE WITH FDOT STANDARDS.

5. SIDEWALK CURB RAMPS AND DETECTABLE SURFACES SHALL BE PER FDOT STANDARD PLANS 522-002. ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS SHALL BE A ST. JOHNS COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", AND SET INTO THE CONCRETE FLUSH WITH THE CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS INDEX 522-002, SHEETS 1 THROUGH 8, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISION AS WELL AS APPLICABLE COUNTY REQUIREMENTS. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS, STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED BELOW WILL NOT BE ACCEPTED BY ST. JOHNS COUNTY.

ACCEPTABLE PRODUCTS:
CAST IN PLACE COMPOSITE TACTILE BY ADA SOLUTIONS, INC.
6789 PHILIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256
904-268-7511, 800-729-3849 (TOLL FREE), 904-268-3133 (FAX)

ARMORCAST PRODUCTS COMPANY
13230 SATICOY STREET
NORTH HOLLYWOOD, CA 91605
818-982-7742, 818-982-3600 (FAX)

DETECTABLE WARNING SYSTEMS
8081 PHILIPS HIGHWAY # 22
JACKSONVILLE, FL 32256
WWW.DETECTABLE-WARNING.COM
866-999-7452

DRAINAGE:

1. DRAINAGE PIPE 15" AND GREATER SHALL BE REINFORCED CONCRETE PIPE, WALL B. CONCRETE PIPE TO HAVE ALL JOINTS WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD PLANS 430-001, UNLESS OTHERWISE APPROVED BY THE COUNTY AND THE ENGINEER.

2. DRAINAGE CURB INLET ELEVATIONS SHOWN IN THE PLANS ARE AT THE ELEVATION AT THE EDGE OF PAVEMENT.

3. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.L.5.g THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM ST. JOHNS COUNTY RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).

"AS-BUILT" DRAWING REQUIREMENTS:

1. "AS-BUILT" DRAWINGS WILL BE REQUIRED FROM THE CONTRACTOR. AS-BUILT REQUIREMENTS ARE LOCATED IN THE ST. JOHNS COUNTY DEVELOPMENT REVIEW MANUAL SECTION 15.0. IN ADDITION TO THE ELECTRONIC FILE FOR GIS MAPPING PURPOSES AND THE (3) 24" X 36" HARD COPIES, CONTRACTOR SHALL PROVIDE A PDF OF THE AS-BUILTS FOR INITIAL REVIEW AND FINAL SUBMITTAL.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

GENERAL NOTES

SHEET NO. 6

EXIST. R/W
EXIST. FPL ESMT.
EXIST. UTILITY ESMT.
EXIST. PEDESTRIAN ESMT.
WOODHALL DRIVE
EXIST. FPL ESMT.
EXIST. UTILITY ESMT.
EXIST. PROPERTY LINE
SAWCUT & CONNECT TO EXIST. PATH
BEGIN PROJECT 34+20.00
EXIST. UTILITY ESMT.
CONST. 12' MULTI-USE PATH
PROP. SIDEWALK ESMT.
R/W LINE
+76.60
18.00' (LT)
+39.25
35.62' (LT)
PI STA. 36+80.00
1"=40'
JURISDICTIONAL WETLAND LINES (TYP.)
EXIST. CONSERVATION ESMT.
33
34
35
COURTNEY VISTA DRIVE
36
37
1164' R
1128' R
214.51
N66°11'0"E
2
A-1
+15.17
17.84' (RT)
℄ CONST. COURTNEY VISTA DRIVE
A-2
PT STA. +81.23
PC STA. +95.73
+86.83
28.14' (RT)
MATCHLINE - STA. 37+60
CONST. 5' SIDEWALK
R/W LINE
EXIST. FPL ESMT.
PROP. TCE
SAWCUT & CONNECT TO EXIST. SIDEWALK
UNCOVER 30" UEW AND GRADE TO EXIST. DITCH. MATCH EXIST. DITCH WIDTH & SIDE SLOPES
EXIST. 30" RCP TO REMAIN
EXIST. CONSERVATION ESMT.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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FAX: (904) 646-9485
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VISION • EXPERIENCE • RESULTS
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ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
ROADWAY PLAN

SHEET NO. 7

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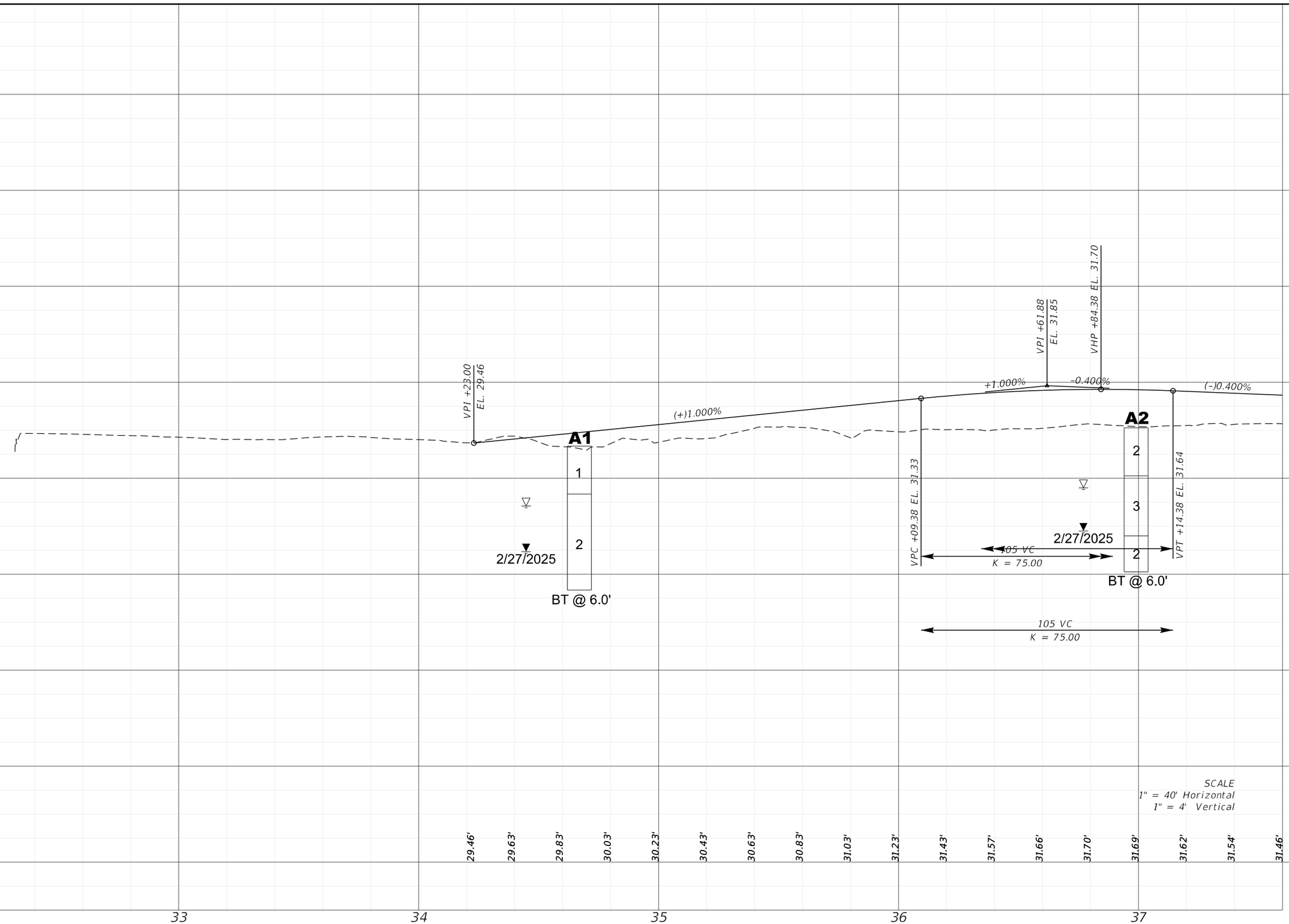

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
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ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 8

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EXIST. CONSERVATION ESMT.

EXIST. PROPERTY LINE

JURISDICTIONAL WETLAND LINES (TYP.)

1"=40'

R/W LINE

CONST. 197 LF OF 18" CONC. PIPE

CONST. 12' MULTI-USE PATH

EXIST. UTILITY ESMT.

CONST. 156 LF OF 18" CONC. PIPE

CONST. 237 LF OF 18" CONC. PIPE

MATCHLINE – STA. 37+60

MATCHLINE – STA. 43+20

+43.62
30.64' (LT)

+43.33
12.14' (LT)

S-100

S-102

S-104

PC STA. +21.76

PT STA. +07.40

1164' R

1128' R

38

39

40

41

42

43

COURTNEY VISTA DRIVE

160.45
N84°27'39"E

℄ CONST. COURTNEY VISTA DRIVE

CONST. 26 LF OF 18" CONC. PIPE

CONST. 26 LF OF 18" CONC. PIPE

S-101

S-103

S-105

PT STA. +61.31

PT STA. 41+14.70

+79.48
12.00' (RT)

+79.48
28.50' (RT)

A-3

A-4

+60.11
25.28' (RT)

+10.35
29.47' (RT)

R/W LINE

CONST. 5' SIDEWALK

CONST. 26 LF OF 18" CONC. PIPE

EXIST. FPL ESMT.

PROP. SIDEWALK ESMT.

EXIST. PROPERTY LINE

EXIST. CONSERVATION ESMT.

EXIST. CONSERVATION ESMT.

ID	Type	Station	Offset	Elevation	Invert		
S-100	COJ INLET	38+60.00	-12.00' LT	30.70	24.90 S	24.90 E	
S-101	COJ INLET	38+60.00	12.17' RT	30.70	25.00 N		
S-102	COJ INLET	40+60.00	-12.00' LT	29.90	24.59 W	24.80 S	24.59 E
S-103	COJ INLET	40+60.00	12.00 RT	29.90	24.90 N		
S-104	COJ INLET	42+20.00	-12.00' LT	30.54	24.35 W	24.70 S	24.35 E
S-105	COJ INLET	42+20.00	12.00 RT	30.54	24.80 N		

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REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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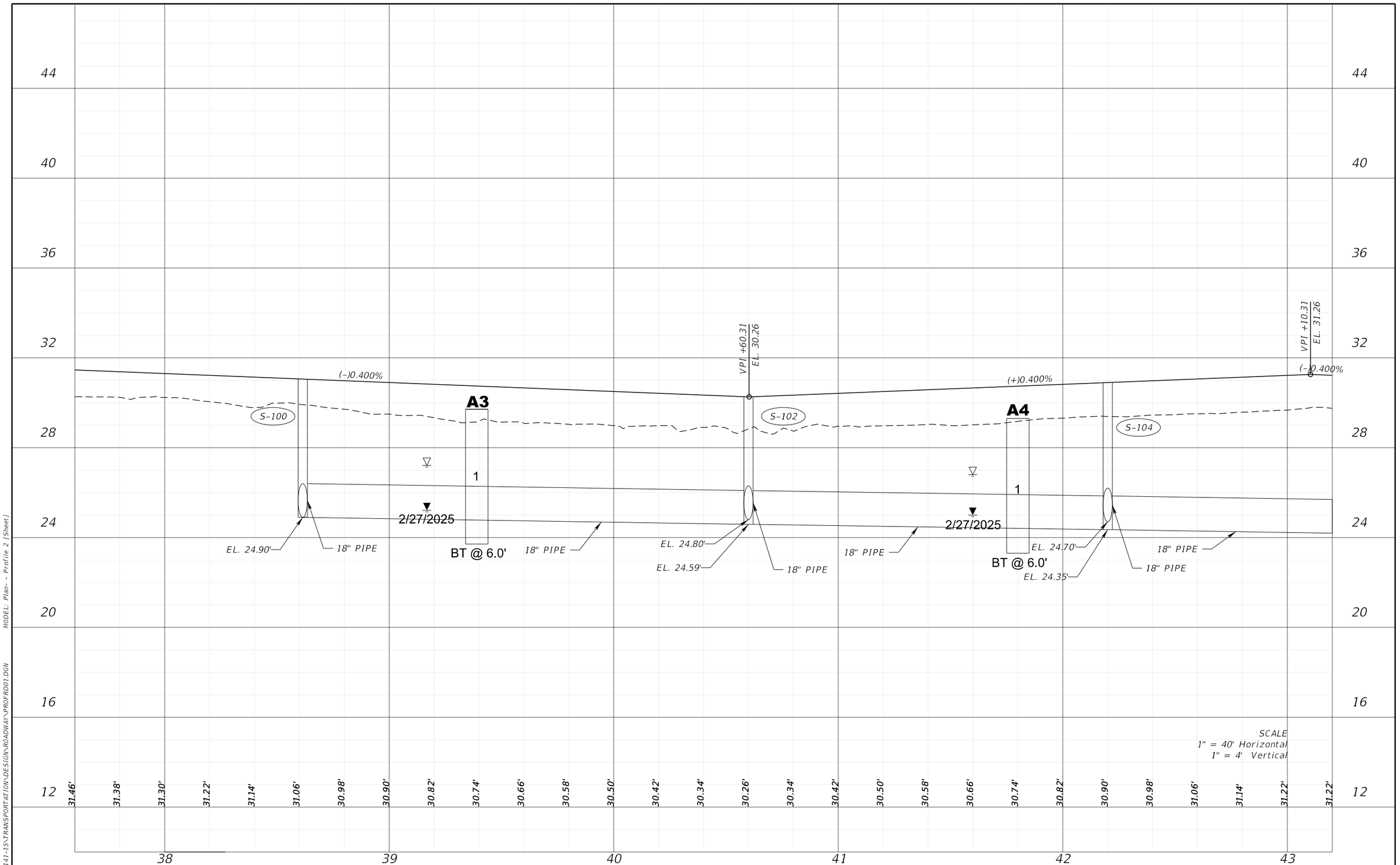
ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 9



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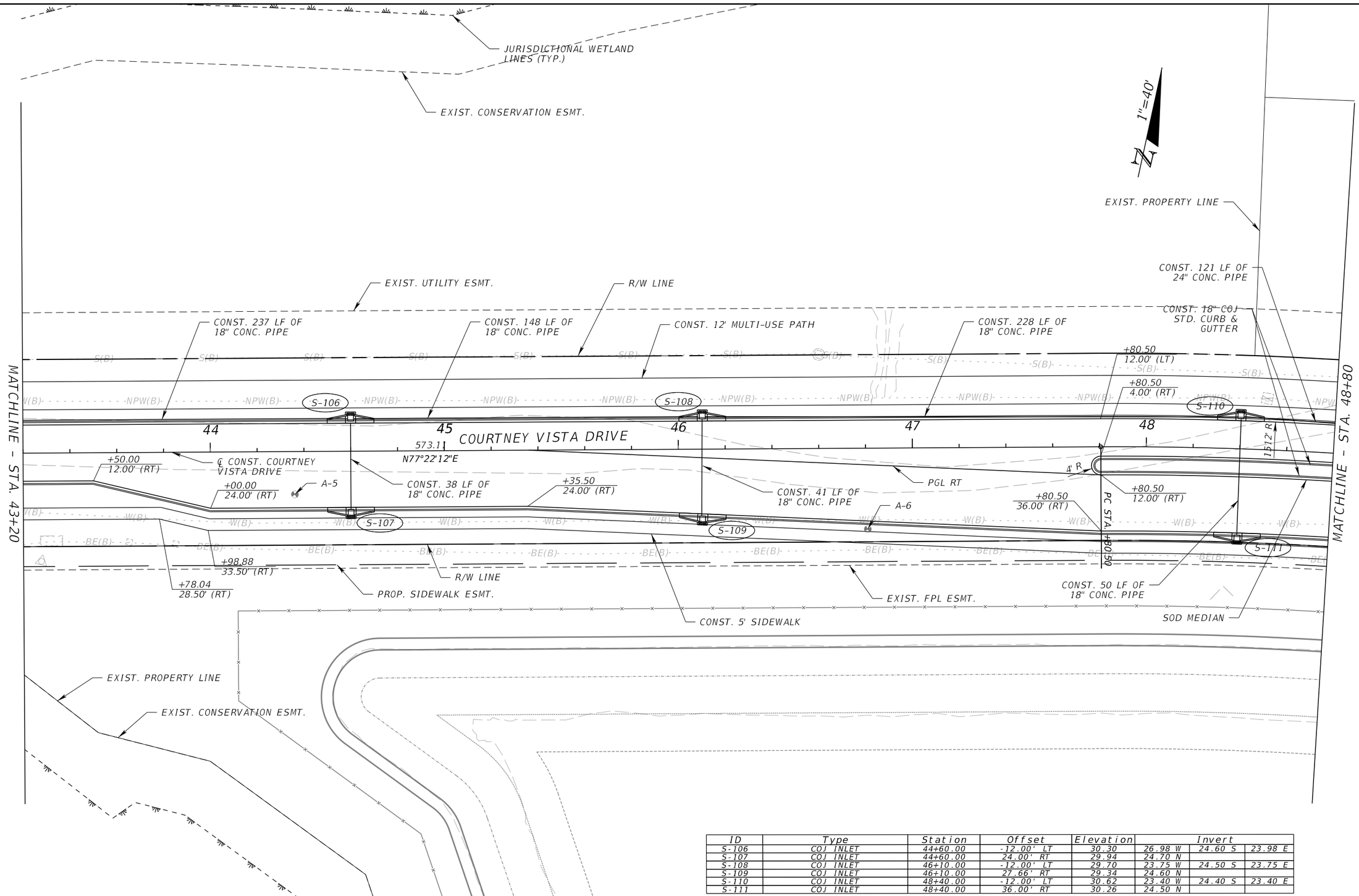
ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 10



ID	Type	Station	Offset	Elevation	Invert		
S-106	COJ INLET	44+60.00	-12.00' LT	30.30	26.98 W	24.60 S	23.98 E
S-107	COJ INLET	44+60.00	24.00' RT	29.94	24.70 N		
S-108	COJ INLET	46+10.00	-12.00' LT	29.70	23.75 W	24.50 S	23.75 E
S-109	COJ INLET	46+10.00	27.66' RT	29.34	24.60 N		
S-110	COJ INLET	48+40.00	-12.00' LT	30.62	23.40 W	24.40 S	23.40 E
S-111	COJ INLET	48+40.00	36.00' RT	30.26	24.50 N		

REVISIONS

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ST JOHNS COUNTY

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MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 11

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5/23/2025 5:00:01 PM WilkinsonC
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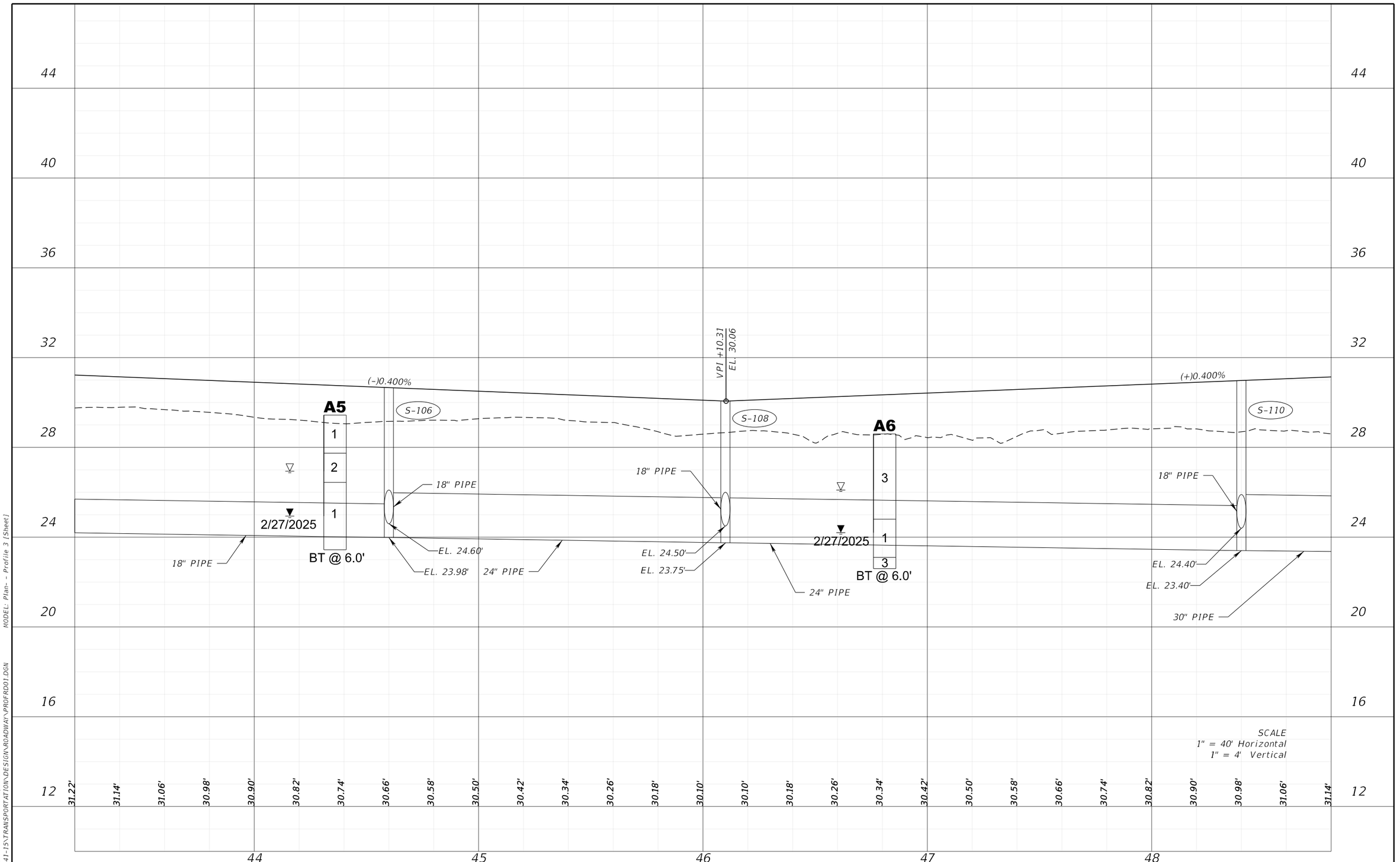

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 12

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

5/23/2025 4:06:44 PM Transportation
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MODEL: Plan- - Profile 3 [Sheet]

ID	Type	Station	Offset	Elevation	Invert		
S-110A	COJ INLET	49+62.50	-12.00' LT	31.11	23.27 W	23.27 E	
S-112	COJ INLET	51+25.00	-12.00' LT	31.04	23.10 W	24.20 S	23.10 E
S-113	COJ INLET	51+25.00	53.92' RT	30.68	24.30 N		
MES-1	MES	52+85.00	-80.00' LT		20.50 S		
S-114	COJ INLET	52+85.00	-12.00' LT	30.40	22.50 N	22.93 W	24.10 S
S-115	COJ INLET	52+85.00	36.00' RT	30.04	24.20 N		

SMF AA-08

1"=40'

EXIST. DRAINAGE ESMT.

EXIST. UTILITY ESMT.

TRACT "P"

PIPE TO REMAIN

PI STA 51+80.88

EXIST. UTILITY ESMT.

CONST. 18" COJ STD. CURB & GUTTER

CONST. 121 LF OF 30" CONC. PIPE

+22.13 30.50' (LT)

CONST. 161 LF OF 30" CONC. PIPE

CONST. 12' MULTI-USE PATH

CONST. 159 LF OF 30" CONC. PIPE

MES-1

CONST. 61 LF OF 30" CONC. PIPE

R/W LINE

REMOVE EXIST. 18" PIPE

MATCHLINE - STA. 48+80

MATCHLINE - STA. 54+40

COURTNEY VISTA DRIVE

℄ CONST. COURTNEY VISTA DRIVE

PGL RT

CONST. 50 LF OF 18" CONC. PIPE

CONST. 50 LF OF 18" CONC. PIPE

S-110A

S-112

S-113

S-114

S-115

CR-E

CR-F

49

50

51

52

53

54

+10.37 4.00' (RT)

+22.40 4.00' (RT)

+82.85 4.00' (RT)

+10.37 12.00' (RT)

+22.47 12.00' (RT)

+82.85 12.00' (RT)

+84.77 36.00' (RT)

+18.41 36.00' (RT)

+51.79 53.00' (RT)

+63.19 52.96' (RT)

+22.70 40.50' (RT)

+10.37 45.50' (RT)

+36.91 77.63' (RT)

+85.45 78.35' (RT)

12'

4' R

5' R

50' R

35' R

A-7

A-8

A-9

SOD MEDIAN

CONST. 5' SIDEWALK

EXIST. FPL ESMT.

R/W LINE

CONST. 5' SIDEWALK

PROP. SIDEWALK ESMT.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316

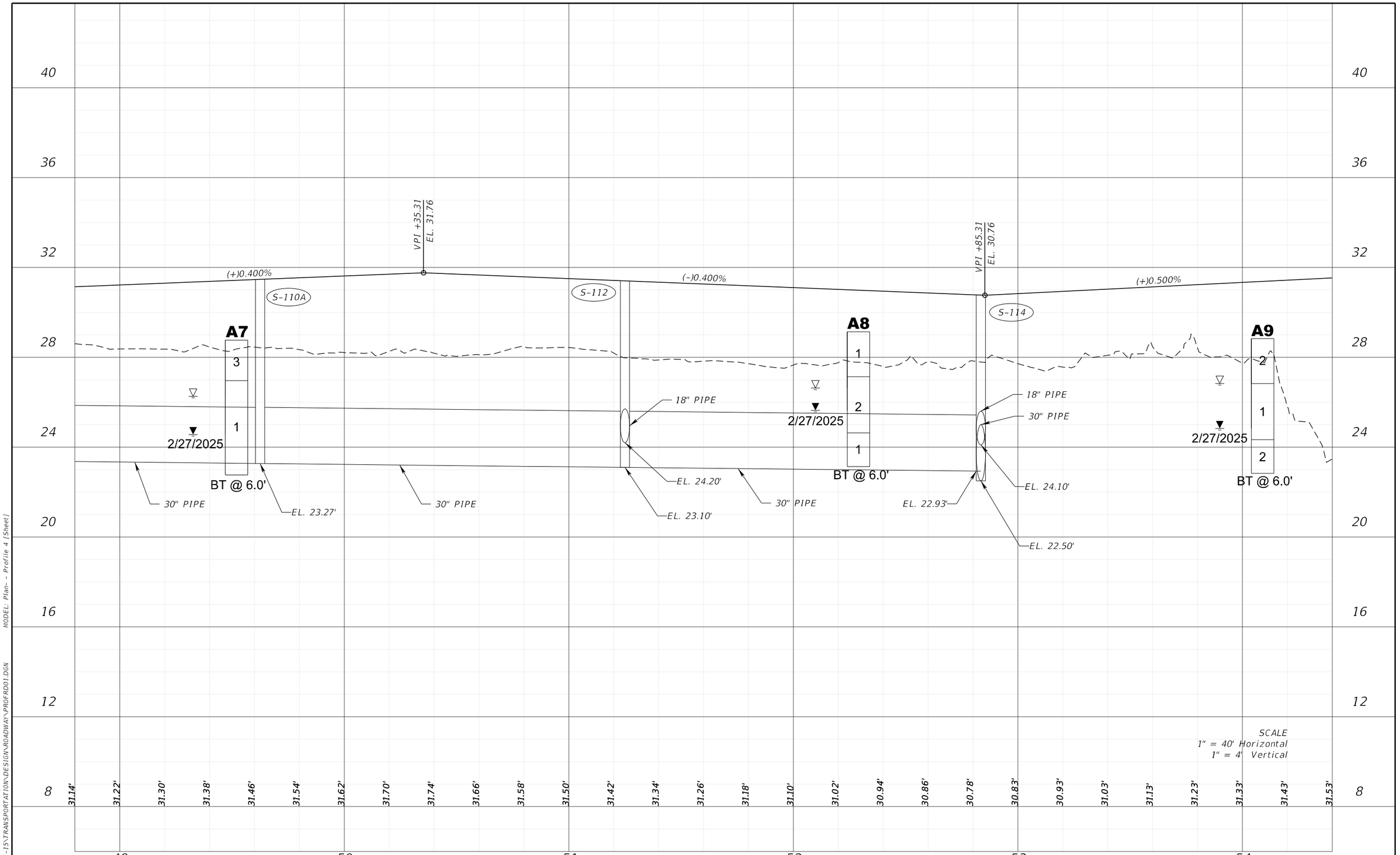
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 13



SCALE
1" = 40' Horizontal
1" = 4' Vertical

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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VISION • EXPERIENCE • RESULTS

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 14

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EXIST. PROPERTY LINE

1"=40'

JURISDICTIONAL WETLAND LINES (TYP.)

EXIST. CONSERVATION ESMT.

PROP. DRAINAGE ESMT.

CONST. 88 LF OF 24" CONC. PIPE

PROP. TCE

CONST. 85 LF OF 24" CONC. PIPE

℄ CONST. COURTNEY VISTA DRIVE

CONST. 12' MULTI-USE PATH

CONST. 258 LF OF 24" CONC. PIPE

R/W LINE

PC STA. 411.93

CONST. 215 LF OF 18" CONC. PIPE

MATCHLINE – STA. 54+40

MATCHLINE – STA. 60+00

S-114A

S-116

S-118

55

56

57

58

59

248.92

S72°44'25"E

COURTNEY VISTA DRIVE

+62.56
24.00' (RT)

A-10

CONST. 38 LF OF 18" CONC. PIPE

PGL RT

PI STA. 594+20.98

CONST. 38 LF OF 18" CONC. PIPE

A-11

S-119

S-117

PT STA. +53+01

+68.69
36.01' (RT)

35' R

35' R

CR-F

CR-F

100' R

95' R

+77.46
42.42' (RT)

+52.84
45.50' (RT)

+00.84
39.50' (RT)

+07.10
39.50' (RT)

8'

R/W LINE

38' R

CONST. 5' SIDEWALK

CONST. 5' SIDEWALK

PROP. SIDEWALK ESMT.

+03.56
71.01' (RT)

+27.56
59.00' (RT)

+04.80
68.85' (RT)

+29.71
71.01' (RT)

ID	Type	Station	Offset	Elevation	Invert		
MES-2	MES	54+49.00	-84.50' LT		20.00 SE		
S-114A	COJ INLET	55+00.00	-12.00' LT	31.47	19.90 NW	19.90 E	
S-116	COJ INLET	57+60.00	-12.00' LT	31.65	19.63 W	26.55 S	19.63 E
S-117	COJ INLET	57+60.00	24.00' RT	31.65	26.65 N		
S-118	COJ INLET	59+80.00	-12.00' LT	30.77	18.90 NE	19.40 W	25.67 S
S-119	COJ INLET	59+80.00	24.00' RT	30.77	25.77 N		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
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Registry - 2584 LC - 0000316

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 15

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5/23/2025 5:00:03 PM WilkinsonC
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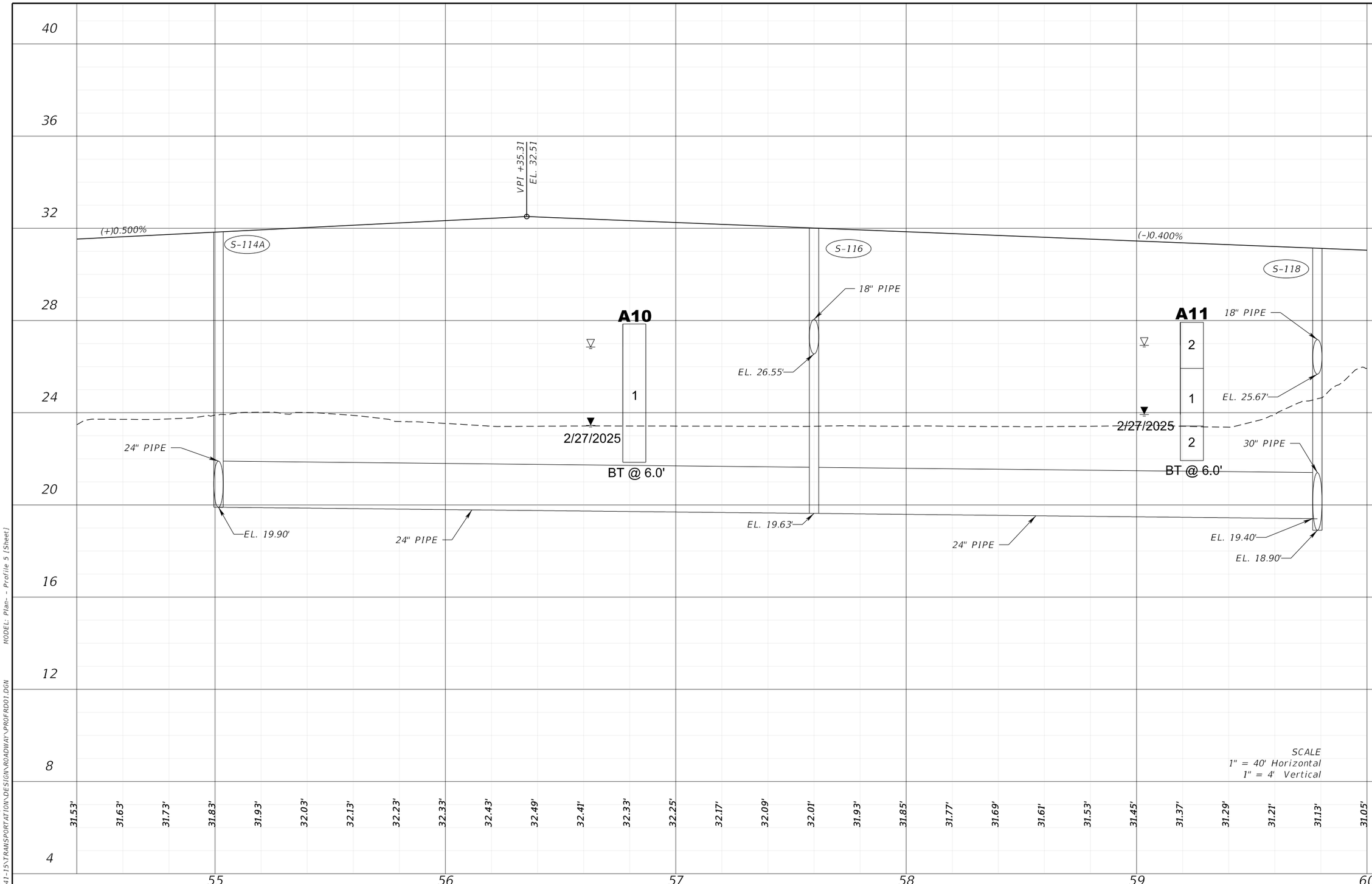

SCALE
1" = 40' Horizontal
1" = 4' Vertical

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
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ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 16

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

5/23/2025 4:08:39 PM Transportation
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EXIST. CONSERVATION EASEMENT

PROP. DRAINAGE ESMT.

1"=40'

SMF AA-09

SMF AA-10

MES-3

MES-4

CONST. 88 LF OF 24" CONC. PIPE

CONST. 50 LF OF 18" CONC. PIPE

R/W LINE

CONST. 202 LF OF 18" CONC. PIPE

CONST. 12' MULTI-USE PATH

+79.27
12.00' (LT)

PT STA. +29.34

S-120

+25.36
5.95' (LT)

MATCHLINE - STA. 60+00

60

61

62

63

64

65

COURTNEY VISTA DRIVE

A-12

A-13

PGL LT

6' R

1,005.97'
S83°36'36"E

1134' R

1170' R

℄ CONST. COURTNEY VISTA DRIVE

CONST. 38 LF OF 18" CONC. PIPE

PGL RT

+25.37
6.04' (RT)

S-121

MATCHLINE - STA. 65+60

+24.17
24.00' (RT)

SOD MEDIAN

CONST. 5' SIDEWALK

CONST. 18" COJ STD. CURB & GUTTER

R/W LINE

PROP. TCE

EXIST. PROPERTY LINE

JURISDICTIONAL WETLAND LINES (TYP.)

EXIST. CONSERVATION ESMT.

ID	Type	Station	Offset	Elevation	Invert		
MES-3	MES	60+21.00	-98.14' LT		18.50 SW		
MES-4	MES	61+85.00	-93.50' LT		20.50 S		
S-120	COJ INLET	61+85.00	-12.00' LT	29.95	24.40 N	24.90 S	
S-121	COJ INLET	61+85.00	24.00' RT	29.95	25.00 N		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 17

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5/23/2025 5:00:04 PM WilkinsonC
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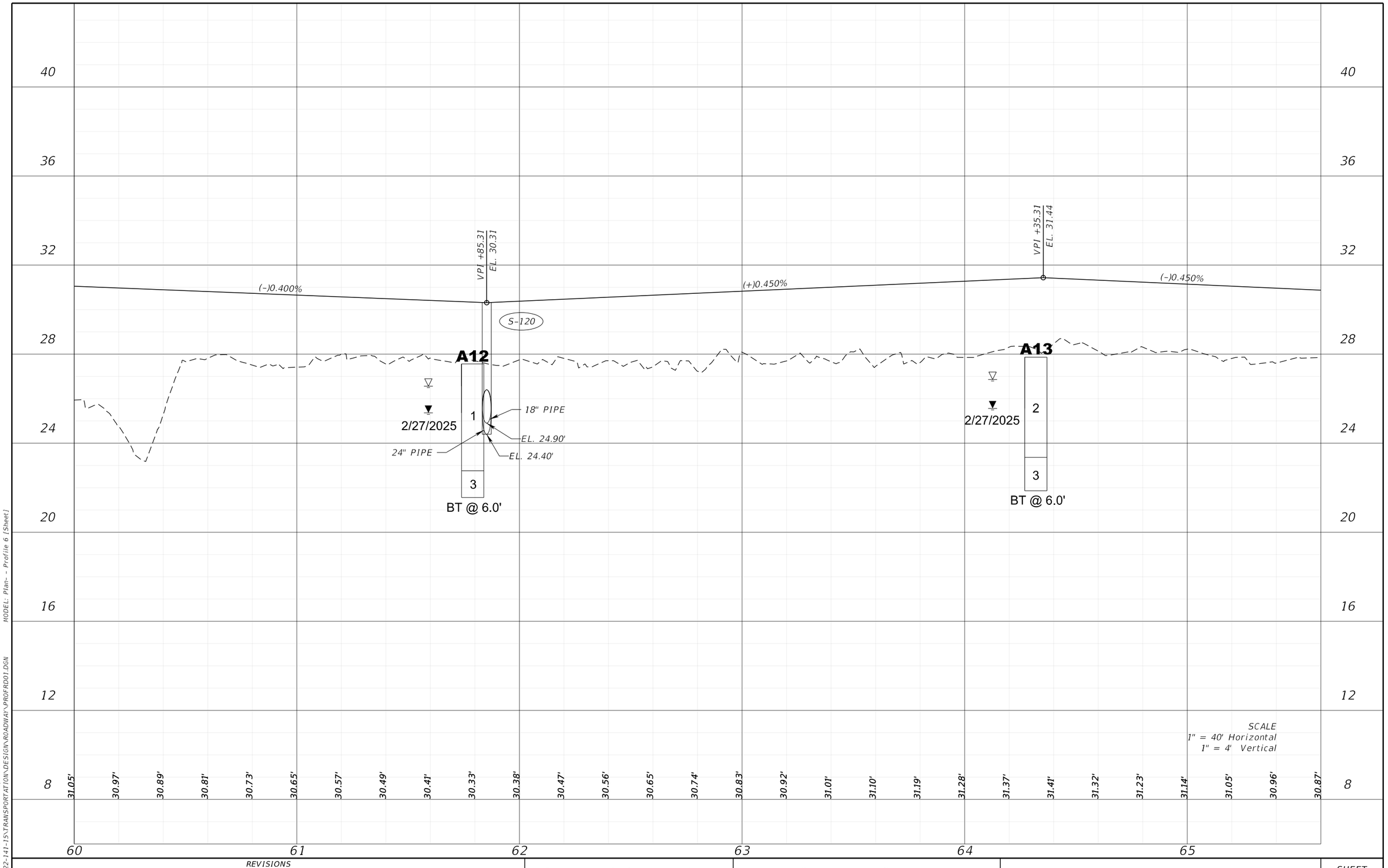

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 18

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5/23/2025 4:09:38 PM Transportation
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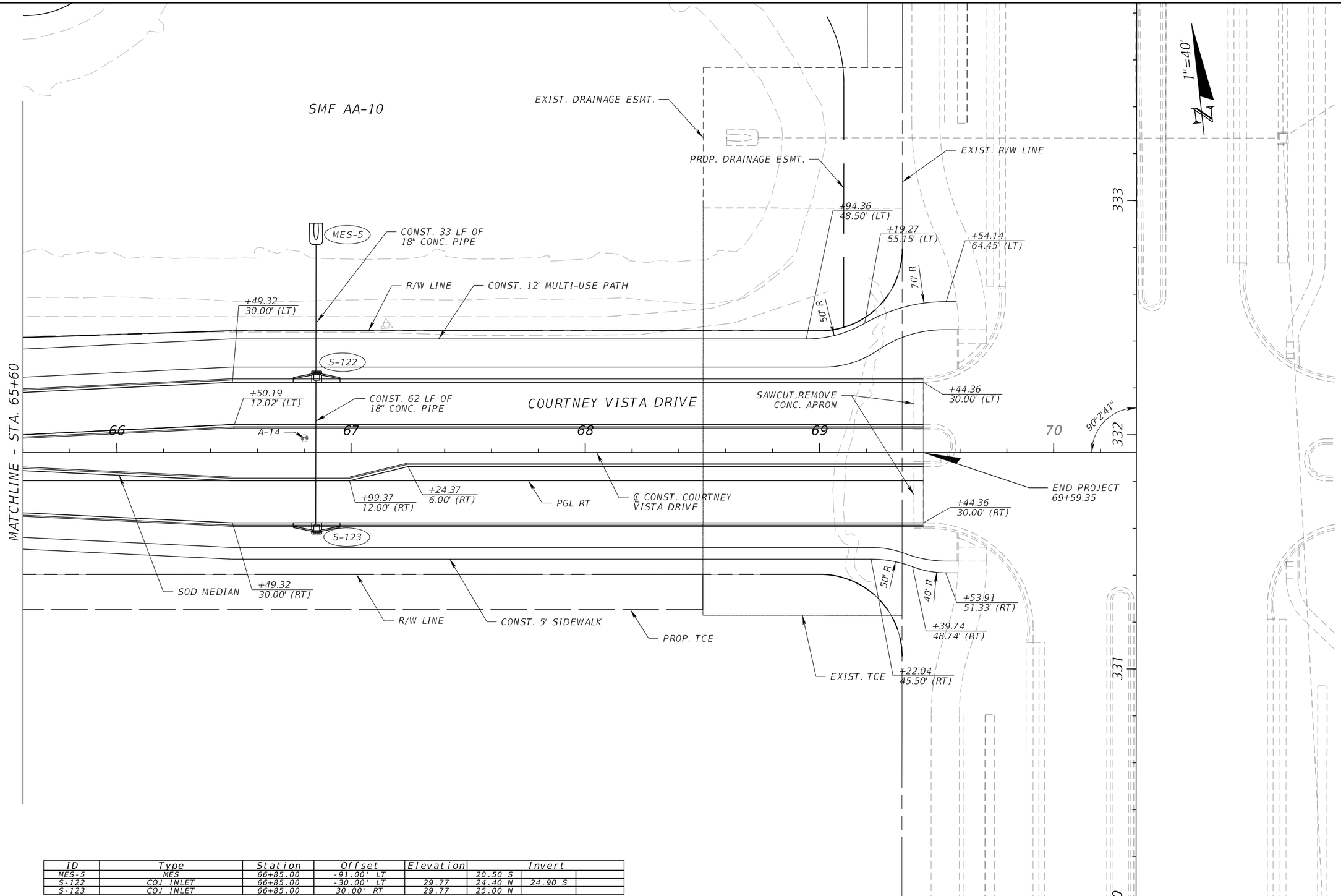

ID	Type	Station	Offset	Elevation	Invert		
MES-5	MES	66+85.00	-91.00' LT		20.50 S		
S-122	COJ INLET	66+85.00	-30.00' LT	29.77	24.40 N	24.90 S	
S-123	COJ INLET	66+85.00	30.00' RT	29.77	25.00 N		

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

ROADWAY PLAN

SHEET NO. 19

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5/23/2025 5:00:05 PM WilkinsonC
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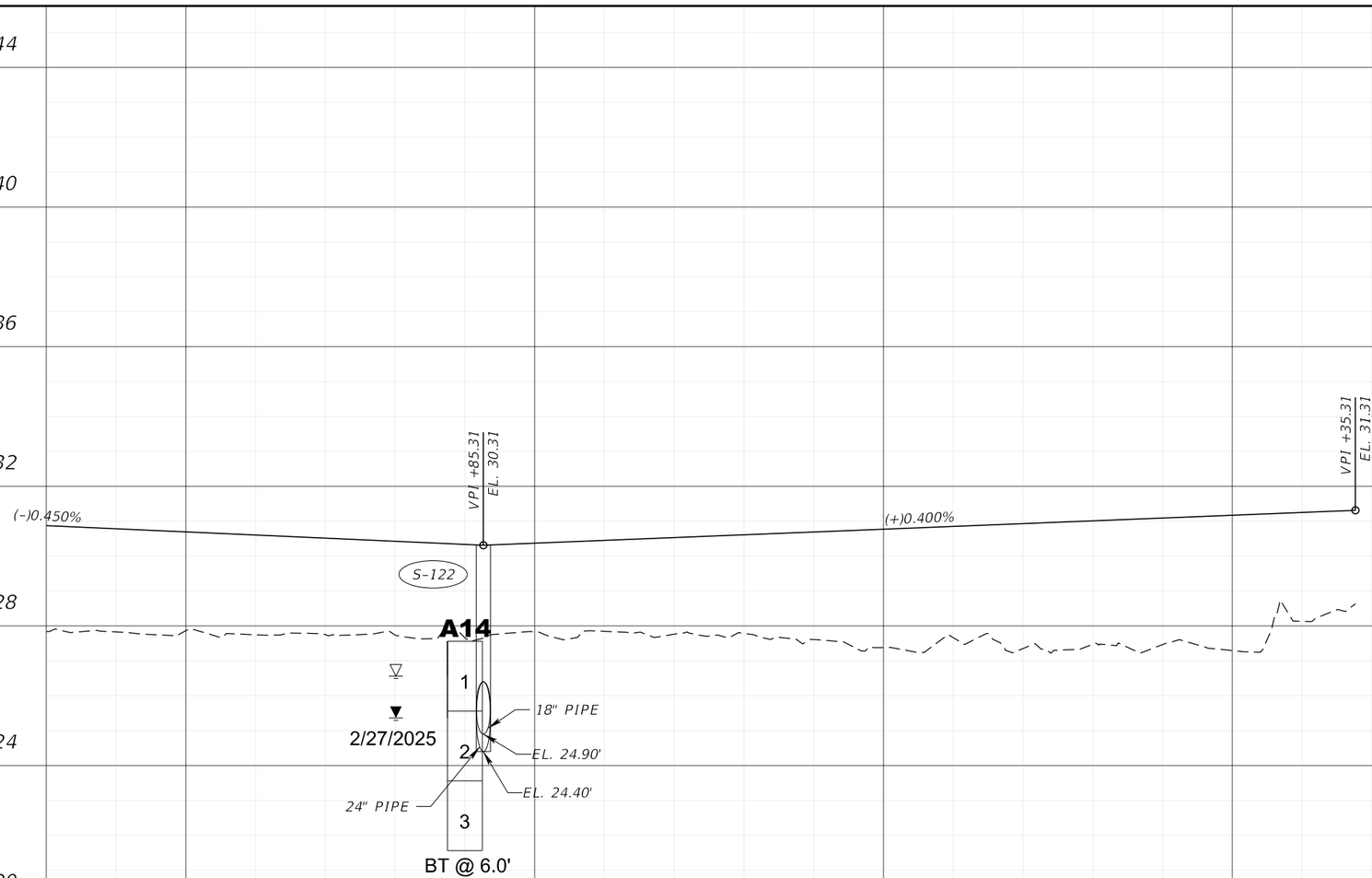

44 40 36 32 28 24 20 16 12 8

30.87' 30.78' 30.69' 30.60' 30.51' 30.42' 30.33' 30.37' 30.45' 30.53' 30.61' 30.69' 30.77' 30.85' 30.93' 31.01' 31.09' 31.17' 31.25'

66 67 68 69

SCALE
1" = 40' Horizontal
1" = 4' Vertical

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
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ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

PROFILE SHEET

SHEET NO. 20

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SOIL SURVEY FOR THE DESIGN OF ROADS

DATE OF SURVEY: February 2025
SURVEY MADE BY: ECS Florida, LLC
SUBMITTED BY: -

SURVEY BEGINS STA. : 34+67 SURVEY ENDS STA. : 66+80

ROAD NO.: Courtney Vista Drive Extension
COUNTY: St. Johns

	ORGANIC CONTENT		MOISTURE CONTENT		SIEVE ANALYSIS RESULTS PERCENTAGE PASSING						ATTERBERG LIMITS (%)			SOIL CLASSIFICATION						
STRATUM NO.	NO. OF TESTS	% ORGANIC	NO. OF TESTS	% MOISTURE	NO. OF TESTS	10 MESH	40 MESH	60 MESH	100 MESH	200 MESH	NO. OF TESTS	LIQUID LIMIT	PLASTICITY INDEX	AASHTO GROUP	DESCRIPTION	NO. OF LBR TESTS	OPTIMAL MOISTURE	MAX DRY DENSITY	LBR
1	-	-	2	14-17	-	-	-	-	-	8-10	-	-	-	A-3	Fine SAND	-	-	-	-
2	-	-	2	15-23	-	-	-	-	-	11-12	-	-	-	A-2-4	Silty Fine SAND	-	-	-	-
3	-	-	3	13-18	-	-	-	-	-	14-20	-	-	-	A-2-4	Clayey Fine SAND	-	-	-	-

EMBANKMENT AND SUBGRADE MATERIAL

STRATA BOUNDARIES ARE APPROXIMATE MAKE FINAL CHECK AFTER GRADING

▼ GROUNDWATER LEVEL AT TIME OF DRILLING
▽ ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
BT BORING TERMINATED AT DEPTH BELOW GRADE

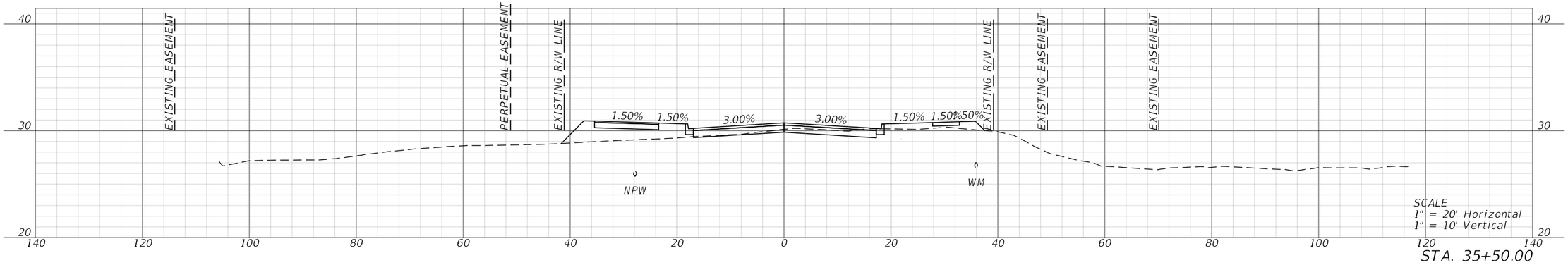
NOTES:

1. STRATA BOUNDARIES ARE APPROXIMATE AND REPRESENT ENCOUNTERED SOIL STRATA AT EACH TEST HOLE LOCATION ONLY. STRATUM CONNECTING LINES ARE SHOWN FOR ESTIMATING EARTHWORK ONLY AND DO NOT INDICATE ACTUAL STRATUM LIMITS. SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED AS INDICATED IN SECTION 3.3 OF OUR REPORT. FOR FURTHER DETAILS SEE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. STRATA NO. 1 AND 2 ARE SELECT MATERIALS (Select material refers to Index No. 120-001 only). HOWEVER, CERTAIN TYPES OF STRATUM NO. 2 ARE LIKELY TO RETAIN EXCESS MOISTURE AND MAY BE DIFFICULT TO DRY AND COMPACT. THEY SHOULD BE USED IN THE EMBANKMENT ABOVE THE WATER LEVEL EXISTING AT TIME OF CONSTRUCTION. THEY MAY BE USED IN THE SUBGRADE PORTION OF THE ROADBED WHEN APPROVED BY THE DISTRICT MATERIALS ENGINEER. STRATUM NO. 2 MATERIAL PLACED BELOW THE EXISTING WATER LEVEL MUST BE NON PLASTIC AND CONTAIN LESS THAN 15% PASSING THE NO. 200 U.S. STANDARD SIEVE. SELECT (S) SOILS HAVING AN AVERAGE ORGANIC CONTENT OF MORE THAN TWO AND ONE-HALF (2.5) PERCENT, OR HAVING AN INDIVIDUAL TEST VALUE WHICH EXCEEDS FOUR (4) PERCENT, SHALL NOT BE USED IN THE SUBGRADE PORTION OF THE ROADBED. SELECT SOILS HAVING AN AVERAGE ORGANIC CONTENT OF MORE THAN FIVE (5) PERCENT, OR AN INDIVIDUAL TEST RESULT WHICH EXCEEDS SEVEN (7) PERCENT, SHALL NOT BE USED IN THE PORTION OF THE EMBANKMENT INSIDE THE CONTROL LINE. THE MATERIALS UTILIZED IN THE EMBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH INDEX NO. 120-001.
3. STRATUM NO. 3 IS PLASTIC (PLASTIC MATERIALS REFER TO INDEX 120-0001 ONLY). REMOVAL AND PLACEMENT OF PLASTIC MATERIALS SHOULD BE PERFORMED IN ACCORDANCE WITH FDOT STANDARD PLANS, INDEX NO. 120-002 AND UTILIZED WITH FDOT STANDARD PLANS, INDEX NO. 120-001.
4. THE SYMBOL "-" AN UNMEASURED PARAMETER.

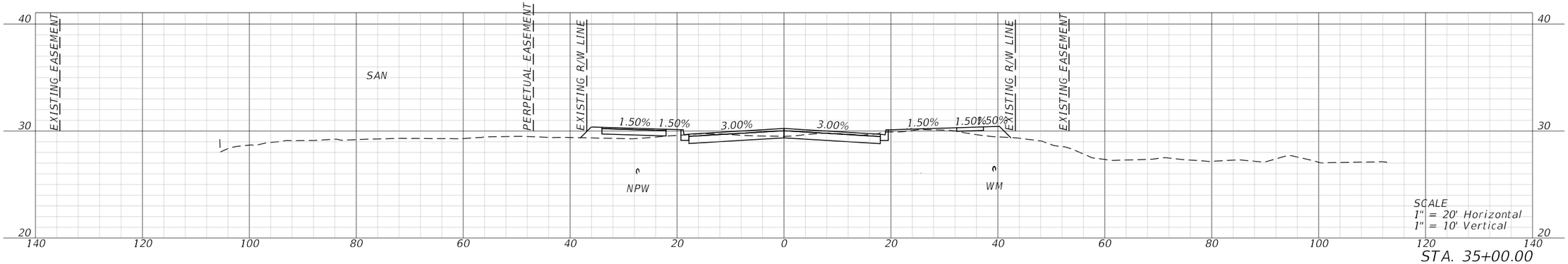
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS						
DATE	DESCRIPTION	DATE	DESCRIPTION			
				ECS FLORIDA LLC 11554 DAVIS CREEK COURT JACKSONVILLE, FL 32256 CERTIFICATE OF AUTHORIZATION 26152 JARED PITTS P.E. 92090	*Courtney Vista Drive Extension* *St. Johns County, Florida*	***ROADWAY SOIL SURVEY SHEET***	*Sheet No.* 21

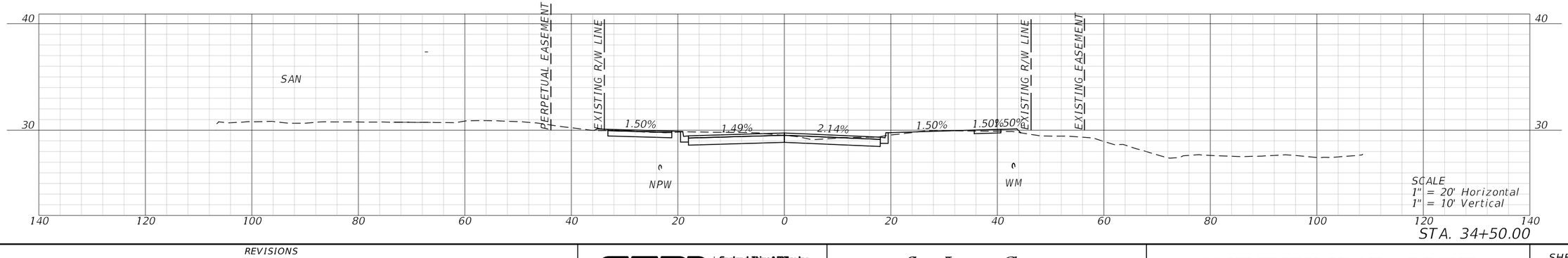
JAS - 35-36555



STA. 35+50.00



STA. 35+00.00



STA. 34+50.00

REVISIONS			
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England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
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Registry - 2584 LC - 0000316

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

CROSS SECTIONS

SHEET NO.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

5/23/2025 4:11:16 PM Transportation
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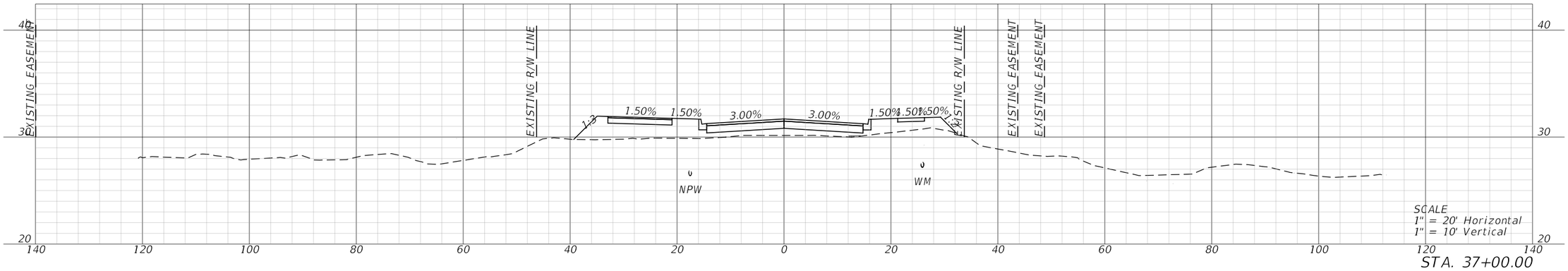
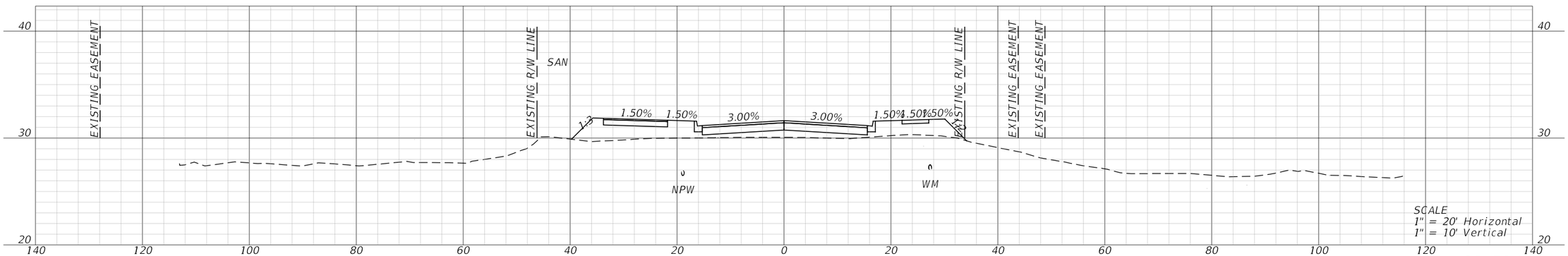
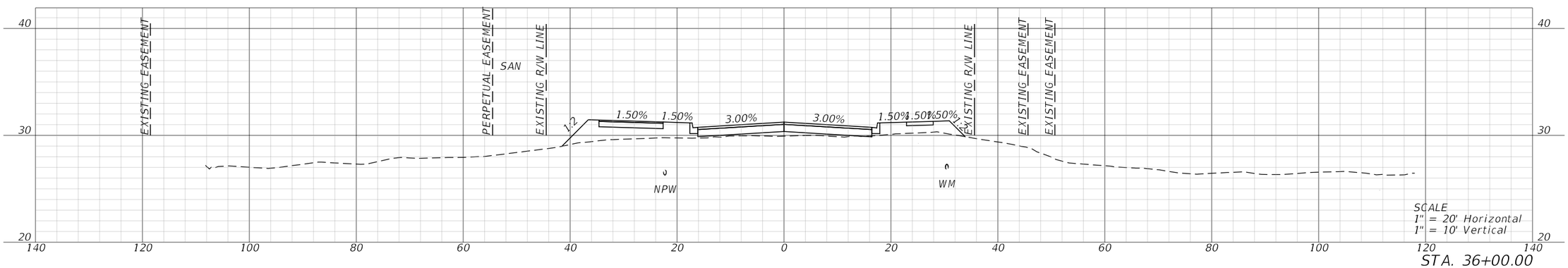


STA. 37+00.00



STA. 36+50.00



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England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

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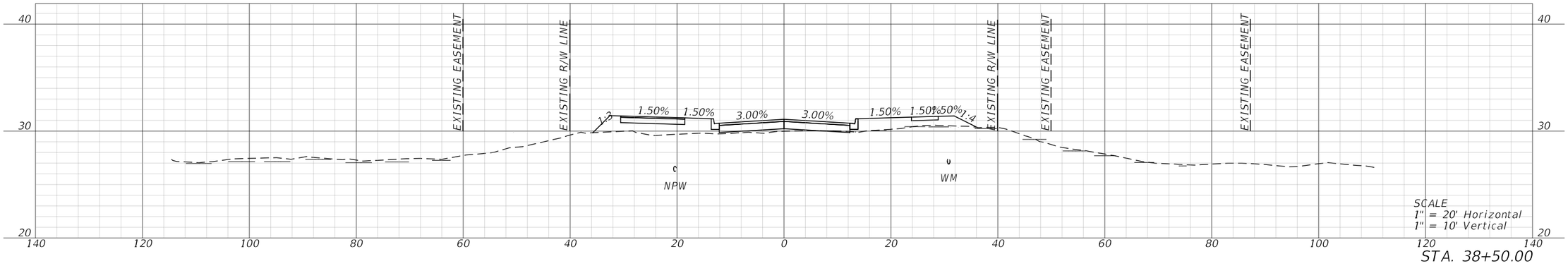

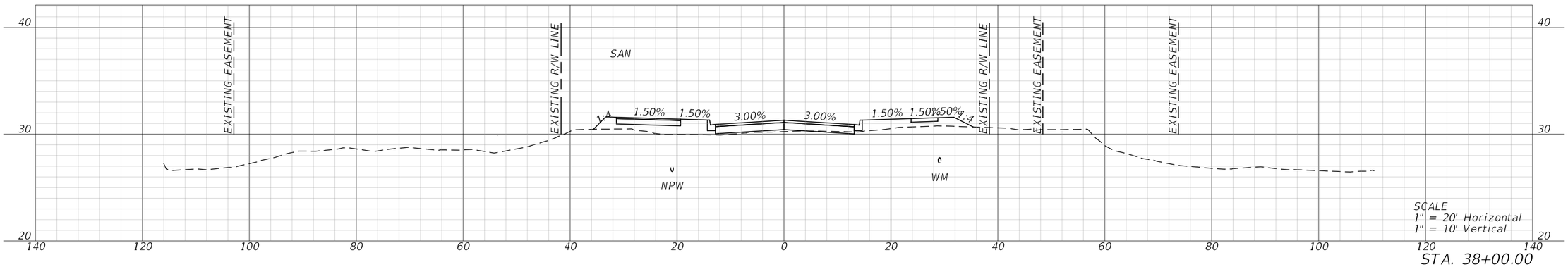

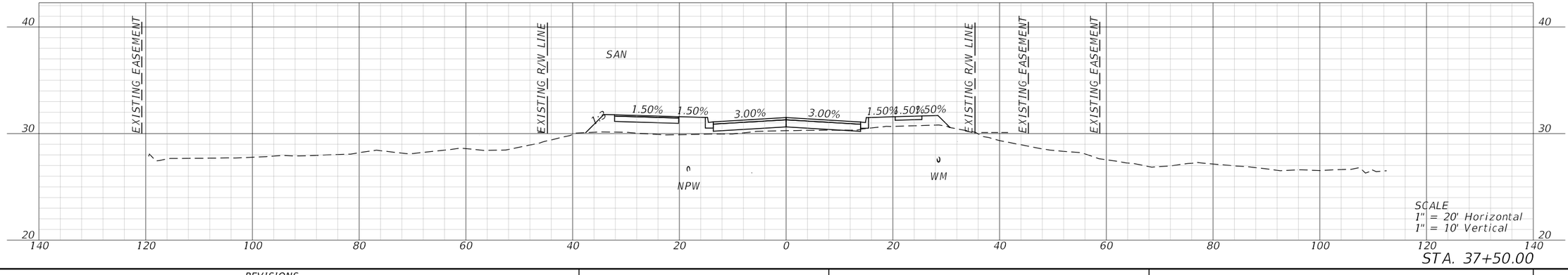

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MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

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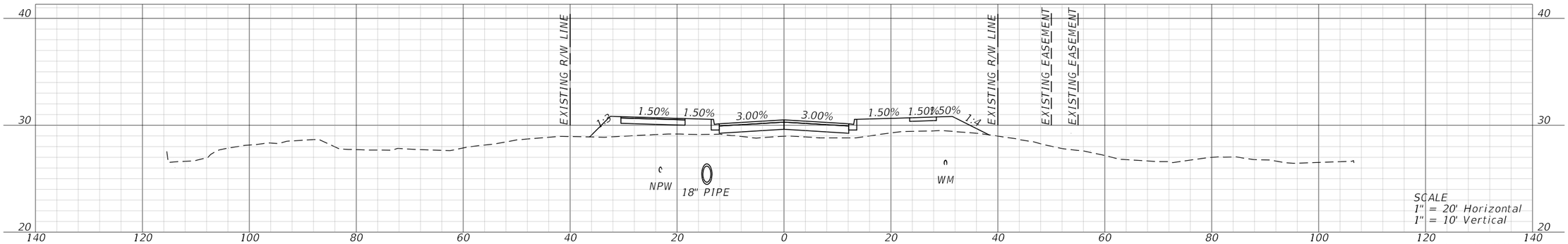

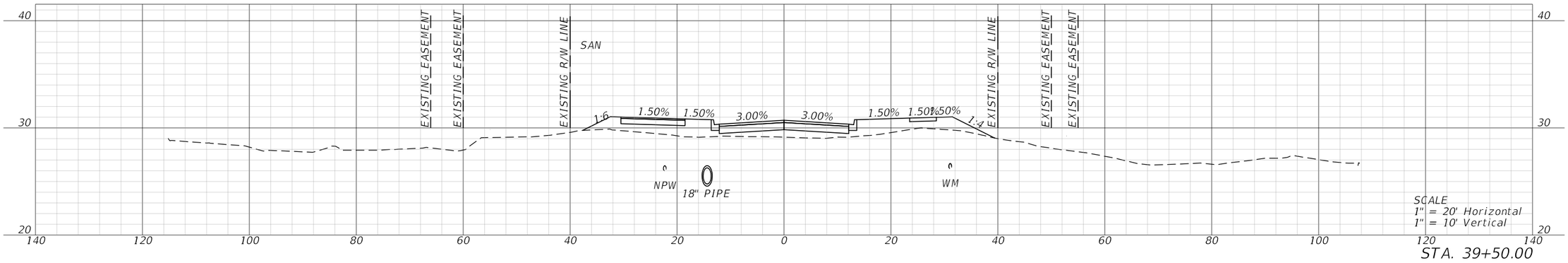

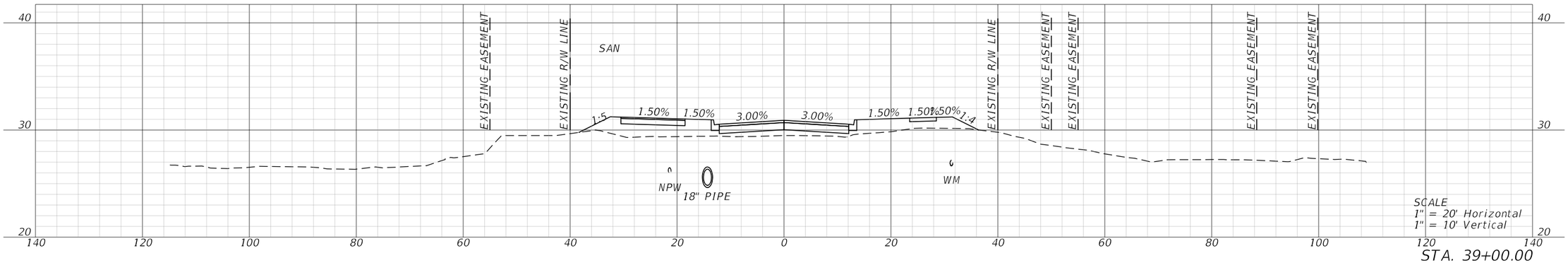

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COURTNEY VISTA DRIVE

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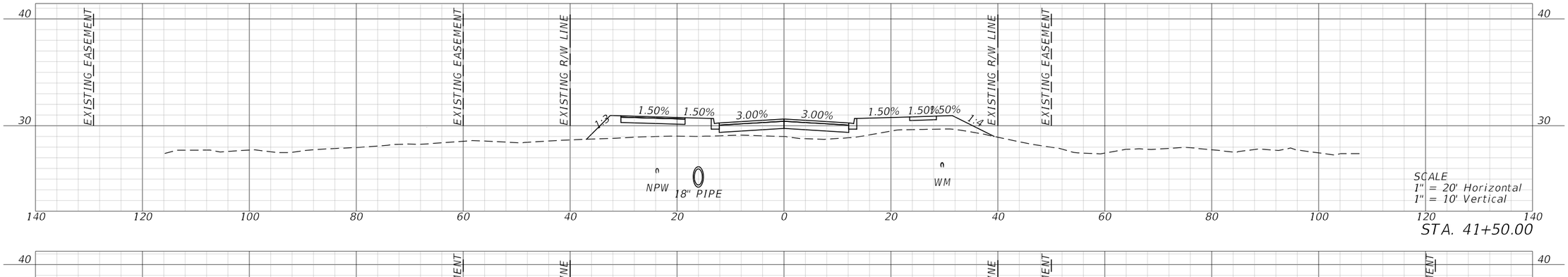

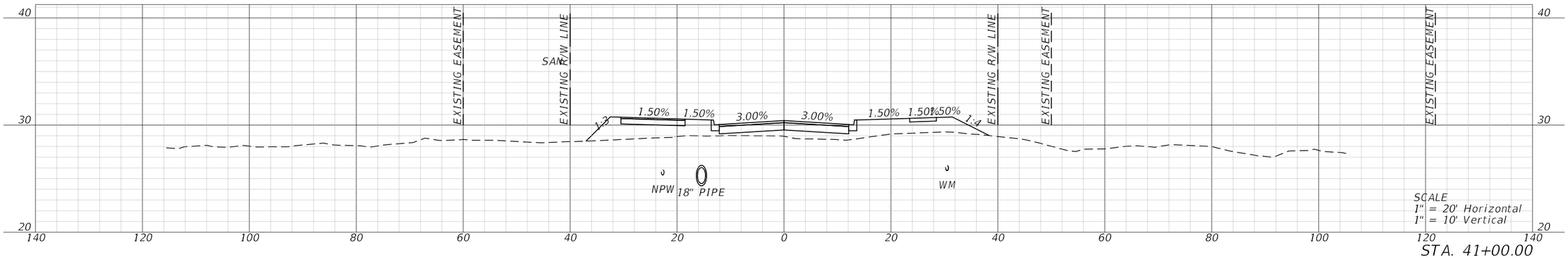

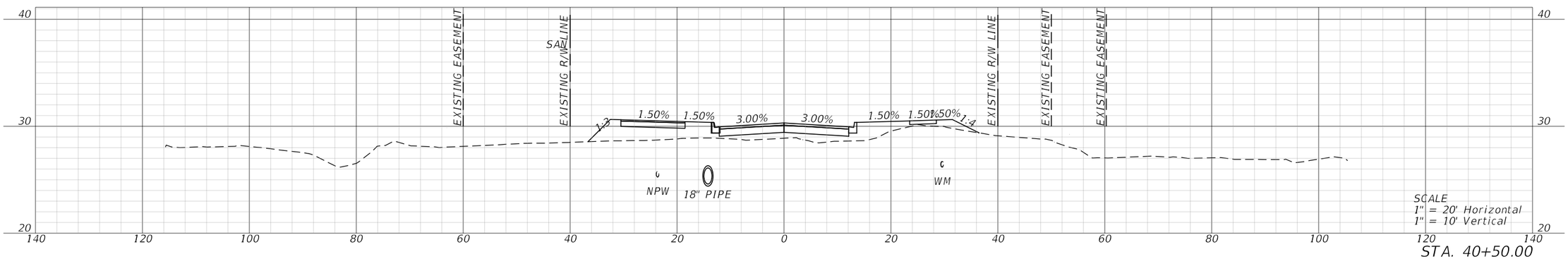

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COURTNEY VISTA DRIVE

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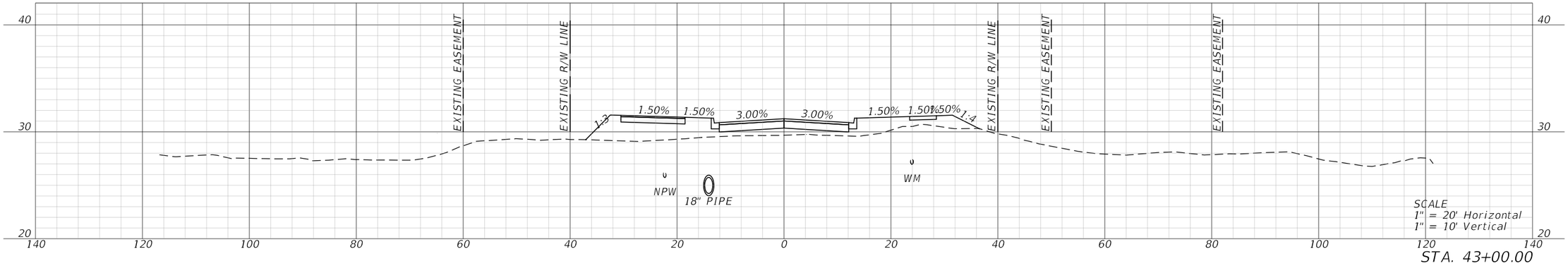

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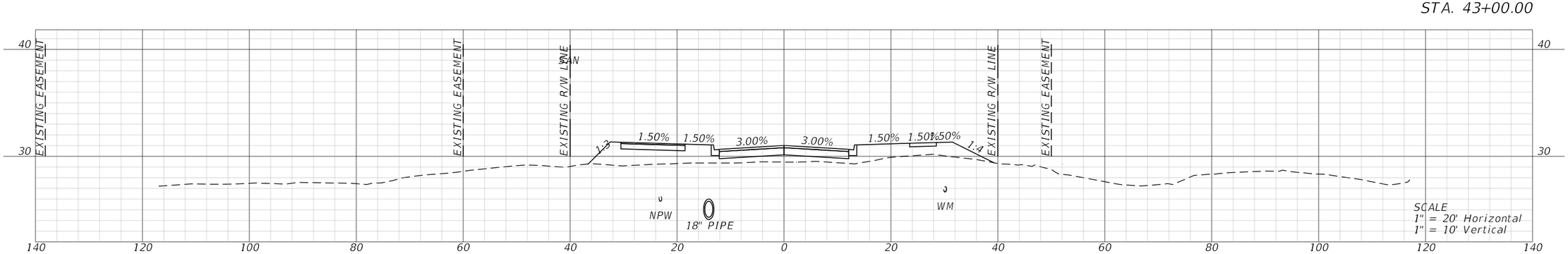

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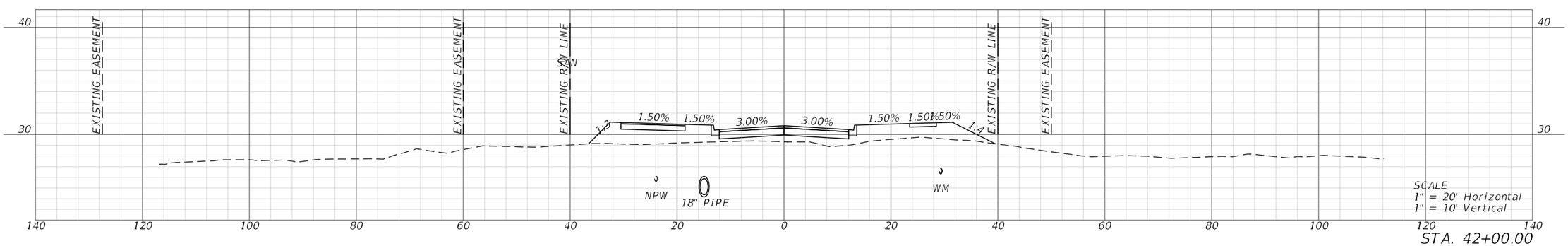

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ST JOHNS COUNTY

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COURTNEY VISTA DRIVE

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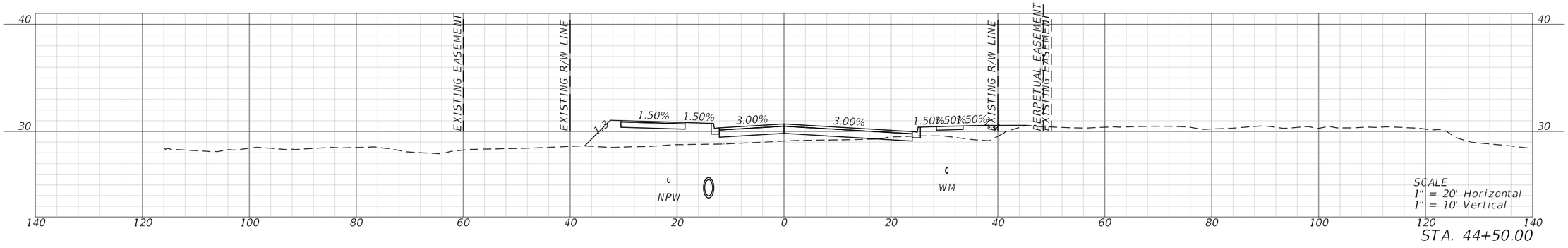

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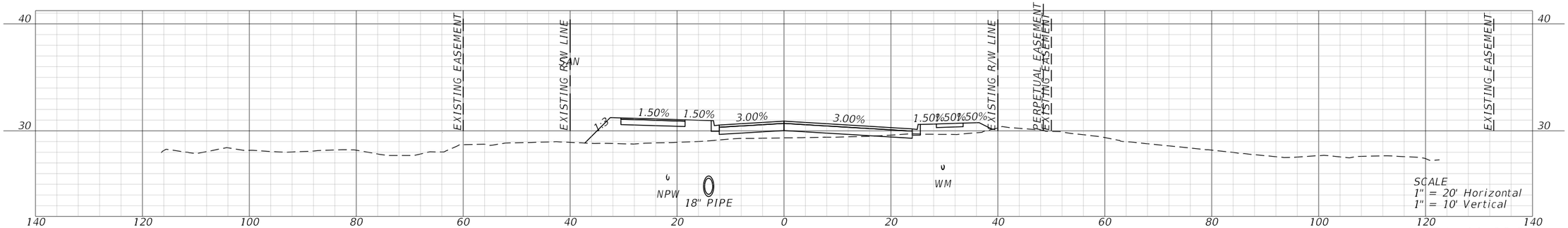

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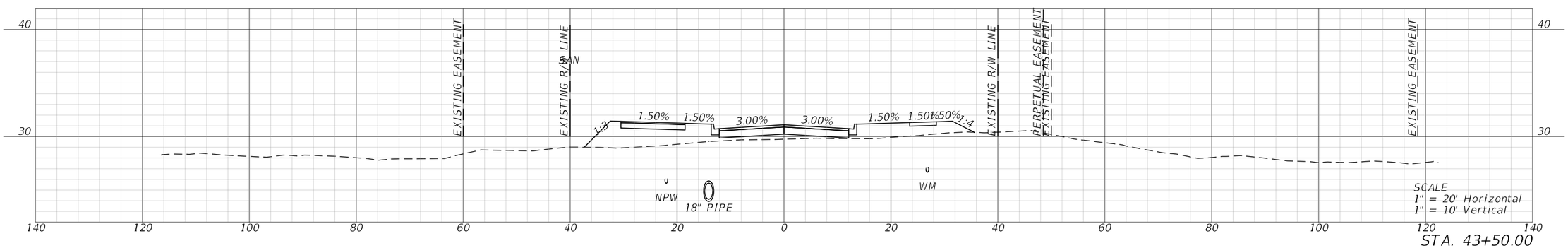

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ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

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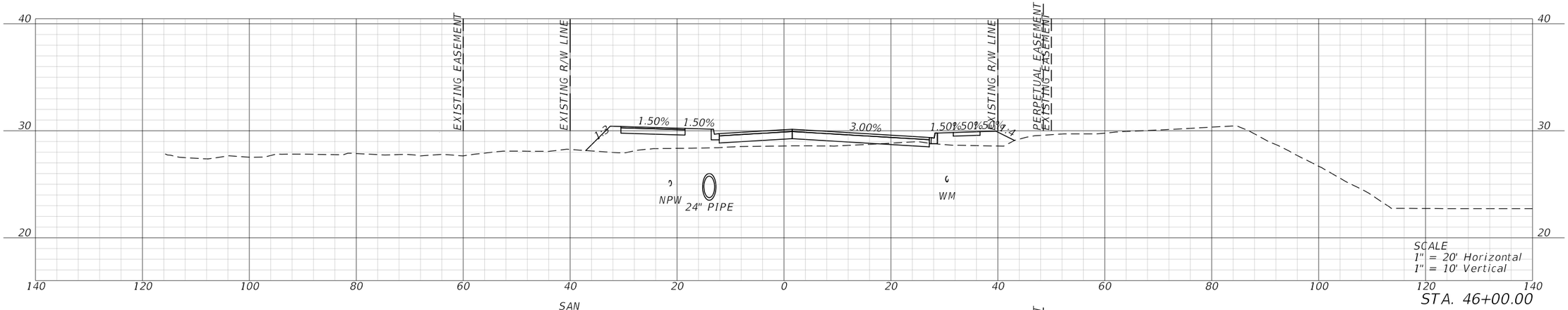

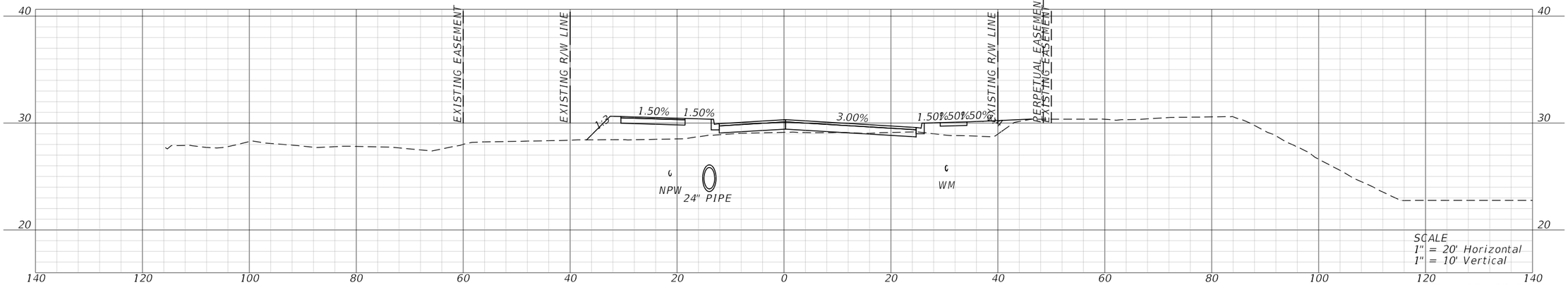

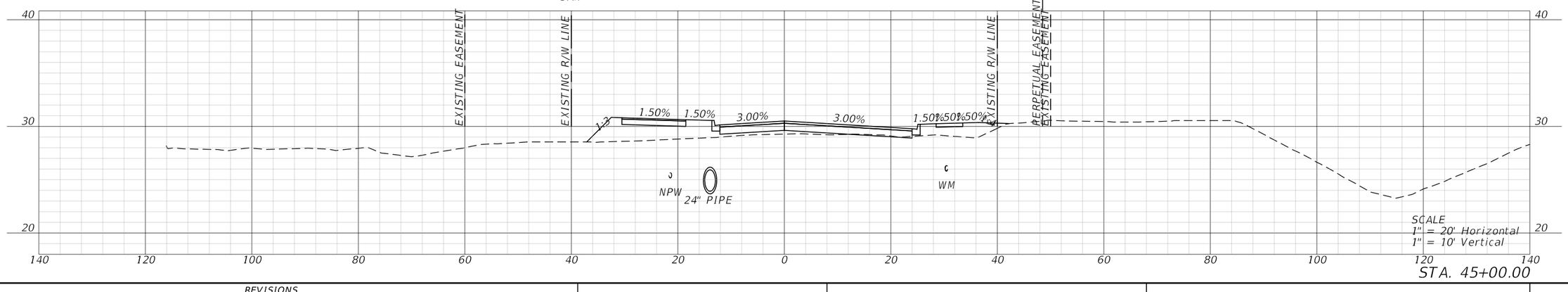

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COURTNEY VISTA DRIVE

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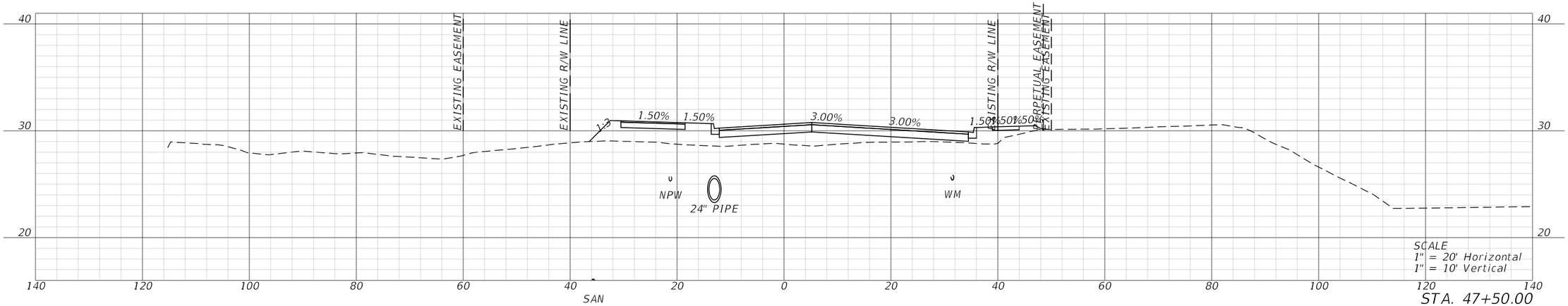

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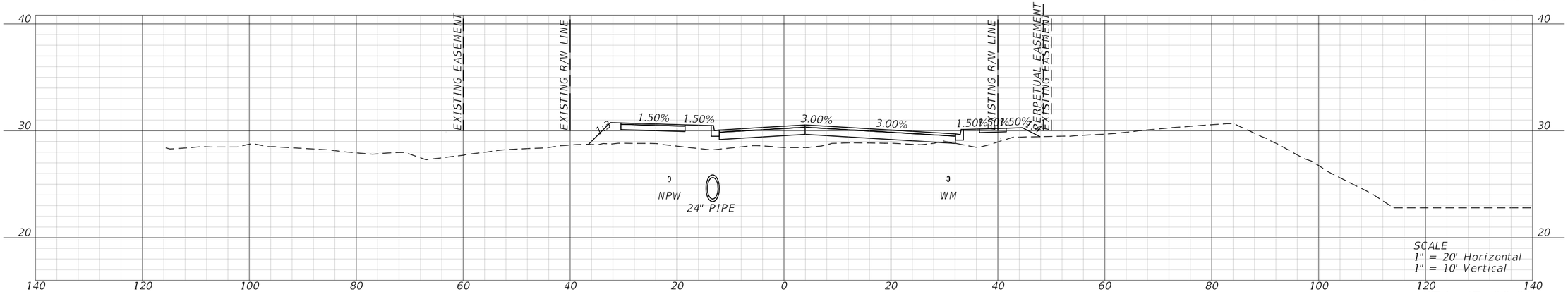

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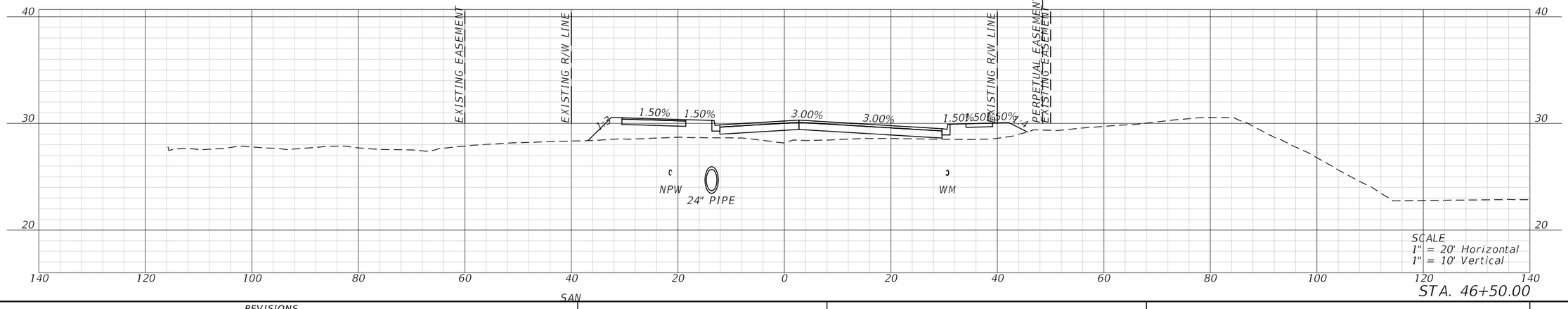

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TEL: (904) 642-8990
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ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

CROSS SECTIONS

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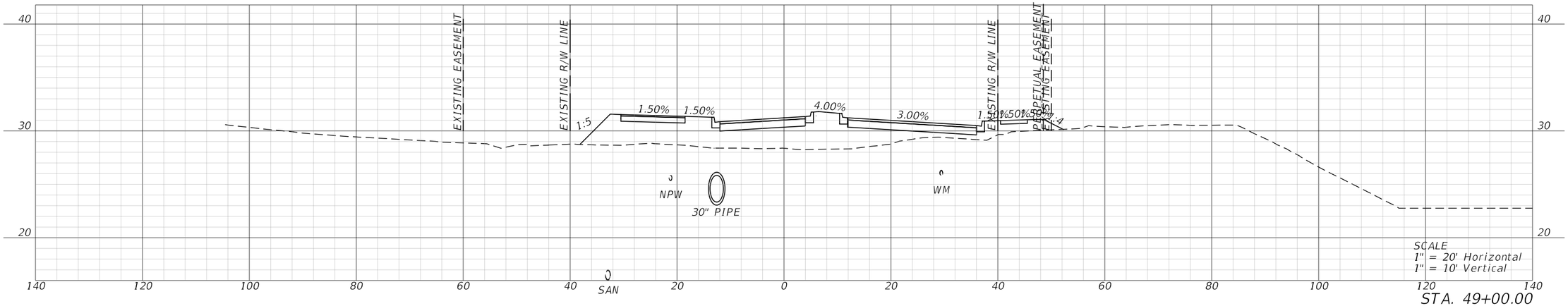

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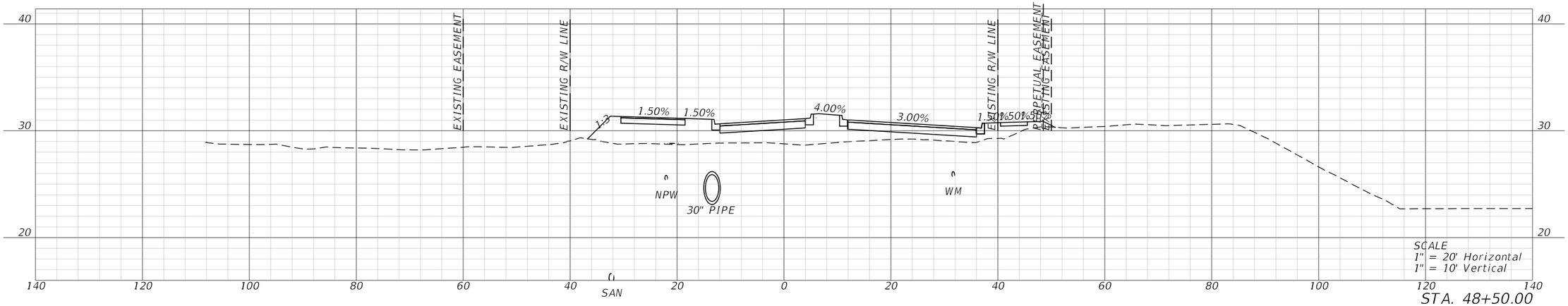

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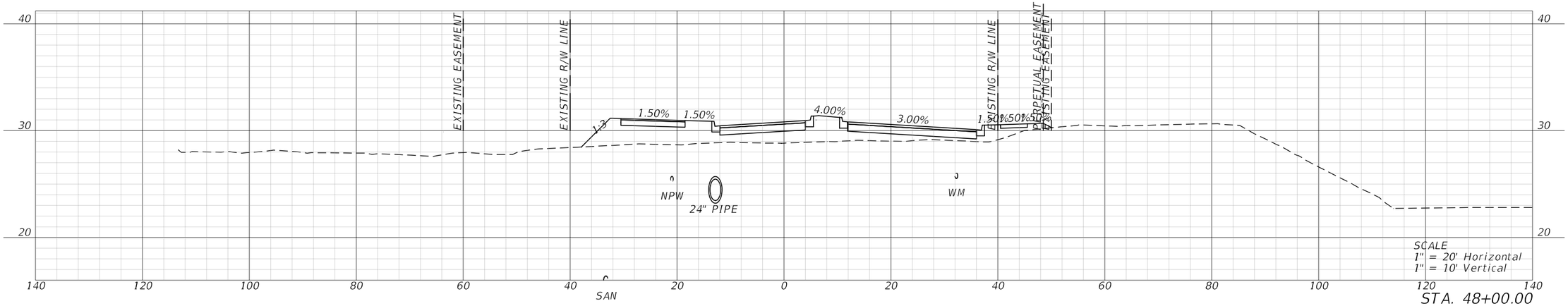

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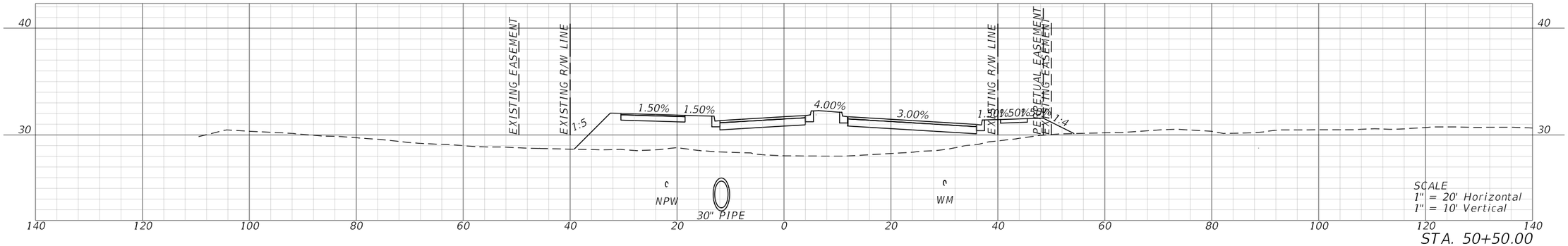

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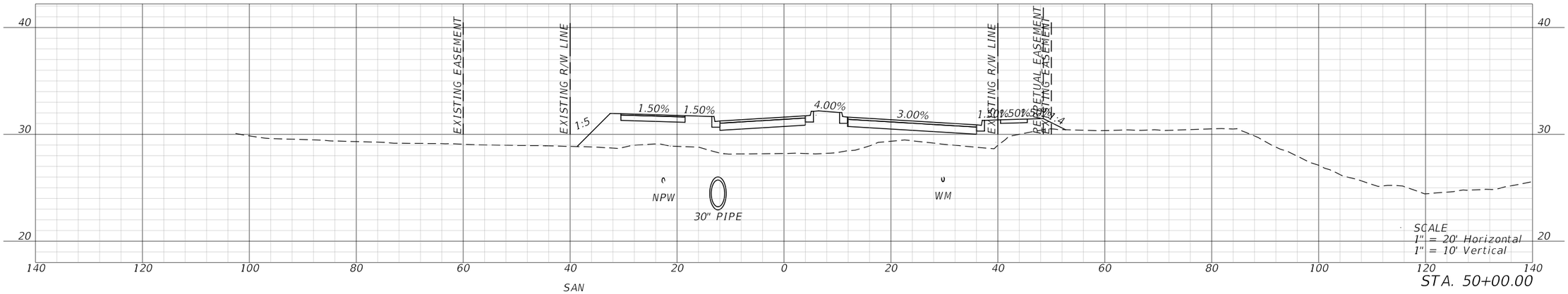

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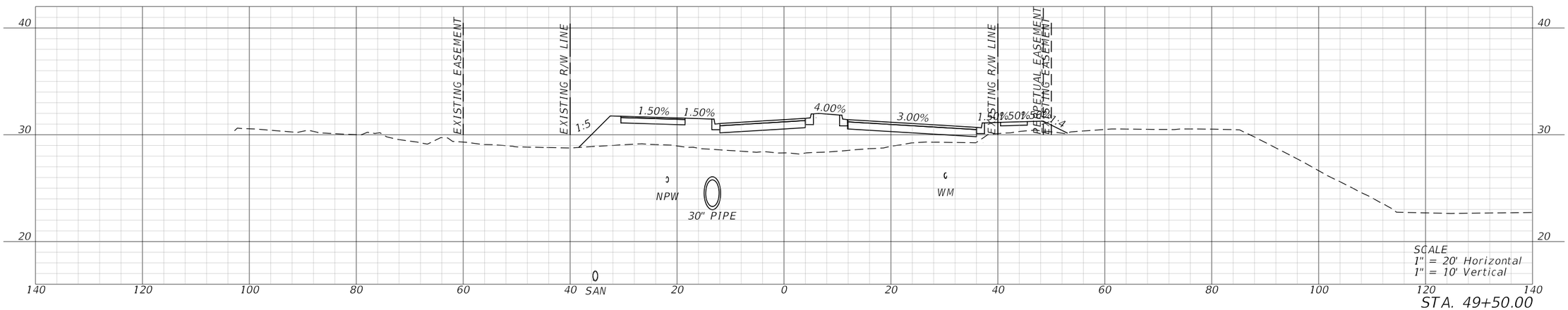

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MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

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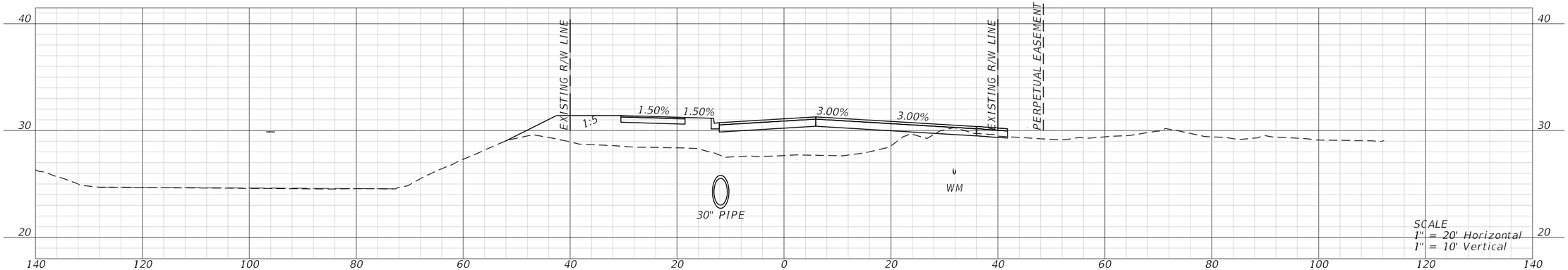

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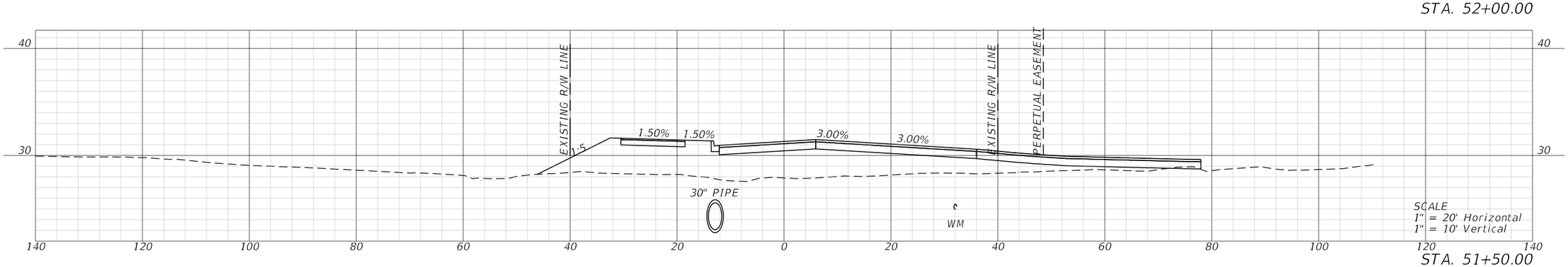

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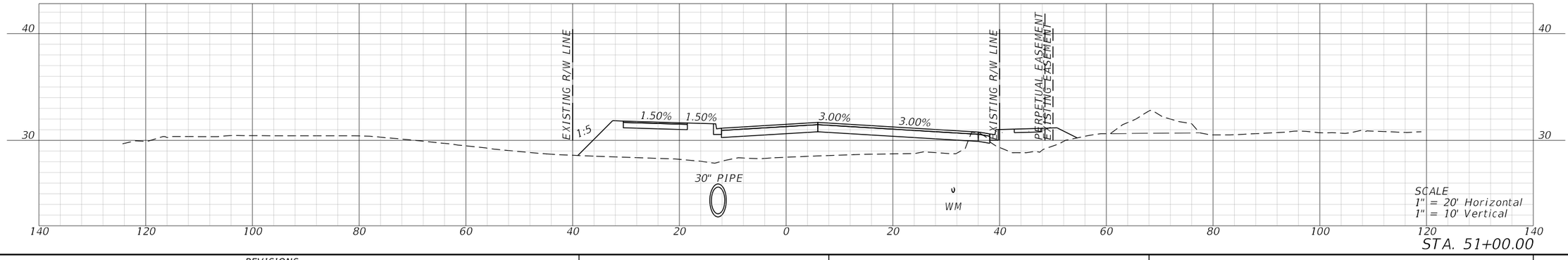

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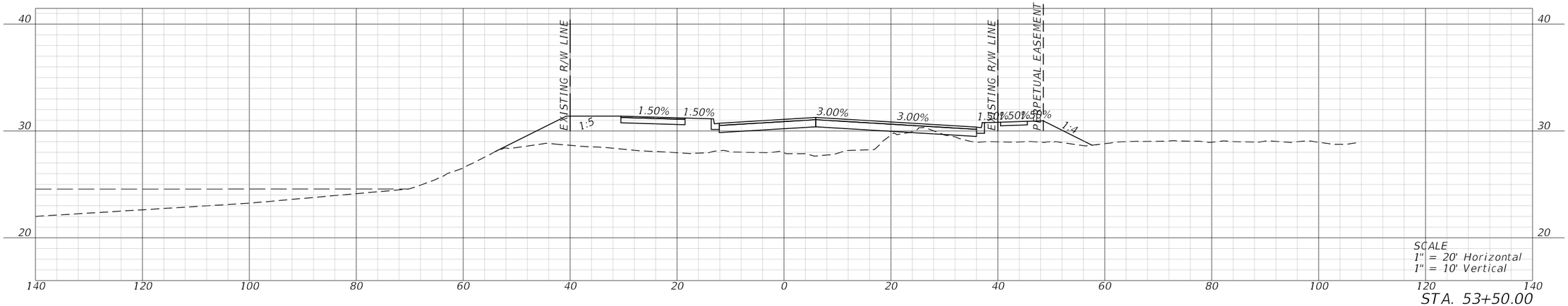

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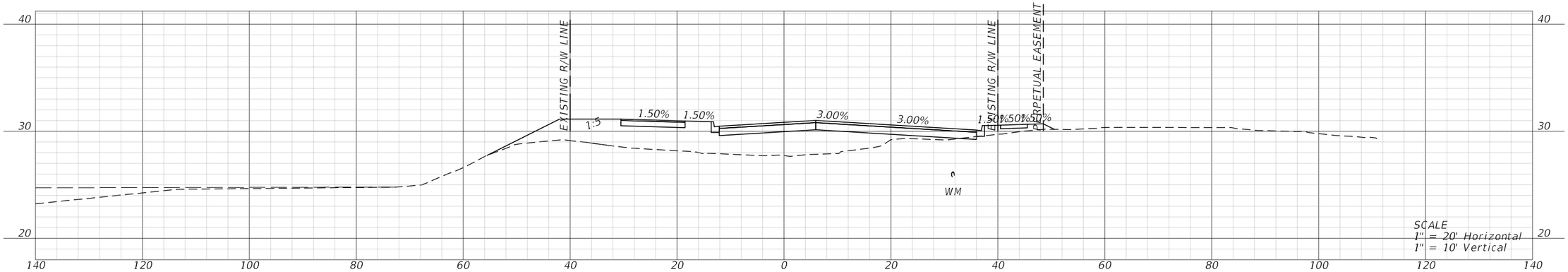

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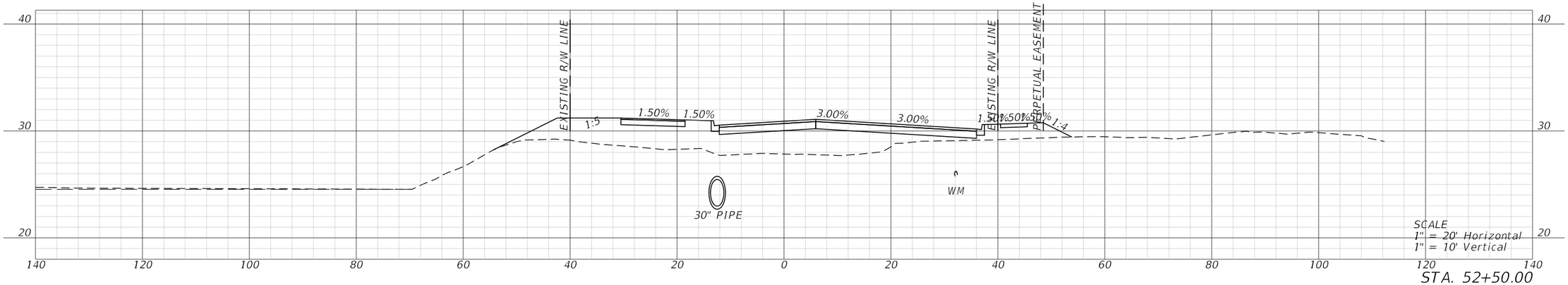

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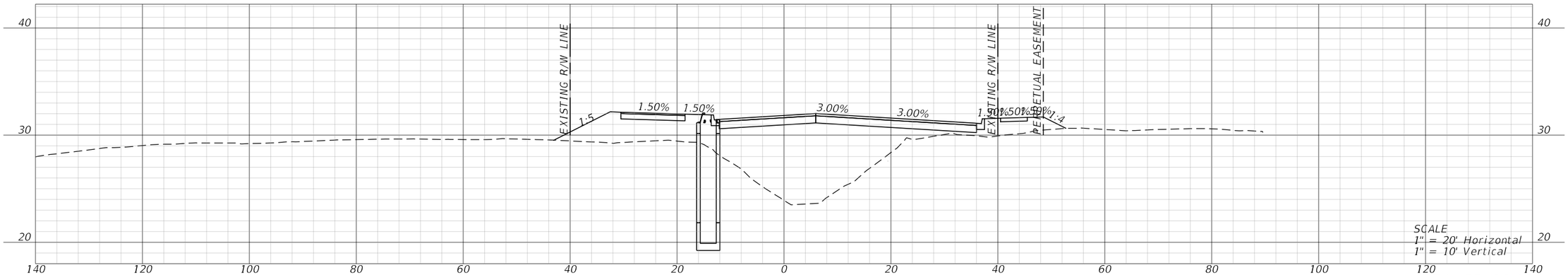

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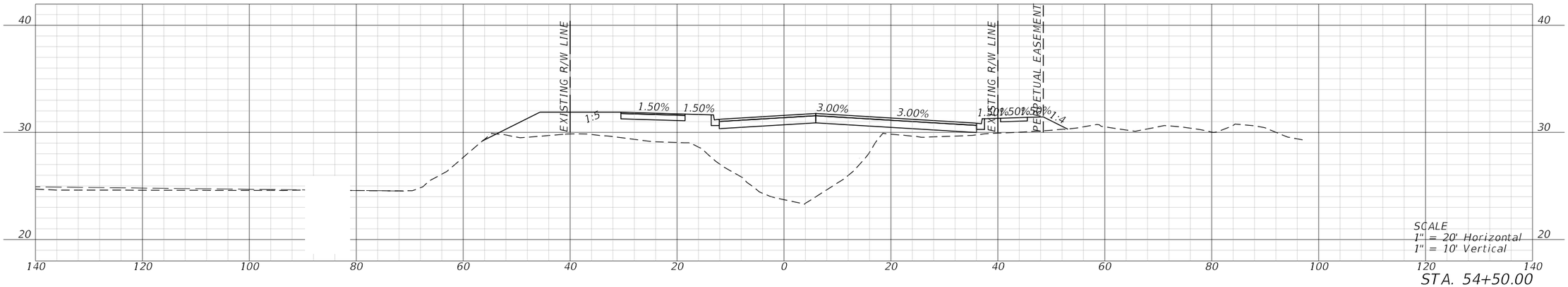

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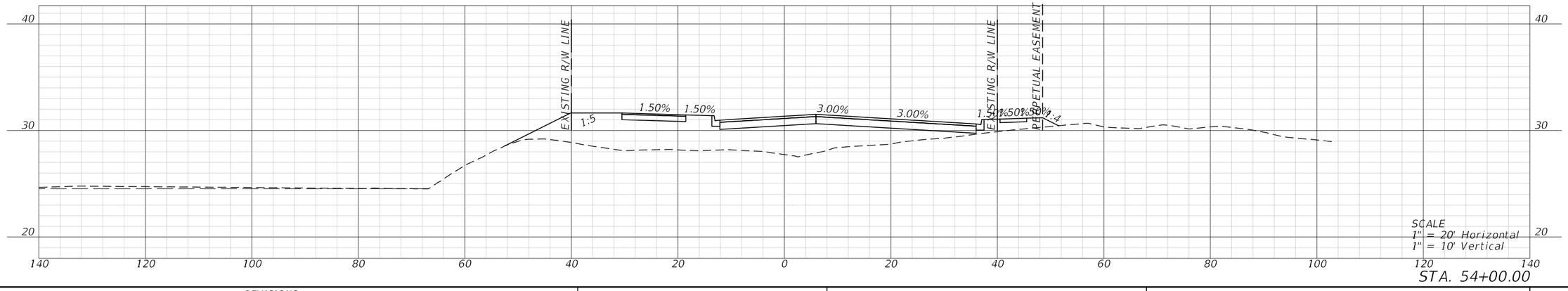

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE

CROSS SECTIONS

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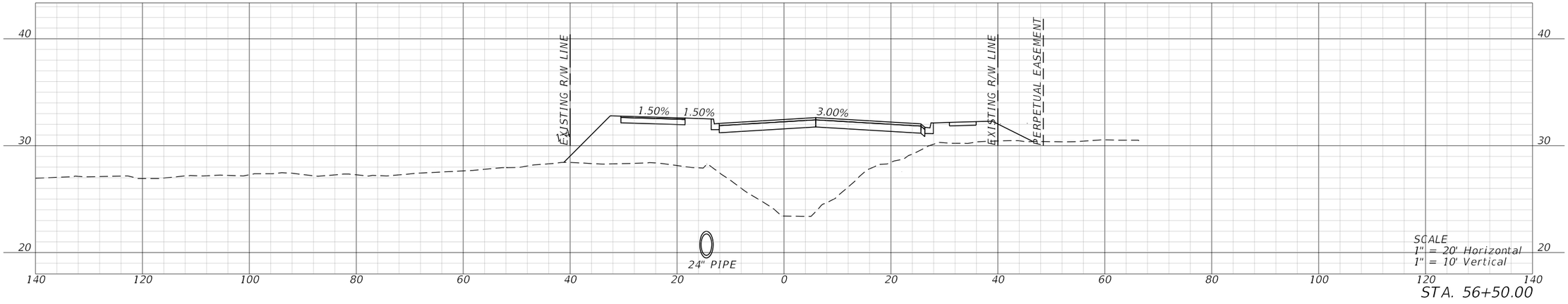

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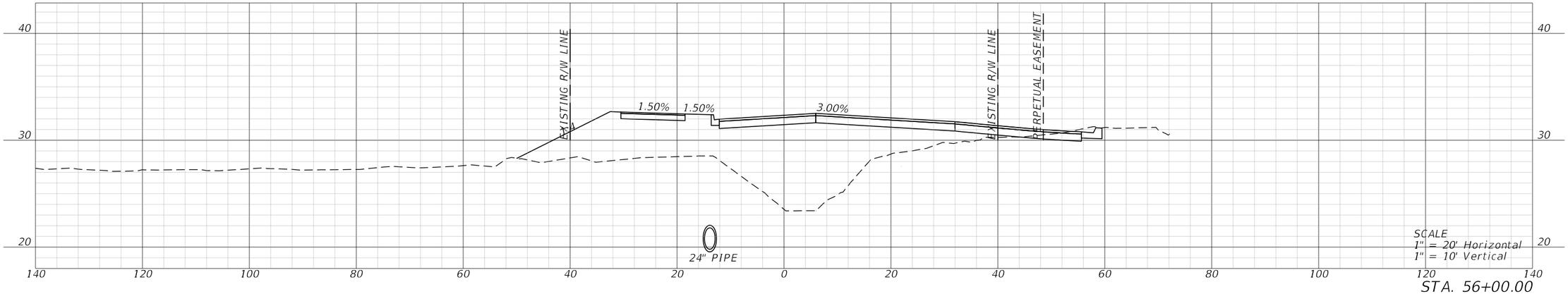

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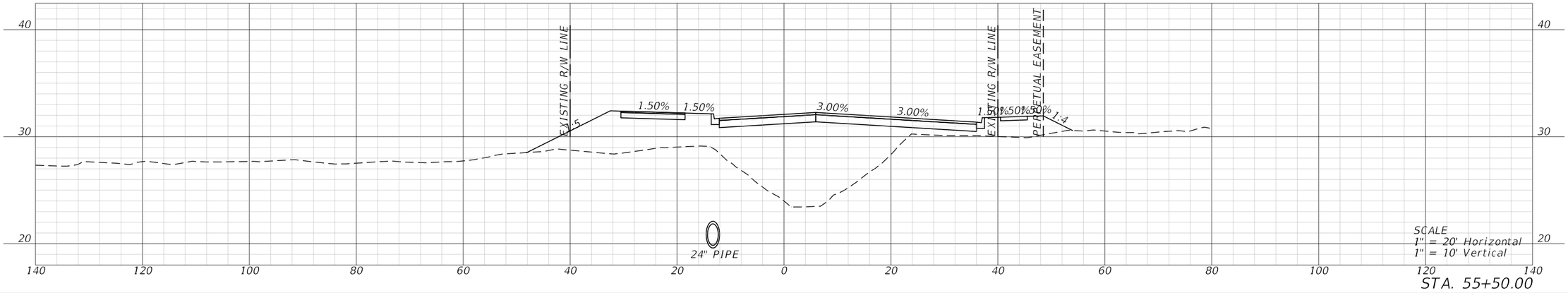

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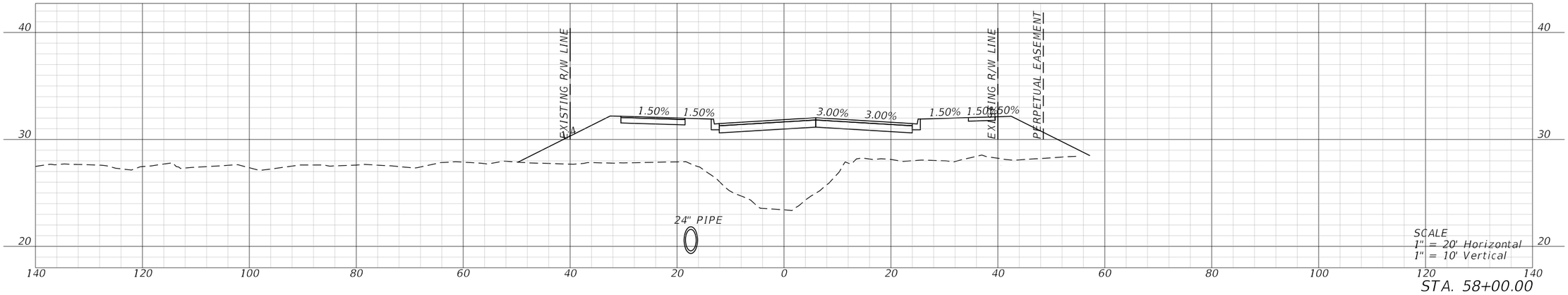

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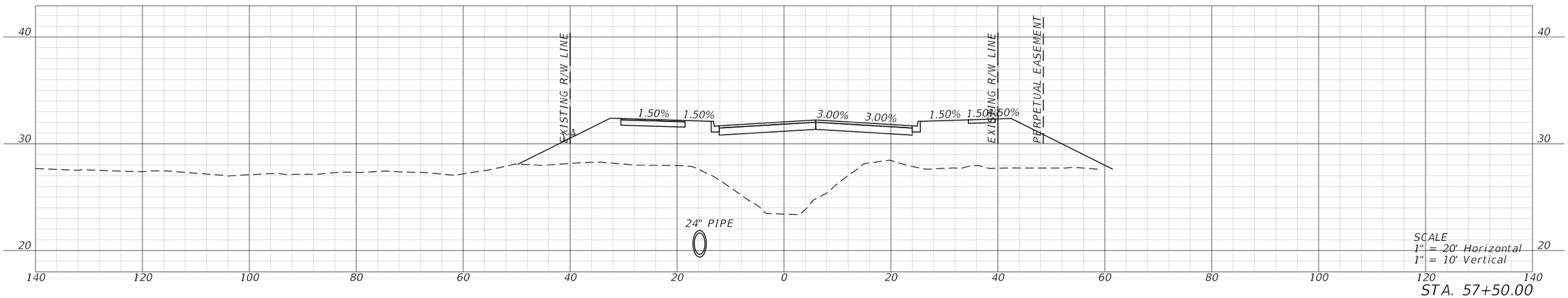

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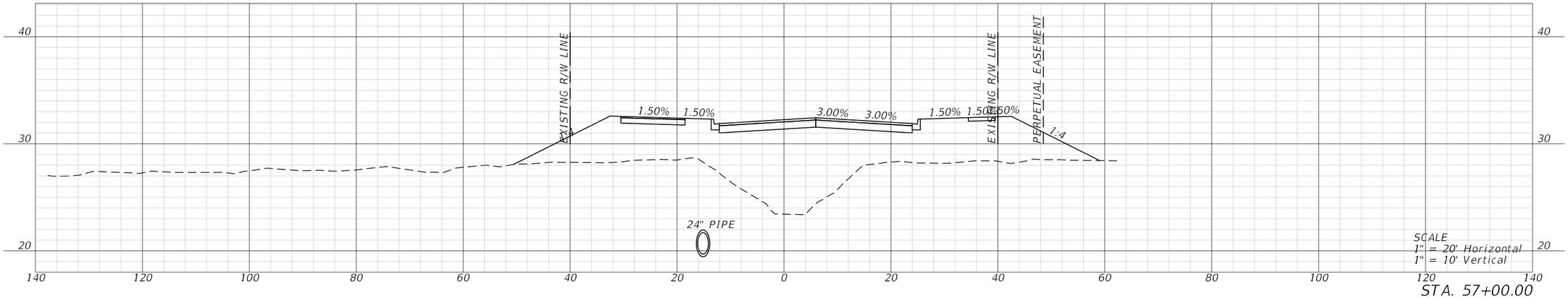

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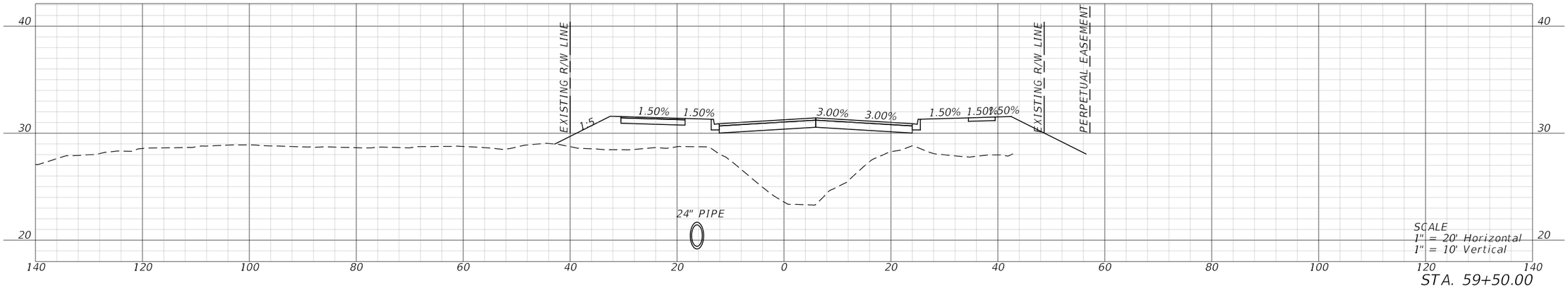

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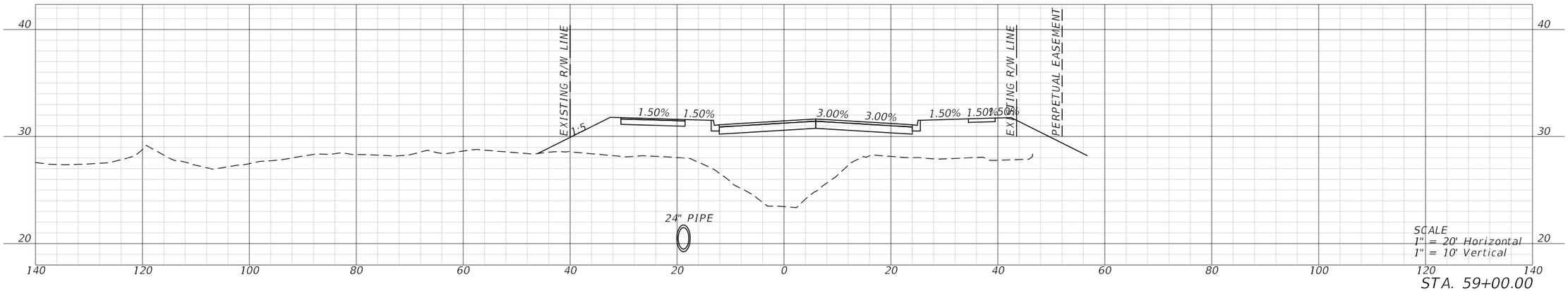

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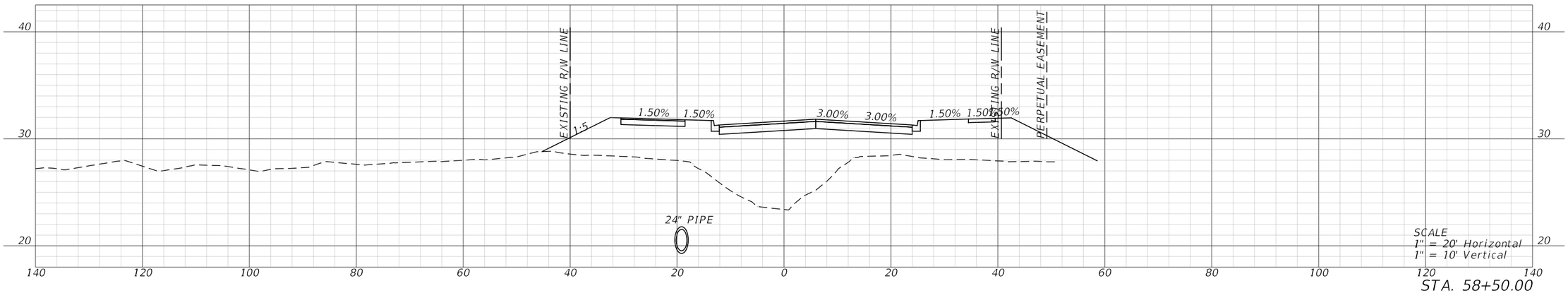

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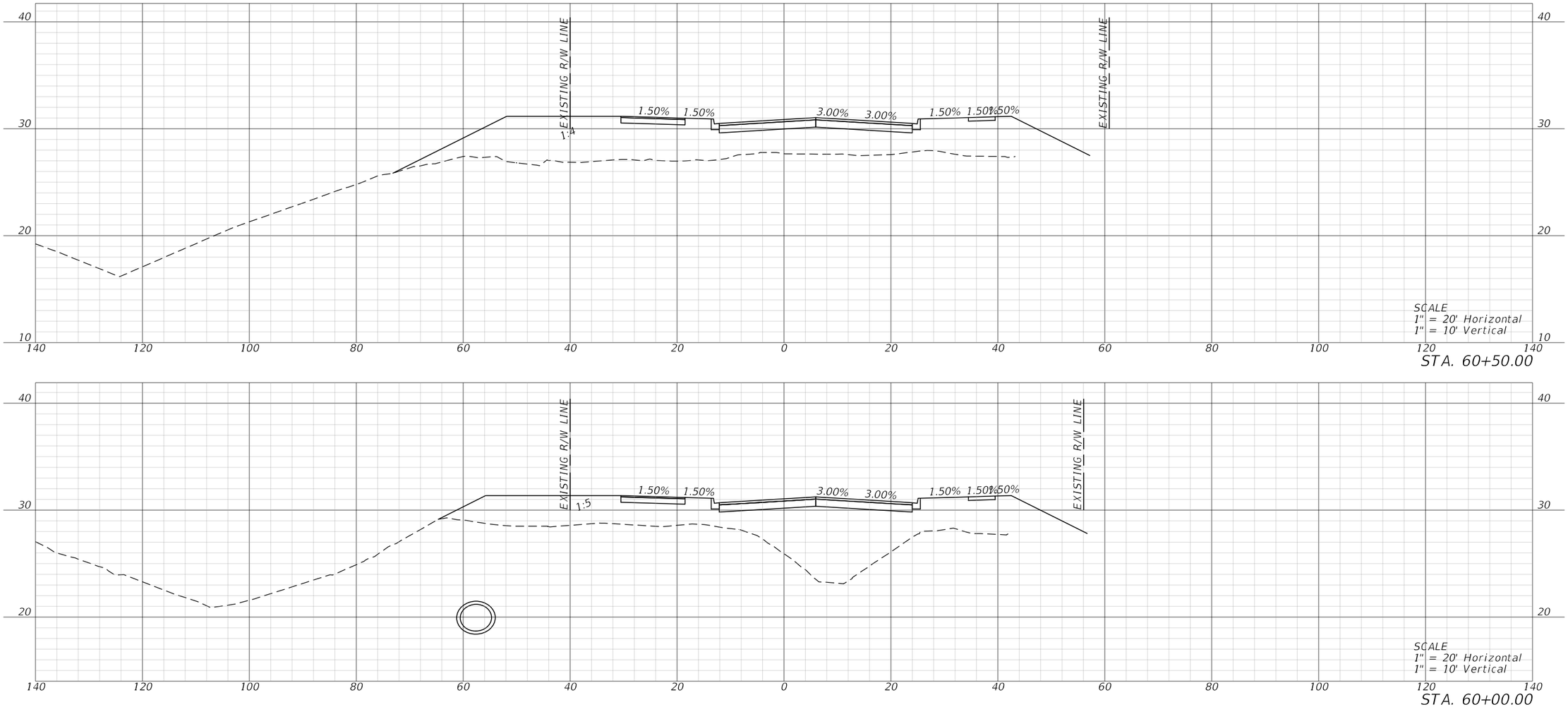

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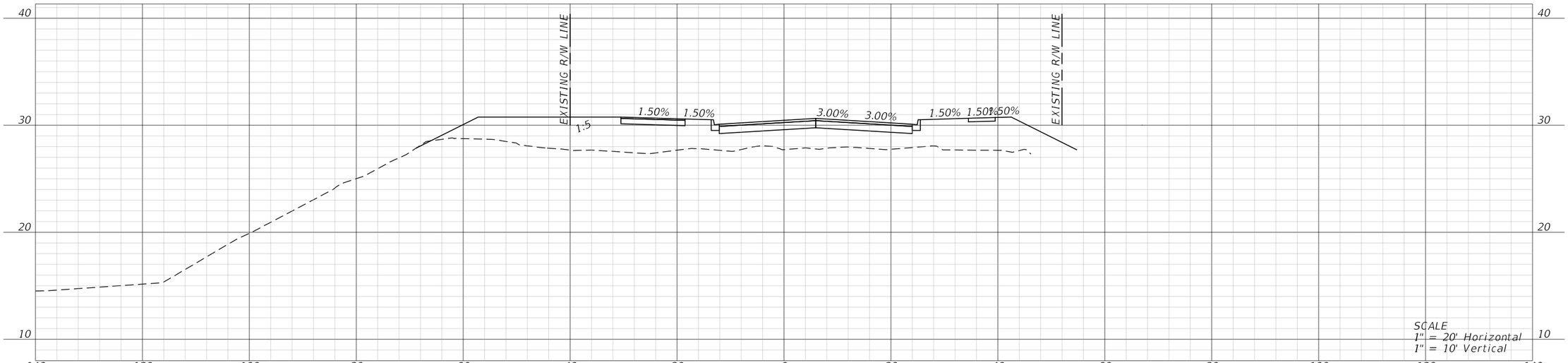

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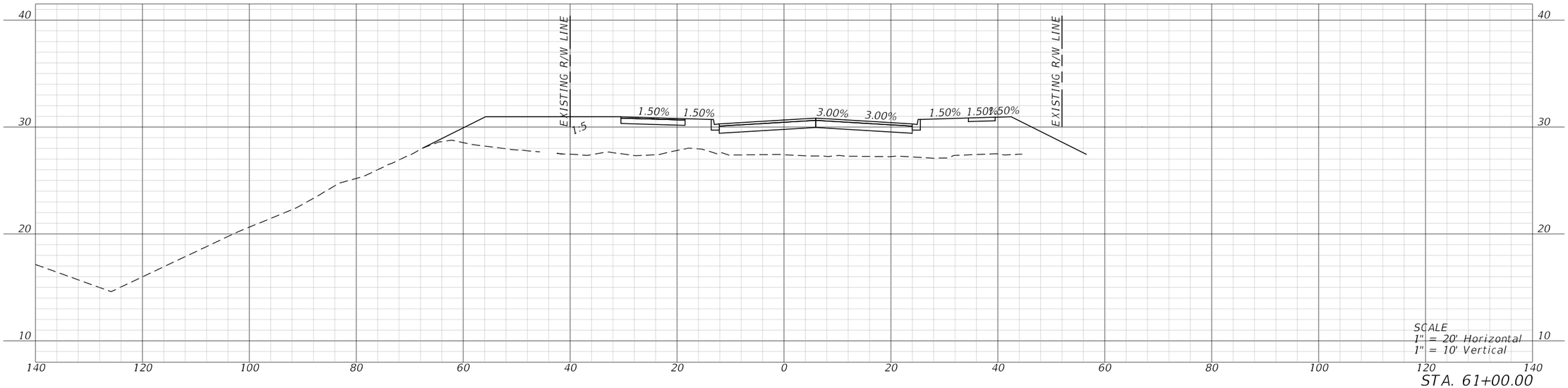

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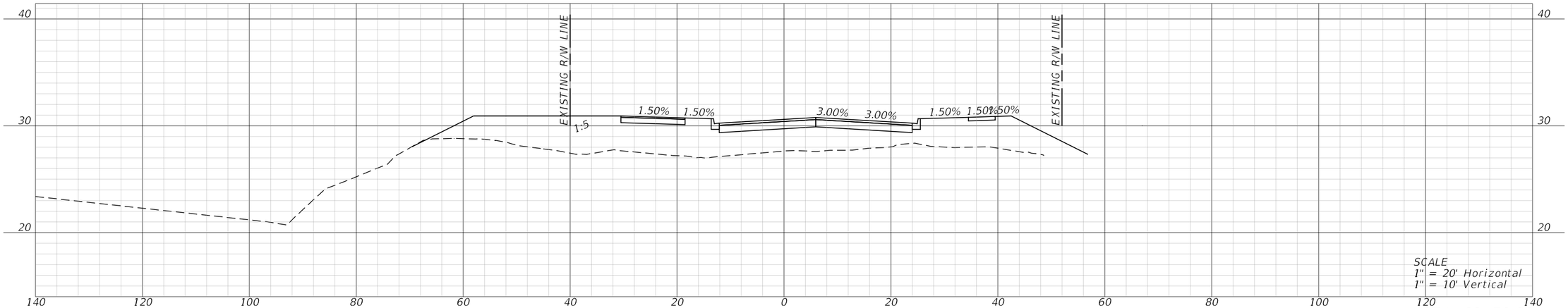

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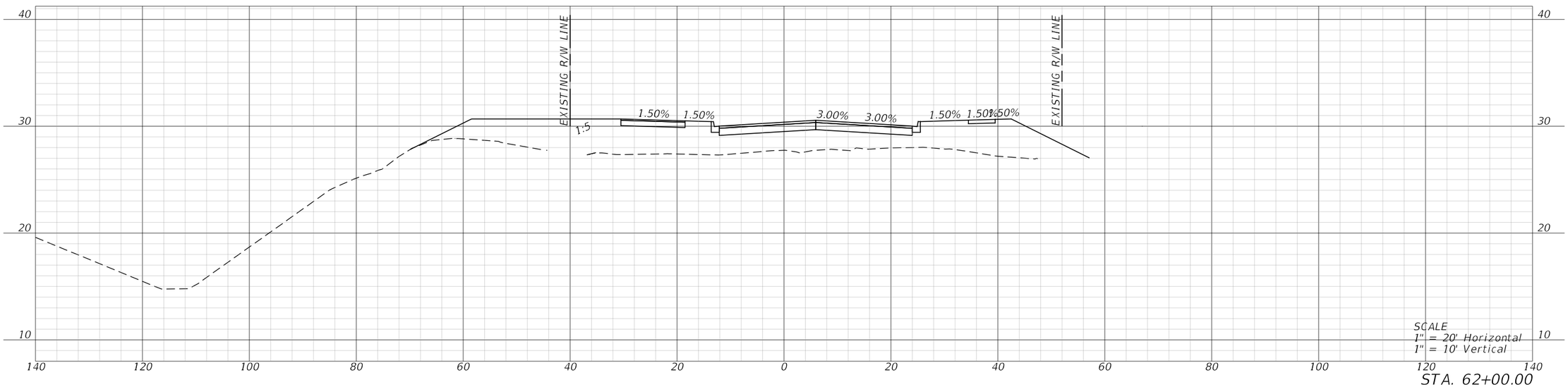

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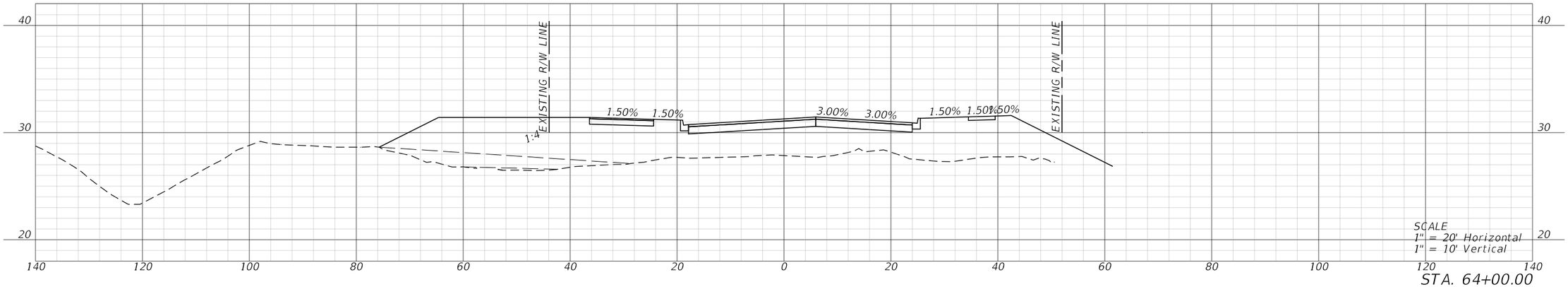

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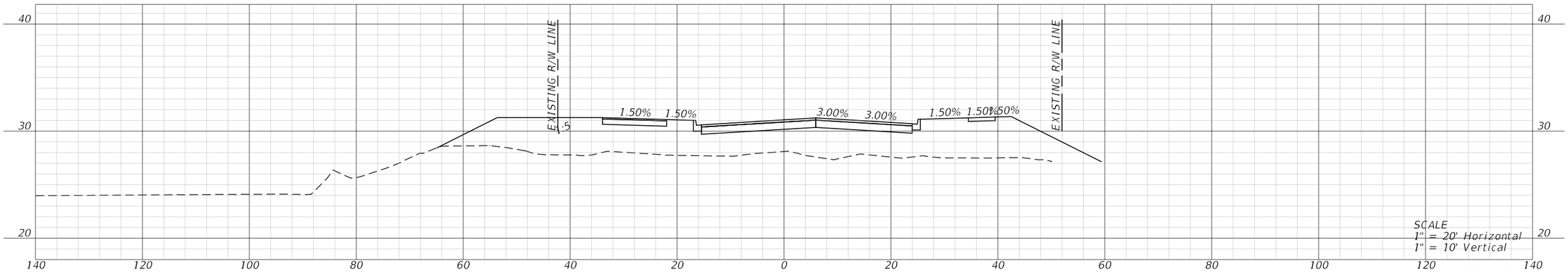

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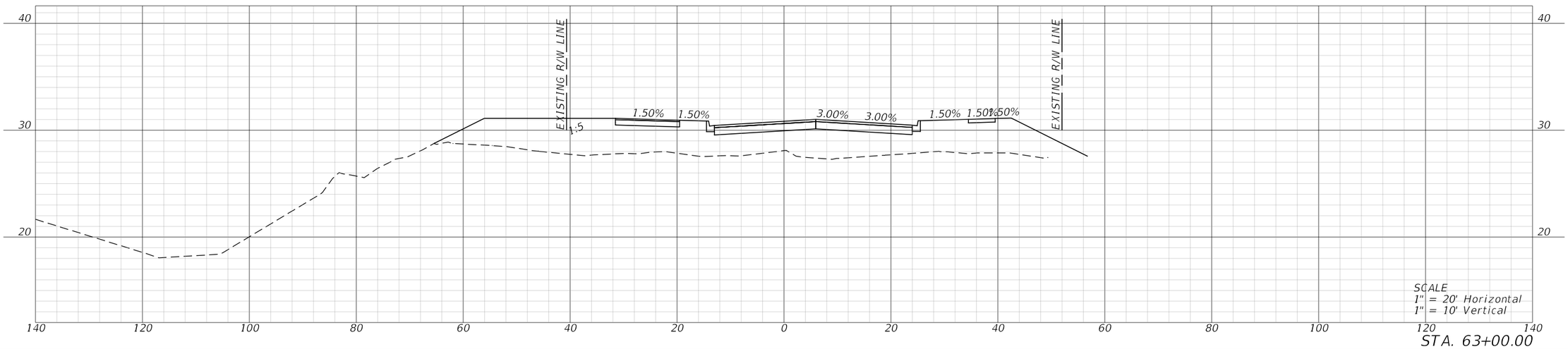

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COURTNEY VISTA DRIVE

CROSS SECTIONS

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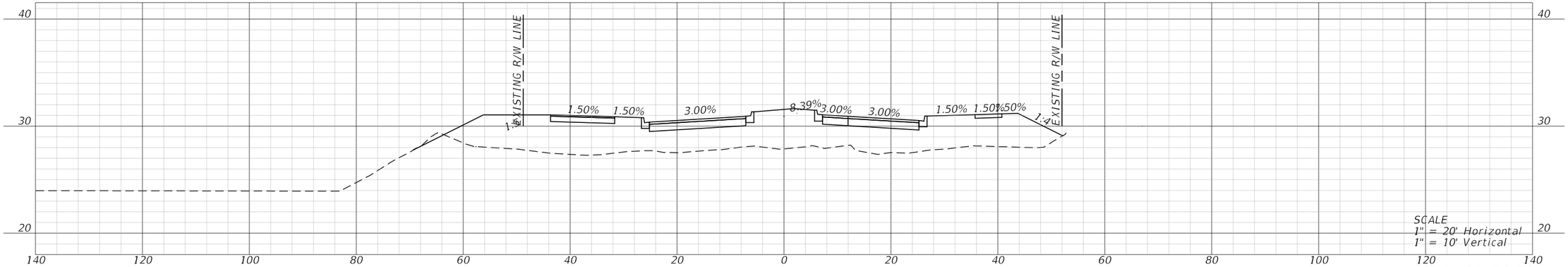

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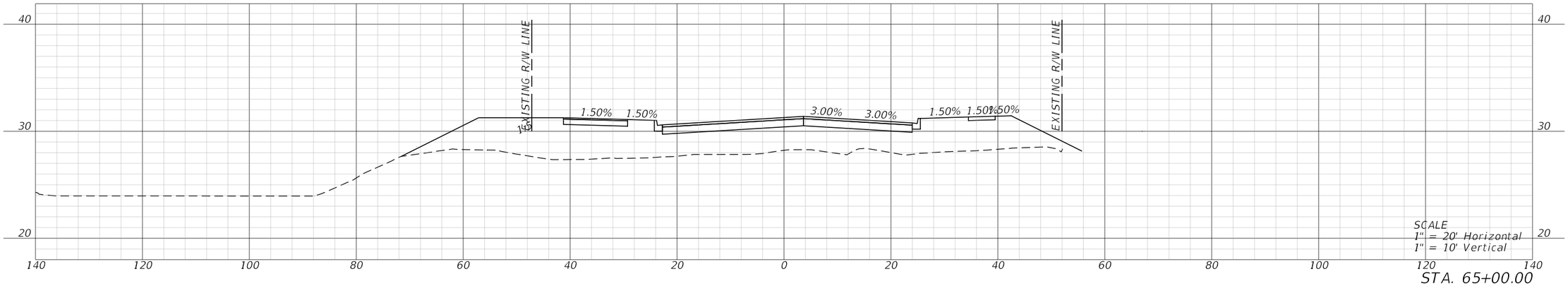

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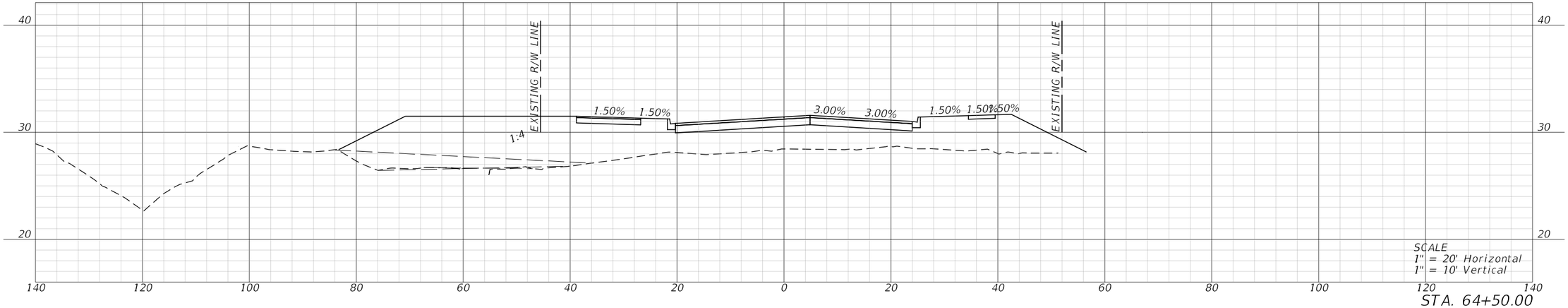

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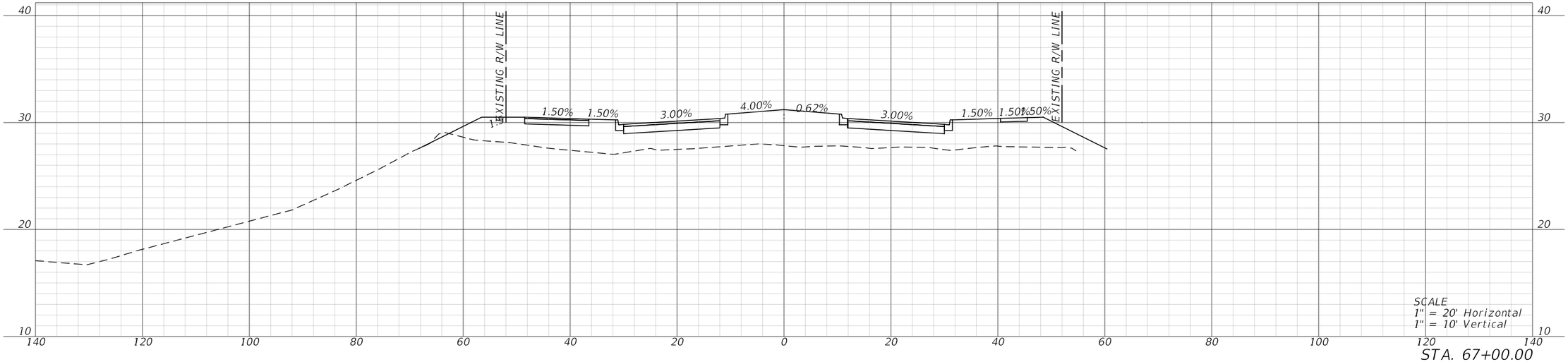

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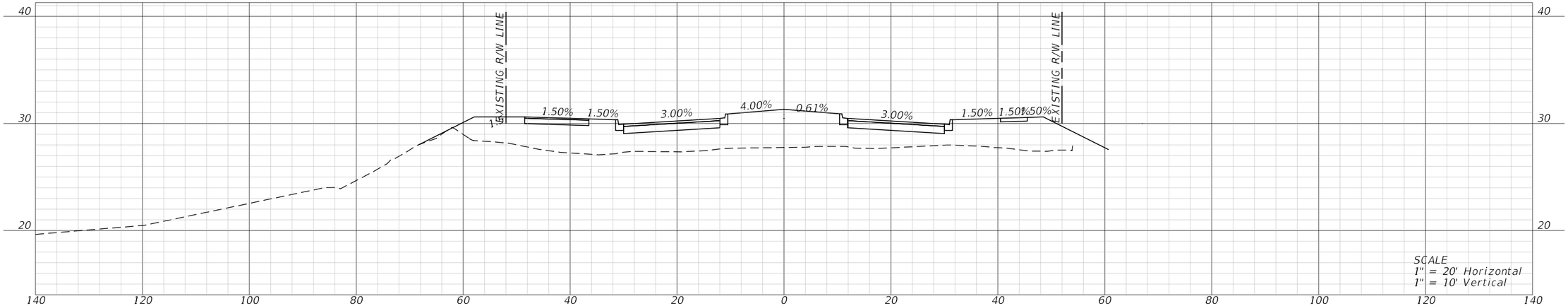

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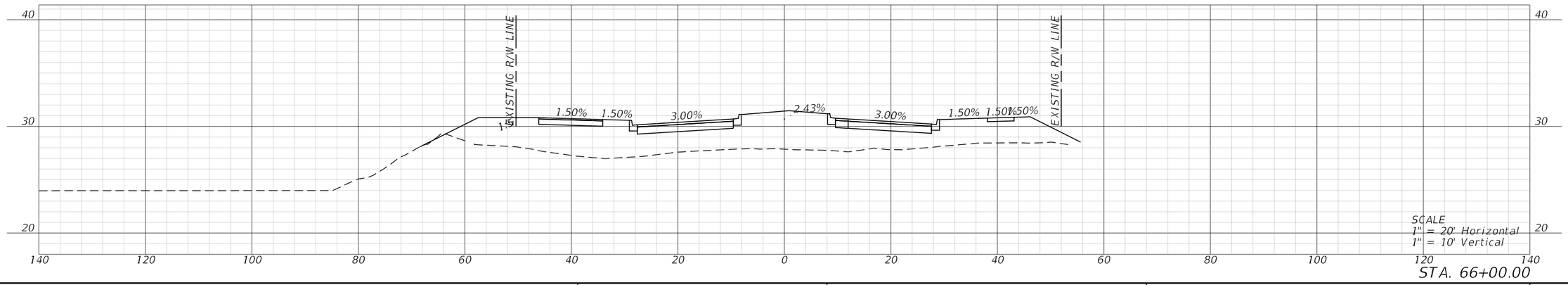

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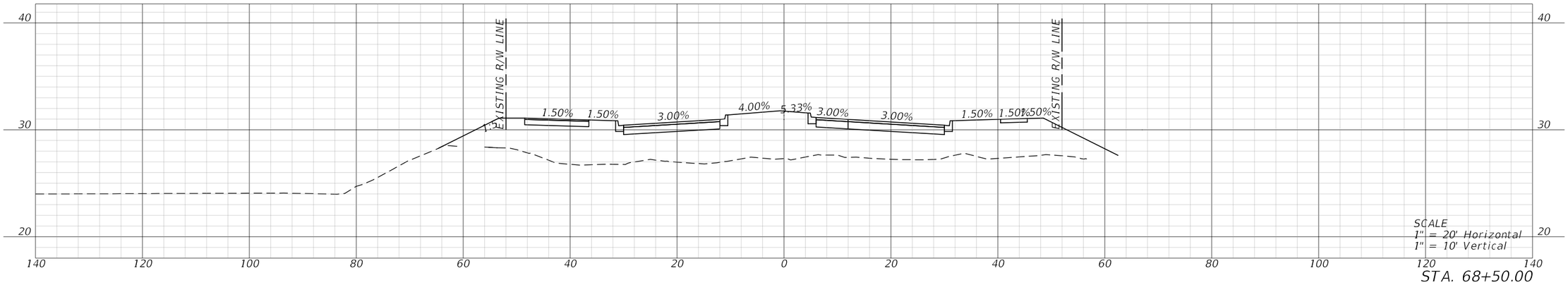

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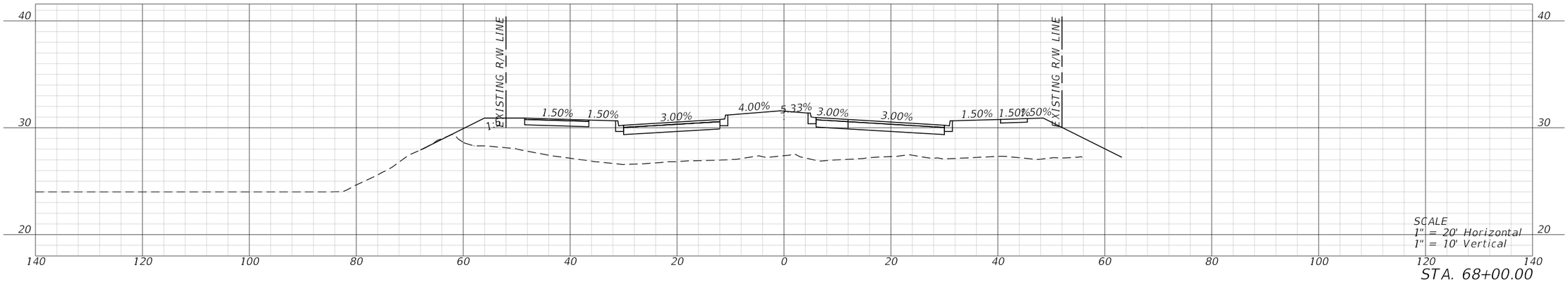

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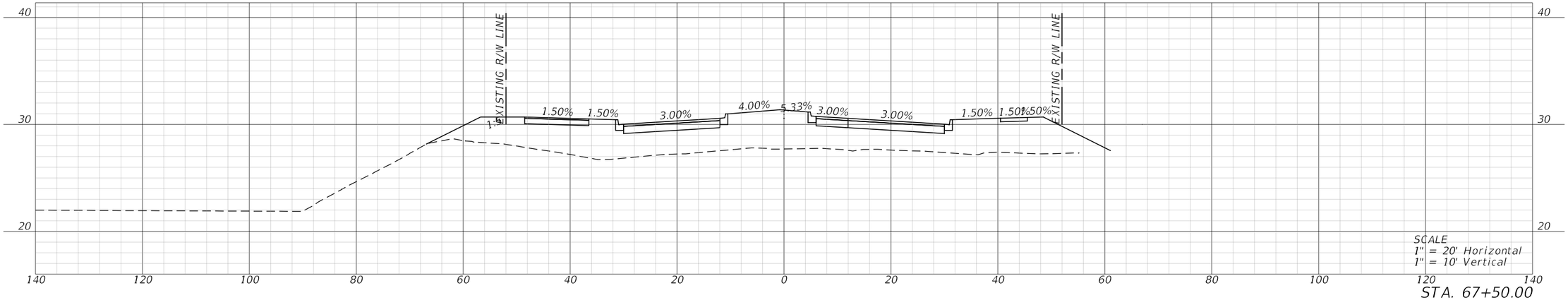

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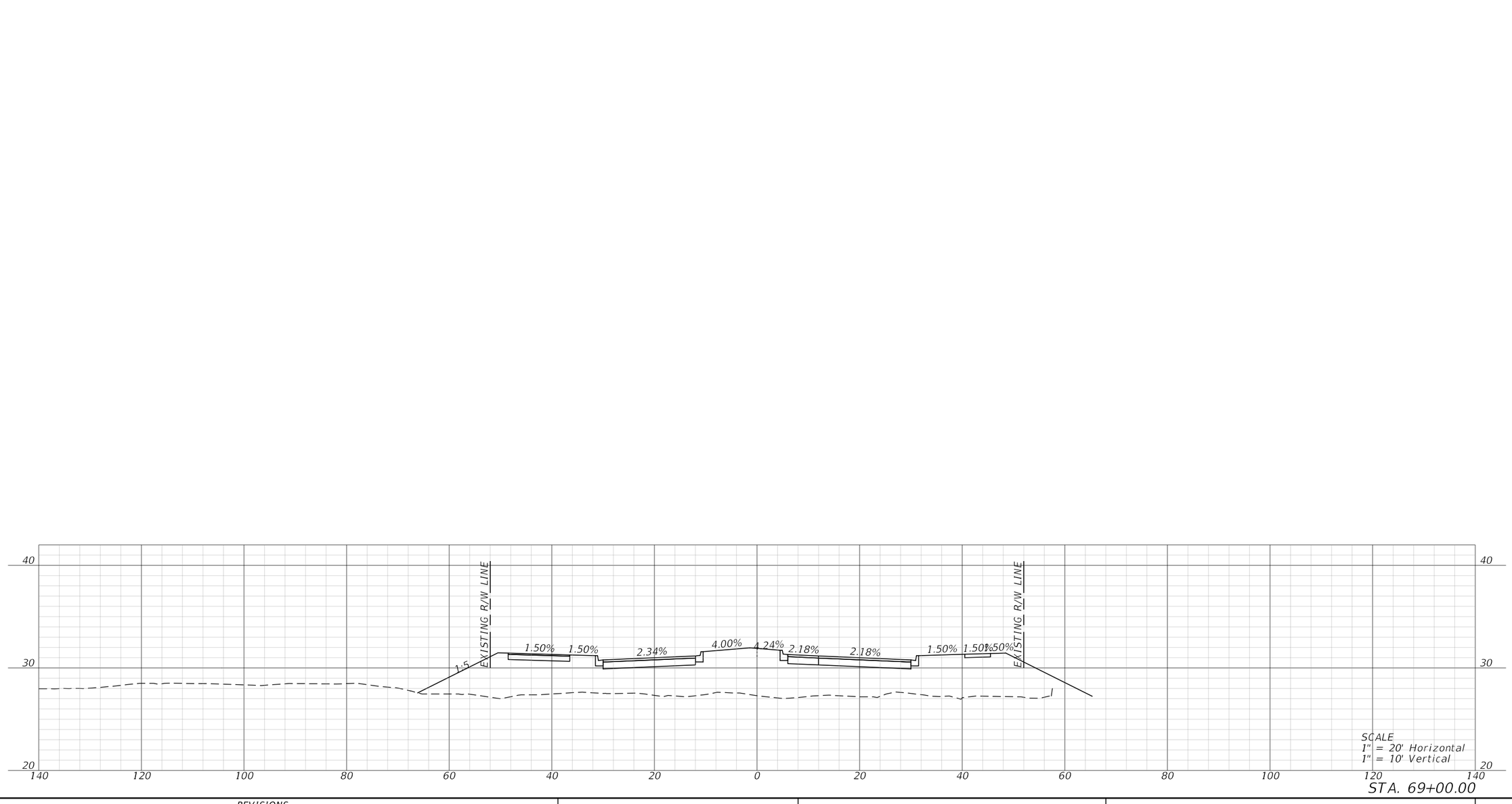

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THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD PLANS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (CALLED THE KEY SHEET) CONTAINS AN INDEX TO THE OTHER SHEETS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN REQUIRED BY SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1.0 SITE DESCRIPTION:

1.A. NATURE OF CONSTRUCTION ACTIVITY:

THE PROJECT IS THE CONSTRUCTION OF COURTNEY VISTA DRIVE, A NEW 2 LANE ROADWAY. THIS INVOLVES CONSTRUCTING ROADWAY SURFACE, CURB & GUTTER, SIDEWALK, AND UNDERGROUND STORM DRAIN SYSTEMS. THE PROJECT CONNECTS INTO C.R. 2209.

1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS A SEQUENCE IS PROPOSED THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

1. CLEARING AND GRUBBING, EARTHWORK

2. STORM DRAIN CONSTRUCTION. CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION.

3. EARTHWORK ASSOCIATED WITH THE CONSTRUCTION OF ROADWAY, CURB, SUBGRADE, BASE, PAVEMENT, AND SIDEWALK.

1.C. AREA ESTIMATES:

TOTAL SITE AREA: 6.2 ACRES
TOTAL AREA TO BE DISTURBED: 6.2 ACRES

1.D. RUNOFF DATA:

RUNOFF COEFFIECIENTS:

SEE DRAINAGE CALCULATIONS

SOILS DATA: THE RESULTS OF THE SOIL BORINGS ALONG THE ROADWAY ARE SHOWN IN THE ROADWAY SOIL SURVEY SHEET(S). THE RESULTS OF SOIL BORINGS DONE IN THE PONDS ARE SHOWN ON THE POND DETAIL SHEETS. THE NUMBERS FOR THESE ARE IDENTIFIED ON THE KEY SHEET OF THESE CONSTRUCTION PLANS. IN GENERAL, THE SOILS ARE FINE SANDS.

OUTFALL INFORMATION:

THERE ARE 2 OUTFALLS.

#1 DESCRIPTION: PROJECT BEGIN TO STA. 36+84 IS CONVEYED TO EXISTING SMF CC-03. THIS DISCHARGES TO CROSS DRAIN UNDER SR 16

LOCATION: LATITUDE 29°58'32"N, LONGITUDE 81°30'39"
EST. DRAINAGE AREA SIZE: 23.77 ACRES
RECEIVING WATER NAME: MILL CREEK

#2 DESCRIPTION: STA. 36+84 TO PROJECT END IS CONVEYED TO EXISTING SMF AA-08, AA-09, AND AA-10. THIS DISCHARGES THROUGH AA-02 TO ADJACENT DITCH

LOCATION: LATITUDE 29°59'06"N, LONGITUDE 81°29'24"W
EST. DRAINAGE AREA SIZE: 24.81 ACRES
RECEIVING WATER NAME: MILL CREEK

1.E. SITE MAP:

THE CONSTRUCTION PLANS ARE BEING USED AS THE SITE MAPS. THE LOCATION OF THE REQUIRED INFORMATION IS DESCRIBED BELOW. THE SHEET NUMBERS FOR THE PLAN SHEETS REFERENCED ARE IDENTIFIED ON THE KEY SHEET OF THESE CONSTRUCTION PLANS.

* DRAINAGE PATTERNS: THE DRAINAGE BASIN DIVIDES AND FLOW DIRECTIONS ARE SHOWN ON THE DRAINAGE MAPS. THE BACK OF SIDEWALK PROFILE SHEETS SHOW OVERLAND FLOW DIRECTION AT THE RIGHT OF WAY LINE. THE ARROWS ABOVE AND BELOW THE PROFILE REPRESENT THE FLOW DIRECTION AT THE LEFT AND RIGHT PROPERTY LINE, RESPECTIVELY. ARROWS POINTING TO THE PROFILE INDICATE RUNOFF COMING TO THE SITE. POINTING AWAY FROM THE SITE INDICATE RUNOFF LEAVING THE SITE.

*APPROXIMATE SLOPES: THE SLOPES OF THE SITE CAN BE SEEN IN THE CROSS SECTION SHEETS AND THE PLAN-PROFILE SHEETS. THERE ARE POND CROSS SECTIONS LOCATED WITH THE POND DETAIL SHEETS.

*AREAS OF SOIL DISTURBANCE: THE AREAS TO BE DISTURBED ARE INDICATED ON THE PLAN-PROFILE SHEETS, THE CROSS SECTION SHEETS, AND THE POND DETAIL SHEETS. ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED.

*AREAS NOT TO BE DISTURBED: ESSENTIALLY THE WHOLE PROJECT WILL BE DISTURBED DURING CONSTRUCTION.

*LOCATIONS OF TEMPORARY CONTROLS: THESE ARE SHOWN ON THE EROSION CONTROL SHEETS EXCEPT FOR THE CONTROLS ASSOCIATED WITH THE BOX CULVERT REPLACEMENT WHICH ARE SHOWN ON THE BOX CULVERT CONSTRUCTION DETAIL SHEET. TABLES PROVIDING SUMMARIES OF TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS ARE PROVIDED IN THE SUMMARY OF QUANTITY SHEETS.

* LOCATIONS OF PERMANENT CONTROLS: THE STORMWATER PONDS ARE THE PRIMARY PERMANENT STORMWATER MANAGEMENT CONTROLS. THESE ARE SHOWN ON THE POND DETAIL SHEETS.

* AREAS TO BE STABILIZED: TEMPORARY STABILIZATION PRACTICES ARE SHOWN IN THE SAME LOCATION AS THE TEMPORARY CONTROLS MENTIONED ABOVE. PERMANENT STABILIZATION IS SHOWN ON THE TYPICAL SECTION SHEETS, THE PLAN-PROFILE SHEETS AND THE POND DETAIL SHEETS.

1.F. RECEIVING WATERS:

SEE ITEM 1.D. FOR THE OUTFALL LOCATIONS AND RECEIVING WATER NAMES. THERE ARE NO WETLAND AREAS ON THE PROJECT SITE.

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CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.

2.0 CONTROLS:

2.A. EROSION AND SEDIMENT CONTROLS:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED STABILIZATION AND STRUCTURAL PRACTICES BASED ON THE CONTRACTOR'S PROPOSED TEMPORARY TRAFFIC CONTROL (TTC) PLAN. THE FOLLOWING RECOMMENDED GUIDELINES ARE BASED ON THE TEMPORARY TRAFFIC CONTROL PLAN OUTLINED IN THE CONSTRUCTION PLANS. WHERE FOLLOWING THE TEMPORARY TRAFFIC CONTROL PLAN OUTLINED IN THESE CONSTRUCTION PLANS, THE CONTRACTOR MAY CHOSE TO ACCEPT THE FOLLOWING GUIDELINES OR MODIFY THEM IN THE SEDIMENT AND EROSION CONTROL PLAN, SUBJECT TO APPROVAL BY THE ENGINEER. AS WORK PROGRESSES, MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATION, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER PRACTICES.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

2.A.1 STABILIZATION PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE STABILIZATION PRACTICES PROPOSED TO CONTROL EROSION. INITIATE ALL STABILIZATION MEASURES AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

TEMPORARY:

* ARTIFICIAL COVERINGS IN ACCORDANCE WITH SPECIFICATION SECTION 104.

* TURF AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:

* ASPHALT OR CONCRETE SURFACE.

* SOD IN ACCORDANCE WITH SPECIFICATION SECTION 570.

2.A.2 STRUCTURAL PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, THE CONTRACTOR SHALL DESCRIBE THE PROPOSED STRUCTURAL PRACTICES TO CONTROL OR TRAP SEDIMENT AND OTHERWISE PREVENT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SEDIMENT CONTROLS SHALL BE IN PLACE BEFORE DISTURBING SOIL UPSTREAM OF THE CONTROL. THE STRUCTURAL PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

TEMPORARY:

* SEDIMENT BARRIERS IN ACCORDANCE WITH DESIGN STANDARD 102 AND SPECIFICATION SECTION 104.

* INLET PROTECTION IN ACCORDANCE WITH DESIGN STANDARD 102 AND SPECIAL DETAILS SHOWN IN THE TTC PLAN.

* SEDIMENT CONTAINMENT SYSTEM: THE PERMANENT STORMWATER PONDS WILL BE TEMPORARILY MODIFIED ACCORDING TO THE DETAILS IN THE TTC PLAN.

PERMANENT:

* STORMWATER PONDS.

* SOD.

2.B STORMWATER MANAGEMENT:

SEVERAL STORM DRAIN SYSTEMS WILL BE CONSTRUCTED TO CONVEY RUNOFF TO THREE (3) STORMWATER RETENTION / DETENTION PONDS.

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ST JOHNS COUNTY

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MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.

2.C OTHER CONTROLS:

2.C.1 WASTE DISPOSAL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS TO PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO WATERS OF THE UNITED STATES. THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

* PROVIDING LITTER CONTROL AND COLLECTION WITHIN THE PROJECT DURING CONSTRUCTION ACTIVITIES.

* DISPOSING OF ALL FERTILIZER OR OTHER CHEMICAL CONTAINERS ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.

* DISPOSING OF SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS OFF THE PROJECT SITE BUT NOT IN SURFACE WATERS, OR WETLANDS.

2.C.2 OFF-SITE VEHICLE TRACKING & DUST CONTROL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS FOR MINIMIZING OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST. INCLUDE IN THE PROPOSED METHODS AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

* COVERING LOADED HAUL TRUCKS WITH TARPAULINS.

* REMOVING EXCESS DIRT FROM ROADS DAILY.

* STABILIZING CONSTRUCTION ENTRANCES ACCORDING TO DESIGN STANDARD 106.

* USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION AND MILLING OPERATIONS.

2.C.3 STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS:

IN THE SECTION 104 EROSION CONTROL PLAN, DESCRIBE THE PROPOSED PROCEDURES TO COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.

2.C.4 FERTILIZERS AND PESTICIDES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROCEDURES FOR APPLYING FERTILIZERS AND PESTICIDES. THE PROPOSED PROCEDURES SHALL COMPLY WITH APPLICABLE SUBSECTIONS OF SECTION 570 OF THE SPECIFICATIONS.

2.C.5 TOXIC SUBSTANCES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A LIST OF TOXIC SUBSTANCES THAT ARE LIKELY TO BE USED ON THE JOB AND PROVIDE A PLAN ADDRESSING THE GENERATION, APPLICATION, MIGRATION, STORAGE, AND DISPOSAL OF THESE SUBSTANCES.

3.0 MAINTENANCE:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A PLAN FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROLS THROUGHOUT CONSTRUCTION. THE MAINTENANCE PLAN SHALL AT A MINIMUM, COMPLY WITH THE FOLLOWING:

* SILT FENCE: MAINTAIN PER SECTION 104. ANTICIPATE REPLACING SILT FENCE ON 12-MONTH INTERVALS.

* SEDIMENT BARRIERS: REMOVE SEDIMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR WHEN WATER PONDS IN UNACCEPTABLE AMOUNTS OR AREAS.

4.0 INSPECTIONS:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER.

TO COMPLY, INSTALL AND MAINTAIN RAIN GAUGES AND RECORD THE DAILY RAINFALL. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, CONDUCT INSPECTION AT LEAST ONCE EVERY MONTH. ALSO, INSPECT THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.

* POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.

* POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM DRAIN SYSTEMS.

* DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

* AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

* STRUCTURAL CONTROLS.

* STORMWATER MANAGEMENT SYSTEMS.

* LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTIONS THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER.
IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, PROVIDE ADDITIONAL MEASURES, AS APPROVED BY THE ENGINEER.

5.0 NON-STORMWATER DISCHARGES:

IN THE SECTION 104 EROSION CONTROL PLAN, IDENTIFY ALL ANTICIPATED NON-STORMWATER DISCHARGES (EXCEPT FLOWS FROM FIRE FIGHTING ACTIVITIES). DESCRIBE THE PROPOSED MEASURES TO PREVENT POLLUTION OF THESE NON-STORMWATER DISCHARGES. IF THE CONTRACTOR ENCOUNTERS CONTAMINATED SOIL OR GROUNDWATER, CONTACT ST. JOHNS COUNTY.

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CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.

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EXIST. FPL ESMT.

EXIST. UTILITY ESMT.

EXIST. PROPERTY LINE

EXIST. UTILITY ESMT.

EXIST. FPL ESMT.

EXIST. UTILITY ESMT.

EXIST. PEDESTRIAN ESMT.

JURISDICTIONAL WETLAND LINES (TYP.)

EXIST. CONSERVATION ESMT.

PROP. SIDEWALK ESMT.

R/W LINE

℄ CONST. COURTNEY VISTA DRIVE

PI STA. 36+80.09

COURTNEY VISTA DRIVE

33 34 35 36 37

2

214.51
N66°11'0"E

PT STA. +81.23

PC STA. +99.73

MATCHLINE - STA. 37+60

5' SWK

18" RCP ±42 LF

18" RCP ±53 LF

18" C&G

R/W LINE

PROP. TCE

EXIST. FPL ESMT.

EXIST. CONSERVATION ESMT.

LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION/SYNTHETIC BALE

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T:\2022\22-141\22-141-1S\TRANSPORTATION\DESIGN\ENVIRONMENTAL\MANAGEMENT\PLANS\EDOT\22-141-1S Erosion Control - Plan 1 [Sheet]

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ST JOHNS COUNTY		
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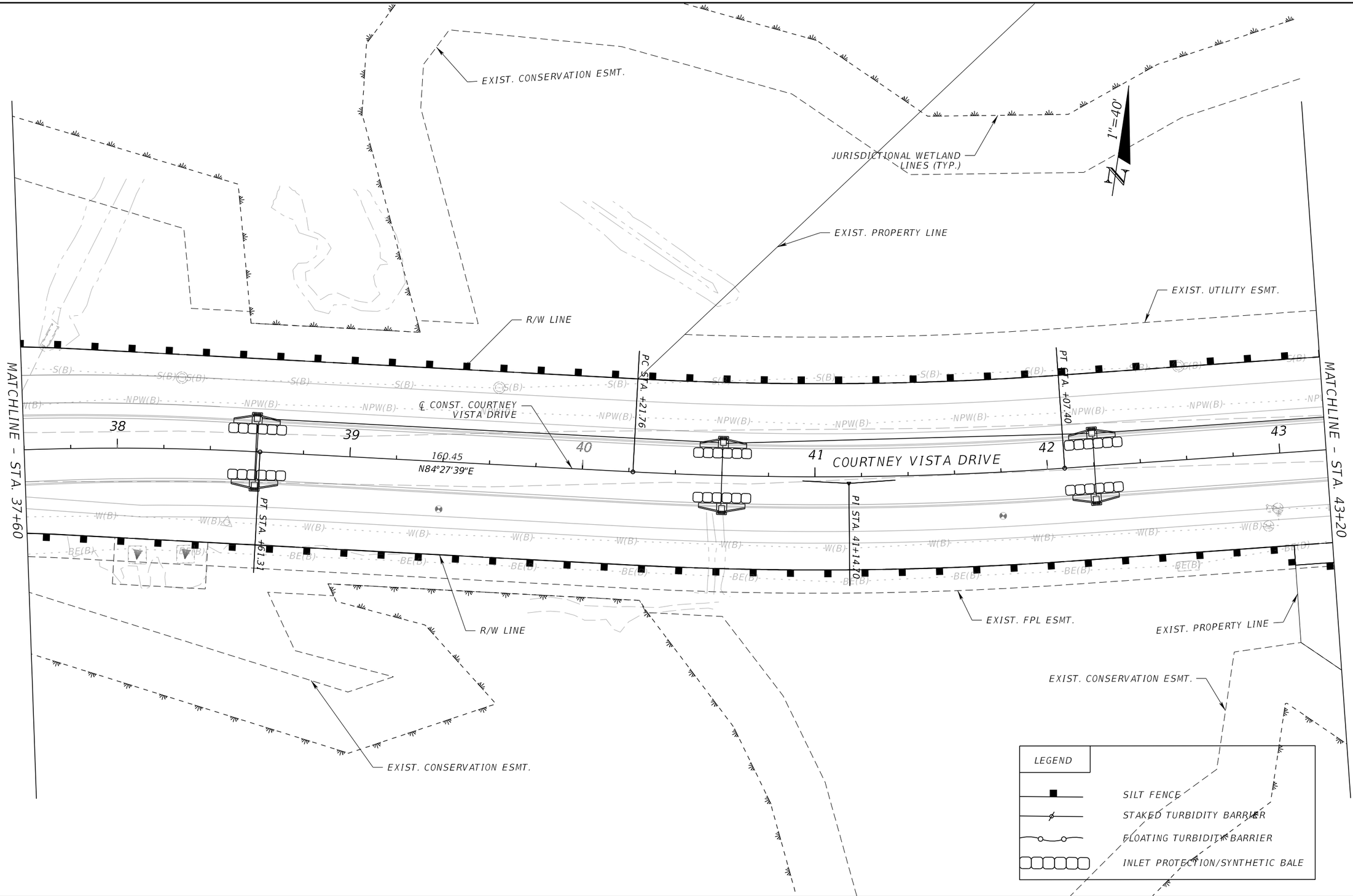
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
EROSION CONTROL PLAN

SHEET NO.



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EXIST. CONSERVATION ESMT.

JURISDICTIONAL WETLAND LINES (TYP.)

EXIST. PROPERTY LINE

1"=40'

EXIST. UTILITY ESMT.

R/W LINE

MATCHLINE - STA. 43+20

44 45 46 47 48

573.11'
N77°22'12"E

COURTNEY VISTA DRIVE

℄ CONST. COURTNEY VISTA DRIVE

PC STA. 48+05.50

MATCHLINE - STA. 48+80

R/W LINE

PROP. SIDEWALK ESMT.

EXIST. FPL ESMT.

EXIST. PROPERTY LINE

EXIST. CONSERVATION ESMT.

LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION/SYNTHETIC BALE

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ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
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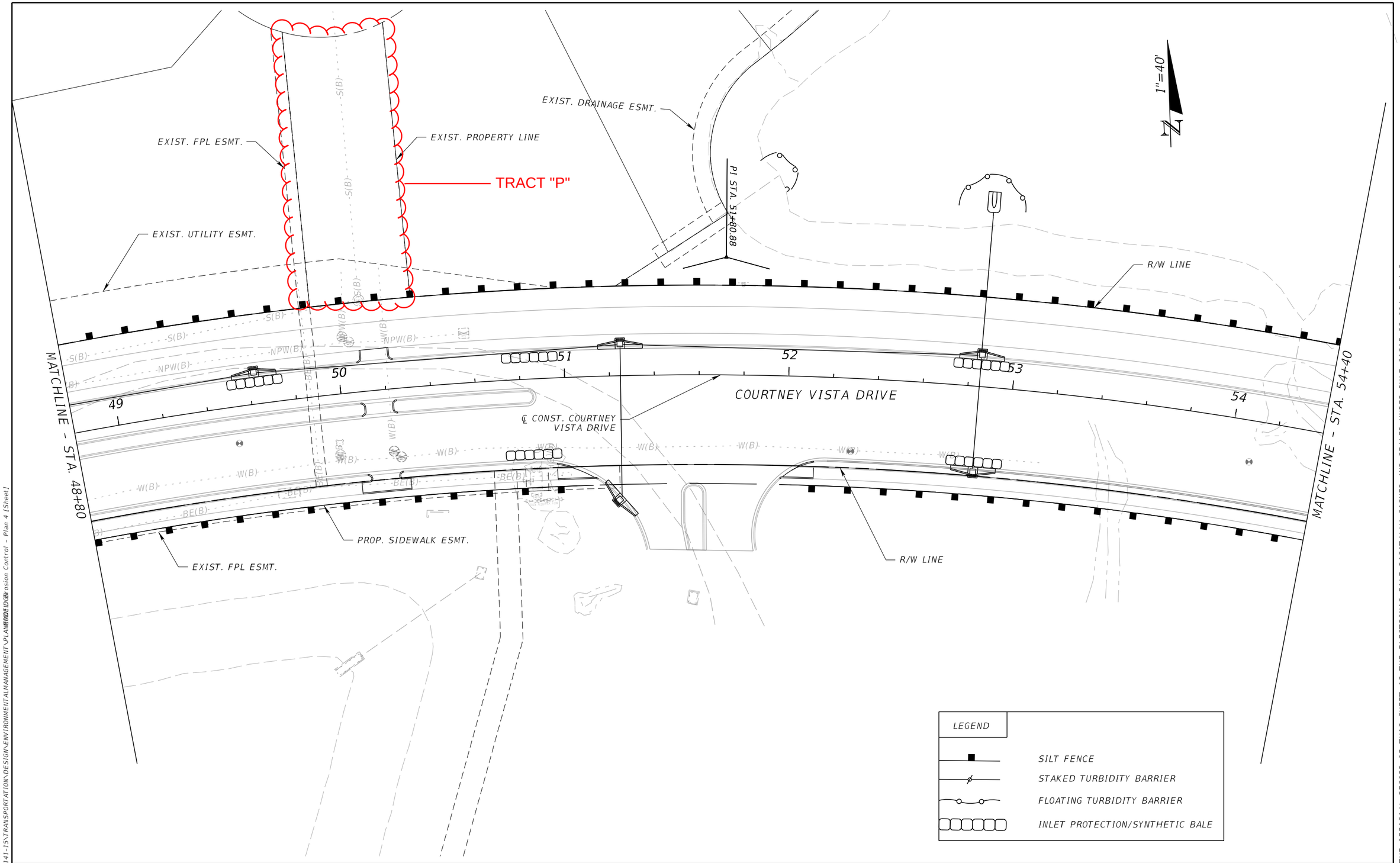
COURTNEY VISTA DRIVE
EROSION CONTROL PLAN

SHEET NO.



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ST JOHNS COUNTY		
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COURTNEY VISTA DRIVE
EROSION CONTROL PLAN

SHEET NO.

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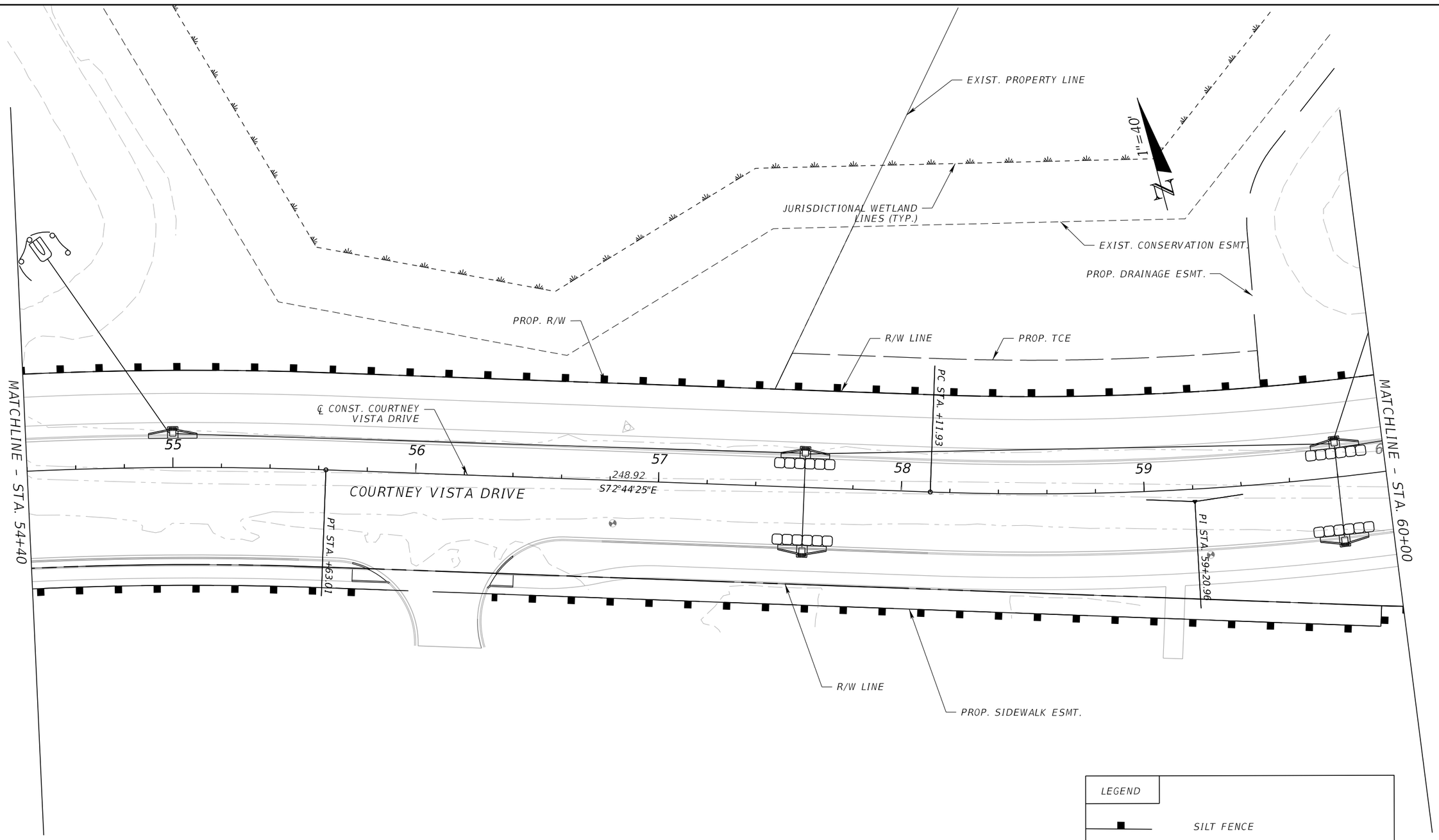

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EXIST. CONSERVATION EASEMENT

PROP. DRAINAGE ESMT.

1"=40'

N

R/W LINE

PT STA. +29.34

MATCHLINE – STA. 60+00

60 61 62 63 COURTNEY VISTA DRIVE 64 65

MATCHLINE – STA. 65+60

1,005.97'
S83°36'36"E

℄ CONST. COURTNEY VISTA DRIVE

R/W LINE

PROP. TCE

EXIST. PROPERTY LINE

JURISDICTIONAL WETLAND LINES (TYP.)

EXIST. CONSERVATION ESMT.

LEGEND

- SILT FENCE
- STAKED TURBIDITY BARRIER
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION/SYNTHETIC BALE

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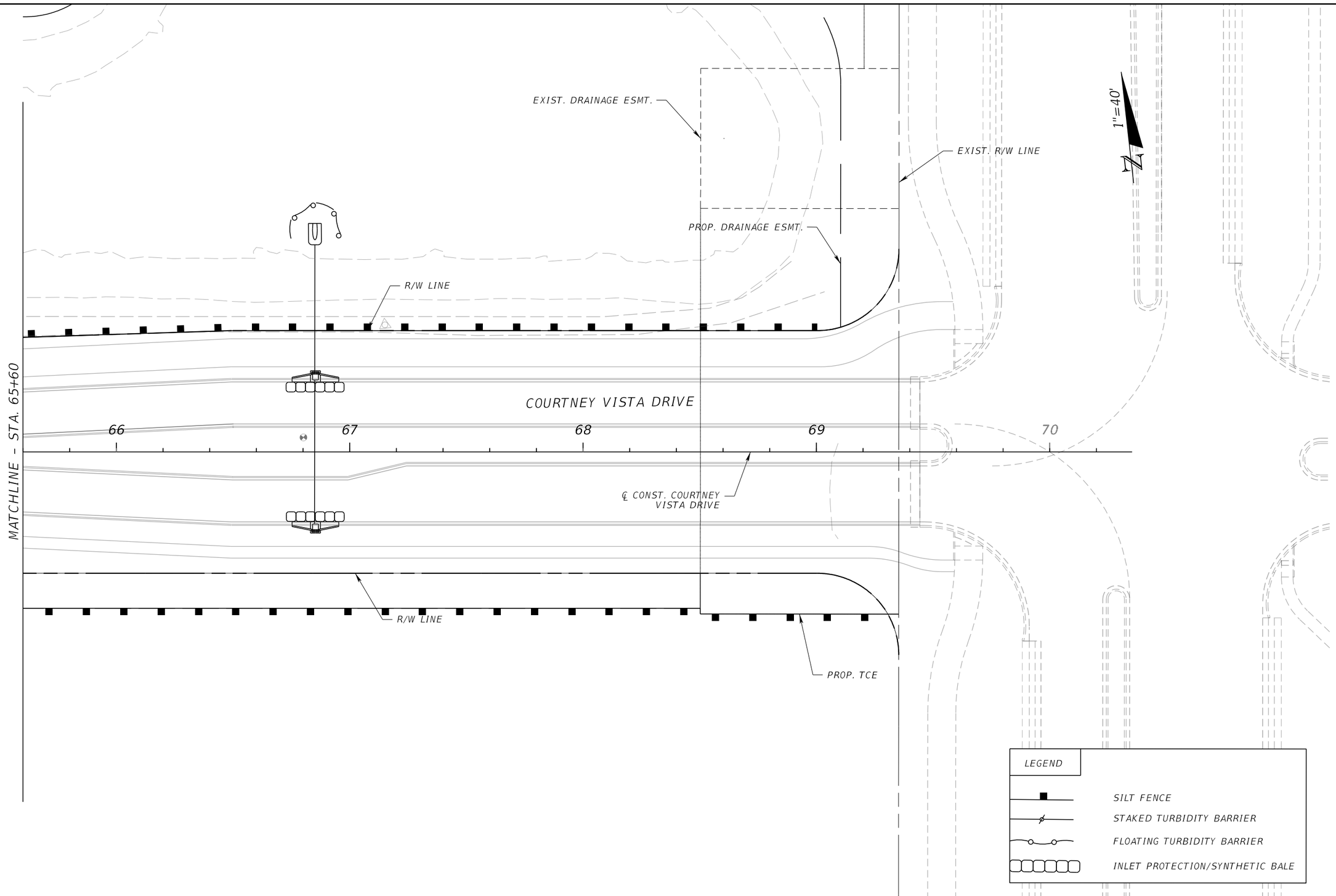
ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
EROSION CONTROL PLAN

SHEET NO.



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ST JOHNS COUNTY		
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COURTNEY VISTA DRIVE
EROSION CONTROL PLAN

SHEET NO.

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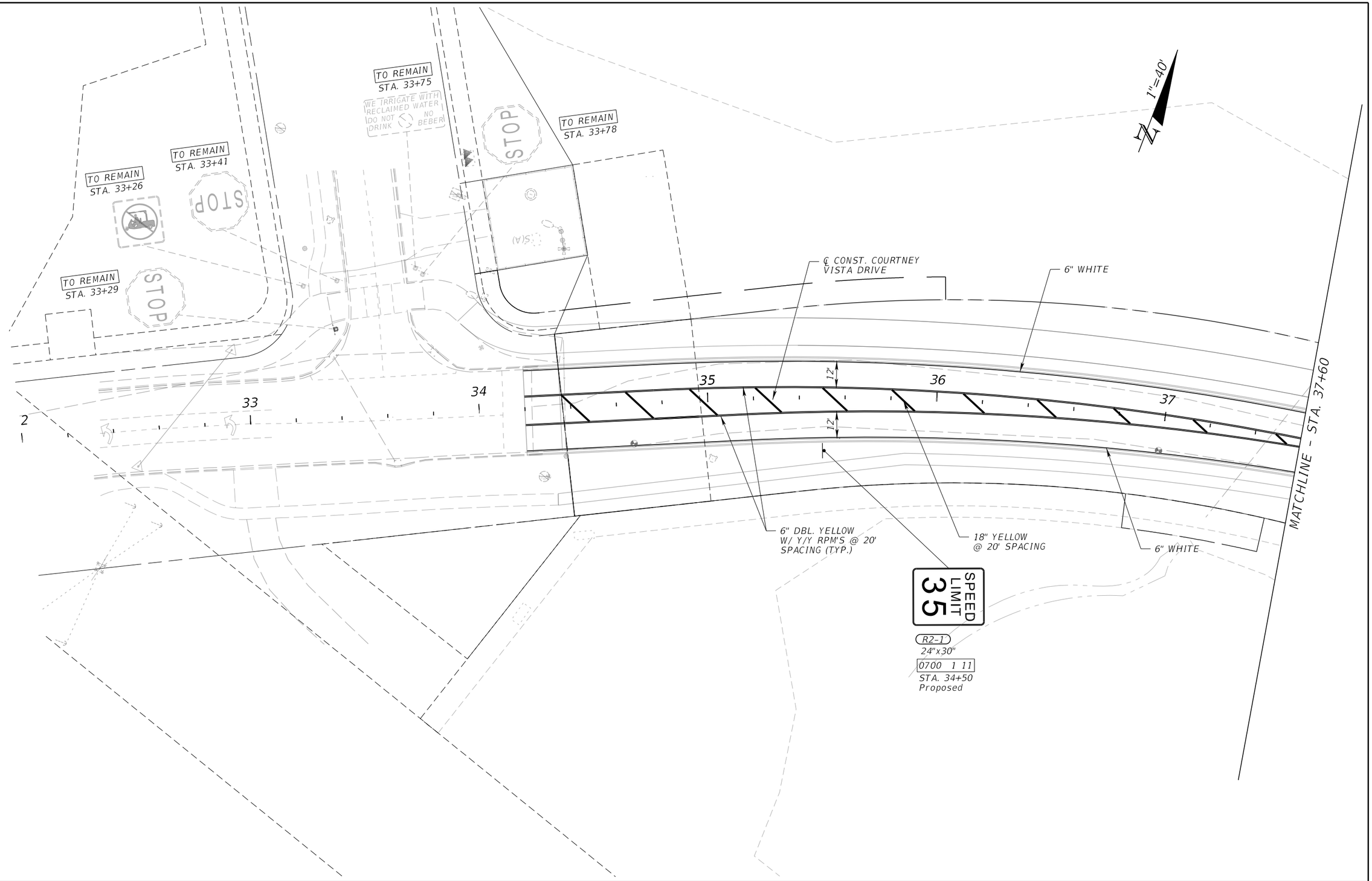

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ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
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COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-1

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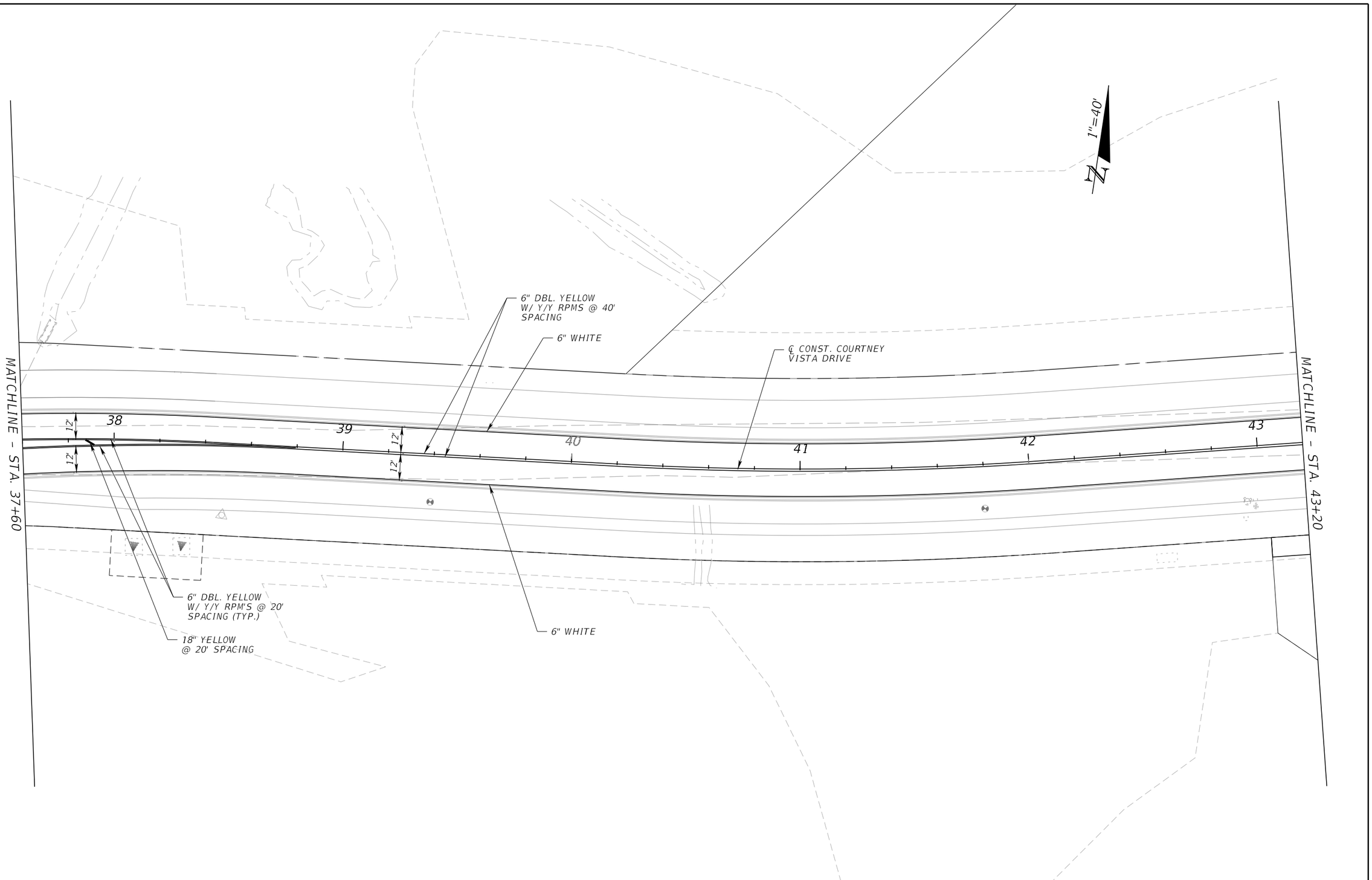

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-2

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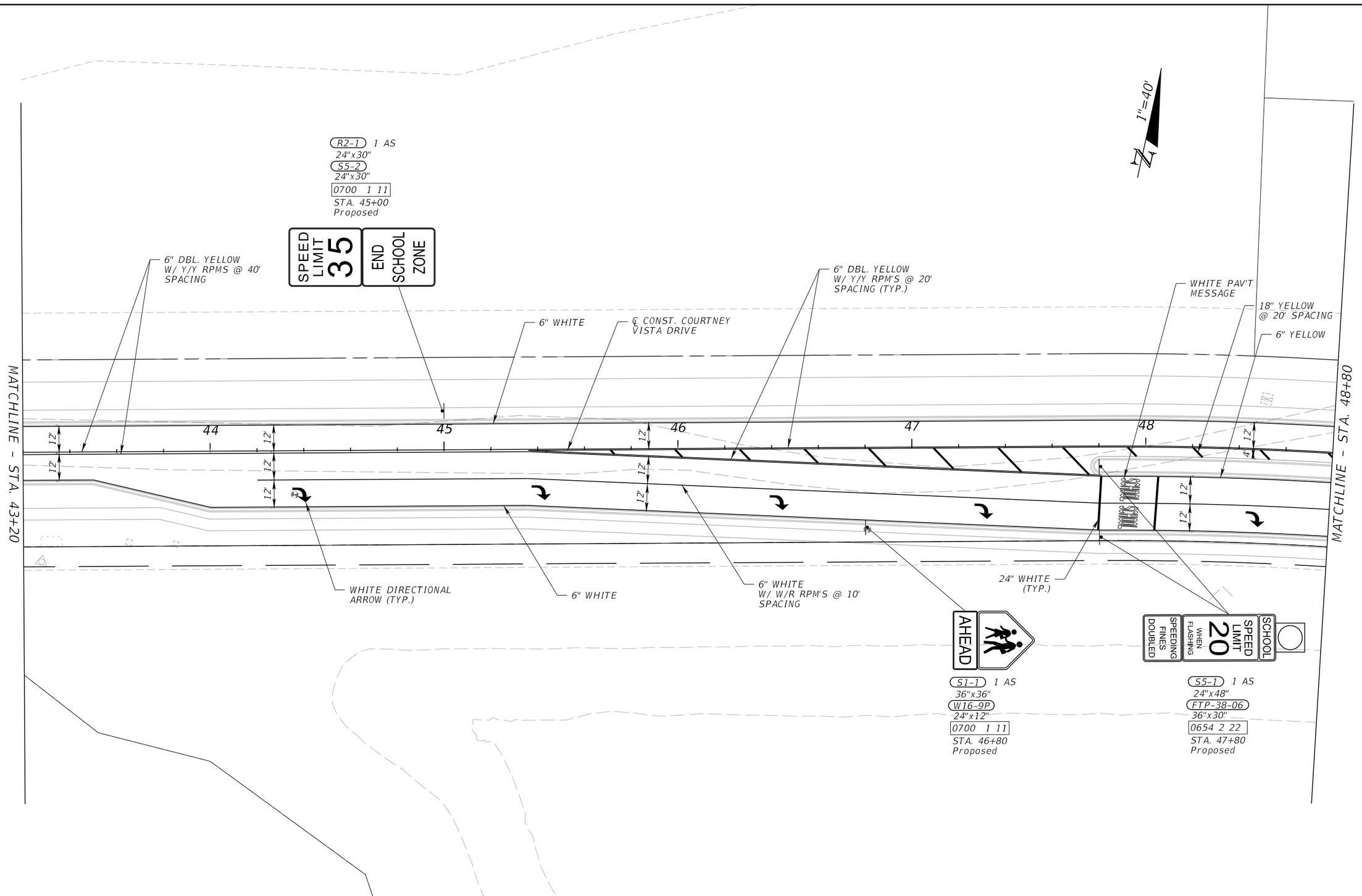

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-3

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1"=40'

TRACT "P"

R1-6C 2 AS
12"x36"
0700 1 11
STA. 50+10
STA. 50+22
Proposed

S1-2 1 AS
36"x36"
W16-7PL
21"x15"
0700 1 11
STA. 50+22
Proposed

S1-1 1 AS
36"x36"
R1-5C 1 AS
36"x36"
0700 1 11
STA. 50+62
Proposed

S1-1 1 AS
36"x36"
W16-9P
24"x12"
0700 1 11
STA. 52+70
Proposed

18" YELLOW
@ 20' SPACING

6" DBL. YELLOW
W/ Y/Y RPM'S @ 20'
SPACING (TYP.)

24" WHITE

6" YELLOW

6" WHITE

6" DBL. YELLOW
W/ Y/Y RPM'S @
40' SPACING

6" WHITE W/
W/ W/R RPM'S @ 20'
SPACING

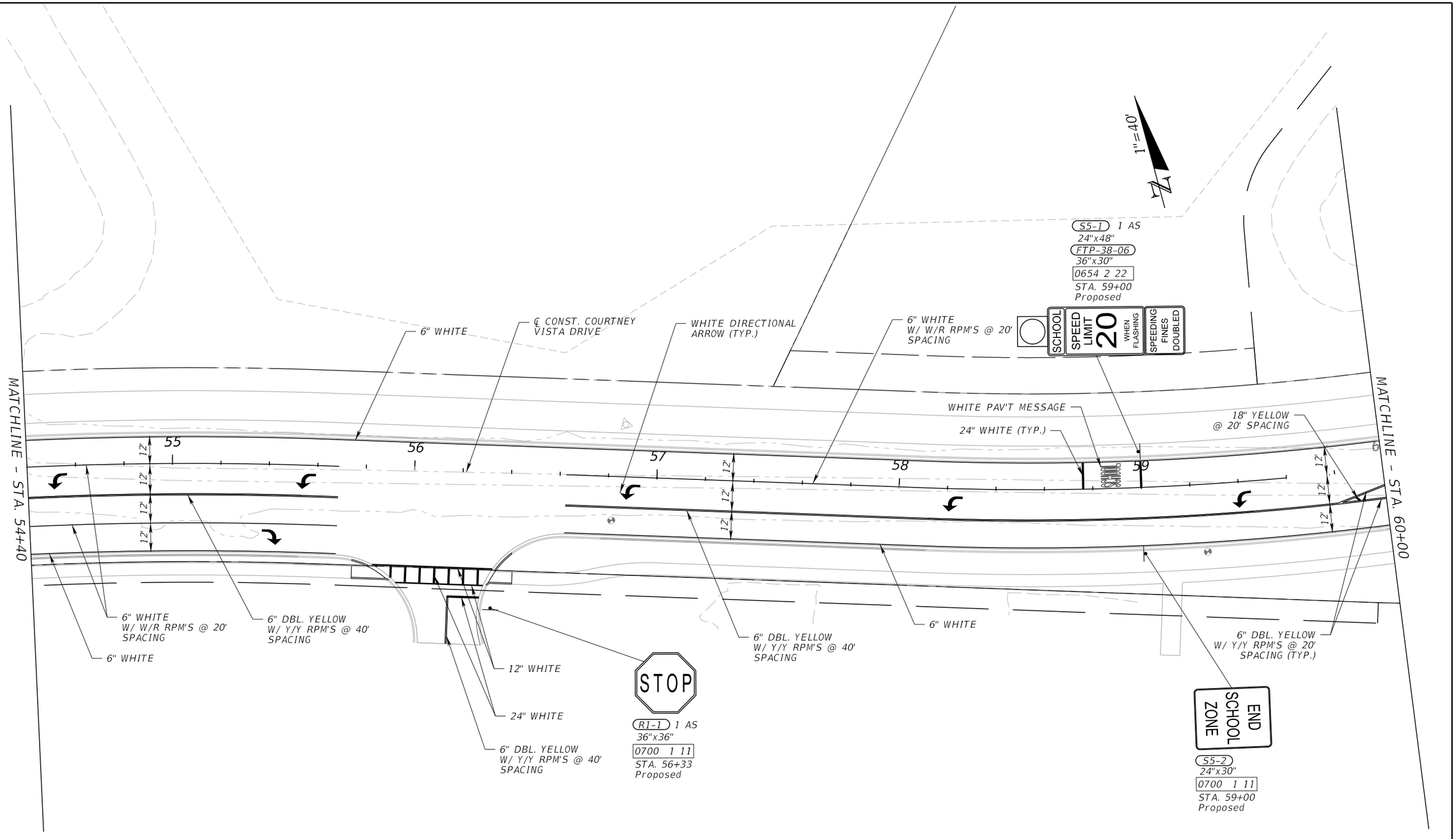
MATCHLINE - STA. 48+80

49 50 51 52 53 54

MATCHLINE - STA. 54+40

℄ CONST. COURTNEY
VISTA DRIVE

4' 12' 12' 12



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY

DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-5

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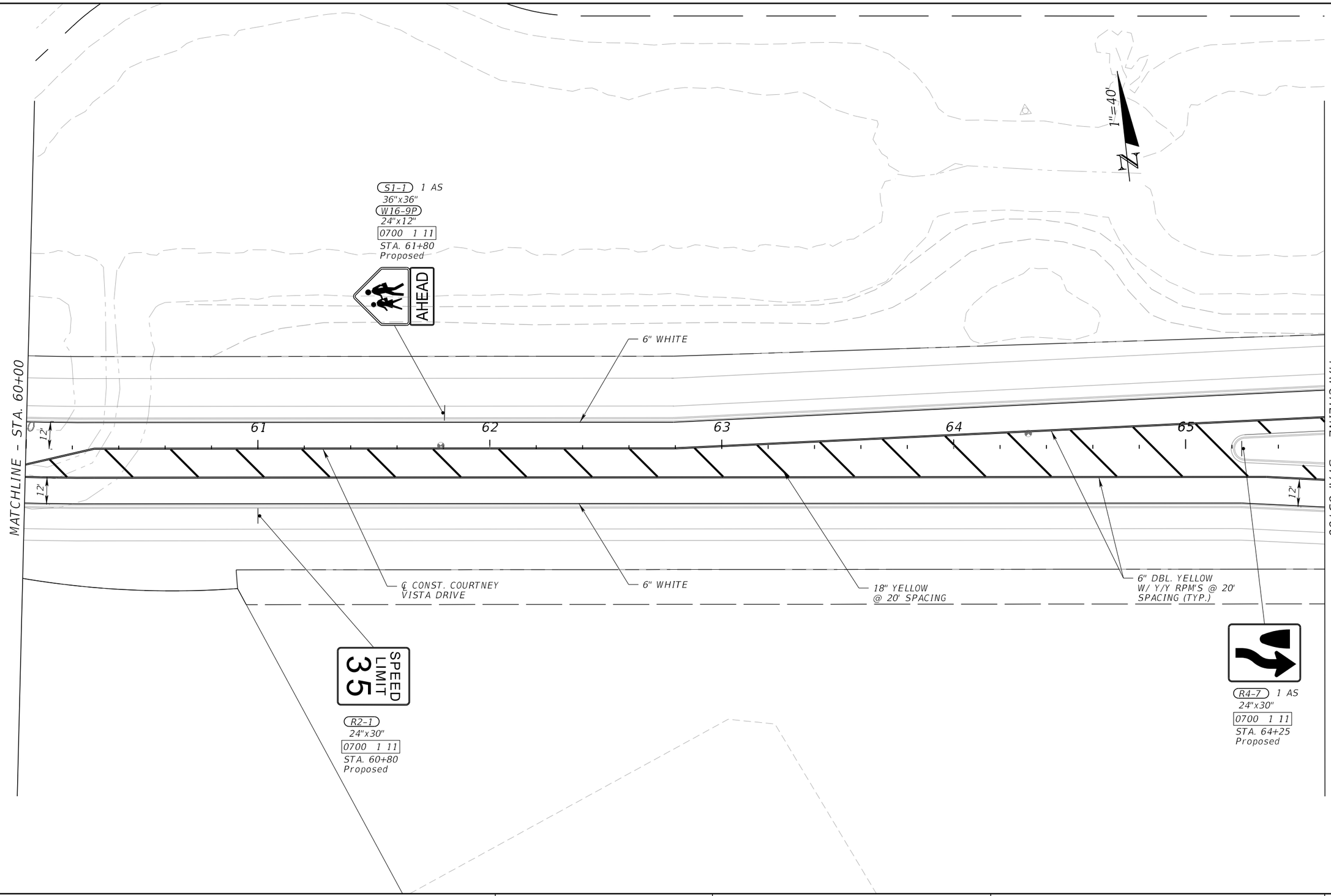

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-6

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R2-1
24"x30"
0700 1 11
STA. 67+00
Proposed

SPEED LIMIT 35

TO REMAIN
STA. 69+74

YIELD TO PEDESTRIANS

0700 1 50
STA. 69+55
Relocate

STOP

1"=40'

6" WHITE

WHITE DIRECTIONAL ARROW (TYP.)

MATCHLINE – STA. 65+60

66 67 68 69 70

12'

12'

12'

℄ CONST. COURTNEY VISTA DRIVE

6" WHITE W/ W/ W/R RPM'S @ 20' SPACING

18" YELLOW @ 20' SPACING (TYP.)

6" WHITE

6" YELLOW

6" DBL. YELLOW W/ Y/Y RPM'S @ 20' SPACING (TYP.)

St Johns Pkwy

STOP

TO REMAIN
STA. 69+47

PROHIBITED BEYOND THIS POINT

TO REMAIN
STA. 69+57

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316

CHASE T. WILKINSON Licence No. 81324

ST JOHNS COUNTY		
DATE	COUNTY	PROJECT NO.
MAY 2025	St Johns	22-141-15

COURTNEY VISTA DRIVE
SIGNING & PAVEMENT MARKING PLAN

SHEET NO. S-7

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5/23/2025 4:20:05 PM Transportation
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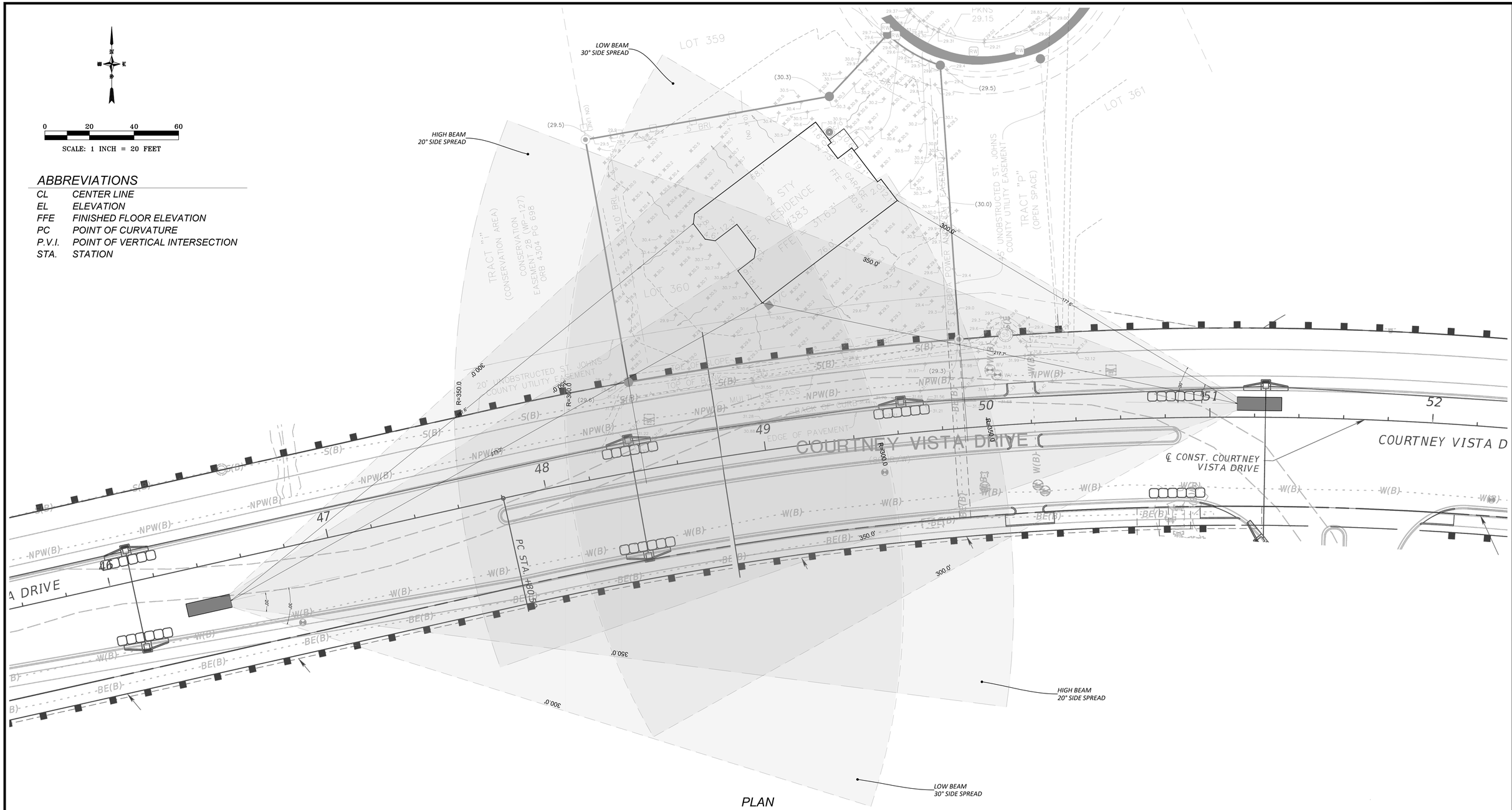
Exhibit G - Automotive Headlight Exhibit

0 20 40 60

SCALE: 1 INCH = 20 FEET

ABBREVIATIONS

CL	CENTER LINE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
PC	POINT OF CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
STA.	STATION

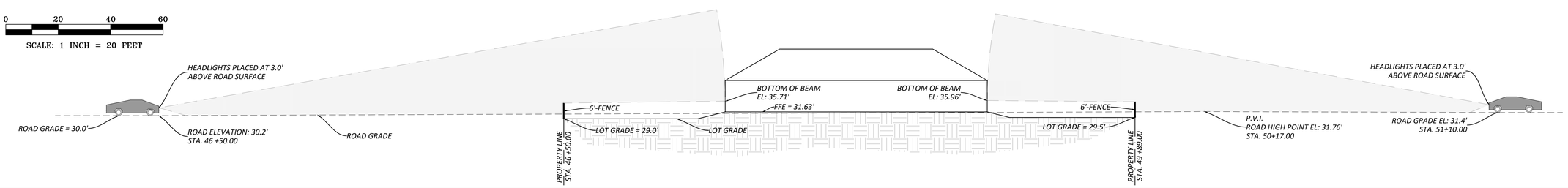


PLAN

PROFILE

0 20 40 60

SCALE: 1 INCH = 20 FEET



DRAWING NO. 100226.1 E-01

HEADLIGHTS EXHIBIT

383 SILVER LILY - DRAINAGE

383 SILVER LILY

DESIGN ENGINEER
KENT BUSH, P.E.
FLORIDA PE #88502
CERTIFICATE OF AUTHORIZATION

DESIGNER: MR	
DRAWN BY: MR	
DATE: 10/07/2026	
CHECKED BY: BKB	
DATE: 10/07/2026	

NATIONAL CONSULTING ADVISORS, INC.
d.b.a. IME CIVIL & SURVEYING

NO.	BY	DATE	SYMBOL	REVISION NOTES

C:\Users\masca\IME Civil Dropbox\Mauricio Rubio\IME Civil - Work\Engineering\2026\100226.1 - 383 Silver Lily Way - Drainage Condition\CAD\

Exhibit H - ECS Soil Survey

SOIL SURVEY FOR THE DESIGN OF ROADS

DATE OF SURVEY: February 2025
SURVEY MADE BY: ECS Florida, LLC
SUBMITTED BY: -

SURVEY BEGINS STA. : 34+67 SURVEY ENDS STA. : 66+80

ROAD NO.: Courtney Vista Drive Extension
COUNTY: St. Johns

	ORGANIC CONTENT		MOISTURE CONTENT		SIEVE ANALYSIS RESULTS PERCENTAGE PASSING						ATTERBERG LIMITS (%)			SOIL CLASSIFICATION						
STRATUM NO.	NO. OF TESTS	% ORGANIC	NO. OF TESTS	% MOISTURE	NO. OF TESTS	10 MESH	40 MESH	60 MESH	100 MESH	200 MESH	NO. OF TESTS	LIQUID LIMIT	PLASTICITY INDEX	AASHTO GROUP	DESCRIPTION	NO. OF LBR TESTS	OPTIMAL MOISTURE	MAX DRY DENSITY	LBR
1	-	-	2	14-17	-	-	-	-	-	8-10	-	-	-	A-3	Fine SAND	-	-	-	-
2	-	-	2	15-23	-	-	-	-	-	11-12	-	-	-	A-2-4	Silty Fine SAND	-	-	-	-
3	-	-	3	13-18	-	-	-	-	-	14-20	-	-	-	A-2-4	Clayey Fine SAND	-	-	-	-

EMBANKMENT AND SUBGRADE MATERIAL

STRATA BOUNDARIES ARE APPROXIMATE MAKE FINAL CHECK AFTER GRADING

▼ GROUNDWATER LEVEL AT TIME OF DRILLING
▽ ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
BT BORING TERMINATED AT DEPTH BELOW GRADE

NOTES:

1. STRATA BOUNDARIES ARE APPROXIMATE AND REPRESENT ENCOUNTERED SOIL STRATA AT EACH TEST HOLE LOCATION ONLY. STRATUM CONNECTING LINES ARE SHOWN FOR ESTIMATING EARTHWORK ONLY AND DO NOT INDICATE ACTUAL STRATUM LIMITS. SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED AS INDICATED IN SECTION 3.3 OF OUR REPORT. FOR FURTHER DETAILS SEE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. STRATA NO. 1 AND 2 ARE SELECT MATERIALS (Select material refers to Index No. 120-001 only). HOWEVER, CERTAIN TYPES OF STRATUM NO. 2 ARE LIKELY TO RETAIN EXCESS MOISTURE AND MAY BE DIFFICULT TO DRY AND COMPACT. THEY SHOULD BE USED IN THE EMBANKMENT ABOVE THE WATER LEVEL EXISTING AT TIME OF CONSTRUCTION. THEY MAY BE USED IN THE SUBGRADE PORTION OF THE ROADBED WHEN APPROVED BY THE DISTRICT MATERIALS ENGINEER. STRATUM NO. 2 MATERIAL PLACED BELOW THE EXISTING WATER LEVEL MUST BE NON PLASTIC AND CONTAIN LESS THAN 15% PASSING THE NO. 200 U.S. STANDARD SIEVE. SELECT (S) SOILS HAVING AN AVERAGE ORGANIC CONTENT OF MORE THAN TWO AND ONE-HALF (2.5) PERCENT, OR HAVING AN INDIVIDUAL TEST VALUE WHICH EXCEEDS FOUR (4) PERCENT, SHALL NOT BE USED IN THE SUBGRADE PORTION OF THE ROADBED. SELECT SOILS HAVING AN AVERAGE ORGANIC CONTENT OF MORE THAN FIVE (5) PERCENT, OR AN INDIVIDUAL TEST RESULT WHICH EXCEEDS SEVEN (7) PERCENT, SHALL NOT BE USED IN THE PORTION OF THE EMBANKMENT INSIDE THE CONTROL LINE. THE MATERIALS UTILIZED IN THE EMBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH INDEX NO. 120-001.
3. STRATUM NO. 3 IS PLASTIC (PLASTIC MATERIALS REFER TO INDEX 120-0001 ONLY). REMOVAL AND PLACEMENT OF PLASTIC MATERIALS SHOULD BE PERFORMED IN ACCORDANCE WITH FDOT STANDARD PLANS, INDEX NO. 120-002 AND UTILIZED WITH FDOT STANDARD PLANS, INDEX NO. 120-001.
4. THE SYMBOL "-" AN UNMEASURED PARAMETER.

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REVISIONS						
DATE	DESCRIPTION	DATE	DESCRIPTION			
				ECS FLORIDA LLC 11554 DAVIS CREEK COURT JACKSONVILLE, FL 32256 CERTIFICATE OF AUTHORIZATION 26152 JARED PITTS P.E. 92090	*Courtney Vista Drive Extension* *St. Johns County, Florida*	***ROADWAY SOIL SURVEY SHEET***	*Sheet No.* 21

JAS - 35-36555

Attachment 3

ADMI 26-03 Interpretation Letter

St. Johns County Board of County Commissioners
Growth Management Department

May 27, 2026

Kristin Zeller
383 Silver Lily Way
St. Augustine, FL 32092
zgkmzeller@gmail.com

Re: ADMI 2026-03: Administrative Interpretation of Courtney Vista Drive's roadway classification, multi-use path standards, and required buffering and screening along the roadway.

383 Silver Lily Way
St. Augustine, FL 32092
Parcel # 027972-3600

Ms. Zeller:

Pursuant to Article X of the St. Johns County Land Development Code ("LDC"), and specifically §§ 10.01.01 and 10.01.02, this letter constitutes the County Administrator's formal written interpretation in response to your Request for Interpretation dated April 21, 2026.

Your request seeks clarification regarding:

1. The classification of Courtney Vista Drive.
2. The inclusion and location of a 12-foot multi-use path.
3. The regulations surrounding roadway buffering and screening.

After reviewing the submitted material and applicable provisions of the LDC and the Silverleaf Planned Unit Development (PUD), the following interpretation is issued.

I. Scope of Administrative Interpretation Authority

Section 10.01.01 authorizes the County Administrator to interpret the application of the Code where questions concern regulatory provisions. However, such interpretation is limited to clarifying how existing Code provisions apply to a given set of facts. It does not create new rights, grant exemptions from development standards or determine vested rights. This response is strictly limited to interpreting the relevant St. Johns County Land Development Code.

II. Courtney Vista Drive Classification

St. John's County has a hierarchical system for roadway classification used to determine construction standards and applicable LDC provisions. Article XII of the LDC describes the various functional classifications of roadways in the County as follows:

Arterial: A part of the roadway system serving as a principal network for through traffic flow, including all State Roads and any other roadway serving a similar function as designated by the St. Johns County Board of County Commissioners.

Major Collector: A part of the roadway system serving as a principal network for through traffic flow. The routes connect areas of principle traffic generators (See Roadway Functional Classifications in Appendix E of this Code).

Minor Collector: A distributor and collector roadway servicing traffic between Major Collectors and Local Roads (See Roadway Functional Classifications in Appendix E of this Code). In addition, roadways serving as major

entrances to residential or commercial Developments will be classified as Minor Collectors when the traffic volume is projected to exceed two thousand (2000) vehicles per day (VPD) at build out.

Local Road: Roadway used primarily for direct access to Residential Driveways, Commercial Driveways, or other abutting roads.

State Road: Any Street, road, highway or other way open to travel by the public generally and dedicated to public use according to law or by prescription and designated by the Florida Department of Transportation, as provided by law, including Freeways, Principal Arterials, and Minor Arterials, as part of the State Highway System.

Commercial Driveway: Roadways used for direct access from Local Roads or Collector Roadways to commercial, office, industrial, institutional Uses, or multi-family residential Projects.

Residential Driveway: A cleared or improved driveway located on a privately owned Parcel or located within a Right-of-Way or Easement owned by property owners adjoining the driveway. The Right-of-Way or Easement must be recorded. A residential driveway located entirely within a single Parcel need not be located within an Easement. A residential driveway does not serve more than two (2) Dwelling Units and does not extend beyond property lines of those units served.

Based on the criteria described within the LDC, the functional classification for Courtney Vista Drive is Minor Collector. This is further reinforced with the design and construction of Courtney Vista through Capital Improvement Project 5353 **(Attachment 1)**. The design standards for Courtney Vista match those of the existing portion of Courtney Vista between Silverleaf Parkway and Woodhall Drive, and are built according to the standards of LDC 6.04.07 and Standard Detail D-104 **(Attachment 2)**, as required for Minor Collectors.

III. 12 Foot Multiuse Path

The Silverleaf PUD Text **(Attachment 3)** Part A.1 contains language allowing for the inclusion of 12' multi-use paths as part of the master planned recreation trail system and pedestrian system. The text further contains a waiver to LDC 6.04.07.D.1, which by code requires the inclusion of 5' paved shoulders on collector roads. The 12' multi-use path, as noted in Section H of the PUD and Waiver 17 in Section T, confirms that the PUD allows for multi-use paths of 12' where paved shoulders would otherwise have been required. The text further requires in Section H that a 5' sidewalk be provided on a side opposite the side containing a 12' multiuse path.

IV. Buffer Requirements

The Silverleaf PUD Text Part N provides for the required standards relating to Perimeter Buffers (N.1), Adjacent Land Use and Buffering (N.2), Development Edges (N.4), and Scenic Edges (N.5). These standards are provided below and include a brief analysis as to their applicability to the subject parcel.

Perimeter Buffers (N.1): Requires a ten (10) foot buffer to be provided around the perimeter of the PUD as shown on the MDP Map. As defined by Meriam Webster Dictionary, Perimeter means: 'a line bounding an area' or 'outer limits'. The subject property is not located on the perimeter of the PUD, and as such, a perimeter buffer is not required.

Adjacent Land Use and Buffering (N.2): Provides that all uses interior to the PUD shall be considered compatible, and no buffering or screening is required. Additionally, PUD Part T - Waiver 23 includes buffer relief for uses internal to the PUD. As all internal uses are deemed compatible, the subject property is not required to screen from or be screened from any other uses within the Silverleaf PUD.

Development Edge (N.4): Requires a Development Edge of an average of 35 feet in width to be located between neighborhoods and along the PUD Boundary. Further, the PUD states the Development Edge will be identified on the Master Development Plan (MDP) Map. Provided as **Attachment 4** is the MDP Map containing the subject property. The map includes highlights of both the Multi-Use Path and the required Development Edge. There is no Development Edge requirement internal to the PUD, and therefore, such an edge is not required adjacent to the subject property.

Scenic Edge (N.5): Provides for the location of Scenic Edges, and specifies roadways CR 2209, SR 13, SR 16 Connector (aka Silver Leaf Parkway), SR 16, and CR 16-A. Section N.5 further provides that these Scenic Edges shall be depicted on the MDP Maps. Courtney Vista Drive is not a listed Scenic Edge roadway, nor is a Scenic Edge shown on the MDP Map containing the subject property (**Attachment 4**); as such, no Scenic Edge is required along Courtney Vista Drive.

V. Conclusion

Based on the foregoing, the functional classification of Courtney Vista Drive is Minor Collector; a multi-use path is allowed adjacent to and within the Right-of-Way of Courtney Vista Drive; and there are no specific buffering requirements associated with the roadway or the subject property.

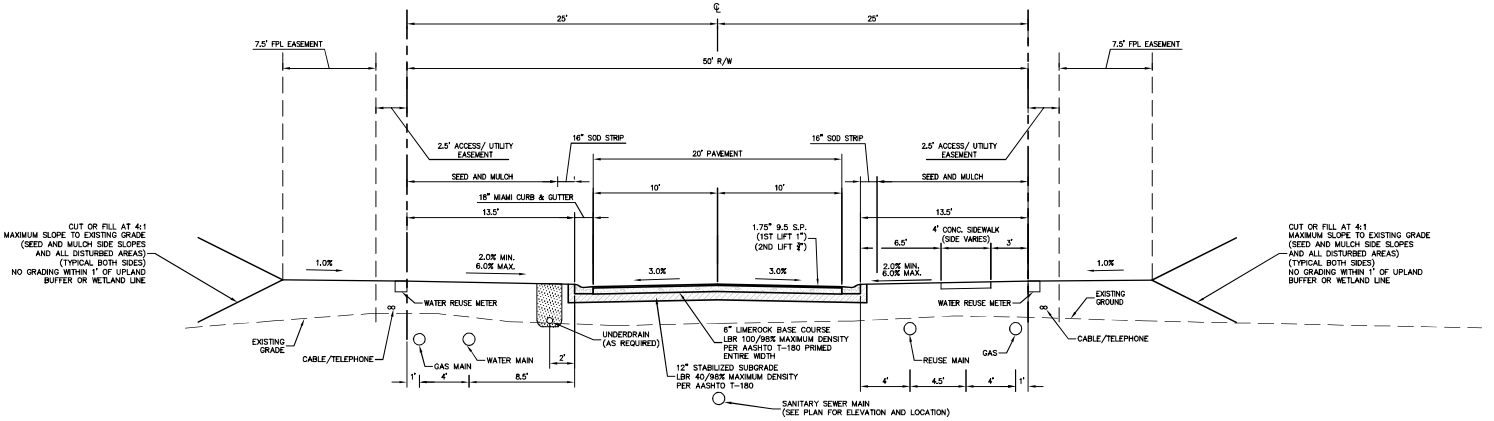
Sincerely,

Jacob Smith, AICP
Planning Division Manager
Growth Management Department
St. Johns County Board of County Commissioners
904-209-0581
jsmith@sjcfl.us

Receipt: 26-015693

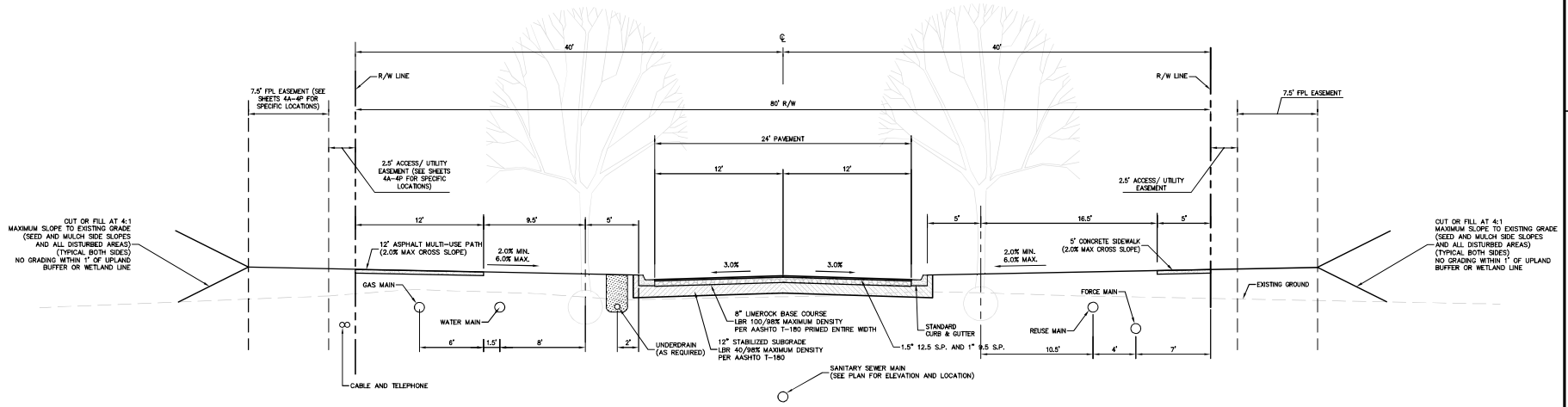
Attachment 1: Capital Improvement Project 5353
Attachment 2: LDC 6.04.07 and Standard Detail 104
Attachment 3: PUD Text / Silverleaf PUD / Ord. 24-55
Attachment 4: PUD Map Including Subject Property as Part of Ordinance 2021-93 Silverleaf PUD

Attachment 1



50' RESIDENTIAL ROW TYPICAL SECTION (SJCUD)

N.T.S.



TYPICAL CROSS-SECTION FOR COLLECTOR ROAD WITH 80' RIGHT-OF-WAY (SJCUD)

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

ANN M. NEWLAND
P.E. NUMBER: 59818

REVISIONS:

ETM NO. 03069-75-01
DRAWN BY: MBS
DESIGNED BY: AMN
CHECKED BY: BLM
DATE: 1/5/2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002594 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

TYPICAL SECTION

SILVER LANDING
FOR
LAND PLANNERS DEVELOPMENT II, INC.

DRAWING NUMBER
8A

PLOTTED: January 5, 2021 - 4:58 PM, BY: Matthew Guilbeault

G:\Silverleaf\03-069-75 Parcel 29 Engineering\03-069-75-01 Parcel 29 West Lake\Dev\Design\Plans\Phase 1\03-069-75_01_TYPICAL SECTION.dwg

Attachment 2

H. Finished Floor Elevations and Lot Grading Plans

1. Finished floor elevations shall be constructed at a minimum one (1) foot above the FEMA one hundred (100) year minimum elevations in any Special Flood Hazard Area, as referenced in Section 6.04.06.F.8.a. above. In addition, on any sites developed under County approved Subdivision Lot Grading plans, the minimum floor elevations shall be as specified in those plans and the maximum floor elevation shall not exceed six (6) inches more than specified.

2. All Buildings except those on one acre or more of upland area will require a Lot Grading Plan (Note: For any lot over one (1) acre that proposes to add fill within ten (10) feet of any property line will not be exempted). The design shall meet the County approved master drainage plan if applicable or meet the HUD "A", "B" or "C" Lot grading configuration type (see S&D Manual). Such plans shall be approved prior to any Lot grading. On all sites, the Yard slope shall be at least one foot per hundred feet from the perimeter of the new Structure downward to the point of site drainage discharge (edge of pavement or top of swale) on paved Roadways or two feet per hundred feet for sites on unpaved roads. Floor elevations above the Yard elevation at the Building perimeter shall be no less than as required by adopted County Building codes, in addition to any aforesaid minimum specific elevations. At a minimum, the Lot Grading Plan shall be drawn to a scale of one (1) inch equals fifty (50) feet or larger and shall include the following information:

   a. Property boundary lines;

   b. Existing drainage patterns on the site including points of entry of off-site drainage contributing areas, points of exit of Stormwater runoff and if necessary, existing elevations and/or elevation contours;

   c. Proposed limits of filling or grading of the site including fill depth, slopes, finished floor elevations, and if necessary, final elevations and/or elevation contours of the site;

   d. Location of swales and drains to convey Stormwater runoff from the site and any off-site contributing drainage areas to an appropriate point of disposal without adversely impacting adjacent and downstream properties;

   e. Any other pertinent information as may be required by the County Administrator as appropriate for responsible evaluation of the grading plan.

   f. In addition, the Lot Grading Plan shall demonstrate that the fill will not block natural flow of Stormwater runoff from adjacent properties and will not divert or direct additional Stormwater runoff onto adjacent properties. Any additional Stormwater runoff shall be directed to the Roadway drainage system or other approved drainage facility.

3. The County Administrator may require Construction of retaining walls, roof gutters, underdrains, swales, or any other facility deemed necessary to provide adequate drainage.

Sec. 6.04.07 Roadway Design

A. General

1. All new Roadways shall be paved in accordance with approved design and Construction Plans prepared to equal or exceed the design standards established in this Section.

2. To prevent unnecessary damage on newly constructed roadways, temporary access for construction traffic shall be provided to each phase of a development project in such a manner as to prohibit construction traffic on any phase until after the application of the second lift of asphalt has been completed in all phases as required in Section 6.05.07.F.3.

3. Previously platted Roadways which have not been constructed are subject to the requirements of Part 6.04.00, unless Bonds have been received and accepted on Construction of such Roadways.

4. The design and specifications for Major and Minor Collectors shall comply, at a minimum, with the Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" (Standards), "Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways" (Green Book), and the "Manual of Uniform Traffic Control Devices" (MUTCD), unless specifically revised by this Code or the S&D Manual. Material specifications and Construction procedures shall comply to the FDOT "Standard Specifications for Road and Bridge Construction" (Specifications). Certain FDOT details may be required to be incorporated into the Construction Plans at the request of the County Administrator.

5. The Standards and Detail (S&D) Manual graphically depict the Roadway and drainage design details for Construction within unincorporated St. Johns County and are consistent with the objectives and standards contained within this Code. The County Administrator shall be authorized to amend the S&D Manual from time to time when necessary for the benefit of the citizens of St. Johns County. Variations to the S&D Manual shall be permitted consistent with the provisions of the Code. The S&D Manual shall not be incorporated into Construction Plans by reference.

B. Easement Requirements

A recorded Easement, as provided in Section 6.02.01.B.3, may be allowed for access to Development as follows:

1. Easements for access serving Multi-Family Dwelling Projects (except Townhomes), non-residential Projects, or easements serving ten (10) or more unplatted) residential Dwelling Units:

   a. Shall meet all requirements of Part 6.04.00 (Roadway, Drainage & Utilities Standards) for commercial driveway or local road or collector standards, as appropriate, and meet Part 6.03.00 Fire Protection Regulations.

2. Easements for access serving up to nine (9) unplatted residential Dwelling Units:

   a. Minimum recorded thirty (30) foot wide Easement. Those lots that can meet the required frontage as determined by the Zoning District, exclusive of the easement, on an approved, maintained County or Private road shall not be considered as being served by the easement.

b. Up to five (5) homes accessing an easement: Minimum twenty (20) foot wide stabilized surface with eight (8) inch thick LBR 40 material. Stabilized width must include shoulders. Native materials below the stabilized surface shall not contain significant amounts of unsuitable materials (i.e. muck, clay, organics, etc.).

c. More than five (5) homes accessing an easement: The easement must be improved to local roadway pavement design standards under Section 6.04.07.F for one-hundred feet (100') from its intersection with the County-owned right-of-way

d. Forty (40) foot radius stabilized turnaround or equivalent.

e. Owner(s) shall provide a recorded maintenance agreement in a form acceptable to the County.

f. Easement must provide Emergency Vehicle access per Part 6.03.00.

3. Easements for access serving unmanned sites (e.g. Antenna Towers, relay stations and similar facilities):

a. Minimum recorded twenty (20) foot wide Easement.

b. Minimum sixteen (16) foot wide stabilized surface capable of supporting eighty thousand (80,000) pounds.

c. Thirty-five (35) foot radius stabilized turnaround or equivalent.

4. Shared residential driveways are permitted in platted Subdivisions, are not considered easements for purposes of this part, and must meet Section 6.04.05 Access Management

C. Right-of-Way Requirements

1. Minimum Right-of-Way Widths shall be as listed in Table 6.06. These minimum widths may be increased to allow sufficient width for drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the Right-of-Way.

TABLE 6.06

MINIMUM RIGHT-OF-WAY-WIDTHS						
ROADWAY CLASSIFICATION	**CURB/GUTTER**			**SWALE SECTION**		
	2-LANE	**4-LANE**	**6 LANE**	**2-LANE**	**4-LANE**	**6 LANE**
LOCAL ROADS	60 feet*	N/A	N/A	60 feet**	N/A	N/A
MINOR COLLECTORS	80 feet	110 feet	N/A	80 feet	130 feet	N/A
MAJOR COLLECTORS	80 feet	130 feet	155 feet	100 feet	150 feet	250 feet

* *Right-of-Way Widths for Local Road curb and gutter sections may be reduced to fifty (50) feet upon demonstration that an electric Utility Easement five (5) feet in width or greater is provided outside of the Right-of-Way on each side.*

** *See all of Section 6.04.07.C.for various requirements related to swale design*

2. Swale sections on Local Roads may be permitted in public Rights-of-Way only under the following conditions:

   a. Existing platted Subdivisions where the adjoining Rights-of-Way are predominantly existing swaled system, or

   b. Proposed platted Subdivisions where the minimum lot size is one (1) acre or greater.

3. If pavement within a Roadway is divided, or if the centerline of the Roadway deviates from the centerline of the Right-of-Way, such as to allow for preservation of Trees within the Right-of-Way, the width for the remaining portion of the Right-of-Way outside of the travel lanes shall comply with the Roadway Typical Section for the designated Roadway classification. Design of the Roadway must be adequate to assure that the Tree root system will not adversely affect the integrity of the Roadway in the future or impact the proper location of the Utility placement. Utility installation must be in accordance with the S&D Manual.

4. All intersecting Roadways shall require additional Right-of-Way at the corners. The corner clip shall connect the two points which are twenty (20) feet from the intersecting Right-of-Way lines or a twenty-five (25) foot radius return (refer to the S&D Manual).

5. Reduction of the minimum Right-of-Way Widths listed in Table 6.06 above may be permitted if documentation demonstrates sufficient width to safely accommodate all planned or required drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the Right-of-Way or separate Easements. Requirements of this Code shall not prohibit the County from undertaking, or permitting, expansion of existing travel lanes within Right-of-Way not meeting the minimum widths in Table 6.06 above if environmental, legal, or physical constraints prevent expansion of such Right-of-Way to the minimum widths so long as public safety is not jeopardized.

D. Minimum Lane & Shoulder Widths

1. Minimum travel lane widths shall be as follows:

TABLE 6.07

ROADWAY CLASSIFICATION	MINIMUM LANE WIDTHS	
	VEHICLE	BICYCLE
LOCAL ROADS	10 feet	0 feet
MINOR COLLECTORS	12 feet	5 feet
MAJOR COLLECTORS	12 feet	5 feet

Note: See Section 6.04.05, ACCESS MANAGEMENT for details on driveway connections.

2. If pavement within a Roadway is divided, such as to allow for preservation of Trees, the minimum pavement width shall be sixteen (16) feet. The minimum pavement width of sixteen (16) feet shall be measured from the edge of pavement. Right-of-Way Widths for the divided section shall be in accordance with Section 6.04.07.C. above.

E. Cul-de-Sacs

1. All Roadways without a paved outlet shall be terminated with a cul-de-sac (see S&D Manual).

2. The minimum Right-of-Way Width for a cul-de-sac bulb with curb and gutter sections shall be a sixty-two (62) foot radius. For a swale section, the minimum Right-of-Way Width shall be a sixty-two (62) foot radius. These widths may be increased to allow sufficient width for drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the Right-of-Way.

3. The minimum pavement radii for cul-de-sacs shall be forty-two (42) feet with the pavement design for the cul-de-sac bulb consistent with the Roadway.

4. Other variation or shapes of cul-de-sacs may be allowed if the design conforms to American Association of State Highway and Transportation Officials (AASHTO) criteria contained in "A Policy on Geometric Design of Highways and Streets".

5. Any Local Road which exceeds one thousand, eight hundred (1800) feet shall have an intersecting Street, cul-de-sac or eyebrow designed turn around.

F. Pavement Design

1. Stabilized Subgrade

a. All Roadway and driveway subgrades shall have a minimum width as shown in the Roadway Typical Sections. Minimum depth and bearing values shall be as follows:

TABLE 6.08

ROADWAY CLASSIFICATION	STABILIZED DEPTH	LIMEROCK BEARING RATIO (L.B.R.)
LOCAL ROADS	12 inches	40
MINOR COLLECTORS	12 inches	40
MAJOR COLLECTORS	12 inches	40

b. Where the existing soils to be used in the Roadway subgrade have the required bearing value, no additional stabilizing material will be required. The stabilizing material, if required, shall be high-bearing value soil, sand-clay, limerock, shell or other materials which meet the standards established in the FDOT Specifications.

c. The Construction of the stabilized roadbed shall meet the criteria as set forth in the FDOT Specifications. Minimum density shall be ninety-eight percent (98%) (Modified Proctor Method).

d. Tests for the subgrade bearing capacity shall be located no more than five hundred (500) feet apart or every soil change, and tests for compaction shall be located no more than three hundred (300) feet apart. Tests shall

be staggered to the left, right, and on the centerline of the Roadway with no less than two (2) tests conducted per Roadway section. When conditions warrant, in the judgment of the County Administrator, additional tests may be required to assure compliance with FDOT Specifications. The Contractor/Project Engineer will be advised in writing that additional tests will be required and the extent of such additional tests. Special attention shall be given to the need for any compaction retests in subgrade areas disturbed by underground utilities or other Construction, especially under curb areas.

e. The bottom of the stabilized subgrade shall be a minimum of one (1) foot above the Seasonal High Groundwater Level (SHGL) as identified by an Engineer or other Registered Professional. Alternatively, the local roadways with less than 2,000 Average Annual Daily Trips (AADT) could be designed by a Registered Professional in accordance with Section 5.2.2. of the Florida Department of Transportation's (FDOT) January 2020 Flexible Pavement Design Manual.

2. Base Course

a. Base course materials shall be limerock or material with an equivalent structural value. The minimum thickness and density for limerock shall be as follows:

TABLE 6.09

ROADWAY CLASSIFICATION	MINIMUM THICKNESS	LIMEROCK BEARING RATIO (L.B.R.)
LOCAL ROADS	6 inches	100
MINOR COLLECTORS	8 inches	100
MAJOR COLLECTORS	10 inches	100
MAJOR COLLECTORS – SIX LANE DESIGN	12 inches	100

b. The base course width shall be a minimum of twelve (12) inches greater than the finished surface course (see Roadway Typical Sections in the S&D Manual). Limerock and coquina shell shall conform to FDOT Specifications for base course material and Construction methods. Under special conditions where base material may be subjected to greater than normal moisture, soil cement, crushed concrete, or asphaltic base may be used after approval by the County Administrator. In such instances, the applicant shall submit the justification, test data to be used to determine mix, the Contractor's experience record, and quality control procedures. The Engineer of Record shall state whether a fabric or other method will be used in the system to minimize surface cracking.

c. All bases shall be primed in accordance with the Specifications. A tack coat will not be required on primed bases except on areas which have become excessively dirty and cannot be cleaned, or in areas where the prime has cured and lost all bonding effect. Tack coat material and Construction methods shall conform to FDOT Specifications.

d. The Construction of the base shall meet the criteria as set forth in the FDOT Specifications. Minimum density shall be ninety-eight percent (98%) (Modified Proctor Method).

e. Testing for the base thickness and compaction shall be located no more than three hundred (300) feet apart and staggered to the left, right, and on the centerline of the Roadway with no less than two (2) tests conducted per Roadway section. When conditions warrant, in the judgment of the County Administrator, additional testing may be required to assure compliance with FDOT Specifications, the Contractor/Project Engineer will be advised in writing that additional tests will be required and the extent of such additional tests.

3. Asphaltic Concrete Wearing Surface Course

The County requires a two-lift pavement system with regard to application of the Wearing Surface. All infrastructure and the base course shall be constructed in accordance with applicable Land Development Code regulations; however, the Wearing Surface Course application is delayed until such time as outlined in Section 6.04.08 (Bonding). Tack (prime) coat shall be required for multiple lifts.

Surface courses for flexible pavements shall meet the following minimum thickness requirements:

TABLE 6.10

ROADWAY CLASSIFICATION	STRUCTURAL COURSE		WEARING SURFACE COURSE	
	MINIMUM THICKNESS	TYPE	MINIMUM THICKNESS	TYPE
LOCAL ROADS	1 inch	S-I*	3/4 inches	S-III*
MINOR COLLECTORS	1-1/2 inches	S-I*	1 inch	S-III*
MAJOR COLLECTORS	2 inches	S-I*	1-1/2 inches	S-III**
MAJOR COLLECTORS - SIX-LANE SECTION	3 inches	S-I*	1 1/2 inches	S-III**

* *S-I and S-III may be substituted with SP-12.5 and SP-9.5, respectively.*

** *The FDOT downside one-quarter (¼) inch tolerance for pavement thickness does not apply.*

a. Asphaltic concrete types or equivalent structural courses shall conform to the FDOT Standards and Specifications for design, materials, and method of Construction.

b. Asphalt cores for thickness shall be located no more than two hundred (200) feet apart and staggered to the left, right, and on the centerline of the Roadway with no less than two (2) cores taken per Roadway section.

c. Surface course shall be ¼-inch higher than the edge of gutter section.

4. Portland Cement Concrete Pavement

a. Stabilized subgrade requirements for Portland Cement Concrete Pavements shall be the same as those for flexible pavements.

b. Minimum pavement thickness requirements shall be as follows:

TABLE 6.11

ROADWAY CLASSIFICATION	MINIMUM THICKNESS
LOCAL ROADS	8 inches
MINOR COLLECTORS	8 inches
MAJOR COLLECTORS	10 inches

c. Portland Cement Concrete Pavement, including joints, shall conform to FDOT Specifications for materials and method of Construction.

G. Roadway Alignment

Roadways shall be designed with the following minimum radii for the centerline of curves:

TABLE 6.12

ROADWAY CLASSIFICATION	MINIMUM CENTERLINE RADIUS
LOCAL ROADS	100 feet
MINOR COLLECTORS	325 feet *
MAJOR COLLECTORS	500 feet *

* *Minimum centerline radius may be increased based upon design speed of Roadway.*

H. Sidewalks

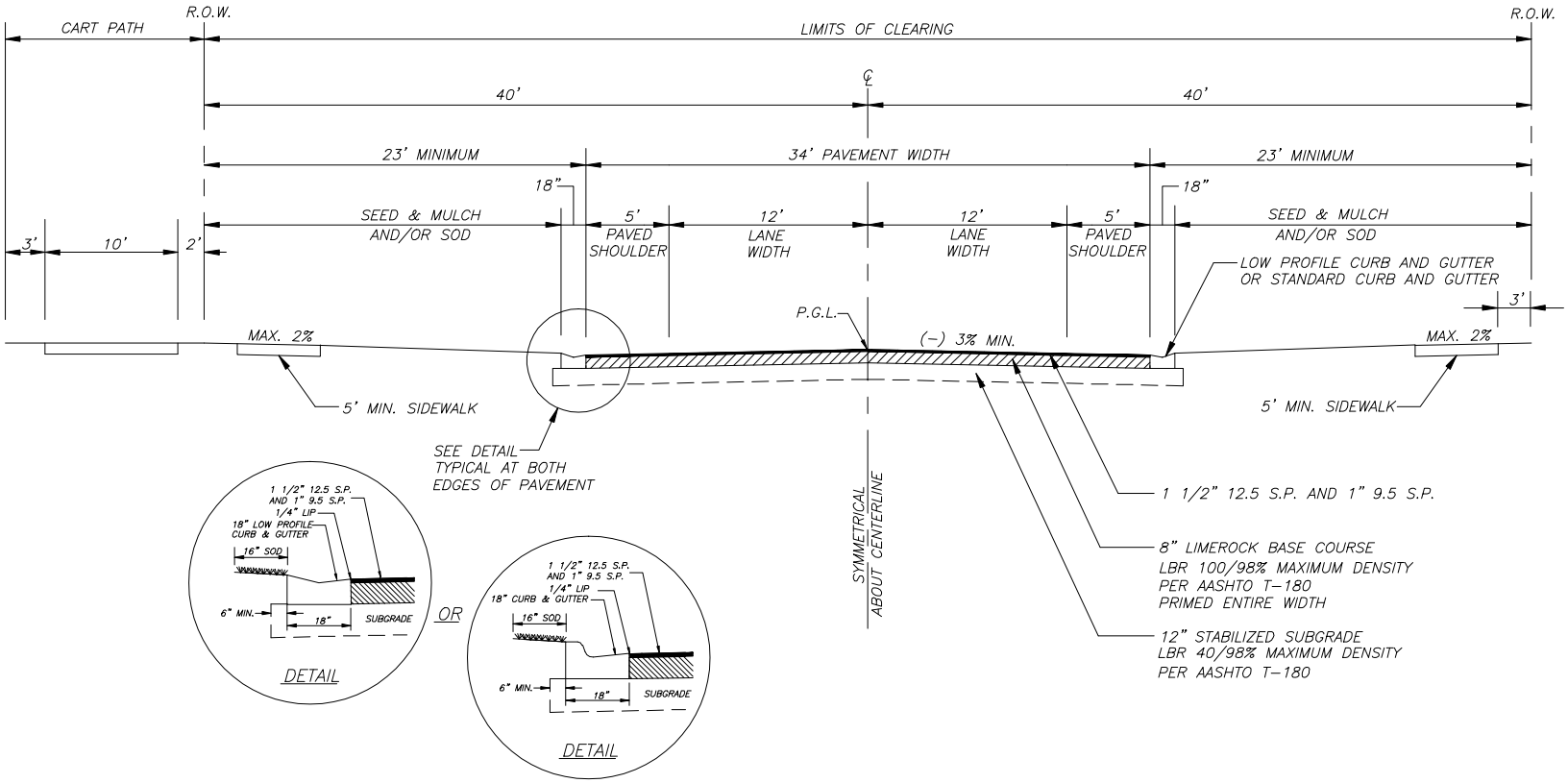
1. Sidewalks shall be required on all roads that are classified as County Major or Minor Collectors. Sidewalks shall be constructed on each side of the Roadway to be developed unless otherwise provided through an approved pedestrian circulation plan. On all new County Major or Minor Collectors, sidewalks shall be required on both sides.

2. The County may grant an Administrative Waiver for the Construction of sidewalks within its Right-of-Way. However, the Developer shall be required to provide funds for the cost of sidewalk to the County. The unit price for sidewalk shall be established by the County Administrator.

3. Sidewalks shall be designed and constructed in accordance with FDOT Standards except as modified herein. The finished grade of sidewalk shall be constructed to conform to the master drainage plan, if applicable, to prevent ponding.

4. The minimum sidewalk width shall be five (5) feet on Major and Minor Collectors, with six (6) feet provided in areas of high pedestrian travel such as near schools, parking facilities, shopping centers, and transportation facilities. Sidewalks provided on Local Roads shall be a minimum of four (4) feet in width and shall be placed three (3) feet inside the Right-of-Way line, unless otherwise approved by the County Administrator. Handicap ramps, meeting Florida Accessibility Code

RIGHT-OF-WAY WIDTH: 80 FEET



NOTES:

1. OPTIONAL BASE MATERIALS MAY BE ACCEPTABLE UPON APPROVAL BY THE COUNTY ENGINEER
2. 9.5 S.P. SHALL BE FINAL ASPHALT COURSE PLACED
3. GOLF CARTS MAY BE PERMITTED ON THIS ROADWAY TYPICAL SECTION (WITH EASEMENT) WHEN APPROVED THROUGH THE PROCESS IDENTIFIED IN ORDINANCE 2009-1 AND APPROVED BY THE COUNTY ENGINEER
4. A PLATTED EASEMENT DEDICATED FOR ELECTRIC CART PATH USE REQUIRED. EASEMENT TO BE HELD BY ASSOCIATION, CDD, OR OTHER LEGAL ENTITY

TRAFFIC VOLUME
1,500 < AADT < 11,000

STRUCTURAL NUMBER: 3.50

ST JOHNS COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
2740 Industry Center Road
ST AUGUSTINE, FLORIDA 32084
Phone (904) 209-0110 • Fax. (904) 209-0140

REVISION
10/09

DESIGN DETAIL

MINOR COLLECTOR-2 LANE-80' R.O.W.
TYPICAL CURB & GUTTER SECTION

EFFECTIVE DATE:
DETAIL NO. 104

APPROVED:
H.P. TOMPKINS, JR., P.E.
COUNTY ENGINEER

FILE NAME: D104.DWG

Attachment 3

Public Records of St. Johns County, FL
Clerk number: 2024089816
BK: 6053 PG: 1396
11/15/2024 3:51 PM
Recording $741.00

ORDINANCE NO. 2024 - 55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE SILVERLEAF PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2006-117, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated February 20, 2024, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2024-04 Silverleaf PUD,** for an amendment to the Silverleaf Planned Unit Development, Ordinance Number 2006-117, 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 Silverleaf PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2006-117, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Silverleaf 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 Silverleaf PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Silverleaf 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 Silverleaf 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 Silverleaf PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Silverleaf PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance Number 2006-117, 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 Silverleaf 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 5TH DAY OF NOVEMBER, 2024.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Sarah Arnold, Chair

Rendition Date NOV 07 2024

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

BY: Crystal Smith
Deputy Clerk

Effective Date: NOV 12 2024

ST. JOHNS COUNTY FLORIDA

EXHIBIT "B"

SILVERLEAF PUD

MASTER DEVELOPMENT PLAN TEXT

A. Description

The SilverLeaf Planned Unit Development (the "**PUD**") covers a portion of the SilverLeaf Development of Regional Impact (the "**DRI**"), as approved by St. Johns County (the "**County**") DRI Resolution 2006-65, and as modified by Resolution 2006-338, Resolution 2015-241, Resolution 2019-165, Resolution 2020-298, Resolution 2021-551 and Resolution 2024-__ (collectively, the "**DRI/DO**"). The PUD contains approximately 8,844[1] acres. Approximately 524 acres are designated Mixed Use ("**Md**") on the St. Johns County Future Land Use Map ("**FLUM**"), approximately 6,881 acres are designated Residential C ("**Res-C**"), approximately 21 acres are designated Residential B ("**Res-B**"), approximately 970 acres are designated Residential A ("**Res-A**"), approximately one (1) acre is designated Commercial ("**COM**"), approximately 348 acres are designated Conservation ("**CV**"), and approximately 98 acres are designated Rural Silvicultural ("**RS**") on the FLUM.

The applicant and the owner of the property subject to the PUD, as modified, is White's Ford Timber, LLC (the "**Applicant**"). As used herein, the term "**Developer**" shall mean one or more entities that undertake portions or all of the development of the PUD. The terms and conditions of the PUD do not apply to any property within the boundaries of the PUD that is owned by the Florida Department of Transportation for the purpose of right-of-way and stormwater facilities or by St. Johns County for the purpose of right-of-way, stormwater and utility facilities.

The purpose of this Major Modification application is to:

1. Revise land uses within certain parcels within the PUD, without changing any of the previously approved development rights for the project.

2. Increase the size of Retail buildings within the Mixed Use Res-C areas to allow up to 125,000 square feet per tenant/user in a single building or space.

3. Revise Section H.2 and Waiver 25 to allow two median access points into the SilverLeaf Town Center near the First Coast Expressway, subject to the conditions in therein.

[1] All acreages are approximate to within one acre.

4. Revise Section D, Residential C FLUM Designation, to allow the use of one lot within Parcel 40 that is located on Trout Creek to be developed as a community amenity, including access to Trout Creek for SilverLeaf residents. Access to the amenity parcel will be through Parcel 40 and not via Collier Road.

5. Revise the Master Development Plan to reflect the revised land uses for certain parcels within the PUD.

6. Amend the phasing, build-out and expiration dates, pursuant to Section 252.363, Florida Statutes.

SilverLeaf is a planned community designed to provide a balance of uses. As depicted on the Overall Conceptual Plan, Attachment 1, the community will have a mixed-use center that will provide commercial, civic, residential and other uses serving the surrounding residential areas. At the heart of the community are the Mixed Use (Md) parcels, with concentrated commercial, office and residential development that will provide retail, employment and housing opportunities for the residents of SilverLeaf and the County as a whole. Pedestrian access will be provided throughout the community.

The PUD will be developed with cohesive neighborhoods that will allow a full variety of building and housing options.

As allowed under Section 5.03.02G2 of the St. Johns County Land Development Code (the "**Code**" or "**LDC**"), the Master Development Plan Map for the PUD, as amended, (the "**MDP Map**") is an incremental MDP Map depicting the incremental development and providing a general depiction of the remaining portions of the development. This Master Development Plan depicts the following regional roads: County Road ("**CR**") 2209 from John's Creek Parkway to the State Road ("**SR**") 16 Connector ("**SR 16 Connector**") (a/k/a St. Johns Parkway); the SR 16 Connector from CR 2209 to SR16 (a/k/a SilverLeaf Parkway), the CR 16A Connector from CR 16A to Silver Lake Drive; and Silver Lake Drive from CR 2209 south of the future FCE to north of the FCE. The Developer will comply with the provisions of Special Condition 24 of the DRI/DO. Subsequent incremental MDP Maps shall be submitted to provide the general location of the proposed uses for subsequent increments of the development. Additional specific details of the development will be submitted and reviewed on construction plans. Where specific road rights-of-way widths and locations are shown, the road types and locations may be relied upon and are vested from any future changes to County rules or regulations regarding access.

The MDP Map depicts several parcels as "Future Development". (Parcels 5, 14, part of 15, 16, 21, 23, 24, part of 25, 27, 28, 29G, 30, 31, 39A, 39B, and 40) (the "**Future Development Parcels**"). As shown on the Overall Conceptual Plan, Attachment 1, and on Map H of the DRI/DO, the Future Development Parcels have the following future land use and density designations:

Table A-1 Future Development Parcel Designations

Parcel	FLUM	Map H
5	Res-C	Mixed Use
14	Res-C	Residential Medium Density
15A	Md	Mixed Use
15B	Res-C	Mixed Use
16	Md	Town Center/Mixed Use
21	Res-C	Mixed Use
23	Res-C	Mixed Use
24	Res-C	Mixed Use
25A	Res-C	Mixed Use
27/28	Res-C	Mixed Use
29G	Res-C	Mixed Use
30	Res-C	Mixed Use
31	Res-C	Mixed Use
39A	Res-C	Mixed Use
39B	Commercial	Mixed Use
40	Res-C	Low Density Residential

As required under LDC Section 5.03.02G.2, subsequent incremental MDP Maps will be submitted to provide detailed site plans for development within the Future Development Parcels prior to construction plan approval for such development. The Future Development Parcels may be developed with any Use, density or intensity allowable under its underlying FLUM designation as stated in Table A-1. Development of the parcels listed in Table A-1 can occur at any time, except for Parcel 40, for which development cannot commence until the FCE is open to traffic or January 1, 2030, whichever occurs first. Provided that the external vehicular and pedestrian access to the Future Development Parcels is consistent with the MDP Map and the Use, density or intensity of such development is consistent with the DRI/DO and FLUM designation for such parcels, and the proposed development is consistent with the design criteria specified in this MDP Text, then such incremental MDP Maps shall be reviewed and approved by staff without the need for public hearing. Any golf course within the project will not be required to meet the open space or recreation requirements of the PUD.

Various community support services will be available in all areas within the development. Support services include community parks with active recreation facilities; neighborhood parks; and passive open space throughout the community. School sites are provided on and off-site for a high school and up to three K-8 or middle schools.

Vehicular access to the PUD will be from SR 16, SR 16 Connector, CR 16A, SR 13, CR 2209 and Leo Maguire Parkway. There may be future access from the First Coast Expressway and Interstate I-95. Connections to the Regional Roads will be minimized by an internal road system that connects neighborhoods and will allow residents access to various points within the community, including the commercial areas and community facilities.

Pedestrian interconnectivity will be provided throughout the community and will connect neighborhoods to commercial, civic and recreational uses to provide alternatives to use of automobiles for travel within the project.

The St. Johns County Utility Department ("**SJCUD**") will provide water, sewer and reuse service for the majority of the PUD. A portion of the PUD is within the Jacksonville Electric Authority ("**JEA**") service boundary and JEA will provide water and sewer service within its service area. Florida Power and Light ("**FP&L**") will provide electric service. Utility services will be extended along the main roads within the PUD where applicable.

As required by the Northwest Sector Plan (the "**Sector Plan**"), the following are the community goals and neighborhood sustainability indicators for the PUD.

1. Community Goals

- ***Development Edges***: The PUD provides for Development Edges that are consistent with the Sector Plan and the Comprehensive Plan Text Policy related to Ordinance No. 2022-36 (Application No. COMPAMD 2021-10). The Development Edges may contain pedestrian, equestrian and bike pathways, utilities, ponds, community gardens, signage and other community elements as allowed by the Comprehensive Plan.
- ***Recreational Trail System***: The PUD provides for a system of bike and multi-use sidewalks and paths. Trails may be provided within Development and Scenic Edges.
- ***Scenic Edges***: Scenic Edges will be provided adjacent to SR 16, SR 16 Connector, CR 16-A, SR 13 and CR 2209. The general location of the Scenic Edges will be graphically depicted on MDP Maps and specifically shown on construction plans.
- ***Compatibility between new and existing development***: The proposed community development is consistent with development patterns in the Northwest Sector. The proposed residential density will vary throughout the project, with intensity of uses increased in the Mixed Use (Res-C) parcels and the Mixed Use (Md) parcels.
- ***Balance of Land Uses and Housing***: SilverLeaf is a master planned community that includes the following components: neighborhoods which target a variety of market segments and housing development types, a Mixed Use development area providing opportunities as an employment center, active and passive parks, a network of bike and pedestrian paths, community parks with active recreation facilities, amenity centers and neighborhood recreational areas, on-site or offsite school sites for a public high school and up to three public K-8 or middle schools, civic uses, and office, commercial and light industrial development. Community

support facilities will be available within the development and residents will be able to use the internal roadway and non-vehicular system to access those facilities.

- ***Diverse Commercial Centers***: The SilverLeaf community includes mixed use design with office and commercial areas of varying scales and intensities, and light industrial uses. Various development areas have been designed to provide a sense of place, and have a planned pedestrian access system that provides access to the various components of the community.
- ***Neighborhood Design***: The Master Plan for the community includes several neighborhoods that will allow builders to target different market segments. Major wetland systems define and provide separation between the neighborhoods that contain active and passive parks and civic spaces. The various neighborhoods will be interconnected by a pedestrian path system.
- ***Community Planning Approach:*** Community meetings will be held in accordance with the Sector Plan Overlay requirements.
- ***Pedestrian System***: The neighborhoods will be linked with a system of sidewalks, paths, or trails. A 12-foot-wide multi-use path will be provided along the segment of CR 2209 to be constructed by Developer, the CR 16A Connector, Silver Lake Drive and SR 16 Connector, in compliance with the DRI DO.
- ***Accessible Open Spaces***: The SilverLeaf Master Plan provides for a number of smaller parks and civic spaces in addition to larger recreation areas, community parks, and amenity centers. A system of local roads, sidewalks or bike paths will make these recreation and open spaces accessible to the community.
- ***Traffic Calming:*** Roundabouts may be provided at various points within the neighborhoods and at points of connection between local roads and collectors subject to approval by the applicable jurisdictional agencies.

2. Neighborhood Sustainability Indicators

- ***Development Edges*** will be provided around the neighborhoods and the project perimeter consistent with the Sector Plan and the Comprehensive Plan Text Policy related to Ordinance 2022-36 (Application COMPAMD 2021-10).
- ***Scenic Edges*** will be provided adjacent to CR 2209, SR 16 Connector, SR 16, SR 13 and CR 16A. The general location of the Scenic Edges will be graphically depicted on MDP Maps and specifically shown on construction plans. Lake views may serve as part of the scenic edge as the lakes are designed to be attractive to the travelling public, meets a general standard of rural character and provides a scenic lake view.
- ***Acres of land donated/conveyed to school sites***: Approximately 168 acres have been conveyed to the St. Johns County School District for school development within the PUD, in accordance with Special Condition 29 of the DRI/DO.
- ***Acres allocated to public parks, greens, and squares:*** There will be approximately 198.9 acres of neighborhood and community parks, in accordance with Special Condition 28 of the DRI/DO.
- ***Number of activity-based recreation, civic and cultural facilities developed***: In accordance with Policy F.1.3.1 of the Comprehensive Plan and Special Condition

28 of the DRI/DO, a total of 198.9 acres of neighborhood and community Parks will be provided. Detailed plans for all community and neighborhood parks provided will be shown on incremental MDP Maps. The recreation areas meet the requirements of LDC Section 5.03.03.E.2, and may contain tennis courts, multi-purpose fields, hiking trails and other resource-based activities, and allows space for adequate parking for all facilities. Civic functions may be located in any of the parks, amenity centers or commercial areas. These areas may also be the sites for cultural events such as music or art festivals. Neighborhood parks are planned as active and resource-based recreation and passive open space amenity areas for neighborhoods and are connected to smaller 'pocket' parks by sidewalks and other non-vehicular pathways. A golf course, clubhouse, and related amenities may be constructed but is not required.

- ***Acres of wetlands created, enhanced, preserved, or mitigated***: It is anticipated that significant acreages of wetlands within the PUD will be protected from development, as detailed in Table D-1.
- ***Number and types of schools***: The project has conveyed land for one high school and two K-8 school sites.
- ***Connection of roads, trails, bikeways and bike paths to adjacent neighborhoods and communities***: A planned system of sidewalks and multi-purpose paths will connect the various neighborhoods, civic and recreational areas within and adjacent to the SilverLeaf community.
- ***Ratio of Non-Residential Square Footage to Residential Units***: The allowable land uses under the DRI/DO provide approximately 200 square feet of non-residential use per residential unit. This ratio may vary in accordance with conversions as allowed by the DRI Conversion Tables and the maximum and minimum development ranges approved in the DRI/DO.
- ***Number of public health care facilities developed***: Any hospital, emergency care facility or other health care facilities developed within the PUD will be in accordance with the Comprehensive Plan.
- ***Miles of Bike Ways/Recreational Trails to Sidewalks***: The PUD will provide approximately 19 miles of bike lanes and 63 miles of sidewalks and multi-use paths as shown on the MDP Map and as will be shown on subsequent incremental MDP Maps. All incremental MDP Maps will show the bicycle and pedestrian circulation system as development is detailed.
- ***Diversification of Housing Types and Neighborhood Districts***: The residential and Mixed-Use districts within the PUD will allow a variety of housing options.

Residential development types may include detached single-family lot development as well as attached fee simple townhomes and duplex homes, zero lot line development, and multi-family condominium or apartment buildings. One or more age-restricted communities complying with Federal fair housing regulations may be provided. Residential may also be located as a mixed use above commercial or office space in the Mixed Use (Res-C) parcels and the Mixed Use (Md) parcels.

- ***Acres of land reserved or permanently protected from development***: The project will protect significant wetlands from development, as detailed in Table D-1.
- ***Number of Archeological and Historical sites identified and protected***: Potential Archeological and Historical sites were examined during the DRI review process. A historic timber train crossing of Trout Creek will be documented and preserved within the passive park site located on Parcel 13B. The PUD will remain consistent with DRI/DO Special Condition 32.

B. Total Number of Acres included within the project.

The PUD includes a portion of the land area within the SilverLeaf DRI. Of the total land area within the DRI, approximately 1,763 acres of land have Rural Silviculture FLUM designation and are not included within the PUD boundaries, but 98.2 acres of land with Rural Silviculture FLUM designation have been added to the DRI and the PUD lying south of St. Thomas Parkway between Parcel 5 and Parcel 18 as shown on the Overall Conceptual Plan, Attachment 1. Accordingly, the total acreage within the PUD is 8,844 acres.

C. Total Number of Wetland Acres

The MDP Map shows post-development project geometry and the anticipated configuration of wetlands after permitting by the jurisdictional agencies. Wetland impacts for the entire DRI shall not exceed 475 acres including impacts associated with the construction of CR 2209, but not including impacts associated with the First Coast Expressway in compliance with Special Condition 16 of the DRI/DO.

D. Development Area and Land Use

The total PUD area is 8,844 acres. The approximate acreage for development by use shown on the Overall Conceptual Plan is as follows:

Table D-1 LAND USE AREA

LAND USE	UPLAND ACREAGE	WETLAND IMPACTS[3]	PRESERVED WETLANDS	TOTAL ACREAGE PER LAND USE[1]
Residential	4,542	210	621	5,373
Mixed Use	724	105	90	919
Community Recreation	85	6	68	159
School sites	64	3	0	67
Map H Roadways	239	77	0	316
Utility	29	0	11	40
Open Space and Other Areas[2]	368	0	1,602	1,970
Sub-Totals	6,051	401	2,392	
Total Project Acreage				8,844

[1] The above acreages are based on a conceptual layout of future phases and are subject to change due to wetland permitting, updated survey information and infrastructure layout without modification of the PUD in accordance with LDC Section 5.03.05.

[2] For the purposes of Table D-1 only, the term "Other Areas" refers to all areas that are not within a named use area.

[3] Wetland impacts shown above are estimated for purposes of this PUD Text only and will be finally determined at the time of state and federal permitting but will not exceed a cumulative total of 475 acres and will comply with Special Condition 16 of the DRI/DO.

[4] Commercial and Office development may include hospital and college uses.

Local road rights-of-way, neighborhood and pocket parks and civic spaces, Scenic Edges and Development Edges, and the Natural Vegetative Upland Buffers ("**Upland Buffers**") are included in the residential or non-residential and open space land use acreage for the parcel in which they are located.

As provided in General Condition 2 of the DRI/DO, the land use totals are as follows:

Table D-2 LAND USE TOTALS

USE	UNITS OR SF
Single-Family	**9,400 dwelling units (DU)**
Multi-family[1]	**4,500 DU**
Age-Restricted	**2,000 DU**
Retail Commercial	**1,954,160 square feet (sf)**
Office	**900,000 sf**
Industrial	**330,000 sf**
Hospital	**300,000 sf**

[1] Multi-family includes all attached residential product regardless of the form of ownership for purposes of calculating DRI minimum/maximum development totals.

The following land use equivalency matrix defines allowable land use conversions and the method of calculating the conversions. As provided in General Condition 2 and Exhibit 2 of the DRI/DO, compliance with the following specifications allows the exchange of one approved land use for another land use while allowing the impacts of the development to be considered unchanged. The minimum and maximum ranges were developed based on non-exceedance of the most restrictive public facility demand factor as a determination of the degree of impact.

Table D-3 LAND USE EQUIVALENCY MATRIX

Based on the DRI/DO, the project is allowed the following development ranges that are provided for land use conversion purposes only:

2021 Revised Table 10-1A - Land Use Equivalency Table

TO: / FROM:	Single Family (DU)	Multi-Family (DU)	Age Restricted (DU)	Hospital (sf)	Commercial (sf)	Office (sf)	Light Industrial (sf)
Single Family (DU)	1	2.3584	5.1884	N/A	N/A	N/A	N/A
Multi-Family (DU)	0.4240	1	2.2000	N/A	N/A	N/A	N/A
Age Restricted (DU)	0.1927	0.4545	1	N/A	N/A	N/A	N/A
Hospital (sf)	N/A	N/A	N/A	1	0.3889	0.6364	1.7500
Commercial (sf)	N/A	N/A	N/A	2.5714	1	1.6364	4.5000
Office (sf)	N/A	N/A	N/A	1.5714	0.6111	1	2.7500
Light Industrial (sf)	N/A	N/A	N/A	0.5714	0.2222	0.3636	1

Trip Generation Rate Calculations

Land Use	Net New External Trips	Quantity (DU or SF)	Trip Rate (trips/unit)
Single Family	7,017	9,800	0.7160
Multi-Family	1,366	4,500	0.3036
Age Restricted	276	2,000	0.1380
Hospital	209	300,000	0.0007
Commercial	3,608	2,000,000	0.0018
Office	1,004	900,000	0.0011
Light Industrial	126	330,000	0.0004

Example:

Convert 100 Dus of Single Family Residential to Multi-Family Residential
100 x 2.3584 = 235.84
100 Single Family Dwelling Units is equivalent to 236 Multi-Family Units

Convert 50,000 sf of Office to Light Industrial
50,000 x 2.7500 = 137,500
50,0000 sf of Office is Equivalent to 137,500 sf of Light Industrial

2021 Revised Table 10-1B - Minimum/Maxium Development Projections

Land Use	Units	Minimum	Maximum
Single Family	Dwelling Unit	5,000	11,000
Multi-Family	Dwelling Unit	1,000	6,200
Age Restricted	Dwelling Unit	0	3,000
Hospital	Square Feet	0	300,000
Commercial	Square Feet	500,000	3,000,000
Office	Square Feet	150,000	1,500,000
Light Industrial	Square Feet	50,000	500,000

England, Thims & Miller, Inc. 11/8/21

As provided in the DRI/DO, notice of any changes using land use equivalencies must be sent to the Department of Commerce ("**DC**"), Northeast Florida Regional Council ("**NEFRC**"), and the County. The above land use totals may vary within the minimum and maximum range specified in the Land Use Equivalency Matrix. Such amendment shall be considered an allowable use in accordance with LDC Section 5.03.05.A.9.

Table D-4 MINIMUM / MAXIMUM DEVELOPMENT RANGE

Land Use	Minimum	Maximum
Single-Family	5,000 DU	11,000 DU
Multi-Family	1,000 DU	6,200 DU
Age Restricted	0 DU	3,000 DU
Commercial	500,000 sf	2,250,000 sf
Office	150,000 sf	1,500,000 sf
Light Industrial	50,000 sf	500,000 sf
Hospital	0 sf	300,000 sf

The uses allowable within the various areas depicted on the Master Development Plan are listed in Table D-5 below.

Table D-5 ALLOWABLE LAND USE MATRIX

	Residential [2,3,4]	Mixed Use (Md)/Mixed Use (Res-C)/Mixed Use (Com)	School Sites	Community Recreation/ Parks	Open Space	Utility
Golf and Other Amenity Centers	A	A		A		
Residential[2],[3,4]	A	A	(Accessory)			
Recreation	A	A	A	A	A	
Civic/Church	A	A	A	A		
Community Facilities	A	A	A	A	A	A
Commercial		A	A[1]	A[1]		
Office[2]	A[2]	A	(Accessory)	(Accessory)		(Accessory)
Light Industrial		A				A
Hospital	A	A				

A= Allowed Use by right

[1] School sites and community recreation facilities may host fairs, social, recreation and/or cultural events having accessory concessions that may be quasi-commercial in nature. Additional uses shall be allowed in accordance with Section H.5 below.

[2] Office use shall be allowable in conjunction with live/work units and shall comply with parking and other standards as listed herein.

[3] Residential development may include age-restricted communities complying with Federal fair housing regulations.

[4] Uses permitted in Parcels 41 and 42 shall be limited to those detailed on page 14 of this text related to the Residential A FLUM designation.

Development within the Mixed Use (Res-C) Parcels, Mixed Use (Com) and Mixed Use (Md) Parcels may designate space for flex use that may combine residential with commercial or office, or may be office / commercial / industrial development. Development within the Md FLUM designation will include at least ten (10) percent open space and at least two uses chosen from Commercial, Office, Industrial and/or Residential. Uses may range from ten (10) percent to 90 percent of the upland portions of the Mixed-Use (Md) designated parcels. The required percentage of uses shall be calculated in the aggregate for the project, but do not apply to individual parcels within the PUD. Wetlands may be used to meet the ten (10) percent open space requirements. When residential uses are provided, the project shall include parks, recreation and open space.

Age-restricted and live/work units are allowable in all development areas of the PUD. Hospitals and public or private colleges are allowable uses within the Mixed Use (Res-C) and Mixed Use (Md) land use categories.

Restaurants that meet the conditions specified in LDC Section 2.03.02.A.4.a-d shall be allowed the Variance from Distance Requirement provided for under that Section from churches. Alcoholic beverages shall be allowed within any golf course and clubhouse within the PUD with no distance of separation requirement from churches. The parks, recreation areas, community and amenity areas, and community centers may have accessory concessionary facilities, services, and sales (including the sale of alcoholic beverages at temporary events subject to the distance of separation requirements of LDC Section 2.03.02A).

Utility infrastructure, including electric substations, transformers, water and sewer pump stations, well heads and treatment plants are allowable in all land use categories within the PUD.

Within conservation land use and other areas as defined in Table D-1, offsite parking, unpaved parking, antennae towers, special event tents, and utilities are allowable special uses by right subject to compliance with LDC Sections 2.03.00 and 6.08.00; however, any development within these areas must be consistent with any recorded conservation easement for that parcel. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the Code.

Residential A FLUM Designation

The Residential A FLUM designated parcels will meet the following criteria:

a. Development within SilverLeaf Parcels 41A, 41B and 42 shall not exceed a total of 195 single-family lots, resulting in a gross density of approximately one (1) unit per five (5) acres, which is compatible with the uses of surrounding lands.

b. Development within Parcel 41B shall include no more than 34 single-family lots, and such lots shall be a minimum of three (3) acres.

c. Lots within Parcel 41A that are adjacent to State Road 13 or Collier Road, or are adjacent to lots that front on State Road 13, shall be a minimum of three (3) acres, and the remainder of the lots in Parcel 41A shall be a minimum of one (1) acre.

d. Lots within Parcel 42 that are adjacent to State Road 13 or are adjacent to lots that front on State Road 13 shall be a minimum of three (3) acres, and the remainder of lots within Parcel 42 shall be a minimum of one (1) acre.

e. Lots adjacent to the development edges within the portions of SilverLeaf adjacent to the property with Parcel Identification Nos. 011565-0000 and 011566-0000 shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of such lots adjacent to the development edge along such parcels.

f. No non-residential uses shall be permitted within Parcels 41A, 41B and 42 except for (i) equestrian and farming uses ancillary to the single-family lots located therein, and (ii) agricultural and silvicultural uses.

g. The primary road through Parcel 41A shall be private and gated.

The Residential A FLUM areas may include Agricultural uses such as barns, stables, horses, ponies, other livestock, outdoor and/or covered arenas, dude ranch, riding academy, pasture lands, single-family residences ("**SF**"), guest houses, and may also include active and passive recreation facilities to serve residents. The existing barn located within Parcels 41A, 41B and 42 shall be permitted to be used as a community recreation facility and will count toward project park/recreation requirements. To the extent any of the aforementioned uses are categorized as Special Uses in the Code, such uses shall be allowable by right within the PUD subject to compliance with applicable sections of LDC Parts 2.03.00 and 6.08.00. Approval of this PUD shall supersede any requirements for public hearing specified in those sections of the Code.

Residential C FLUM Designation

The Residential areas within the Residential C land use designation may include all types of residential development, including single-family ("**SF**"), townhome ("**TH**"), duplex home ("**DH**"), zero lot line ("**ZL**"), multi-family ("**MF**"), traditional neighborhood design

("**TND**"), Special Care Housing, including, but not limited to, assisted living facilities, and may also include civic, golf and other active and passive recreation facilities. To the extent any of the aforementioned uses are categorized as Special Uses in the Code, such uses shall be allowable by right within the PUD subject to compliance with applicable sections of LDC Parts 2.03.00 and 6.08.00. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the Code.

The Mixed Use (Res-C) areas within the Residential C land use designation may include all types of residential development, including SF, TH, ZL, MF and TND, Special Care Housing, including, but not limited to, assisted living facilities, and Community Commercial uses as set forth in the Comprehensive Plan. Residential units may be located within structures that include commercial or office uses without any use being considered accessory as long as all of the uses within the structure are allowable in the district. The areas developed within the Residential C land use designation as Community Commercial may include the following uses: Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Civic, Office and Professional, Neighborhood Public Service, Mixed Use-Community Commercial, Multi-Family Residential Units and accessory Residential Uses as defined by LDC Section 2.02.01 and Policy A.1.11 of the Comprehensive Plan. Retail uses within the Mixed Use Res-C areas may include development with up to 125,000 square feet per tenant/user in a single building or space and shall not be classified "big box" for purposes of compliance with LDC Sec 2.02.01.E.1. Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of LDC Part 2.03.00 and Part 6.08.00, or as described in this PUD Text. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the Code.

With respect to SilverLeaf Parcel 40, the following criteria shall apply:

a. Development within SilverLeaf Parcel 40 will not be permitted until the First Coast Expressway is open to traffic or January 1, 2030, whichever first occurs. More specifically, St. Johns County will not approve the first residential plat or commercial horizontal construction plans for development in Parcel 40 until the First Coast Expressway is opened or January 1, 2030, whichever first occurs.

b. Lots located adjacent to the development edges within Parcel 40 shall be a minimum of one-half acre.

c. Lots within the portions of Parcel 40 adjacent to land located along Hardwood Landing Road between Penny Brooke Lane and the southern end of Hardwood Landing Road and lots adjacent to land located along Collier Road which are adjacent to the development edge within Parcel 40, will be a minimum of 100 feet wide and 200 feet deep and a minimum of one-half acre. Each of such lots shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of the lot adjacent to the development edge.

d. Lots adjacent to the property with Parcel Identification Nos. 011565-0000 and 011566-0000 shall be a minimum of one (1) acre.

e. Lakes and berms may be located within the Parcel 40 development edges to provide additional buffering and screening from adjacent lands.

f. SilverLeaf will not connect to Hardwood Landing Road or Collier Road.

g. The primary road through Parcel 40 shall be private and gated.

h. St. Johns County Parcel No. 011640-0020 (the "**Creekfront Parcel**") is located within Parcel 40. The Creekfront Parcel has been improved with a boat dock on Trout Creek, an electric power line, a water line and an access drive for years. The aforementioned improvements shall continue to be permitted and maintained within the Creekfront Parcel. At the time Parcel 40 is permitted to be developed, the Developer shall be permitted to construct a community amenity on the Creekfront Parcel, including access to Trout Creek for SilverLeaf residents. Access to the Creekfront Parcel will be through Parcel 40 and not via Collier Road.

Commercial (COM) FLUM Designation

The area with a Commercial ("**COM**") future land use designation may include the uses listed in Policy A.1.11.1(c) of the Comprehensive Plan and as defined in LDC Section 2.02.01.

Mixed Use (Md) FLUM Designation

All areas with Mixed Use (Md) land use designation may include all land uses, including all types of residential uses, as provided for in the Comprehensive Plan and Code notwithstanding the use conceptually depicted on Map H of the DRI/DO. Uses allowed by Special Use within those land uses shall be allowable by right subject to compliance with applicable sections of LDC Parts 2.03.00 and 6.08.00 unless stated otherwise in this Text. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the Code.

E. Total Residential Units and Density

The PUD is planned for a total of 15,900 residential units. Of that total, 9,400 are planned as single-family ("**SF**"), 4,500 are planned to be multi-family ("**MF**") and 2,000 are age-restricted homes. The mix of SF and MF as well as the total number of units may vary in accordance with the land use conversion tables D-3 and D-4.

Multi-family ("**MF**") includes attached fee simple townhome ("**TH**"), duplex homes ("**DH**"), condominium, apartment and mixed-use residential buildings. All types of residential development (SF, TH, ZL, MF, residential TND, live/work units) shall be considered one use: "residential". Conversion of an area from one residential land use type to another residential land use type shall not be considered a change in use that would require modification of this PUD. Changes to the MDP Map to allow the application of TND design concepts including grid streets and alley access may be accomplished by an application for staff approval of an incremental MDP Map for such area without the need for public hearing,

so long as there is no change in the location, number or type of vehicular access to Collector Roads and the change does not exceed the conditions of LDC Section 5.03.05. Any such change shall otherwise be in compliance with LDC Section 5.03.05.

The residential areas are designated on the Overall Conceptual Plan attached as Attachment 1 as low, medium or high density. Parcels designated very low density ("**VLD**") may be developed with a maximum of one (1) dwelling unit per acre. VLD lots will be located within the equestrian community proposed for Parcels 41A, 41B and 42 (the "**Equestrian Lots**"). Parcels designated as low density ("**LD**") may be developed with up to five (5) dwelling units ("**DU**") per gross acre. Parcels designated as medium density ("**MD**") may be developed with up to 12 DU per gross acre. Parcels designated as high density ("**HD**") may be developed with up to 30 DU per gross acre. Residential development within the Mixed Use (Res-C) Parcels shown on the MDP Map shall be considered high-density development. Nevertheless, the aggregate density within each FLUM category within the PUD will comply with the density allowances for that FLUM category pursuant to Comprehensive Plan Policy A.1.11.1(h) (Res) and A.1.9.1 (Md).

The project population is estimated to be 38,796 persons calculated at 2.44 persons per household. The number of school age children is estimated to be 6,388 calculated at 0.22 children per DU for multi-family development and 0.59 children per DU for single-family development consistent with the findings of the St. Johns County School Board student projections for the Northwest Sector.

In all types of residential development, accessory residences are allowable that comply with the Code definition of "Guest House" (LDC Section 2.02.04B2) or Accessory Family Unit ("**AFU**") (LDC Section 2.02.04B16). Neither Guest Houses nor AFUs shall be considered as additional units and such units will not be included in the PUD density calculation. The minimum lot size for a lot with a second main use structure (i.e. a second DU residence) shall be determined by the minimum lot size specified by the PUD regardless of the second main use structure.

Accessory units that do not meet the definition of LDC Section 2.02.04.B.2 or LDC Section 2.02.04.B.16 shall be allowed in conjunction with single-family homes in the form of a garage apartment (an apartment over a freestanding garage or carport), a cottage, or in the form of a mother-in-law suite (within the principal residence). Accessory units in conjunction with office or retail uses may be in the form of a cottage or within the principal building. The primary unit and the secondary unit must remain under single ownership. Kitchens and full bathrooms are permitted in all such accessory units. For the purposes of calculating density only, accessory units will be recognized as a separate unit.

F. Total Intensity of Non-Residential Development

As provided in General Condition 2 of the DRI/DO and Table D-2 above, the PUD may be developed with up to 1,954,160 square feet of commercial, up to 900,000 square feet of office, up to 330,000 square feet of light industrial and up to 300,000 square feet of hospital uses. These figures may be amended within the minimum and maximum ranges specified in the

Land Use Equivalency Matrix as allowed by the DRI/DO and Table D-4 of this PUD Text. The Land Use Equivalency Matrix at Table D-3 defines allowable land use conversions and the method of calculating the conversions.

The maximum non-residential intensity shall be in compliance with the Comprehensive Plan and the DRI/DO and shall be calculated on a PUD-wide basis. On lands designated Residential C the maximum non-residential intensity allowable is 12,000 square feet per acre. No maximum non-residential intensity is specified for lands designated as Md.

Recreational facilities, including Amenity and Community Centers and golf clubhouses, are not considered commercial and are accessory to the PUD. The location and square footage of these recreational amenity facilities will be shown on the applicable Master Development Plan.

Civic development may include governmental and public buildings such as government annexes, US post office, fire and emergency medical service facilities, police stations, community centers, public libraries and public schools, as well as facilities such as parks and recreation facilities, amenity centers, pavilions, churches or other places of worship, day care centers, plazas, and other community support buildings and development. The square footage of such development is accessory to the residential and other non-residential uses and therefore will not count against the development totals allowed under the DRI/DO and this PUD except that the square footage of commercial daycare centers and private schools shall be treated as "office" for purposes of the land use totals allowed under the DRI/DO and this PUD.

Development details for the areas shown as Future Development on the Master Development Plan will be shown in subsequent incremental MDP Maps. Development criteria shall be in compliance with allowances under the DRI/DO, the Comprehensive Plan, the Code, and this PUD Text.

G. Site Development Criteria

G.1 Residential Development

Townhomes (TH) and duplex homes (DH) may be owned in fee simple and are considered multi-family (MF) for purposes of calculating DRI minimum/maximum units as well as PUD development totals. Multi-family (MF) also includes attached condominium, apartment and mixed-use residential buildings, except that detached live-work units shall be considered single-family units.

All residential platted development will have right-of-way frontage as required by the Code. Shared driveways may be provided for up to four (4) detached or eight (8) attached residences per driveway, and flag lots are allowed provided the lot has a minimum of 25 feet of road frontage. Access to three (3) or more detached single-family homes from a shared driveway shall be limited to areas where lots cannot be otherwise accessed via a local road meeting Code standards as a result of the

configuration of upland areas defined by wetland preservation areas or other physical constraints, and driveway access shall require a 30-foot-wide easement for access meeting the standards of LDC Section 6.04.07.B.2. For cul-de-sac lots, the minimum lot width shall be met and shall be measured according to LDC Section 6.01.03.

Alleys shall be allowed and may provide the main point of access to homes. Garages may be located anywhere within the area defined by the lot setbacks, including adjacent to the alley. Residential alleys may be located within a right-of-way, tract, or an easement with a minimum width of 20 feet and shall have a minimum pavement width of 12 feet for one-way and 16 feet minimum width for two-way vehicular traffic. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review. Where other legal access is provided, alleys may be private and platted as either an easement across private lots or as a commonly owned tract.

Where alleys will serve as a fire emergency access, there will be a minimum 20-foot-wide stabilized surface to accommodate fire/rescue vehicles and no on-street parking is allowed on any alley that serves as a fire emergency access. Alleys with less than a 20-foot-wide stabilized surface shall be identified with signage as "Non-Fire Emergency Access."

The street frontage used for access for Corner, Through and Corner Through lots shall be considered a front yard and shall have the required minimum front yard setback. The other frontage(s) of the lot shall be considered a side yard.

Setbacks shall be measured in accordance with the Code. The building setback from major collectors and arterials is 50 feet. The 50-foot setback from major collectors and arterials will incorporate the Scenic Edge and may remain natural or be landscaped in accordance with LDC Section 6.06.04.B.6 and may include a landscaped earthen berm with an average height in excess of four feet. Building Height shall be exclusive of chimneys. The lot types will be shown on construction plans for purposes of determining setbacks. Waivers to LDC Sections 5.03.03.B.1.e, 6.02.05.C.6, and 6.06.04.B.6 have been granted to eliminate the requirement to construct a fence or wall as part of the screening standard for lots adjacent to Major Collector and Arterial Roadways. Vegetative screening will be provided in accordance with these sections and the applicable Scenic Edge requirements including the provision of multi-use pathways as part of the buffer.

Driveway connections from individual ZL, TH and DH units will be in accordance with the multi-family access management requirements as specified in LDC Table 6.03. The minimum spacing from the street corner shall be as specified in Table 6.03. The minimum angle of connection shall be 80 degrees.

SF, DH and ZL development parking shall be provided based on a minimum of two (2) spaces per DU. AFUs will provide one (1) space per unit. TH and other MF units

will provide 1.75 spaces per unit. Parking may be provided in off-street common areas, within garages, carports, or driveways or by angled (including 90 degree) and parallel on-street parking within public and private rights-of-way subject to County Staff review and approval. Up to 20 percent of parking spaces within townhome and apartment parcels may be satisfied by tandem parking with a minimum dimension of nine (9) feet by 37 feet, and tandem spaces must be assigned to individual units within such townhome or apartment parcels.

Accessory structures shall be allowed in accordance with LDC Section 2.02.04 and as further described in this PUD Text. The minimum setback from the top of bank shall be in accordance with the Code except that certain accessory structures such as boardwalks and covered or uncovered viewing platforms may extend over lake and wetland surfaces in accordance with applicable jurisdictional permitting requirements and as long as they do not block required maintenance easements around ponds. Accessory structures shall comply with the height limitations for the area in which the structure is located. Accessory structures and private garages may exceed the height of the main residence and may be used as home offices or for other home-based businesses.

Air conditioning and heating units and their pads, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any required side or rear yard with a three (3)-foot minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls or masonry elements of fences, pools, pool decks, or pool enclosures may be located within platted or otherwise recorded drainage or underground utility easements.

The specific development criteria for the residential development are as set forth below. Age restricted development shall have the same development criteria as the residential categories specified below.

a. Single-Family (SF) – LD, MD and HD Areas

Setbacks for SF residential, including live/work units, shall be as follows:

Front	10 feet*
Side	5 feet**
Rear	10 feet

Minimum Lot Width	35 feet
Minimum Lot Area	3,000 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	65 percent

*Front facing garages and cul-de-sac lots shall be set back 20 feet.
** The side yards of single-family units will be measured from the outer foundation

wall of each structure 30 inches above grade. Eaves shall be permitted to project into side yard setbacks See Section T, Waiver 12.

b. Single-Family (SF) – VLD- Equestrian Lots

Setbacks for Equestrian Lots shall be as follows:

Front	10 feet*
Side	10 feet
Rear	10 feet

Minimum Lot Width	100 feet
Minimum Lot Area	1 (one) acre

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	50 percent

*Front facing garages shall be set back 20 feet.
**Horse/Livestock Areas permitted to have 2 animals per acre.

c. Townhome (TH) and Duplex Home (DH)

Town homes and duplex homes (attached fee simple housing) by definition have 0-foot setback between interior units. Eaves and other architectural elements may cross property lines of adjacent units. The five (5)-foot side setback shall apply to the exterior units.

Setbacks for TH and DH residential units, including live/work units, shall be as follows:

Front	10 feet*
Alley Front	5 feet
Side	5 feet
Rear	10 feet

Minimum Lot Width	14 feet
Minimum Lot Area	1,400 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	80 percent

*Front facing garages and cul-de-sac lots shall be set back 20 feet.

c. Zero Lot Line (ZL)

Setbacks for ZL residential units, including live/work units, shall be as follows:

Front	10 feet*
Alley Front	5 feet
Side**	0/10 feet
Rear	15 feet

Minimum Lot Width	35 feet
Minimum Lot Area	3,000 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	65 percent

* Front facing garages shall be set back 20 feet.

** The DU may be placed along one interior side property line. The Side Yard on the other interior property line shall be a minimum of 10 feet excluding connecting elements such as fences or walls.

A five (5)-foot easement shall be provided along the lot perimeter adjacent to a ZL DU for maintenance of the Structure. The easement shall be shown on the plat. The roof shall be designed so that water runoff from the DU placed on the lot line is limited to the easement area.

d. Multi-Family (MF)

Multi-family (MF) development may consist of apartments, condominiums, assisted living facilities and other forms of attached housing. The setbacks described below shall apply to the building and not the individual unit. Setbacks are measured from the property line of the original parcel prior to subdividing to the building or cluster of buildings and not to the individual DU. The minimum parcel width and area shall apply to the overall parcel and not to individual units or buildings within the parcel.

Setbacks for the MF development, including live/work units, are measured from the parent parcel property line and shall be as follows:

Front	10 feet*
Alley Front	5 feet
Side	5 feet
Rear	10 feet

Minimum Parcel width	80 feet
Minimum Parcel Size	7,500 sf
Maximum Height**	90 feet
Maximum Coverage by Buildings	75 percent

*Front facing garages shall be set back 20 feet.
** excluding chimneys

When multi-family housing is developed as a mixed use within a building, it will be in compliance with the criteria for the use on the ground floor. Multi-family development within Mixed Use (Res-C) Parcels and the Mixed Use (MD) Parcels shall comply with the ISR and FAR listed for those areas.

e. TND - Single-Family (SF)

Setbacks for TND SF residential units, including live/work units, shall be as follows:

Front	0 feet
Alley Front	3 feet
Side	0 feet
Rear	5 feet

Minimum Lot Width	35 feet
Minimum Lot Area	1,800 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	75 percent

f. TND - Townhome (TH) and Duplex Home (DH)

TND TH and DH residential units (attached fee simple housing), by definition have 0-foot setback between interior units. Eaves and other architectural elements unit may cross property lines of adjacent units. The 0-foot side setback shall apply to the exterior units.

Setbacks for TND TH and DH residential units, including live/work units, shall be as follows:

Front	0 feet
Alley Front	3 feet
Side	0 feet
Rear	5 feet

Minimum Lot Width	14 feet
Minimum Lot Area	1,400 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	80 percent

g. TND - Zero Lot Line (ZL)

Setbacks for TND ZL residential units, including live/work units, shall be as follows:

Front	0 feet
Alley Front	3 feet
Side*	0/10 feet
Rear	5 feet

Minimum Lot Width	35 feet
Minimum Lot Area	3,000 sf

Maximum Height of Structures	45 feet
Maximum Lot Coverage by Buildings	65 percent

* The DU may be placed along one interior side property line. The Side Yard on the other interior property line shall be a minimum of 10 feet excluding connecting elements such as fences or walls.

A five (5)-foot easement shall be provided along the Lot perimeter adjacent to a zero (0)-foot setback dwelling for maintenance of the Structure. The Easement shall be shown on the plat. The roof shall be designed so that water runoff from the unit placed on the Lot line is limited to the Easement area.

h. TND - Multi-Family (MF)

Multi-family development may consist of apartments, condominiums and other forms of attached housing. The setbacks described below shall apply to the building and not the individual unit. Setbacks are measured from the property line of the original parcel prior to subdividing to the building or cluster of buildings and not to the individual DU. The minimum parcel width

and area shall apply to the overall parcel and not to individual units or buildings within the parcel.

Setbacks for the MF development are measured from the parent parcel property line and shall be as follows:

Front	0 feet
Alley Front	5 feet
Side	5 feet
Rear	5 feet

Minimum Parcel width	80 feet
Minimum Parcel Size	7,500 sf
Maximum Height*	90 feet
Maximum Coverage by Buildings	75 percent
ISR	75 percent

* excluding chimneys

Multi-family housing developed as a mixed use within a building shall not be required to follow the criteria above. Such development will be in compliance with the criteria for the use on the ground floor.

G.2 Non-Residential Development

Setbacks are measured in accordance with the Code. Building Height shall be exclusive of chimneys. Maximum Impervious Surface Ratio ("**ISR**") and Floor Area Ratio ("**FAR**") will comply with Comprehensive Plan allowances for the future land use designation in which the use is located. ISR shall be calculated based on the parcel area shown on the MDP Map or the area within the master drainage plan area. For purposes of calculating the ISR, surface water management facilities, such as retention ponds, shall be treated as pervious areas.

Alleys or another form of vehicular access to the rear of properties shall be allowed. Alleys may be located within a right-of-way, tract, or an easement with a minimum width of 20 feet and shall have a minimum pavement width of 12 feet for one-way and 16 feet minimum width for two-way vehicular traffic. Where alleys will serve as a fire emergency access, there will be a minimum 20-foot-wide stabilized surface to accommodate fire/rescue vehicles and no on-street parking is allowed on any alley that serves as a fire emergency access. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review.

Unless specified otherwise in this Text, the parking calculation for non-residential development shall be in accordance with LDC Table 6.17 for the developed use. Shared parking is allowed provided the appropriate cross access easements are agreed to by the parties. Parking may be provided in off-site lots shared by several uses, and

may be provided by angled and parallel on-street parking subject to construction plan approval. Additional parking may be provided at community facilities and may be shared with other adjacent sites. There will be no parking requirement for any facility considered accessory to the residential development.

Buildings, parking, and/or storage areas adjacent to residential uses (other than TND uses) shall have a 20-foot setback from the development parcel line. No setback other than applicable landscape buffers will be required where parking is adjacent to road rights-of-way. Unenclosed non-habitable buildings and structures such as architectural features, gazebos, picnic shelters, viewing platforms, covered walkways, and cabanas shall have no setback requirement.

For the purposes of determining landscape buffers in commercial areas, property lines (or lease lines, etc.) within the overall commercial parcel shall not indicate the requirement for a planted hedge within the landscape buffer. For the purposes of determining landscape buffers, alleyways and commercial driveways are not considered public rights-of-way. On-street parking will have no landscape buffer requirements. All parking and vehicular use areas adjacent to external development boundaries of commercial areas shall supply landscape buffers and plantings as specified in the Code.

a. Community & Recreation Facilities

Building Setbacks for community and recreation buildings, including those that are accessory to the development, shall be as follows:

Front	10 feet
Alley	5 feet
Side	10 feet
Rear	10 feet

Maximum Structure Height 70 feet

Parking, where required, will be calculated at one space required per 600 square feet of enclosed main building area. Pool cabanas, bathhouses and similar structures shall not require parking when associated with a main facility building.

b. Cultural / Institutional & Civic

Building setbacks for cultural / institutional and civic buildings shall be as follows:

Front	5 feet
Alley	5 feet
Side	5 feet
Rear	5 feet

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	80 feet

Parking will be calculated at one space required per 600 square feet of building area.

Public schools shall be exempt from the above criteria and will comply with applicable local and state standards.

c. Mixed Use (Md, CC and Res-C) Parcels

Building Setbacks shall be as follows[1]

Front	0 feet
Alley	0 feet
Side	0 feet
Rear	0 feet

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	60 feet (Mixed Use (CC)) 90 feet (Mixed Use (Res-C)) 150 feet (Mixed Use (Md))

[1] Structures shall comply with Fire Code requirements for Fire rating/structural requirements and sprinkling.

The Mixed Use (Res-C) Parcels and the Mixed Use (Md) parcels shall each be considered a single premise for the purposes of provision of on-site parking. Required parking shall be calculated based on the parking spaces required by LDC Section 6.05.02.E, Table 6.17 for the type of non-residential use. Parking requirements may be met with any combination of on-street and off-street parking, central parking lots, parking structures, and shared parking. On-street parking will not require a landscape buffer.

Signage shall be allowed on building awnings, colonnades or canopies. Colonnades, awnings, and balconies or other structural / architectural elements on second stories or above may extend over the property line. Cafes and other outdoor vendors may extend sales and service areas onto common property as long as fire lanes and other safety requirements are not violated. In the case of mixed use structures, the setbacks shall be as described above regardless of the use.

d. Light Industrial

Building setbacks for the Light Industrial development shall be as follows:

Front	20 feet
Side	10 feet
Rear	15 feet

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures	100 feet

G.3. Land Use Development Areas

The Mixed Use (Res-C), Mixed Use (CC) and the Mixed Use (Md) areas under the Comprehensive Plan are depicted on the Overall Conceptual Plan, Attachment 1, to this MDP Text.

G.4. Clearing and Grading

The Developer shall submit Neighborhood Site Plans with all infrastructure construction plan reviews. Information given on such plans (drainage patterns, elevations, etc.) shall be in compliance with all requirements of the Code except as allowed in Section T of this PUD Text. Approval of the construction plan set containing the neighborhood site plan shall be deemed to be approval of the proposed clearing, grading and if necessary, the cut or filling of all areas shown on the plan including platted lots. Such clearing, grading or filling operations may then proceed concurrent with the construction of the infrastructure as allowed by the Code. All other federal, state and regional permits related to land clearing, grading and earthwork must be obtained from the appropriate agency.

Construction equipment and materials, and excavated dirt may be stockpiled and retained anywhere within the project (except within the preserved wetlands and Upland Buffers) without regard to the phasing schedule set forth in Section R below. The dirt from such excavations may be retained on-site or sold and transported from the site. Additionally, fill dirt may be brought onto the Project as needed to develop

the Project. Temporary stockpiles may be located anywhere in the Project other than in conservation areas and Upland Buffers.

Construction plans may be approved, and clearing, grading and construction may be allowed to proceed within upland portions and in areas outside of the jurisdictional areas of the Army Corps of Engineers (the "**ACOE**")/Florida Department of Environmental Protection ("**FDEP**") prior to the issuance of an ACOE permit. Utility contractors may clear utility easement areas as necessary for installation and maintenance of utility facilities during construction of the Project.

In lieu of the tree mitigation requirements that are outlined under mitigation requirements of the Code for Protected Trees removed (LDC Section 4.01.05.F.1.a), an alternate approach to tree mitigation may be used within SilverLeaf. Because the majority of the site is being managed as active silviculture, few areas of regulated trees exist within the project. This alternative procedure encourages the preservation of Protected Trees on site and eliminates the time and cost of tree surveys for large tracts that will be mass cleared and graded during development due to engineering and drainage constraints.

The Developer and County staff have jointly identified the potential areas with significant tree canopy areas within the project via site visits and by use of large-scale aerial imagery, excluding wetland preservation areas, the 25-foot upland buffer, and Map H major collector roads. The tree canopy, as shown on Map E-1 ("**Significant Tree Canopy Area**"), totals a significant tree canopy area of 116.65 acres. In order to satisfy mitigation for tree removal within SilverLeaf, a minimum of 20 percent, or 23.33 acres, of the significant tree canopy will be saved and is indicated as "Tree Preservation Area" on map E-2 ("**Tree Preservation Area**") and on the MDP Map. Any potential Specimen Trees identified in the field will be located and indicated on the construction plans. Modifications to the site plan for the purpose of preserving a designated Specimen Tree will not require a modification to the MDP. As an alternative to the preceding mitigation approach for any areas within a set of construction plans, and at the sole discretion of the Developer, the Developer retains the right to provide tree mitigation for that area in accordance with the Code.

Trees preserved or planted within the Scenic Edge of CR 2209 and the SR 16 Connector shall count towards the 40-inch minimum Tree Inch per acre required for CR 2209 and the SR 16 Connector and associated stormwater ponds. The 40-inch per acre requirement for CR 2209 will be based on the normal four-lane right-of-way of 150 feet even though the Developer has agreed to a 200-foot to 250-foot right-of-way to accommodate future six-laning of CR 2209 by others. A waiver is included in Section T of this MDP Text to LDC Section 4.01.05.F.1.d. No bond shall be required for tree mitigation for clearing of right-of-way for CR 2209 and SR 16 Connector. Trees planted to meet the 40-inch minimum Tree Inch per acre requirement of CR 2209 and SR 16 Connector may be a mixture of trees such as pines or oaks, and one species may constitute more than 50 percent of the total trees for the CR 2209 and SR16 Connector.

G.5 Agricultural or Silvicultural Activities

Silvicultural/agricultural activities may continue within any parcel of the PUD until commencement of development of the parcel for residential or non-residential uses. No Silvicultural/agricultural activities (except in accordance with a recorded conservation easement or St. Johns River Water Management District permit) will take place within conservation or preservation areas or the average 25-foot Upland Buffers. Construction of roads such as CR 2209, the SR 16 Connector, and the collector roads and ponds serving those roads within or adjacent to a parcel shall not be considered commencement of development of the parcel for purposes of terminating the right to continue silvicultural or agricultural activities.

Construction will be considered to have been commenced for residential and non-residential uses upon securing a development clearing permit for such uses pursuant to engineering plan approval through St. Johns County Development Services Division; However, notwithstanding commencement of construction (as defined herein), if the parcel is cleared and graded but replanted within two (2) years, the parcel is considered to remain in agricultural/silvicultural use and agricultural or silvicultural activities may continue on such parcel. All agricultural and silvicultural activities shall be in accordance with DRI/DO and Code allowances and restrictions.

Much of the project site has been and will continue to be used for silvicultural purposes. Silvicultural harvesting may occur throughout SilverLeaf until the immediate time for development as long as it involves non-Specimen trees as defined by the LDC and provided that the applicable tree protection areas, upland buffers or wetland or conservation areas will not be cut. All silvicultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2015 Comprehensive Plan (May 2000), where applicable. All silvicultural activities shall comply with State of Florida Division of Forestry Best Management Practices. Silvicultural activities, including logging and clearing, within the right of way and pond sites for the First Coast Expressway are allowed in accordance with the written agreement between the Florida Department of Transportation, White's Ford Timber, LLC, Trout Creek Venture, LLC and the then-Florida Department of Economic Opportunity dated December 14, 2015.

No logging or other similar silvicultural operations shall be conducted within the wetland areas to be conserved or within the required upland buffer areas adjacent to the wetlands to be conserved except for environmental enhancement activities approved by the SJRWMD for mitigation purposes.

G.6. Signs

The PUD shall be subject to the Unified Signage Plan (the "**USP**") attached as Attachment 3 to the PUD Ordinance, including the parcel of land located adjacent to CR 2209 from the PUD boundary to CR 210 (the "**Signage Parcel**"). Signage allowable under the USP shall also be allowable on the Signage Parcel and shall not be considered off-site signage, and may include a monument or other project identification sign to be located at the intersection of CR 210 and CR 2209.

G.7 Fencing

The Developer, at its option, may erect fences up to ten (10) feet high along all or parts of the perimeter of the Property. This fence may be considered part of the perimeter screening in accordance with the Code. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Scenic and Development Edges as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Edges. Fences within Parcels 41A, 41B and 42 for the Equestrian Lots may be located in front, rear and side yards, provided that fences within 25 feet of the front property line shall not be opaque. Fences within Parcels 41A, 41B and 42 may include gates for vehicular and pedestrian access. The Developer will install or pay for the installation of a six (6)-foot fence along or near the property boundary with St. Johns County Parcel 012340-0000. Unless prohibited by recorded covenants or restrictions, individual lot owners may construct fences up to ten (10) feet high along any property line as long as no vehicular right-of-way intersection sight distances are compromised. Non-residential fencing shall be in compliance with fencing allowances for commercial districts given in the Code. No masonry walls or masonry elements of fences may be located within platted or otherwise recorded drainage or utility easements. Fences shall be prohibited in the Upland Buffers.

H. Infrastructure

H.1 Drainage

The surface water management system shall be designed in accordance with the requirements of the Code and the St. Johns River Water Management District ("**SJRWMD**"). After completion of development, the surface water management system will be owned and maintained by either a Homeowners Association ("**HOA**") Property Owners Association ("**POA**") or Community Development District ("**CDD**"), or similar entity having the power to assess property.

Surface water management facilities may be master planned such that multiple areas are served by the same surface water management facilities regardless of the developed use of that area. Surface water management facilities may be planned such that they are located in a separate parcel or location regardless of the intervening use

or the use in the parcel in which they are located. Off-site joint use ponds may serve onsite roads and parcel development. In every case, drainage calculations will show that the facilities are sufficient to meet stormwater demands in compliance with Code and other jurisdictional requirements. For purposes of this Section H.1, clearing, grading or construction of surface water management facilities does not constitute "development" within a parcel and silvicultural and agriculture activities may continue within the parcel or parcels.

Surface water management basin facilities that are constructed with side slopes no steeper than 4:1 slope shall not be required to be fenced. Unfenced facilities that have the appearance of a natural or man-made pond are considered site amenities and may be located within Scenic and Development Edges.

Stormwater pond banks may be located directly adjacent to the jurisdictional wetlands and are therefore considered part of the Upland Buffer when the retention area is designed to discharge to those wetlands, and subject to permitting by the SJRWMD. Banks located adjacent to the wetlands shall be planted and shall become part of the Upland Buffer system after such planting except that exotic or non-native plants are prohibited.

H.2 Roads and Paving

The road locations shown on the MDP Map are conceptual and subject to change on the construction plans and incremental MDP Maps, and in accordance with LDC Section 5.03.05. The MDP Map is a detailed master plan that depicts single-family and multi-family units in multiple pods or subdivisions. The development of those residential areas, as long as it is consistent with the MDP Map, or any modification of the MDP Map that does not significantly change the location and number of accesses shown to the residential areas, will not be required to comply with any future changes to the Code that would change the roadway classification definitions or impose an increase in the number of accesses required for residential developments. The number of accesses to any residential development that may occur on the Future Development parcels shall be consistent with the number of accesses to residential development shown for other residential areas within the MDP Map.

Local roads shall be a minimum of 50-foot-wide right-of-way and collectors shall be a minimum of 80-feet of right-of-way. Vehicular access to the PUD will be from SR 16, the SR 16 Connector, the CR 16A Connector, CR 16A, SR 13 and CR 2209. Parcel 18 may be accessed via St. Thomas Island Parkway and Leo Maguire Parkway and does not depend on CR 2209 or SilverLeaf Parkway for access. Parcel 3 may connect as a secondary entrance via Leo Maguire. There will be access from the First Coast Expressway and Interstate I-95 via an interchange at CR 2209, as depicted on the MDP Map.

Special Condition 24 of the DRI/DO requires the project to construct CR 2209 from Johns Creek Parkway to the SR 16 Connector. Special Condition 24 also requires the

project to donate the right-of-way, engineering, permits, environmental mitigation, and partial funding for the County to construct CR 2209 from the SR 16 Connector to International Golf Parkway. The Developer has completed construction of CR 2209 and donation of the right-of-way referenced in the preceding two sentences. Portions of this transportation improvement are outside of the PUD boundary and are shown on the MDP Map for reference. In order to provide access to the property owner from whom the right-of-way was acquired, the County Public Works and Transportations Planning Departments have negotiated with the property owner and agreed upon a deviation from the Class III access management standard for the portion of CR 2209 that is between International Golf Parkway and the southerly boundary of the PUD as shown on Attachment 2 to this PUD Text. The design and construction of this portion of CR 2209 may deviate from Class III access management standards in accordance with the concept depicted on Attachment 2. Details of specific construction and associated infrastructure, including any site access and safety improvements required by the Code for non-residential uses, will be shown on construction plans. Access to Parcels 16 and 21 from Silver Lake Drive as shown on the MDP Map can have access with full median openings not closer than 660 feet. Access to Parcels 16 and 17 from CR 2209 can have access with a thru-cut median opening located at the existing directional median opening at Silverleaf Village Drive. Access to Parcel 23 from CR 2209 can have access with a full median opening not closer than 1,200 feet from the CR 2209 and SR 16 Connector intersection as long as it is limited to a T intersection. Any signalization of these intersections are subject to signal warrant studies and approval by St. Johns County. The signal warrant studies and construction of a traffic signals at either of these intersections shall be at the Developer's expense.

No Required Improvements Bond shall be required for construction of CR 16A Connector, CR 2209 or the SR 16 Connector on privately-owned land within the boundaries of the PUD prior to dedication of the right-of-way to the County. However, any construction within County or State right-of-way as part of the right-of-way permitting process will require a bond. In compliance with Special Condition 24 of the DRI/DO, prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf, the Owner shall provide financial assurance to St. Johns County in the form of a bond, letter of credit, three-party agreement or funded commitment from a Community Development District (or a similar entity) that the CR 2209 improvement will be completed within two years. [Completed] Roadways and other improvements within platted subdivisions may be accepted and certificates of occupancy for homes within the platted subdivisions may be issued provided that the portion of CR 2209 needed for access to the subdivision in question has been completed and accepted by the County.

The internal road systems shall be designed in accordance with the DRI/DO, the Code and this PUD Text. Minimum road right-of-way width for local roads will be 50 feet with utility easements of five (5)-foot minimum width provided outside and along both sides of the rights-of-way. Roads within Parcels 41A, 41B and 42 (equestrian lot areas) shall be permitted to have swales; in lieu of curbs and gutters. The bottom of the stabilized subgrade shall be a minimum of one (1) foot above the post-

development Seasonal High Groundwater Level ("**SHGL**") as identified by an Engineer or other Registered Professional. Seasonal High Groundwater may be maintained by underdrain, ponds, ditches or other engineering methods designed by a Registered Professional Engineer.

The interior roadway system may remain private, may be conveyed to a CDD or an applicable HOA or POA, or be dedicated to the County subject to acceptance by the County. Provided all project roads meet the applicable St. Johns County standards, the County will accept ownership and maintenance of all roads within the SilverLeaf PUD. There may be private roads and gated subdivisions in selected portions of the PUD. Neighborhoods or subdivisions having roads not dedicated to the County, and multi-family developments may add gate features to their entry points subsequent to development without modification of the MDP Map as long as the gate feature is submitted to the County for construction plan review as may be required. Driveways from project roads shall be permitted to serve up to four (4) lots.

Pavers, stamped or otherwise patterned concrete or asphalt or other types of paving and decorative units may be used for areas such as, but not limited to, commercial and residential driveways and parking areas, roundabouts, pedestrian cross walks, sidewalks, private roads, alleys, and entry features subject to County staff approval.

Roundabouts, as supported by the Comprehensive Plan, are allowable throughout the PUD. The roundabout element is not required to be shown specifically on an MDP Map, but must be approved pursuant to applicable Development Services review prior to construction. If an MDP Map shows a road without a roundabout, a roundabout may be added (subsequent to appropriate review and issuance of all required permits) without modification to the MDP Map.

The building setback from major collectors and arterials is 50 feet. Waivers to LDC Sections 5.03.03.B.1.e, 6.02.05.C.6 and 6.06.04.B.6 have been granted to eliminate the requirement to construct a fence, wall, six (6)-foot hedge or berm as part of the screening standard for lots adjacent to CR 2209, CR 16A Connector and the SR 16 Connector and other Major Collector and Arterial Roadways (other than the First Coast Expressway). Vegetative screening will be provided in accordance with these sections and the applicable Scenic Edge requirements including the provision of multi-use pathways as part of the buffer. The waiver only applies there are intervening ponds, parks or open space between the lots and the roadway and a landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B.

In accordance with LDC Section 6.06.04.B.6, the Scenic Edge may include a landscaped earthen berm with an average height in excess of four (4) feet.

Entry monuments and similar features not to exceed 35 feet in height may be located at the entrance to residential subdivisions within a median of a road right of way so long as they are located in a separate tract of land, the structure(s) have adequate

horizontal and vertical clearance from the surrounding roadway, and a hold harmless agreement or other acceptable documentation is provided to St. Johns County prior to construction plan approval. Project identification and neighborhood or community entrance signage improvements may be placed, constructed and maintained within public rights-of-way dedicated to St. Johns County and commonly owned private rights-of-way subject to review and approval by St. Johns County and the conditions listed in the Unified Signage Plan included as Attachment 3 to this PUD Ordinance.

H.3 Non-Vehicular Access

The PUD will provide a cohesive internal system of pedestrian and bike circulation. An overall system of bike lanes and pedestrian/bike paths shall be provided consistent with the DRI/DO. This non-vehicular network provides interconnectivity between development areas and amenities, thereby reducing the need for vehicular travel. Bike racks shall be provided at all schools, recreation facilities, community facilities, shopping centers, and multi-family sites to facilitate the bike mode of travel.

Sidewalks a minimum of four (4) feet in width shall be provided within the PUD along local roads in accordance with LDC Section 6.04.07.H.4 except on cul-de-sacs with four (4) or less lots. Sidewalks and paved multi-use paths will be shown on construction plans. A 12-foot multi-use path will be provided along one side and a five (5)-foot sidewalk along the other side of the portions of CR 2209 and the SR 16 Connector constructed by the owner in accordance with DRI/DO.

The SilverLeaf community will encourage active lifestyles by promoting pedestrian, bicycle and golf cart use within the development. In accordance with Section 316.212(8)(b)1, Florida Statutes, and St. Johns County Ordinance 2018-42, where a 12-foot-wide multi-use path is provided, golf carts, pedestrians and bicyclists may utilize those paths. Golf cart crossings shall be incorporated in construction plans that show safe integration with the roadway network. Unless specifically approved, no structures shall be placed within four (4) feet of either side of the multiuse path to allow extra clearance for passing. Landscaping, utilities, etc. are allowable within the setback, provided that the design permits intermittent passing areas.

Construction of sidewalks in front of individually platted lots shall be performed subsequent to the construction and prior to the certificate of occupancy for that residence. Sidewalks shall be installed as required where adjacent to development, except for along the portions of CR 2209 and the SR 16 Connector constructed by the owner, where a 5-foot sidewalk will be constructed along one side of the right-of-way and a 12-foot multi-use path will be constructed on the other side of the right-of-way regardless of the location of development. Pavers or other surface treatment shall be allowed within sidewalks as described in Section H.2 above.

All sidewalks and multi-use paths may meander throughout the right-of-way and may cross into adjacent parcels provided an acceptable easement is provided. Sidewalks and multi-use paths may be installed in the Scenic Edges along the Sector Plan

roadways and within Development Edges. Such paths may cross the Upland Buffer as necessary but shall not otherwise be located within that buffer.

A four (4)-foot minimum width sidewalk allowing safe pedestrian access to buildings from the parking areas shall be provided in all commercial, multi-family and community and civic areas and along one side of local roads.

In accordance with Special Condition 28(c) of the DRI/DO, the Developer shall cooperate with the County in any efforts by the County to locate a trail within the Florida Power & Light easement that traverses the SilverLeaf DRI.

Minimum five (5)-foot sidewalks will be provided on both sides of internal collector roadways; and minimum six (6)-foot sidewalks in high pedestrian areas, such as near schools, parking facilities, shopping centers, or transportation facilities.

H.4. Interconnectivity

The main internal roads within the PUD provide interconnectivity between the development areas and reduce the need to use the regional roadway system. Project roads will not connect to either Hardwood Landing Road or Collier Road.

H.5 Open Space/Parks/Recreation/Community and Amenity Centers

Open space will be provided that meets or exceeds the requirements of LDC Section 5.03.03.A.1 within the civic, park and amenity areas, Scenic and Development Edges, ponds, common areas, buffers, conservation areas and other areas which include uplands located outside of development parcels.

In accordance with Special Condition 28 of the DRI/DO, the Applicant shall convey approximately 40 acres on CR 16A to the County for a community park [completed] and will construct a minimum of ten (10) additional acres of community parks (public or private parks/amenity centers) to meet the level of service required under Policy F.1.3.1 of the Comprehensive Plan within the DRI prior to Phase 2 of the DRI for its future recreational development. The level of service for Neighborhood Parks (81 acres) will be met neighborhood by neighborhood and the five (5) acres of active recreation per 1,000 design population required under LDC Section 5.03.03.E will be demonstrated on approved construction plans or plats and is cumulative. The community and neighborhood parks constructed by the Developer within the PUD shall be improved by the Developer, a CDD or similar entity with active recreational improvements (playing fields, courts or other similar active athletic and recreational areas) and associated infrastructure such as roads or driveways, utilities, parking and retention prior to any dedication to the County. The community and neighborhood parks described in Special Condition 28 will comply with and shall count under LDC Section 5.03.03.E toward the active recreational requirement for the project. Detailed plans for the community and neighborhood parks shall be provided on incremental MDP Maps.

In addition to the recreation contributions described above, the Developer shall convey to St. Johns County within 60 days of its request Parcel 13B for the County's use as a passive public park. Parcel 13B will contain approximately 64 acres in accordance with Special Condition 28. Parcel 13B contains a segment of the Trout Creek Greenway as depicted on Map H. Parcel 13B shall include the existing bridge in the location of the historic tram road and raised road bed adjacent to the bridge, together with signage explaining the historic significance of the tram.

The general location of the parks shown on Parcels 11, 13B and CR 16A is shown on Map H. The exact location of the park boundaries is subject to change as development proceeds and may be re-located on Map H or reconfigured by approval of staff and the St. Johns County School District without filing an application to modify the DRI. Through an impact fee agreement adopted by the Board of County Commissioners, park impact fee credits shall be allowed for the parks conveyed to St. Johns County in accordance with the applicable St. Johns County Impact Fee Ordinance.

Any park dedicated to St. Johns County shall be accessible to the public at large, and shall not be located within limited access or gated areas controlled by private entities, the School District, a property owners association or a CDD. Any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners. If the County declines to accept the dedication of any of the parks when the applicable unit threshold has been reached, the County will continue to approve plats for additional units until the next unit threshold has been reached, and the Owner may retain and use that park area for any private recreational or open space use and may convey it to an applicable community development district, homeowners' association or similar entity.

The Owner shall construct a 12-foot-wide multi-use path adjacent to the portion of CR 2209 constructed by the Owner from CR 210 to the SR 16 Connector as CR 2209 is constructed. The Owner shall also construct a 12-foot-wide multi-use path adjacent to the CR 16A Connector Road from CR 16A to Silver Lake Drive. The multi-use path may be constructed within the right-of-way of CR 2209 and the CR 16A Connector Road, within the Scenic Edges associated with CR 2209 and the CR 16A Connector Road, or within a combination of the right-of-way and the Scenic Edges.

The County shall maintain any public parks for active and passive recreational and resource-based uses. The Developer, CDD or POA/HOA may provide enhanced maintenance or additional improvements if the park is dedicated to the County by written agreement with the County.

The community and civic facilities provided meet or exceed the Sector Plan requirements for community support. LDC Section 5.03.03 requires five (5) acres of active recreation per 1,000 persons (pro rata), or 193.9 acres for the projected population of 38,796 at build-out. The amount of recreation planned to be provided exceeds this requirement. The requirement for at least 60 percent of the cumulative total to be developed with active recreation active recreation (ball fields, multi-use

fields, etc.) will be met and exceeded within the 198.9 acres of Community and Neighborhood parks to be provided either on-site or off-site; including 50 acres of community parks, a minimum of 116 acres of neighborhood parks, and the 64-acre passive public park on Parcel 13B. A clubhouse and related amenities may be constructed but are not required.

Smaller passive parks and civic spaces are located within the neighborhoods. These parks may be located in the center of neighborhoods, may have a perimeter road of reduced speed limit, or may be located in cul-de-sac islands when the speed limit of the surrounding road is 25 mph or less.

All parks, recreation areas, amenity and community centers may have accessory uses, concessionary facilities, services and sales (including alcoholic beverage sales at temporary events subject to the separation of distance requirements of LDC Section 2.03.02A. Accessory facilities may include rental facilities as well as administrative offices, public and community service facilities, and accessory maintenance and other ancillary facilities. Additional accessory uses and facilities shall be in accordance with Section Q of this Text.

Temporary outdoor social, cultural, art, educational, recreational and music events are allowable by right as are temporary structures and parking accessory to planned events. Temporary accessory facilities may be constructed pending construction of permanent facilities.

H.6 Utilities

SJCUD will provide central water sewer, and re-use service for that portion of the project located within its service area. JEA will provide central water and sewer service for that portion of the project located within its service area. Utility service including water mains, sewer force mains, and re-use lines (within the SJCUD system) will be extended to serve the project.

Surficial and intermediate wells shall be permitted within the Equestrian Lot areas of Parcels 41A, 41B and 42 for irrigation. In no event shall any such well be located within 300 feet of the PUD perimeter boundary.

The exact locations of the lift station sites, utility plant sites and other infrastructure elements are not known at this time. All uses and infrastructure required for project utilities or by the project utility provider are allowable by right in the PUD. Accessory utility infrastructure structures such as transformers, lift stations, switching boxes, above-ground valve installations, and other similar structures, as well as access driveways to those structures, may be shown on construction plans and are not required to be shown on MDP Maps. Applicable development permits secured through engineering review shall be completed prior to construction of utility infrastructure. No setbacks and no additional screening from adjacent land uses interior to the PUD will be required by the facility development.

Utilities/Infrastructure includes, but is not limited to, electric substations, transformers, water and sewer pump stations, well heads and treatment plants. SJCUD will require a utility plant site to serve the PUD and surrounding communities.

As allowed by the DRI/DO, certain remote, low-volume sewage uses such as restrooms associated with recreational/park and golf course uses may use septic systems. When a central sewer system is installed within 200 feet of a temporary septic system, the septic system shall be removed and central sewer and water service shall be provided to the recreational amenity. Temporary restroom facilities are allowable for temporary events. If required by State Law, a temporary septic system may be installed for construction trailer / temporary sales trailer locations. Such systems shall be removed upon removal of the temporary trailer.

There are currently above-ground electric transmission and distribution lines owned by FP&L running through the PUD. These transmission and distribution lines may be extended or expanded, remain in place, may be temporarily or permanently relocated as necessary to accommodate infrastructure and other construction, and may be modified by the utility provider without being required to be constructed below ground. Where practical, all new utility services designed to serve the project that are not within the existing FP&L corridor shall be located below ground, and for temporary situations where above ground electric, cable and phone service is needed to be extended along a future roadway but prior to actual construction.

H.7 Fire Protection

All development will be in accordance LDC Part 6.03.00 and in accordance with Special Condition 27 of the DRI/DO. Any buildings (except for single-family and two-family dwellings) that are of three stories or more will be equipped with an automatic sprinkler system in compliance with Section 553.895, Florida Statutes.

H.8 Solid Waste

Solid waste collection for residential uses shall be provided by the County vendors. Private contractors may be used for non-residential establishments and facilities.

H.9 Schools

Schools and the school sites shown on the Master Development Plan or located off-site shall be provided in accordance with the Special Condition 29 of the DRI/DO and with the Amended and Restated SilverLeaf School Proportionate Share Payment and School Siting Agreement attached to the DRI/DO as Exhibit 8. The school areas may be located near community recreation facilities to allow a shared use. All three school sites have been dedicated to the St. Johns County School Board.

Schools shall be allowed to develop with all accessory uses deemed necessary by the School Board including recreational facilities, outdoor lighting of facilities, accessory outdoor uses, agricultural endeavors, radio communications facilities, temporary and permanent classrooms and other building facilities.

I. Water and Sewer

Water and sewer will be provided by SJCUD and JEA. The estimated potable demand at build-out is as follows:

Table I-1 POTABLE WATER DEMAND

The

LAND USE	USAGE FACTOR	QUANTITY	DEMAND (MGD)
Residential – SF	280 gpd/unit	9,400 units	2.632
Residential - MF	280 gpd/unit	4,500 units	1.260
Age-Restricted	280 gpd/unit	2,000 units	0.560
Commercial	200 gpd/1,000 sf	1,954,160 sf	0.390
Office	150 gpd/1,000 sf	900,000 sf	0.135
Light Industrial	100 gpd/1,000 sf	330,000 sf	0.033
Hospital	200 gpd/1,000 sf	300,000 sf	0.060
School	20 gpd/student	4,500 students	0.090
Total Demand			5.160

estimated wastewater generation at build-out is as follows:

Table I-2 WASTEWATER GENERATION

LAND USE	FACTOR	QUANTITY	GENERATION (MGD)
Residential - SF	280 gpd/unit	9,400 units	2.632
Residential - MF	240 gpd/ unit	4,500 units	1.260
Age-Restricted	240 gpd/unit	2,000 units	0.480
Commercial	200 gpd/ 1,000 sf	1,954,160 sf	0.390
Office	150 gpd/1,000 sf	900,000 sf	0.135
Light Industrial	100 gpd/ 1,000 sf	330,000 sf	0.033
Hospital	200 gpd/1,000 sf	300,000 sf	0.060
School	20 gpd/student	4,500 students	0.090
Total Generation			5.080

J. Soils

A Soils Map and table defining the soil types and community development potential are included in the Application as Map C.

K. Upland Forest and Wetlands

A copy of the FLUCFCS map is included in the Application as Map D. A minimum of five percent (5%) of the Upland Natural Vegetation will be conserved on site based on a PUD-wide calculation. The conservation may be provided within the Upland Buffers.

L. Significant Natural Communities Habitat

There is a small area of Significant Natural Communities Habitat in the western portion of Parcel 40; as noted in the Environmental Report by Carter Environmental Services, Inc. included with this application. The Developer will comply with LDC Section 4.01.07.E with respect to preservation of ten (10) percent of such habitat.

Listed Species

The Developer will comply with the conditions of Special Condition 15 of the DRI/DO regarding protected species within the PUD boundaries.

M. Historic Resources

Potential historical and archeological sites within the project were examined during the DRI review process. A historic timber train crossing of Trout Creek will be documented and preserved within the park site located on Parcel 13B. The PUD development shall comply with Special Condition 32 of the DRI/DO.

N. Buffering and Landscaping

N.1 Perimeter Buffer

In accordance with LDC Section 5.03.03.A.4, a ten (10)-foot buffer shall be provided around the perimeter of the PUD and is shown on the MDP. The buffer may be included within other required Scenic and Development edges or buffers, or within the lots. Where perimeter buffers are within common areas, the HOA/POA or CDD shall be responsible for maintenance. Where perimeter buffers are within privately owned lots, the homeowners shall be responsible for maintenance of such buffers. Where perimeter buffers are located on lands conveyed to the County or the School Board, those respective agencies shall be responsible for maintenance of such buffers. The Developer may construct a wall or decorative fencing up to ten (10) feet in height, or project signage within the perimeter buffer, at its option.

N.2 Adjacent Land Use and Buffering

Buffering and screening between adjacent properties external to the PUD and uses within the PUD property shall be provided in accordance with LDC Section 6.06.04 except where extensive wetlands, or the construction of storm water ponds (designed

as a site amenity), or an intervening road shall serve to satisfy the requirement for adjacent buffering and screening.

All uses interior to the PUD shall be considered compatible, and no buffering or screening will be required. In accordance with the screening provisions, a wooden or vinyl clad fence or masonry wall may be provided in lieu of an opaque vegetated buffer. The Developer may construct a fence up to ten (10) feet high on all or some of the perimeter of the property, at its option. This fence may be considered part of the perimeter screening in accordance with the Code. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Scenic and Development Edges as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Edges. Waivers to LDC Sections 5.03.03.B.1.e, 6.02.05.C.6, and 6.06.04.B.6 have been granted to eliminate the requirement to construct a fence, wall, six (6)-foot hedge or berm as part of the screening standard for lots adjacent to CR 2209 and the SR 16 Connector and other Major Collector and Arterial Roadways (other than the First Coast Expressway). The waiver only applies where there are intervening ponds, parks or open space between the lots and the roadway and a landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B. Vegetative screening will be provided in accordance with these sections and the applicable Scenic Edge requirements including the provision of multi-use pathways as part of the buffer.

N.3 Upland Buffers

The MDP Map, which depicts the post-construction and post-permitted project development, shows the general location of Upland Buffers provided in accordance with Code requirements. Proposed wetland impacts will be submitted to jurisdictional agencies for permitting and are shown on the MDP Map. Any changes to the location of an impact area may be approved by Small Adjustment under LDC Section 5.03.05.A.

A 25-foot averaged-width Upland Buffer (ten (10)-foot minimum) shall be provided adjacent to contiguous wetlands consistent with the Code. The Upland Buffer shall be measured landward of the State jurisdictional line as determined by the SJRWMD or the Florida Department of Environmental Protection. Buffer areas may be adjusted on construction plans provided the averaged Upland Buffer requirement is not reduced. Upland Buffer averaging calculations will be provided on construction plans.

The 25-foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to contiguous wetlands when the required Upland Buffer is maintained at no less than 25-foot width and is not included within the platted lots. There shall be a 25-foot building setback from the averaged 25-foot Upland Buffer to contiguous wetlands where the Upland Buffer is less than 25 feet or where the upland buffer is included in a platted lot. In accordance with LDC Section 4.01.06.B.2, accessory uses allowable under LDC Section 2.02.04 shall be permitted within the building setback; storm water ponds, recreational trails, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback.

In an area where the Upland Buffer is or will be comprised of fill material, the area shall be reestablished as a natural Upland Buffer by replanting. Stormwater pond banks may be located directly adjacent to the jurisdictional wetlands and will be considered to comprise all or a portion of the Upland Buffer provided the pond banks are replanted. Exotic or non-native plants are prohibited within the Upland Buffers.

N.4. Development Edge

A Development Edge having an average of 35 feet in width shall be located between neighborhoods and along the PUD boundary as required by Policies A.2.1.3 and A.2.1.10 of the Sector Plan. Development Edges may include the required ten (10)-foot perimeter buffer. Development Edges are identified on the MDP Map, or will be identified on appropriate incremental MDP Maps. Development Edges may be left in a natural state or landscaped. Development Edges may include hiking and biking trails, community garden areas and passive parks, signs, decorative walls and fences, berms and architectural features (such as clock, bell tower, shelters, etc.), and storm water ponds and pond slopes (if unfenced and therefore designed as an amenity). Dispersion ponds, utility or access easements, and drainage outfalls may be located

within Development Edges provided adequate landscape screening is constructed. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Development Edge as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Development Edge. No Development Edge is required wherever a Scenic Edge is provided.

N.5 Scenic Edge

Scenic Edges will be provided adjacent to CR 2209, SR 13, SR 16 Connector, SR 16 and CR 16-A. The general location of the Scenic Edges will be graphically depicted on MDP Maps and specifically shown on construction plans. The Scenic Edge shall be an average width of 75 feet but may be a minimum width of 30 feet for any project parcel. However, in accordance with Comprehensive Plan Policy A.2.1.4(a) and LDC Section 6.06.02.G.2, commercial components of the PUD may encroach 10 feet within the required 30-foot wide Scenic Edge, where adjacent to the SR 16 Connector/SR 16 intersection and for commercial parcels abutting the First Coast Expressway, through the application of performance standards that will provide sufficient landscaping to preserve or enhance the rural character along the roadway. Scenic Edges may include the required ten (10)-foot perimeter buffer.

Scenic Edges may be left in a natural state or may be landscaped. Lakes, stormwater ponds and pond slopes (if unfenced and therefore designed as an amenity), dispersion ponds, utility or access easements and drainage outfalls may be located within the Scenic Edges. Water/lake views may serve as part of a Scenic Edge because such water bodies/lakes are designed to be attractive to the traveling public, meet a general standard of rural character and provide a scenic water/lake view. Scenic Edges incorporating lake views may require enhanced landscaping to visually screen development around the lakes. Enhanced landscaping and planting within Scenic Edges may be located along the back of ponds (closest to homes) where units back up to CR 2209, SR 13 and SR 16. This allows for screening of homes while providing visual appeal for the roadways. Landscaping located along the stormwater ponds fronting CR 2209, SR 13 and SR 16 Connector will be included with the applicable subdivision construction plan submittal.

Signs, decorative walls or fences and architectural features (such as clock, bell tower, shelters, etc.) as well as multi-use paths, sidewalks and other non-vehicular pathways are allowed in the Scenic Edge. Fences with a combination of canopy trees and other landscape plants that result in a rural appearance may be allowed within the Scenic Edge as enhanced landscaping provided that no fence will prohibit movement by the public along sidewalks or multi-use paths constructed within the Scenic Edge.

Breaks in the Scenic Edge are allowed in otherwise continuous edges to allow for access and associated entrance features, and provide views corresponding to Commercial, Community Centers, the Mixed Use areas, parks, scenic areas and other publicly accessible areas. Commercial properties located adjacent to the Scenic Edge

shall be allowed to maintain visibility to commercial structures, signage and entrance features.

N.6 Wildlife Crossings

The locations of two wildlife underpasses are shown on the MDP Map. Wildlife underpasses have been constructed as part of construction of the project's Regional roads. As specified in Special Condition 15(b) of the DRI/DO, the two (2) wildlife underpasses within SilverLeaf will consist of either a prefabricated and arched concrete structure, or a structure of similar design with an opening of a minimum of ten (10) feet wide, and a vertical clearance of approximately six (6) feet, and shall include a contiguous dry portion equal to the lesser of six (6) feet or 25 percent (but not less than four (4) feet) of the total underpass which is above base flow of the drainage system. The Developer shall install a non-under-pass type wildlife crossing in the location of the local road shown on the MDP Map. There may be other, non-underpass type, wildlife crossings within the project for other local roads not yet depicted on the MDP. Wildlife crossing signs and reduced speed limit designations will be posted on the project roads in the vicinity of these non-underpass type wildlife crossings. In addition, any roads that cross preservation areas or buffers will incorporate non-underpass wildlife crossings meeting the requirements of Policy B.1.6.13 of the Comprehensive Plan.

Additional details of the proposed wildlife crossings shall be subject to approval of the SJRWMD and the ACOE, and will be specified in the permits to be issued by these agencies authorizing the road crossings and wetland impacts.

N.7 Bald Eagle Management Plan

The location of one active eagle's nest within the PUD and the specific protections that will be provided are described in the SilverLeaf Bald Eagle Management Plan included as Attachment 4. Compliance with the provisions set forth in the management plan that will ensure protection that is equal to or better than the protection provided in Section LDC Sec. 4.01.10.C.4. A waiver request is included in section T. below for the Bald Eagle Management Plan.

N.8 Greenway System

The SilverLeaf Greenway System will be comprised of both preservation and development areas, including conserved wetlands and associated Upland Buffers, a sidewalk and trail system that may run through the Scenic and Development Edges, located on Parcel 13B and other parks and open spaces within the PUD. The purpose of the Greenway is to offer an interconnection between active and passive recreation areas, conservation areas, and the residential areas of the project for non-vehicular traffic.

Portions of the Greenway may either be placed under conservation easements as part of the Environmental Resource Permit ("**ERP Permit**") for portions of the DRI or for mitigation for off-site projects, retained by the Developer, it successors or assigns, or conveyed to the CDD or HOA/POA.

Portions of the Greenway are designated as Conservation (CV) on the 2015 FLUM. All uses in those portions of the Greenway shall be in accordance with Policy A.1.11.1(d) of the 2015 St. Johns County Comprehensive Plan (the "**Comprehensive Plan**"). Other portions of the Greenway are designated as Rural / Silviculture (R/S) on the 2015 FLUM and are therefore not included within the PUD. These lands may provide additional greenway connections outside of the PUD boundaries.

Allowable uses within the portion of the Greenway located within the PUD and outside of development parcels will include conservation, as well as uses and necessary construction activities associated with recreation, resource based activities including trail systems, creation of lakes and ponds and drainage facilities, limited silvicultural activities designed to achieve conservation objectives (including prescribed burns), road crossings, utilities, limited parking for users of the Greenway as well as other Uses and Special Uses allowable within the PUD.

N.9 ***Landscaping Standards***

Trees required to be planted to meet Code landscape requirements may be planted anywhere within the limits of work shown on construction plans, including within Upland Buffers. Once established, these plants shall be considered part of the naturally vegetated Upland Buffer. Trees preserved may be counted toward the requirements for meeting the minimum Tree Inches per acre per the Code for any area within a set of construction plans.

Palm trees or non-canopy trees may be used to satisfy all of the replacement tree planting requirements in those areas within the Town Center and Mixed Use parcels shown as parcels 1, 2, 5, 15, 16, 20, 21, 23, 24, 26, 27, 28, 29E, 29G, 30, 31, 39A and 39B on Map H in areas that offer site constraints such as reduced planting space for other types of tree plantings.

Trees required per Code requirements may be planted within road rights-of-way and along stormwater pond banks. For public roads, a right-of-way permit and hold harmless agreement shall be entered into with the County. Street trees may be used for Tree Inches for the project as a whole, or for the property immediately adjacent to the location of the planting. This allowance includes platted residential lots. Tables shall be provided on construction plan sets to demonstrate that all landscape and mitigation requirements are being met.

Trees preserved or planted within the Scenic Edge of CR 2209, SR 13 and SR 16 Connector shall count towards the 40-inch minimum Tree Inch per acre required for CR 2209, SR 13 and SR 16 Connector and associated stormwater ponds. The 40-inch

per acre requirement for CR 2209 will be based on the normal four (4) lane right-of-way of 150 feet even though the Developer has agreed to a 200-foot to 250-foot right-of-way to accommodate future six-laning of CR 2209 by others. A waiver is included in Section T of this MDP Text to LDC Section 4.01.05.F.1.d. No bond shall be required for tree mitigation for clearing of right-of-way for CR 2209, SR 13 and SR 16 Connector. Trees planted to meet the 40-inch minimum Tree Inch per acre requirement of CR 2209, SR 13 and SR 16 Connector may be a mixture of trees such as pines or oaks, and one species may constitute more than 50 percent of the total trees for the CR 2209, SR 13 and SR16 Connector.

O. Special Districts

This PUD is not located in a Special District as defined by LDC Article III.

P. Temporary Uses

Temporary uses including, but not limited to, construction trailers, sales trailers and office units, temporary signage, model homes, and temporary access ways shall be allowed to be placed, constructed or located within the PUD, and may be moved throughout the PUD as phasing changes in accordance with the Code. Each parcel will be allowed a minimum of one sales/leasing/construction trailer. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of development.

Soil removed from the storm water ponds or wetland creation areas may be used on site. Soil that is excavated or imported may be temporarily stockpiled within the boundaries of the PUD (except in the Upland Buffer or preserved wetland areas) or transported off-site. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit except those areas that may be exempted by LDC Section 6.04.09. Temporary stockpile locations may be utilized prior to construction plan review for that area if they are shown on incremental MDP Maps.

Temporary signage is allowed as per the Code and the applicable sections of this PUD Text.

Ten percent of the total number of DUs within each overall residential development area receiving approval may be model homes that may be constructed prior to platting. In the case of MF development, ten (10) percent of the total number of DUs may be model homes but in any event a minimum of one MF building will be allowed to be constructed as a model home. Sales offices may be allowed within the model homes. Model homes shall provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt. Model Home areas may be established such that all model homes that may be allowable within a development parcel may be located in a single defined area. Areas designated as Model Home areas may be relocated as construction progresses.

Temporary uses allowed by LDC Section 2.02.05, and any temporary outdoor events, shall be considered allowable by right within all non-residential districts, and within cultural/institutional sites, golf course facilities, community facilities or recreation sites and parks in residential districts. Temporary uses allowed by LDC Section 2.02.05B shall be allowable by right within all development parcels in the PUD. This allowance shall supersede the public hearing requirement specified in the Code. The temporary uses shall comply with all other requirements of LDC Section 2.02.05 relative to frequency, duration, and provision of facilities.

Seasonal, temporary and intermittent uses such as fairs, expositions, festivals, flea and farmers market uses may use unpaved parking areas by right. Such areas may be surfaced with grass, gravel, or otherwise covered with permeable material.

Q. Accessory Uses

Accessory uses shall be as allowed by the Code and as specified in this PUD Text.

The parks, recreation areas, facilities and community centers may have accessory concessionary sales and services. Except for golf course facilities, there shall be no sale of alcohol at these locations except at temporary events as permitted by the State of Florida. These sites may also have rental facilities, administrative offices, public and community service facilities, and accessory maintenance facilities. The amenity centers may have accessory restroom facilities associated with the clubhouse and other ancillary facilities such as fitness centers and associated services, a pro shop, snack bar, storage barns, gazebos and other outdoor structures, maintenance sheds, greenhouse, equipment carports as well as other typical accessory structures and uses. Accessory restroom facilities may use septic tanks as further specified in Section H.6 of this PUD Text.

Accessory structures and private garages, including those with guest quarters and home offices, may exceed the height of the main residence. Accessory structures and private garages may be used as home offices or for other home-based businesses.

Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be located in any required side or rear yard with a three (3)-foot minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls or masonry elements of fences, pools, pool decks, or pool enclosures may be located within platted or otherwise recorded drainage or underground utility easements.

Indoor and/or outdoor areas for the storage of recreational vehicles, boats and similar equipment shall be allowed throughout the PUD. These areas shall be an accessory use to the residents of the community and will not be available for public rental unless that use is allowable by right according to Section D of this PUD Text and the FLUM designation of the parcel in which it is located.

Non-habitable structures for civic, recreational, and passive / open space development such as gazebos, arbors, viewing platforms, boardwalks, etc., and utility infrastructure construction

including utility housing elements will be shown on specific development permit plans and will be in compliance with all PUD and Code requirements. Such accessory structures and infrastructure construction are not required to be shown on MDP Maps.

R. Phasing Schedule

A progress report shall be provided to St. Johns County Planning Division every five (5) years in compliance with Code requirements. The DRI Biennial Monitoring Report submitted in compliance with the DRI/DO may be used to satisfy the requirement for a PUD progress report.

Commencement of the PUD shall be defined as construction plan approval and commencement of horizontal construction of any portion of the PUD or of the roads required to be constructed under the DRI/DO. Completion of the PUD or any phase thereof shall be defined as completion of horizontal improvements and County approval of the as-builts for those improvements.

Acceleration of phases is allowed in accordance with General Condition 3 of the DRI/DO. As approved under the DRI/DO, the project may be developed in three Phases, as described in the Land Use Phasing Table attached as Exhibit 3 to the DRI/DO and in Table R-1 of this PUD Text. Each phase shall last five years unless extended pursuant to Section 380.06(19), Florida Statutes, or other legislative extensions granted, or unless the Developer elects to accelerate the beginning date of a subsequent phase or phases, provided that all mitigation requirements for the particular phase to be accelerated are met. The end date of a phase shall not be affected by an acceleration of the beginning date. Unused development rights from a particular phase shall carry over into subsequent phases until build-out. Physical development of the PUD commenced within four (4) years of the effective date of the DRI in compliance with General Condition 3 of the DRI/DO.

Community infrastructure may be built in any phase as allowed by the DRI/DO and includes roadways, surface water management facilities, horizontal and vertical utility infrastructure, parks, recreation and amenity facilities, entry features, signage and iconic architectural features, and fencing. The Developer may submit incremental MDP Maps and construction plans for future phases before the previous phase is constructed.

Temporary uses allowed within the PUD, including the excavation and stockpiling of dirt, construction materials and equipment and similar items, are not subject to the Phasing Schedule set forth in this Section and are allowed within the project at any time during the development of the project.

TABLE R-1 PROJECT PHASING

LAND USE	UNITS	PHASE I 09/28/36	PHASE II 09/29/36-09/28/41	PHASE III 09/29/41-09/29/46	PHASE 4 09/30/46-09/29/52	BUILD OUT 09/28/57
Single-Family (DU)	Units	2,110	2,730	2,960	1,600	9,400
Multi-Family (DU)	Units	1,190	1,270	1,440	600	4,500
Age Restricted (DU)	Units	2,000	0	0	0	2,000
Retail (s.f.)	s.f.	600,000	600,000	604,160	150,000	1,954,160
Office (s.f.)	s.f.	200,000	200,000	250,000	250,000	900,000
Light Industrial(s.f.)	s.f.	50,000	70,000	210,000	0	330,000
Hospital (s.f.)	s.f.	100,000	100,000	100,000	0	300,000

In accordance with Special Condition 28 of the DRI/DO, the Applicant shall convey approximately 37 acres on CR 16A to the County [Completed] and either cause a minimum of 50 acres of community parks to be constructed within the DRI or contribute cash to the County in the amounts and at the times set forth in Special Condition 28 for its future recreational development.

Civic development may include governmental and public buildings such as government annexes, US post office, fire and emergency medical service facilities, police stations, community centers, public libraries and public schools, as well as facilities such as parks and recreation facilities, golf facilities, amenity centers, pavilions, churches or other places of worship, plazas, and other community support buildings and development. The square footage of such development (except for commercial day care centers and private schools) is not included in the above phasing schedule.

S. Project Impact and Benefits

There is or will be adequate potable water, sewer, and roads to serve the project. The PUD has been designed as a master planned community that includes amenities such as a Mixed Use (Md) providing commercial, office and employment opportunities, neighborhood parks, community parks, school sites, a possible golf course, a possible college or university campus, a possible hospital or medical facility campus, and an interconnected system of roadways, and pedestrian / bike trails and a Greenway System. A fire station/EMS site has been reserved. The design meets the requirements of the Sector Plan. A mix of housing types will be provided.

Justification for this project is as follows:

- The SilverLeaf community provides a significant public benefit in the provision of a Mixed Use community which will provide commercial, office and employment opportunities, a 64-acre passive park on Parcel 13B, neighborhood parks, community parks, school sites, a possible college or university campus, a possible hospital or medical facility campus and an interconnected system of roadways, and pedestrian/bike trails, and improvements to the regional roadway network.

- The property is located within the Mixed Use (Md), Residential-C (Res-C), Residential-B (Res-B), Residential-A (Res-A), Commercial (COM), Rural Silvicultural (R/S), and Conservation (CV) future land use designations and the proposed development is consistent with those designations.

- The impacts from this project have been duly considered in the DRI review process, and the proposed development is consistent with the conditions of the DRI/DO.

- The project will not adversely affect the orderly development of the County as embodied by the LDC and the Comprehensive Plan.

- The proposed development is compatible with the surrounding zoning and the Comprehensive Plan, as well as the overall development trend in the area.

- The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.

- The project 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 and will accomplish the objectives, standards and criteria set forth in the Code.

- The infrastructure, recreational, and community support amenities to serve this project are in place or will be constructed.

T. Waivers, Variances, or Deviations

The benefit of PUD zoning is that it allows innovative design techniques and alternative development patterns. The Code applies not only to isolated, single-site development, but to all types of development, including large, mixed use comprehensively planned communities. A PUD is neither single-site development nor development in isolation of its surroundings and requires flexible design standards and criteria to accommodate innovative, alternative development patterns. To implement such project-specific development patterns, LDC Section 5.03.02G(1)(t) allows for waivers to the specific standards of the Code that may be incongruous with a comprehensively planned community.

The SilverLeaf PUD is a planned development that proposes common infrastructure elements for efficient use of land and preservation of resources. The comprehensive planning of the project will insure that adequate infrastructure exists throughout the development and will eliminate arbitrary and incompatible development patterns.

The benefits of Traditional Neighborhood Design (TND) are many, including achieving economies of scale, development of pedestrian-scaled commercial areas and streetscapes and neighborhoods, alternative vehicular use patterns that employ traffic-calming design devices, and an interwoven site geometry that encourages interaction of uses within a walkable

environment. TND is more than the arrangement of homes within neighborhoods; it is the conceptual basis for the development of an entire community. The Comprehensive Plan supports and promotes innovative and creative design concepts such as TND, but the current LDC has not yet been updated to address specific design criteria necessary to successfully implement this "new" design style. Waivers from the LDC are essential to developing the pattern and character associated with TND design.

The following waivers to the LDC are requested to implement the comprehensive design and planning for the PUD:

1. **LDC Section 2.02.04.A.1** This waiver is requested to allow retention facilities to serve mixed uses and to be located to serve more than one parcel. The waiver is justified by the benefits of increasing the flexibility and efficiency of the surface water management facilities and other infrastructure elements.

2. **LDC Sections 2.02.04.B.2 and 4** This waiver is requested to allow guest houses to exceed the height of the main structure. The waiver is justified because the SilverLeaf design includes the concept of guest quarters and other accessory uses above detached garages. In some cases it may be desirable to have the garage structure exceed the height of the main house. Since TND design includes a mix of uses within the project, having a garage with a greater height than the main residence does not cause visual problems. The accessory use must comply with the height limitation for the applicable area as defined in Section G of this Text.

3. **LDC Sections 2.02.04.B.2** This waiver is requested to allow accessory units that do not comply with the limitations for guest Houses, quarters and cottages as described Section E of this PUD Text. This waiver will encourage the use of accessory apartments and residences, creating affordable housing alternatives.

4. **LDC Sections 2.02.04.B.5, 2.02.04.C.3 and 6.01.03H** This waiver is requested to r to reduce the setback to three (3) feet from property lines for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, and servicing and housing for such equipment) and to allow canopies, colonnades, etc. to overhang the property line in commercial centers. The waiver is justified in order to allow more compact neighborhood development patterns per traditional neighborhood design principles, and to allow a more pedestrian-scale shaded streetscape.

5. **LDC Section 2.02.04.B.12** This waiver is requested to allow a ten (10)-foot in height fence in residential districts as long as no vehicular right-of-way intersection sight distances are compromised. This waiver is justified because it will provide additional buffering and screening between residential lots and major roadways, such as the First Coast Expressway and County Road 2209, to minimize any potential incompatibilities.

6. **LDC Section 4.01.05.E.1. Note 6 (a) and (b)** This waiver is requested to allow for the planting of Oak and Pine trees along CR 2209 and SR 16 Connector. This waiver

is justified due to the desire to provide a landscape that provides a character consistent with the area as well as meeting proper sight distances. One species may constitute more than 50 percent of the total trees for the CR 2209 and SR16 Connector.

7. **LDC Section 4.01.05.C.6** This waiver is requested to allow silvicultural harvesting to occur up to the immediate time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which SJC approvals will be requested within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the Code.

8. **LDC Section 4.01.05.F.1(a)** Due to the large-scale clearing of parcels and the predominantly silvicultural character of the property, exact tree locations are not required. In lieu of extensive surveying and mitigation requirements, an area equivalent to 20 percent of the designated significant existing tree canopy as identified on the MDP Map, will be preserved to offset the removal of Protected Trees. This waiver is justified because it will result in the preservation of additional mature tree canopy and habitat within the boundaries of master development plans.

9. **LDC Section 4.01.05.F.1(b)** Waiver for TND areas to allow tree planting required to meet Code landscape standards for individual lots as reasonably determined by the County Administrator to be planted on common property or within rights-of-way adjacent to the lot and to allow the use of designated significant tree canopy areas to identify tree protection areas in lieu of a survey. This allowance shall not reduce or replace the landscape planting requirements of either the common property or the right-of-way, but will allow establishment of tree canopy within neighborhoods having reduced yard sizes. The waiver is justified in that it meets the intent of the Code and does not reduce requirement standards.

10. **LDC Section 4.01.05.F.1(d)** This waiver is requested to allow the 40-inch per acre minimum planting requirement for CR 2209 to be based on the normal four lane right-of-way of 150 feet even though the Developer has agreed to a 200-foot to 250-foot right-of-way to accommodate future six-laning of CR 2209 by others. This waiver is justified because the extra right of way above the normally required 150 feet and its clearing will make it easier and less expensive for the County, or any other entity, to construct additional lanes if the County desires six (6) lanes in the future.

11. **LDC Section 4.01.10.B. Bald Eagle Protection.** The Applicant requests a waiver to LDC Section 4.01.10.B to allow for the establishment of a 330-foot average radius Primary Protection Zone and 660-foot average radius Secondary Protection Zone around the bald eagle nest on the property known as Trout Creek North as shown on the Bald Eagle Management Plan (**Attachment 4**). These protection zones are consistent with or exceed the current guidelines and recommendations of United States Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. The Applicant has provided a Bald Eagle Management Plan and related Canopy Protection Plan that provide better protection than required by the Land Development Code, as allowed in LDC Section 4.01.10.C.4.

12. **LDC Sections 5.03.03.B.1.b and 6.03.01 Fire Protection Regulations/Building Setbacks**. The Applicant is requesting waivers from the requirements (i) that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, and (ii) that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of ten (10) feet. To ensure adequate public safety, the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a ten (10)-foot separation as measured from outer wall to outer wall 30 inches above grade.

13. **LDC Sections 5.03.03.B.6 and 6.01.04** This waiver is requested to allow the building setbacks and development site criteria for multi-family development in the Mixed Use (Res-C) Parcels and the Mixed Use (Md) Parcels and the residential development setbacks for ZL and TND development to be as specified in Section G of this Text. The waiver is justified because it will accommodate the design concept for the Mixed Use (Res-C) Parcels and the Mixed Use (Md) Parcels, as well as the TND concept of bringing the community and streetscape into proximal relationship. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review.

14. **LDC Sections 5.03.03.B.6 and 6.01.04** This waiver allows the front yard setback for residential development as specified in Section G of this Text to be ten (10) feet to the front of the home except for a front-load garage which must be setback 20 feet. This waiver is justified due to the design and lot layout for the project. Locating the home architecture closer to the forefront of the streetscape creates a better overall aesthetic. It also narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

15. **LDC Section 5.03.03.B.7** This waiver is requested to the requirement for parking and buildings to maintain a 20-foot setback from right-of-way. No waiver is sought for the requirement to maintain a 20-foot setback to uses outside of the PUD or from residential uses unless those uses are part of a mixed use building or are part of the TND development pattern which depends upon closely interwoven spaces. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible and for safety considerations to be made during the overall planning process.

16. **LDC Section 6.01.03.E.3** This waiver allows a ten (10)-foot setback on the secondary road for corner lots and to allow this yard to be defined as a side yard for regulatory purposes as specified in Section G of this Text. When a garage access is located on the side of the home, the setback shall be 20 feet to the face of the garage. This waiver is justified because locating the home closer to the forefront of the

streetscape on the second side creates a better overall aesthetic and will be consistent with the setback dimension along the street façade as the front of adjacent homes will also be set back ten feet. In addition, the 10-foot setback on the second front yard on corner lots narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

17. **LDC Sections 6.04.07.D, 6.04.07.H.5, and H.04.07.H.4** This waiver is requested to allow both multi-use paths and sidewalks to have a meandering path that may be located inside and outside of the right-of-way. The waiver is justified because it will allow a more visually pleasing, undulating route for pedestrians.

18. **LDC Section 6.04.07.H.4** This waiver is requested to require sidewalks a minimum of 4 feet in width within the PUD along local roads, except on cul-de-sacs with four or less lots. This waiver is justified because it makes little sense to provide sidewalks on such facilities where there would be little or no pedestrian usage and minimal vehicular traffic. In some areas, where portions of the cul-de-sac are adjacent to wetlands, Upland Buffers or other undeveloped areas that serve no homes, there would be no residents to plant, edge, irrigate and maintain grass around the terminus. The Developer intends to use native plantings in these areas that require minimal maintenance by the HOA and will result in reduced impervious surface area and irrigation requirements.

19. **LDC Sections 6.05.02.A, B and D** This waiver is requested to allow on-street parking and to allow shared parking areas to provide for all uses with no limitation on distance to use served subject to County review and approval. The waiver is justified by the more efficient use of space, reduction in paved surfaces, and will ultimately allow a more pedestrian-scaled community to be developed.

20. **LDC Sections 6.06.02 G** This waiver is requested to allow a ten (10)-foot encroachment within the 30-foot minimum (75-foot average) Scenic Edge where adjacent to the SR 16 Connector/SR 16 intersection and commercial parcels abutting the First Coast Expressway, with the application of performance standards that provide sufficient landscaping to preserve or enhance the Scenic Edge provided along the roadway. This waiver is justified because the enhanced performance standards will preserve the intent of the Scenic Edge and there are areas within the PUD that have extraordinary conditions, including the SR 16 Connector/SR 16 intersection and the proximity of these commercial sites to the First Coast Expressway, that present practical difficulties in meeting the 30-foot requirement and that serve to provide buffering for the project. In addition, there are other areas, including the CR 2209/First Coast Expressway interchange that are not rural in nature, and the commercial parcels adjacent to the First Coast Expressway will depend upon good visibility from the high-speed expressway. Please see Section N.5 for more details regarding Scenic Edges.

21. **LDC Sections 6.06.03.C. and D** This waiver is requested to modify the landscape planting requirements for areas internal to commercial development parcels. The landscape planting requirements specified in the Code will be provided around the boundary of the commercial development parcel and along collector roadways. This waiver specifically seeks to modify the requirement for a continuous hedge of three (3)-foot height within the landscape buffers adjacent to road rights-of-way, vehicular use areas and commercial parcel boundaries internal to the commercial parcel if the County Administrator determines, based upon its review of construction plans, that an alternative to the three (3)-foot hedge is acceptable in a particular circumstance. This waiver is justified because the internal land uses in a mixed-use project are made compatible by design and may not require a continual hedge as a separation buffer. Additionally, elimination of the hedge will encourage joint use parking and pedestrian interconnectivity between adjacent parcels and compatible land uses.

22. **LDC Section 6.06.03.G** This waiver is requested to allow for smaller tree islands within the Town Center and Mixed Use core of the project, specifically Map H parcels 15, 16, 20, 21, 23, 29E and 30. This reduction is necessary to promote commercial development and to allow for denser development envisioned for these parcels. At no time will tree islands be smaller than six (6) feet from back of curb to back of curb, and these islands may contain palms or other non-canopy trees.

23. **LDC Section 6.06.04.B** This waiver is requested to the requirement for buffers and screening between uses interior to the PUD. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible. Appropriate land use buffers and screening will be provided where adjacent to uses outside of the PUD except where wetlands, roadways and ponds will serve to provide the necessary separation.

24. **LDC Sections 6.02.05.C.6, 6.06.04.B.6 and Section 5.03.03.B.1.e** This waiver is requested to the requirement for a fence, wall, six(6)-foot hedge or berm to be erected between CR 2209 and the SR 16 Connector and other Arterial and Major Collector Roadways (other than the First Coast Expressway)and subdivisions. This waiver only applies where there are intervening ponds, parks or open space between the lots and the roadway and a landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B. The waiver is justified because it will allow unrestricted access to the multi-use pathway along the Major Collectors and an uninterrupted view shed of scenic amenities, if desired. Development will adhere to residential building setbacks required along the Major Collector and Arterial roadways.

25. **LDC Table 6.03.A.** This waiver is requested to allow for reductions in the full median access spacing on CR 2209 as provided for in Section H.2 of this PUD text from 2,640 feet to approximately 1,200 feet for Parcel 23 and from 2,640 feet to approximately 1,300 feet for Parcels 16 and 17. This waiver is needed in order to create a viable commercial parcel at the northwest corner of County Road 2209 and SilverLeaf Parkway and the northwest corner of CR 2209 and Silver Lake Drive.

Notwithstanding approval of this waiver, the County may, pursuant to its authority and responsibility for the general superintendence and control of the County road system and with the concurrence of the Florida Department of Transportation, install or modify any present or future access-related traffic control feature or devise in the right-of-way to promote traffic safety in the right-of-way or promote efficient traffic operations on the County's roads while ensuring suitable access remains for the Property.

26. **LDC Section 6.05.02.E, Table 6.17** This wavier is requested to provide a uniform method of calculating parking spaces for all types of multi-family units, including townhomes and apartments. This waiver averages the Code Parking Calculations for spaces per bedroom, providing 1.75 spaces per unit with no additional guest parking. This method of calculation is consistent with studies conducted in the 5th edition of the ITE Parking Generation Manual. The ITE Parking Generation Manual suggests multi-family developments in general urban/suburban areas will require between 1.5 and 1.7 parking spaces per dwelling unit.

27. **LDC Section 6.07.01.B.1** This waiver is requested to allow lot fill greater than three (3) feet above the highest existing natural grade on lots prior to the placement of any fill. This waiver is justified because some lots within SilverLeaf will require more than three feet of fill to comply with the neighborhood grading plan standards of the LDC and other jurisdictional agency requirements.

28. **LDC Sections 7.02.01.C and 7.06.01.B** This waiver is requested to allow the Project Identification signs ADA to be a maximum height of 50 feet and have an ADA of 200 square feet. The waiver is justified by the scale of the CR 2209 right-of-way width as compared to the size and location of the signs. The project identification signs will be limited to a maximum ADA height of 50 feet on CR 2209 (limited to three within Parcel 16 and three within Parcel 17 (if developed as non-residential) as such parcels are identified on the SilverLeaf DRI Map H, and a maximum ADA height of 35 feet at the external entrances to the project located at i) SR 16 and SR 16 Connector; ii) north entrance on CR 2209; iii) south entrance on CR 2209; iv) intersection of CR 2209 and SR 16 Connector; and v) CR 16A at Parcels 8/7 as such parcels are identified on the SilverLeaf DRI Map H).

29. **LDC Sections 7.03.01.A, B and C** This waiver is requested to allow temporary real estate and construction signs in the PUD and to allow all signs to be up to 32 sf of ADA to allow consistent signage regardless of parcel use. The waiver is also requested to the limitation of entities eligible to place Public Directional signage in order to allow the Developer or the CDD to place Wayfarer signs that will be considered Public Directional or Directional Information. The waiver is justified by the large size of the project and to achieve consistency in the signage. The waiver will also allow Wayfarer signs that are intended to provide public directional information for vehicular traffic.

30. **LDC Section 7.03.01.D** This waiver is requested to the limitations to the number of flags that may be flown per site concurrently. The waiver is justified in that the flags and banners within the development will be considered as a part of the pedestrian scale design component.

31. **LDC Section 6.06.03.A** This waiver is requested to allow a reduction in required canopy trees from 70 percent to 50 percent and to allow up to 20 percent clusters of three or more palm trees to be installed within the Town Center and Mixed Use parcels. This waiver is justified because the mixed-use nature of these parcels dictate a variety of uses in close proximity with limited area for tree planting.

U. Ownership/Agreement

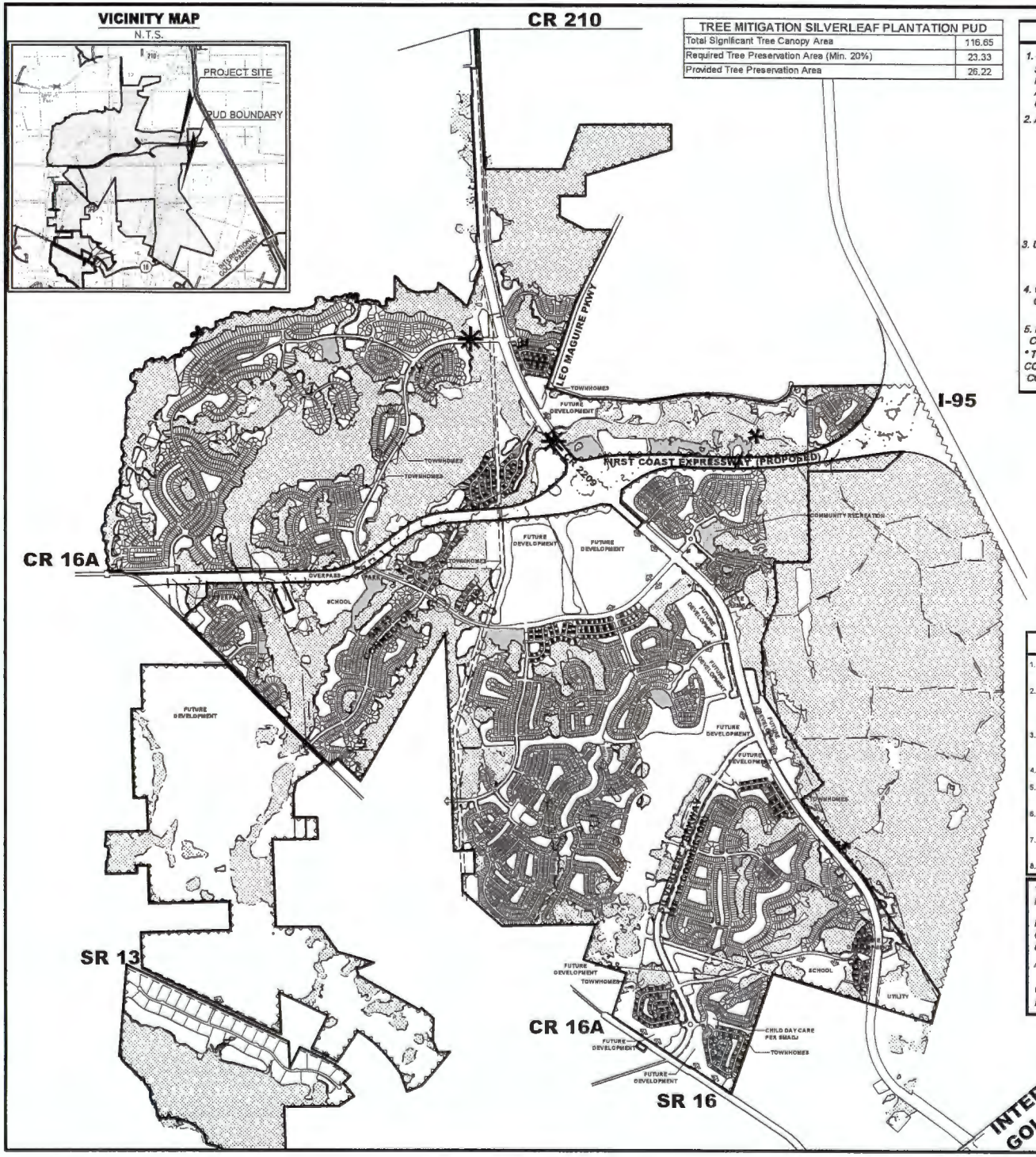
The Applicant, its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the County regarding said PUD.

V. Future Land Use Designations

The project is located within the following land use designations of the Comprehensive Plan FLUM. FLUM designations are shown on the MDP Map. The acreage breakdown within each FLUM designation is as follows:

TABLE V-1 2025 FUTURE LAND USE MAP DESIGNATION

LAND USE	ACRES
Residential A	970
Residential B	21
Residential C	6,883
Mixed Use (Md)	524
Rural Silvicultural (R/S)	98
Conservation (CV)	348
Commercial (COM)	1
Total	8,844



TREE MITIGATION SILVERLEAF PLANTATION PUD	
Total Significant Tree Canopy Area	116.65
Required Tree Preservation Area (Min. 20%)	23.33
Provided Tree Preservation Area	26.22

DEVELOPMENT SUMMARY

1. DEVELOPMENT

SINGLE FAMILY	9,400 LOTS
MULTI FAMILY	4,500 D.U.
AGE RESTRICTED	2,000 LOTS
COMMERCIAL	63,417 S.F.

2. AREA SUMMARY:

TOTAL AREA =	8,844± Ac.
UPLANDS =	6,051± Ac.
WETLANDS =	2,793± Ac.
WETLAND IMPACTS =	401± Ac.
WETLANDS PRESERVED =	2,392± Ac.
DEVELOPABLE UPLANDS=	4,477± Ac.
*COMMUNITY PARKS (COMMUNITY RECREATION)=	34± Ac.
NEIGHBORHOOD PARKS=	178± Ac.
FUTURE DEVELOPMENT AREA=	1113± Ac.

3. UPLAND BUFFER

AVERAGE UPLAND BUFFER	25'
MINIMUM UPLAND BUFFER	10'

4. OPEN SPACE REQUIRED (25%)= 2,211± Ac.
OPEN SPACE PROVIDED= 2,716± Ac.

5. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE UNIFIED SIGNAGE PLAN AND THE PUD.

* THE CR16A RECREATION PARCEL HAS BEEN CONVEYED TO ST JOHNS COUNTY AND COUNTS TOWARD THE MINIMUM REQUIRED COMMUNITY PARK ACREAGE

LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- WETLAND PRESERVATION (CONSERVATION AREA)
- PARKS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- APPROX. FORMER TIMBER TRAM ROAD

GENERAL NOTES

1. BASED ON ST. JOHNS COUNTY FEMA PANELS 12109C0170J,12109C0256J,12109C0257J,12109C0160J,12109C0159J,12109C0162,12109C0190J THE PROJECT SITE IS WITHIN THE 100 YR. FLOOR PLAIN ZONES "A","AE" AND "X".
2. SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, MAY BE LOCATED ANYWHERE WITHIN THE SITE (OTHER THAN WITHIN REQUIRED BUFFERS, DEVELOPMENT EDGES, & SETBACKS) AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
3. THE GENERAL LOCATION AND CONFIGURATION OF PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND EDGES AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND MAY BE MODIFIED ON CONSTRUCTION PLANS OR ON STAFF APPROVED INCREMENTAL MDP MAPS.
4. STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS FOR AREAS WITHIN THE INITIAL INCREMENT.
5. UPLAND BUFFERS FOR ALL DEVELOPMENT AREAS OUTSIDE OF THE INITIAL INCREMENT LIMITS AND/OR LABELED AS 'FUTURE DEVELOPMENT' WILL BE SHOWN ON INCREMENTAL MDP MAPS.
6. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGNAGE) FOR ALL DEVELOPMENT AREAS OUTSIDE OF THE INITIAL INCREMENT LIMITS AND/OR LABELED AS 'FUTURE DEVELOPMENT' WILL BE SHOWN ON STAFF APPROVED INCREMENTAL MDP MAPS.
7. VEHICULAR ACCESS SHOWN OUTSIDE OF THE INITIAL INCREMENT AND TO FUTURE DEVELOPMENT IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE DRI/DO AND THE PUD.
8. MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON INCREMENTAL MDP MAPS.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT.

FINAL CONSTRUCTION & ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

NOTE:
THIS MDP MAP, EXHIBIT C, REVISES SHEETS 29, 30, 31, 32, 44, 45, 46, 47, AND 53 AS APPROVED AND RECORDED IN ORDINANCE 2022-83, FOR PARCELS 12, 33, 40, 41A, 41B. DETAILS OF THE REVISIONS ARE CONTAINED IN THE EXHIBIT B TEXT.

1"=2000'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER: _____

REVISIONS:
ADOPTED REVISION 07-09-21

ETM NO. 03-069-121
DRAWN BY: S.S.
DESIGNED BY: R.C.
CHECKED BY: C.D.
DATE: FEBRUARY 2016

England-Thims & Miller, Inc.
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ETM
VISION • EXPERIENCE • RESULTS

MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
1 OF 59

PLOTTED: September 19, 2024 – 11:16 AM, BY: Coranne Gallegos

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Attachment 4

Attachment 4: MDP Map of Subject Property as Part of Ordinance 2021-93 Silverleaf PUD

