



## MEMORANDUM

Date: March 11, 2020

To: Taco Pope, County Manager  
Mike Mullin, County Attorney  
Robert Companion, County Engineer  
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for River Glen Planned Unit Development (Interim)

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The River Glen PUD may include up to 690 single-family lots, associated open space and private recreation amenities on approximately 368.54 acres.

The River Glen PUD was adopted in 2004 in Ordinance 2004-63

As of March 11, 2021, approximately 236 single family units had been completed in the River Glen PUD. This is approximately 34% of the maximum residential development program permitted.

The Large Amenity Center, including a swimming pool, clubhouse, playground, basketball court, multi-purpose recreation field and two tennis courts, was constructed in Phase 1 (prior to the issuance of the 100th certificate of occupancy).

The plat for Phase 2 of River Glen (36 units) is scheduled for approval by the Board of County Commissioners on March 22, 2021.

Present commitments to be completed by the developer pursuant to the development order include:

1. Open space, landscape and wetland buffers shall be provided in accordance with the adopted Development Order and SJRWMD requirements (to be verified as constructed).
2. Pedestrian facilities (sidewalks and street lights) shall be provided in accordance with the adopted Development Order and applicable County regulations (to be verified as constructed).

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

## River Glen

### Location Information

**Location:** Yulee  
**Commission District:** 5  
**FLUM:** LDR  
**Area (Ac):** 368.54

### Developer/Managing Entity

**Name:** D. R. Horton Inc.  
**Address:** 4220 Racetrack Road  
**City ST Zip:** St Augustine, FL 32259  
**Contact Name:** Anthony Sharp  
**Contact Phone:** (904)421-4612  
**Contact E-mail:** aksharp@drhorton.com

### Development Order

**Adopted in Ord.:** 2004-63

### Development Program

| Type           | Units/Sq.ft. |
|----------------|--------------|
| SF Residential | 690 units    |

### Phasing Schedule:

|            |           |
|------------|-----------|
| Phase 1    | 236 units |
| Phases 2-5 | 452 units |

### FDPs Approved\*

| App#     | Name/Phase             | Units/Sq. ft | Date Approved |
|----------|------------------------|--------------|---------------|
| SP05-023 | River Glen Subdivision | 236 units    | 1/23/2006     |
| FD19-001 | River Glen Phases 2-5  | 452 units    | 8/12/2019     |

### SEPs Approved

| App#     | Name/Phase                  | Units/Sq. ft | Date Approved |
|----------|-----------------------------|--------------|---------------|
| SP05-023 | River Glen Subdivision      | 236 units    | 1/23/2006     |
| SP06-012 | River Glen Amenities Center | 4,666 sq. ft | 1/8/2007      |
| SP06-050 | River Glen Phases 2 & 3     | 414 units    | expired       |
| SP19-001 | River Glen Phase 2          | 87 units     | 8/20/2019     |
| SP19-034 | River Glen Phases 3-5       | 365 units    | 3/3/2020      |

### Plats Approved

| App#     | Name/Phase          | Lots/units | Date Recorded | Book/ Page |
|----------|---------------------|------------|---------------|------------|
| N/A      | River Glen Phase 1  | 236        | 9/12/2006     | 7/263      |
| PL20-012 | River Glen Phase 2  | 87         |               |            |
| PL20-013 | River Glen Phase 4A | 36         |               |            |
| PL20-016 | River Glen Phase 4B | 84         |               |            |
| PL20-017 | River Glen Phase 5A | 87         |               |            |

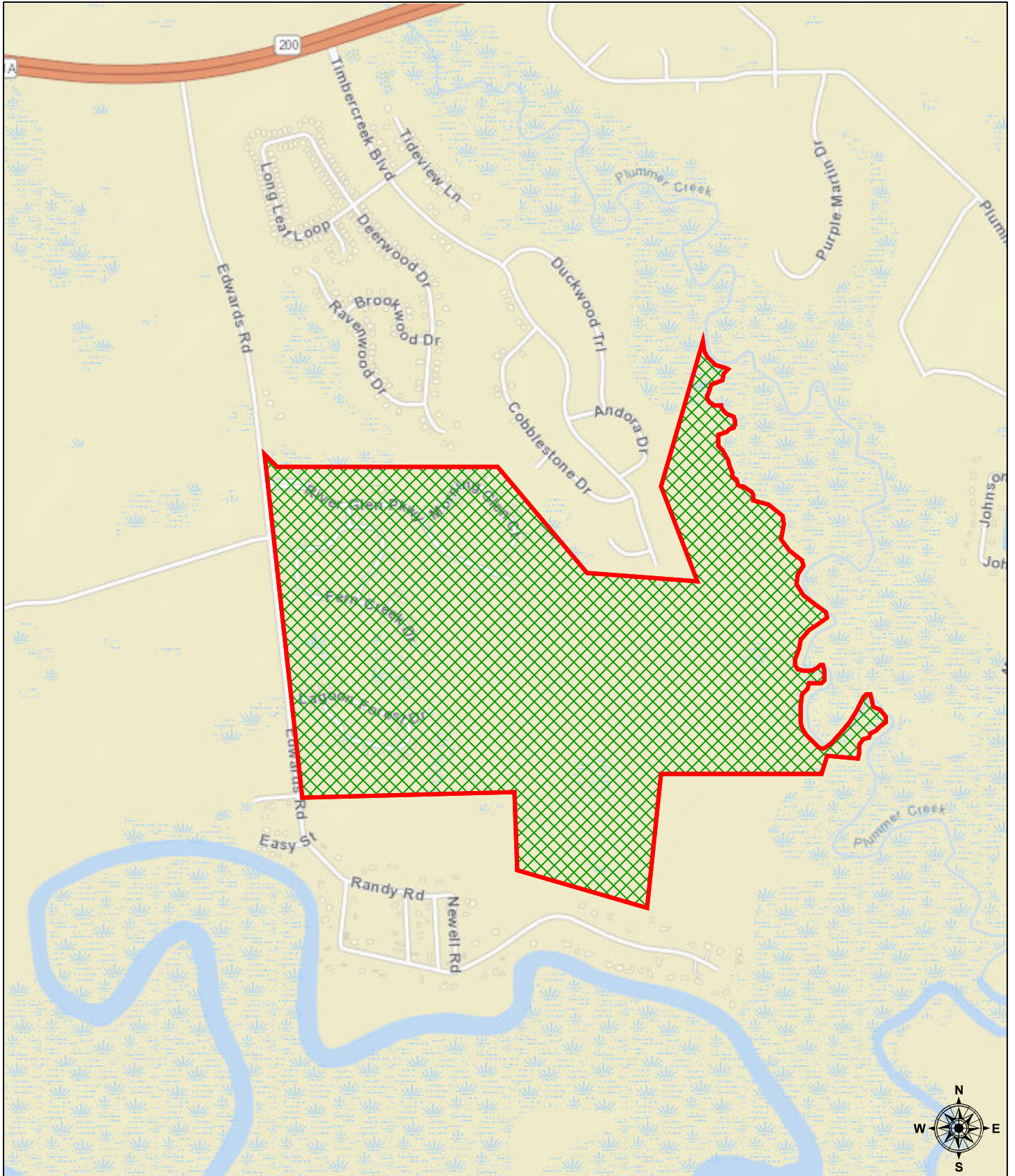
\* Prior to 2012, final development plan was not a separate document, it consisted of the Site Engineering Plans and Preliminary Plat, as approved by the DRC.

## River Glen

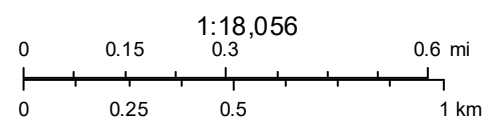
### Developer Commitments

| Commitments   | Schedule                          |  | Status/Action  | Notes  |
|---|-----------------------------------|--|--|--|
| Large Amenity Center                                      | Prior to issuance of the 100th CO |  | Completed  | Large Amenity Center including a swimming pool, clubhouse, playground, basketball court, multi-purpose recreation field and two tennis courts  |
| Active & Passive Recreation Amenities<br>(Plummers Creek) | Phase 5 construction              |  | To be completed with Phase 5 construction                      | Active and passive recreational amenity areas located along Plummers Creek to include parking pedestrian trail, picnic area and canoe/ kayak launch. Design details will be included with the engineering plans for Phase 5 as noted on the FDP. |
| Open Space, Common Area and Buffers                       | With construction of each Phase   |  | With construction of each Phase (Phase 2 improvements due now) | Open space, landscape and wetland buffers shall be provided in accordance with the adopted Development Order and SJRWMD requirements.  |
| Pedestrian Facilities (sidewalks and street lights)       | With construction of each Phase   |  | With construction of each Phase (Phase 2 improvements due now) | 4' Sidewalks shall be provided on both sides of all interior streets. Street lights to be provided on all residential streets.   |

# River Glen PUD



March 12, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community