

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 (the “DRI/DO”) and as modified by ~~Resolution 2006-338, Resolution 2015-241,~~ and Resolution ~~2015-241~~2016-38. The PUD contains approximately 6,~~092~~450¹ acres. Approximately 524 acres are designated Mixed Use (“Md”) on the St. Johns County Future Land Use Map (“FLUM”), approximately 5,~~220~~458 acres are designated Residential C (“Res-C”), ~~and approximately 21 acres are designated Residential B (“Res-B”),~~ 348 acres are designated Conservation (“CV”), ~~and 98.2 acres are designated Rural Silvicultural (“RS”)~~ on the FLUM, as graphically depicted on the PUD Overall Conceptual Master Development Plan (the “Overall Conceptual Plan”) attached to this Text as Attachment 1. 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 utility facilities.~~

SilverLeaf is a planned community designed to provide a balance of uses. As depicted on the Overall Conceptual Plan attached to the Application as 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 “LDC”), the Master Development Plan Map for the PUD, as amended, (the “MDP Map”) is an incremental MDP Map depicting the initial increment (the “Initial Increment”) of the development and providing a general depiction of the remaining portions of the development.

¹ All acreages are approximate to within one acre.

The Initial Increment includes single-family residential development and 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); and the SR 16 Connector from CR 2209 to SR16; (a/k/a SilverLeaf Parkway). 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. ~~Specific~~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 Initial Increment of the MDP Map depicts several parcels as “Future Development²²” (Parcels ~~3, 15, 5,~~ 16, ~~17,~~ 20, 21, 27/28, a portion of 29A, and 30) (the “Future Development Parcels”). As shown on 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
3	Res-C	Medium Density Residential
15	Res-CMd	Mixed Use
16	Md	Mixed Use
17	Md	High Density Residential
20	Md	Mixed Use
21	Res-C	Mixed Use
27/28	Res-C	Mixed Use
<u>29A</u>	<u>Res-C</u>	<u>Low Density Residential</u>
30	Res-C	Mixed Use

As required under Section 5.03.02G.2 of the LDC, 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. Provided that the external vehicular and pedestrian access to the Future Development Parcels is consistent with the Initial Increment and the Use, density or intensity of such development is consistent with the DRI/DO and ~~the~~ 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. The golf course within Parcels 7 and 8 depicted on the Initial Increment is not required to meet the open space ~~and/or~~ recreation requirements of the PUD and may be eliminated by staff approval of an incremental MDP Map(s), provided the development proposed within those parcels is consistent with the underlying FLUM designation, the DRI/DO and this PUD Text.

If the development proposed on an incremental MDP Map within Future Development Parcels 27/28 is non-residential, the access points labeled as “Optional Access” on the Initial

Increment shall be provided. If the development proposed for Parcels 27/28 is residential, then the Optional Access points may be eliminated by staff approval of the incremental MDP Map without the need for public hearing. Other access points shown and labeled as “Optional Access” on the Initial Increment may also be eliminated by staff approval of an incremental MDP Map if it is determined that the access points are undesirable or unnecessary for the proposed development within the Future Development Parcels, subject to compliance with applicable SJC or the Florida Department of Transportation (“FDOT”) access management requirements.

Various community support services will be available in all areas within the development. Support services include ~~a 136-acre public park on Parcel 13-B that will be open to all residents of St. Johns County;~~ four community parks with active recreation facilities; neighborhood parks ~~servicing each neighborhood designated on the Master Development Plan;~~ 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 and SR 16 Connector, CR 16-A, 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. The Development Edges may contain pedestrian 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 and SR 16 Connector, CR 16-A, 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, ~~a 136-acre public park on Parcel 13-B,~~ active and passive parks, a network of bike and pedestrian paths, ~~four (4) Community Parks~~ 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 and the 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.
- ~~SR 16 Roundabout: The intersection of SR 16, CR 16 A, and the SR 16 Connector may be improved with a roundabout to provide safe, uninterrupted traffic flow, subject to approval by the Florida Department of Transportation.~~

2. Neighborhood Sustainability Indicators

- **Development Edges** will be provided around the neighborhoods and the project perimeter consistent with the Sector Plan.
- **Scenic Edges** will be provided adjacent to CR 2209, 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.
- **Acres of land donated/conveyed to school sites:** Approximately ~~175~~66 acres of land ~~are~~is available for conveyance to the St. Johns County School District for school development within the PUD. An additional approximately 103 acres is available to be conveyed to the School District on CR 16A in accordance with Special Condition 29 of the DRI/DO.
- **Acres allocated to public parks, greens, and squares:** There will be ~~a minimum of approximately~~ 269 acres ~~allocated to~~of neighborhood ~~parks~~ and ~~regional, community or district~~ parks in accordance with Special Condition 28 of the DRI/DO.
- **Number of activity-based recreation, civic and cultural facilities developed:** ~~The master plan provides for a 136-acre public park on Parcel 13-B. In accordance with Policy F.1.3.1 of the Comprehensive Plan and four Special Condition 28 of the DRI Development Order, a total of 130.5 acres of neighborhood and community parks containing 52 acres that~~ Parks will be ~~large enough to accommodate ball fields, provided.~~ Detailed plans for all community and neighborhood parks provided will be shown on incremental MDP Maps. The recreation areas meet the requirements of Section 5.03.03.E.2 of the LDC, 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 MDP identifies separate school sites project will provide land for a high school and up to three K-8 or middle schools school sites and one high school site located either on or off-site.~~ will provide land for a high school and up to three K-8 or middle schools school sites and one high school site located either on or off-site.
- **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 165 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 ~~65~~⁵⁸ miles of sidewalks and multi-use paths as shown on the Initial Increment and as will be shown on subsequent incremental MDP Maps. All incremental MDP Maps will include an exhibit sheet showing the continuation of this 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 town homes 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. ~~The total acreage within the PUD is 6,092,~~ 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 (Attachment 1). Accordingly, the total acreage within the PUD is 6,450 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 395 acres including impacts associated with the construction of CR 2209, but not including impacts associated with the First Coast Expressway in compliance with Section 16 of the DRI/DO.

D. Development Area and Land Use

The total PUD area is 6,092,450 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	2,689,980	180,181	218,282	3,087,443
Mixed Use	390,452	58,61	76	524,589
Community Recreation	114,75	6	68	188,149
School sites	167,64	83	0	175,66
Map H Roadways	126,187	47,52	0	173,239
Utility	29	0	11	40
Open Space and Other Areas²	359,378	0	1,546	1,905,1924
Sub-Totals	3,874,165	299,303	1,919,983	
Total Project Acreage				6,092,450

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 Section 5.03.05 of the LDC.

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 395 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	6,800,400 dwelling units (DU)
Multi-family¹	3,900 DU
Retail Commercial	1,140,000,094,160 square feet (sf)
Office	300,000 sf
Industrial	330,000 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

TO	Single Family (DU)	Multi-Family (DU)	Age Restricted (DU)	Commercial (sf)	Office (sf)	Light Industrial (sf)
FROM:						
Single Family (DU)	1	2.5562	3.6337	N/A	N/A	N/A
Multi-Family (DU)	0.3912	1	1.4217	N/A	N/A	N/A
Age Restricted (DU)	0.2752	0.7035	1	N/A	N/A	N/A
Commercial (1000 (sf)	N/A	N/A	N/A	1	1.3068	3.9929
Office (1000 (sf)	N/A	N/A	N/A	0.7652	1	3.0556
Light Industrial (1000 (sf)	N/A	N/A	N/A	0.2504	0.3273	1

Example: Add 130.68 sf of Office by reducing Commercial allowance by one hundred square feet (100 sf)

Table D-4 MINIMUM / MAXIMUM DEVELOPMENT RANGE

Based on the DRI/DO, the project is allowed the following development ranges that are provided for land use conversion purposes only:

Land Use	Minimum	Maximum
Single-Family	5,000 DU	8,000 DU
Multi-Family	1,000 DU	6,200 DU
Commercial	500,000 sf	1,250,000 sf
Office	150,000 sf	1,500,000 sf
Light Industrial	50,000 sf	500,000 sf
Age Restricted	0 DU	3,000 DU

As provided in the DRI/DO, notice of any changes using land use equivalencies must be sent to the Department of Economic Opportunity (“DEO”), 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 Section 5.03.05.A.9 of the LDC.

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}	Mixed Use (Md)/Mixed Use (Res-C)	School Sites	Community Recreation/ Parks	Open Space	Utility
Golf and Other Amenity Centers	A	A		A		
Residential ^{2,3}	A	A	(Accessory)			
Recreation	A	A	A	A	A	
Civic/Church	A	A	A	A		
Community Facilities	A	A	A	A	A	A
Commercial ⁴		A	A ¹	A ¹		
Office ^{2,4}	A ³	A	(Accessory)	(Accessory)		(Accessory)
Light Industrial		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.

Development within the Mixed Use (Res-C) Parcels 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 percent open space and at least two uses chosen from Commercial, Office, Industrial and/or Residential. Uses may range from ten percent (10%) to ninety percent (90%) 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 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.

~~The regional, district or community park is planned on Parcel 13B within the Residential-C designation on the FLUM. After dedication of this park to the County, the County shall have the right to change the FLUM designation without modification of the PUD or the DRI/DO. Permitted uses within the regional, district or community park shall include active and resource-based recreational facilities, together with permitted accessory uses and all ancillary structures. Any park dedicated to the County shall be accessible to the public and shall not be located within limited access or gated areas controlled by private entities, a property owners association, or a CDD.~~

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, ~~golf facilities~~, 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 Section 2.03.02A of the LDC).

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 Section 2.03.00 and 6.08.00 of the LDC, 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 LDC.

Residential C FLU 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. Uses allowed by Special Use in the above use categories shall be allowable by right subject to compliance with applicable sections of Part 2.03.00 and Part 6.08.00 of the LDC. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the LDC.

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. ~~The commercial~~[Retail](#) uses within the Mixed Use Res-C areas may include ~~commercial~~ development with up to 55,000 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 Part 2.03.00 and Part 6.08.00 of the LDC, or as described in this PUD Text. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the LDC.

Mixed Use (Md) FLU 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 LDC 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 Part 2.03.00 and 6.08.00 of the LDC unless stated otherwise in this Text. Approval of the PUD shall supersede any requirements for public hearing specified in those sections of the LDC.

E. Total Residential Units and Density

The PUD is planned for a total of 10,700~~300~~ residential units. Of that total, 6,800~~400~~ are planned as single-family (SF) and 3,900 are planned to be multi-family (MF). 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 town home (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 Section 5.03.05 of the LDC. 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 low density (LD) may be developed with up to 5 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 ~~26,108~~25,132 persons calculated at 2.44 persons per household. The number of school age children is estimated to be 4,870~~634~~ calculated at .22 children per DU for multi-family development and .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 LDC 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 2.02.04B2 or LDC Section 2.02.~~04B16~~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 ~~1,140,000~~094,160 sf of commercial, 300,000 sf of office and up to 330,000 sf of light industrial 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-sf/ acre. No maximum non-residential density 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, 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 not shown on the Master Development Plan for the Initial Increment shall be shown in subsequent incremental MDP Maps. Development criteria shall be in compliance with allowances under the DRI/DO, the Comprehensive Plan, the LDC, and this PUD Text.

G. Site Development Criteria

G.1 Residential Development

Town homes (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 LDC. Shared driveways may be provided for up to three detached or eight attached residences per driveway, and flag lots are allowed provided the lot has a minimum of 25 feet of road frontage. 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 LDC. 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 Section 6.06.04.B.6 of the LDC, 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 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 Table 6.03 of the LDC. 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 2.25 spaces per unit, based on two (2) spaces per unit plus one guest parking space per four (4) units. Parking may be provided in off-street common areas, within garages, carports, or driveways or by angled and parallel on-street parking within public and private rights-of-way subject to County Staff review and approval.

Accessory structures shall be allowed in accordance with Section 2.02.04 of the LDC and as further described in this PUD Text. The minimum setback from the top of bank shall be in accordance with the LDC 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 3' 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)

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%

*Front facing garages and cul-de-sac lots shall be set back 20 feet

b. Town Home (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 unit may cross property lines of adjacent units. The 10-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	10 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%

*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%

* 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 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%

*Front facing garages shall be set back 20'

** 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%

f. TND - Town Home (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%

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%

*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 5-foot easement shall be provided along the Lot perimeter adjacent to a zero 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%
ISR	75%

* 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 LDC. 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 Table 6.17 of the LDC 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 LDC.

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 sf 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 sf 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) Parcels

Building Setbacks shall be as follows¹

Front	0 feet
Alley	0 feet
Side	0 feet
Rear	0 feet

Minimum Lot Width	None
Minimum Lot Area	None

Maximum Height of Structures 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 four spaces per 1,000 sf of non-residential development. 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) and the Mixed Use (Md) areas under the Comprehensive Plan are depicted on 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 LDC 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 LDC. 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 ~~stockpile locations will~~ stockpiles may be shown on applicable MDP Maps located anywhere in the Project other than in conservation areas and construction plans 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”) 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 LDC for Protected Trees removed (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’ 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 79.67 acres. In order to satisfy mitigation for tree removal within SilverLeaf, a minimum of twenty percent (20%), or 15.93 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 LDC.

Trees preserved or planted within the Scenic Edge of CR 2209 and the SR 16 Connector shall count towards the 40” minimum Tree Inch per acre required for CR 2209 and the SR 16 Connector and associated stormwater ponds. The 40” per acre requirement for CR 2209 will be based on the normal four-lane right of way of 150’ even though the Developer has agreed to a 200’ to 250’ 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 Section 4.01.05.F.1.d of the LDC. 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” 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% of the total trees for the CR 2209 and SR16 Connector.

G.5 Agricultural or Silvicultural Activities

~~Provided that areas designated as conservation or preservation and the average 25-foot Upland Buffer are left undisturbed, silvicultural and~~ 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 SJRWMD 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 ~~residential and non-residential~~ 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 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 LDC 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 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.~~ 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 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 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 LDC. 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. Unless prohibited by recorded covenants or restrictions, individual lot owners may construct fences up to 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 LDC. 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 County LDC 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 Home Owners 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 LDC 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 5,675 single-family units in multiple pods or subdivisions. The development of those residential areas, as long as it is consistent with the Initial Increment, or any modification of the Initial Increment that does not significantly change the accesses shown to the residential areas, will not be required to comply with any future changes to the LDC that would 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 Initial Increment.

Vehicular access to the PUD will be from SR 16 and the SR 16 (Connector), CR 16-A and CR 2209. Parcel 18 may be accessed via St. Thomas Island Parkway and Leo Maguire Parkway. Parcel 3 may connect as a secondary entrance via Leo Maguire. There may be future access from the First Coast Expressway and Interstate I-95. If the FDOT constructs the First Coast Expressway through the project, there may be interchanges to that system as allowed by FDOT access management standards.

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. Portions of this transportation improvement are outside of the PUD boundary and are shown on the Initial Increment 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 will be shown on construction plans. No Required Improvements Bond shall be required for construction of 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 ~~improvement will be completed within two years~~CR 2209 improvement will be completed within two years. 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 LDC, and this PUD Text. Minimum road right-of-way width for local roads will be 50 feet with utility easements of 5-foot minimum width provided outside and along both sides of the rights-of-way. 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.

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,

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.

The building setback from major collectors and arterials is 50 feet. Waivers to 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, 6' 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). 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 Section 6.06.04.B.6 of the LDC, the Scenic Edge may include a landscaped earthen berm with an average height in excess of four 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.

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 feet in width shall be provided within the PUD along local roads in accordance with Section 6.04.07.H.4 except on cul-de-sacs with four 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 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, 316.212 \(8\)\(b\)1, and St. Johns County Ord. 2018-42, where a 12' 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 4' 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 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 5-foot sidewalks will be provided on both sides of internal collector roadways; and minimum 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. ~~The Developer will reserve a 60-foot wide right-of-way from the subdivision entrance on Parcel 9 to the southerly boundary of Parcel 5 and will convey the right-of-way to the County free of charge if and when the County provides written notice to the Developer that it has the funding and is prepared to build a public road within the right-of-way to or through Parcel 5, and that the School District has agreed with the plan for the road and Parcel 5 is acceptable as a K-8 site with the planned road.~~

~~An emergency access with a minimum road width of 20' stabilized to a LBR (Lime rock Bearing Ratio) of 40 shall be provided and maintained by the Developer or an~~

~~applicable Homeowner's Association, Community Development District (or other entity that accepts responsibility) from the southern boundary of Parcel 5 to the subdivision entry into the subdivision within Parcel 9 in the approximate location of the reserved 60 foot right of way. A gate with a key or other means of entry that will be made available to emergency personnel may be installed and maintained on either or both ends of the emergency access road.~~

H.5 Open Space/Parks/Recreation/Community and Amenity Centers

Open space will be provided that meets or exceeds the requirements of Section 5.03.03.A.1 of the LDC 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, ~~Map H depicts the location of four~~ the Applicant shall convey approximately 37 acres on CR 16A to the County and either cause a minimum of 50 acres of community parks to be ~~provided by the Developer and one parcel containing approximately 136 acres to be donated by constructed within the Developer~~ 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. ~~The community parks identified as Parcels 6, 11, and 23 shall each contain a minimum of 10 acres. The community park identified as Parcel 13A shall contain a minimum of 22 acres, for a total of 52 acres of community parks. The community parks 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 dedication to the County. The parks will be cleared, graded and lighted appropriately for their intended uses by the Developer, a CDD or similar entity. The first 10 acre community park will be constructed on Parcel 6, 11, 23 or a portion of Parcel 13A simultaneous with construction of horizontal improvements for the 825th residential unit and shall be dedicated upon completion. The second 10 acre community park will be constructed on Parcel 6, 11, 23 or a portion of Parcel 13A simultaneous with construction of horizontal improvements for the 3,294th residential unit and shall be dedicated upon completion. The third 10 acre community park will be constructed on Parcel 6, 11, 23 or a portion of Parcel 13A simultaneous with construction of horizontal improvements for the 5,763rd residential unit and shall be dedicated upon completion. The fourth 10 acre community park will be constructed on Parcel 6, 11, 23 or a portion of Parcel 13A prior to or simultaneous with construction of horizontal improvements for the 8,232nd residential unit and shall be dedicated upon completion. The remainder of the 52 acres of community park acreage will be improved on the remaining community park parcel to be constructed prior to or simultaneous with construction of horizontal improvements for the 10,700th residential unit and shall be dedicated upon completion.~~

The community parks depicted on Map H and described in Special Condition 28 shall count under Section 5.03.03.E of the Land Development Code toward the active recreational requirement for the project. Detailed plans for the ~~regional, community or district park located on Parcel 13B and the other~~ community and neighborhood parks shall be provided on incremental MDP Maps. -

In addition to the ~~52 acres of community parks~~ 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 ~~13664~~ acres, ~~of which approximately 41 acres are uplands unencumbered by conservation easements~~ 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 ~~to be located~~ shown on ~~Parcels 6, Parcel 11, 23, 13A, 13B and 13B~~ CR 16A is ~~as set forth~~ 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 a NOPC to 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 multi-use path may be constructed within the right of way of CR 2209, within the Scenic Edges associated with CR 2209, or within a combination of the right of way and the Scenic Edges.

The County shall maintain ~~the~~ 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. Section 5.03.03 of the LDC requires 5 acres of active recreation per 1,000 persons (pro rata), or 130.5 acres for the projected population of ~~26,108~~25,132 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 133 acres of Community and Neighborhood parks to be provided ~~within the community~~either on-site or off-site; including ~~52~~50 acres of ~~Community Parks~~community parks, 81 acres of ~~Neighborhood Parks~~neighborhood parks, and the ~~136~~64-acre passive public park on Parcel 13-B. A golf course, clubhouse, and related amenities may be constructed but is not required. The minimum requirement for recreation and open space is met within the PUD without counting the golf course. However, if constructed, the golf course and any private amenity centers within neighborhoods shall count toward the active recreation requirement for the PUD.

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, ~~golf clubhouse~~, 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 Section 2.03.02A of the LDC). 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.

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 Part 6.03.00 of LDC and in accordance with Special Condition 27 of the DRI D/O. 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 are may be located near community recreation facilities to allow a shared use.

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.

~~The Developer will reserve a 60-foot wide right-of-way from the subdivision entrance on Parcel 9 to the southerly boundary of Parcel 5 and will convey the right-of-way to the County free of charge if and when the County provides written notice to the Developer that it has the funding and is prepared to build a public road within the right-of-way to or through Parcel 5, and that the School District has agreed with the plan for the road and Parcel 5 is acceptable as a K-8 site with the planned road.~~

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

LAND USE	USAGE FACTOR	QUANTITY	DEMAND (MGD)
Residential – SF	280 gpd/unit	6,800 400 units	1.904 792
Residential - MF	280 gpd/unit	3,900 units	1.092
Commercial	200 gpd/1,000 sf	1, 140 094,000 sf	0.228 219
Office	150 gpd/1,000 sf	300,000 sf	0.045
Light Industrial	100 gpd/1,000 sf	330,000 sf	0.033
School	20 gpd/student	4,500 students	0.090
Total Demand			3.392

The 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	6,800 units	1.904
Residential - MF	240 gpd/ unit	3,900 units	0.936
Commercial	200 gpd/ 1,000 sf	1,440,000 sf	0.228
Office	150 gpd/1,000 sf	300,000 sf	0.045
Light Industrial	100 gpd/ 1,000 sf	330,000 sf	0.033
School	20 gpd/student	4,500 students	0.090
Total Generation			3.236

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 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 are no Significant Natural Communities Habitat areas within the PUD boundary.

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 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 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 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 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 LDC. 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 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, 6' 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 LDC requirements. Proposed wetland impacts will be submitted to jurisdictional agencies for permitting and are ~~not~~ 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 [\(10-foot minimum\)](#) shall be provided adjacent to contiguous wetlands consistent with the LDC. 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 twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to contiguous wetlands when the required Upland Buffer is maintained at no less than twenty-five (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' 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 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' 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 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, 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 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 Sec. 6.06.02.G.2 of the LDC, commercial components of the PUD may encroach 10' within the required 30' 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 be left in a natural state or may be landscaped. 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. 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. The Developer shall install the wildlife underpasses at the time of construction of the project's Regional roads in the locations identified on the MDP. As specified in Special Condition 15(b) of the DRI/DO, the two 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 10 feet wide, and a vertical clearance of approximately 6 feet, and shall include a contiguous dry portion equal to the lesser of 6 feet or 25 percent (25%) (but not less than 4 feet) of the total underpass which is above base flow of the drainage system. The Developer shall install a non-underpass type wildlife crossing in the location of the local road shown on the MDP. 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, as required by the LDC.

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, ~~the regional, district or community park~~ 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, its 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.89 Landscaping Standards

Trees required to be planted to meet LDC 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 LDC 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 [2](#), [5](#), 15, 16, 20, 21, [23](#), [27](#), [28](#), and 30 on Map H in areas that offer site constraints such as reduced planting space for other types of tree plantings.

Trees required per LDC 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 and the SR 16 Connector shall count towards the 40” minimum Tree Inch per acre required for CR 2209 and the SR 16 Connector and associated stormwater ponds. The 40” per acre requirement for CR 2209 will be based on the normal four lane right of way of 150’ even though the Developer has agreed to a 200’ to 250’ 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 Section 4.01.05.F.1.d of the LDC. 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” 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% of the total trees for the CR 2209 and SR16 Connector.

O. Special Districts

This PUD is not located in a Special District as defined by Article III of the LDC.

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 LDC. 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 ~~will be noted on an applicable MDP Map and~~ 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 LDC and the applicable sections of this PUD Text.

Ten percent (10%) 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, 10% 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 LDC. The temporary uses shall comply with all other requirements of 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 LDC and as specified in this PUD Text.

The parks, recreation areas, ~~golf course~~ 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 3' 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 LDC 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 years in compliance with LDC 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

USE	UNITS	PHASE 1 5-YEARS 2005- AUGUST 28, 2020	PHASE 2 5-YEARS 2020- AUGUST 28, 2025	PHASE 3 5-YEARS -2025-AUGUST 28, 2031	TOTAL
Residential					
Single-Family	Units	2,110	2,230	2,460 060	6,800 400
Multi-Family	Units	1,190	1,270	1,440	3,900
Commercial	Square Feet	100,000	300,000	740,000 694,160	1,140,000 094,160
Office	Square Feet	50,000	100,000	150,000	300,000
Light Industrial	Square Feet	50,000	70,000	210,000	330,000

~~The Community Parks located on Parcels 6, 11, 23 and 13A shall be completed and conveyed to the County on the schedule set forth in~~ In accordance with Special Condition 28 of the DRI/DO. ~~The regional, district or, the Applicant shall convey approximately 37 acres on CR 16A to the County and either cause a minimum of 50 acres of community park located on Parcel 13B shall be conveyed~~ parks to be constructed within the DRI or contribute cash to the County on in the schedule amounts and at the times set forth in Special Condition 28 of the DRI/DO 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, ~~a 136-acre public park on Parcel 13-B,~~ neighborhood parks, community parks, ~~four~~ 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 ~~13664~~-acre ~~regional, district or community~~ 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), 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 LDC.
- 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 LDC 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, Section 5.03.02G(1)(t) of the LDC allows for waivers to the specific standards of the LDC 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 3’ 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 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% 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 LDC.
8. **LDC Section 4.01.05.F.1(a)** Due to the large-scale clearing of parcels and the predominantly ~~silvicultural~~ silvicultural character of the property, exact tree locations are not required. In lieu of extensive surveying and mitigation requirements, an area equivalent to 20% of the designated significant existing tree canopy as identified in the initial increment of the MDP, 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 LDC 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 LDC and does not reduce requirement standards.
10. **LDC Section 4.01.05.F.1(d)** This waiver is requested to allow the 40” per acre minimum planting requirement for CR 2209 to be based on the normal four lane right of way of 150’ even though the Developer has agreed to a 200’ to 250’ 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’ 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 lanes in the future.
- ~~11. **LDC Section 4.01.06.B.2** This waiver is requested to allow the twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to Contiguous Wetlands when the required Upland Buffer is maintained at no less than twenty five (25) foot in width, and is not included within the platted lots.~~

11. LDC Section 4.01.10.B. Bald Eagle Protection. The Applicant requests a waiver to 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.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.

13. **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 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.

14. **LDC Section 6.01.03.E.3** This waiver allows a 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' 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.

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 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.
17. **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 ~~Applicant~~ 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.
18. **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.
19. **LDC Sections 6.06.02 G** This waiver is requested to allow a 10' encroachment within the 30' minimum (75' 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' 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.
20. **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 LDC 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 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 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.

21. **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 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 6' from back of curb to back of curb, and these islands may contain palms or other non-canopy trees.
22. **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.
23. **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, 6' 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.
24. **LDC Sec. 6.07.01.B.1** This waiver is requested to allow lot fill greater than three 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.
25. **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 sf. 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).

26. **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.
27. **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.

U. Ownership/Agreement

The ~~applicant~~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~~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. The acreage breakdown within each FLUM designation is as follows:

TABLE V-1

2025 FUTURE LAND USE MAP DESIGNATION

LAND USE	ACRES
<u>Residential B</u>	<u>21</u>
Residential C	5,220 <u>45</u> <u>9</u>
Mixed Use (Md)	524
<u>Rural Silvicultural (R/S)</u>	<u>98</u>
Conservation (CV)	348
Total	6,092<u>45</u> <u>0</u>

ATTACHMENT 1

[PUD Overall Conceptual Master Development Plan]

ATTACHMENT 2

[CR 2209 Segment Graphic]

ATTACHMENT 3

[Unified Sign Plan]

ATTACHMENT 4

[Bald Eagle Management Plan]

EXHIBIT E-1

[Significant Tree Canopy Area]

EXHIBIT E-2

[Tree Preservation Area]