

B. Project Description

1) A general description of the project, including proposed land uses and amounts pursuant to the guidelines and standards in Chapter 28-24, F.A.C. If a preliminary master plan has been developed, please provide.

General Site Description

The subject property consists of approximately 2,800 acres located in southwest St. Johns County near the intersection of State Road 207 and County Road 305. More specifically, the site is located southeast of the intersecting State and County Roads. The site is currently a mixture of agricultural and silvicultural operations, unimproved trail roads and open space. The existing crop and timber farms include planted and harvested areas.

The subject property abuts the *St. Augustine Development Area* and *Interstate-95/County Road 206 West Development Area*. A portion of the subject property is located within the *St. Augustine Development Area*, which encompasses numerous residential communities located between the Elkton DRI and I-95. The existing regional transportation routes surrounding the site, adjacent utility infrastructure and natural resources such as the County's planned Greenway Corridor provide a foundation of opportunity for this master planned community. Furthermore, this infill development between existing designated *Development Areas* should compliment the development trends and continued population growth in the region. The Elkton DRI plan will comply with the County's Comprehensive Plan Future Land Use Map designations for the proposed uses and minimize adverse impact on the natural environment.

Proposed Land Uses

The development plan includes approximately 2,600 single-family residences; 1,000 multi-family residences (600 townhomes and 400 apartments) ; 40,000 square feet of office space; 40,000 square feet of medical facilities; 140,000 square feet of commercial retail space; 70,000 square feet of light industrial space, two elementary school sites, and one high school site. The various community elements will be interconnected by an internal circulation system of roads and trails. A key component of the circulation system will be a pedestrian and bike trail that will traverse the development and connect to the regional greenway system as proposed by St. Johns County. Multiple site access points are planned along the State and County roads to facilitate a more efficient circulation pattern relative to the proximity of the travel destination.

Project Characteristics

The basis for the Elkton DRI is to create a master planned community that will serve the region by offering modern day conveniences while maintaining a rural setting conveniently located between Hastings and St. Augustine.

This new integrated community serves to bridge the gap between the bedroom communities and serving the rural needs of the agricultural community. As a mixed-use development located along the intersection of S.R. 207 and County Road 305 (C.R. 305), this mixed-use development will provide the necessary goods and services for this immediate area. As in traditional planning, a node of services will be located at this major road intersection providing for the variety of services inherent to the needs of the regional population. The proposed services will include commercial and rural retail services (grocery store, bank(s), restaurant(s), clothing, gas station(s), farm supply, etc.), office space (professional, medical, etc.), and flex industrial (light manufacturing, farm related, wholesale, etc.). In addition to the variety of single-family, apartment and town homes planned for the Elkton DRI, a *work force housing* element is proposed to serve the needs of the diverse employment community.

As with traditional town planning, the services will be designed in a grid fashion with a "main-street", allowing a centralized pattern of growth to create a strong node. With the incorporation of civic space such as civic greens and a town square, along with the necessary service, the development encourages social interaction traditional to the needs of rural communities. With the variety of residential

housing available adjacent to the hub, all ages will find their needs meet for both employment and services, much of which will be within walking distance.

The commercial, office, light industrial, medical and one elementary school, are planned to occur during the first phase of the development. Regional assets provided by the proposed medical facilities and schools shall meet the service levels needed in southwest St. Johns County. The services and conveniences associated with those elements will benefit the local and regional community from the inception of the project. A preliminary master plan is included within this document as Map E. The specific uses are further noted in Table B-1 below.

**Table B-1
Preliminary Land Uses***

Land Use	Amount
Single-Family	2,600 DU's
Multi-Family	1,000 DU's (600 townhomes & 400 apartments)
Office	40,000 sf
Commercial	140,000 sf
Medical/Institutional	40,000 sf
Industrial	70,000 sf
Recreation Amenities	20 acres
Green/Open Space	850 acres
Schools	3 (2 Elementary & 1 High School)

* land use amounts may change based on surveys, design and engineering.

2) Proposed phasing of the project, including proposed phasing dates and buildout dates.

Table B-2 below provides a preliminary phasing schedule for the Elkton DRI. This information may be revised pursuant to the continuation of the master planning and preliminary engineering effort in preparation for the Application of Development Approval (ADA) submittal. The non-residential uses are planned to be developed in the first phase. This will serve to benefit the local and regional community from the inception of the project.

**Table B-2
Preliminary Project Phasing**

Phase	Residential (du)	Office (sq ft)	Retail (sq ft)	Medical (sq ft)	Industrial (sq ft)	School
I (2007-2011)	1,200	40,000	140,000	40,000	70,000	1 Elementary
II (2012-2016)	1,200	-	-	-	-	-
III (2017-2021)	1,200	-	-	-	-	1 Elementary 1 High School
Total	3,600	40,000	140,000	40,000	70,000	3