



St. Johns County Commission Makes Way for SilverLeaf Plantation

Jacksonville, FL – March 21, 2006 – In a four-to-one vote yesterday, the Commissioners of St. Johns County approved SilverLeaf Plantation, a 7,300-acre development of regional impact (DRI), which is planned by Jacksonville-based, The Hutson Companies, for the area west of I-95, south of CR 210 and north of International Golf Parkway.

The purpose of yesterday's special meeting was to hold public hearings, discuss and take action on the SilverLeaf Plantation DRI Development Order and Comprehensive Plan Amendment. Nearly 100 people attended the meeting in favor of the development, many of whom cited the tremendous benefits SilverLeaf will bring to St. Johns County. Only two people spoke in opposition to more development, but still lauded the merits of SilverLeaf.

Among its many benefits, SilverLeaf Plantation will contribute \$147 million dollars to regional roadway and infrastructure improvements for St. Johns County. This includes a \$65 million dollar commitment to build over seven miles of the North-South Road (County Road 2209), thereby alleviating this burden from the County and saving its residents \$1,000 per household. The North-South Road will provide for movement of traffic, thus reducing congestion on I-95, at the 210/I-95 interchange and at the International Golf Parkway/I-95 interchange. This seven-mile stretch will be completed before the first home in SilverLeaf is occupied. In fact, over \$100 million in transportation improvements are to commence before the first building permit is pulled. The development will also reserve over 200 acres of land for access to I-95 and a right-of-way donation to the DOT for the planned outer beltway. Finally, the developer committed to the County's transit program through a \$125,000 contribution to the Council on Aging. "The new connectors and arterials provided by SilverLeaf will provide exponential benefits that reduce traffic congestion and increase public safety," said Commissioner, Bruce Maguire.

The development will have a significant fiscal impact on the area, with a \$300 million net benefit to St. Johns County and its residents over 30 years. With its strategic location between two emerging employment centers, SilverLeaf is situated to support the thousands of new employers coming to the area. The SilverLeaf development itself is expected to create approximately 3,000 of these new jobs.

SilverLeaf will generously provide for public education with seven school sites, including four elementary, one K-8, one middle school and one high school. The Hutson Companies has offered to advance-fund two of these schools, thereby ensuring the schools are open when students in the development begin to arrive. Three of these schools are planned for an academic village, which will also include sites for a community college, a sports complex and a regional library.

Although not required, affordable housing was also contributed to the County under the SilverLeaf plan, with a donation of 200 single-family lots in Armstrong Estates and a payment of over \$1.2 million to an affordable housing fund.

Leaving nothing to afterthought, the SilverLeaf will feature more than 250 acres of recreational opportunities, including the donation of a 130-acre regional park site, which will help meet the recreation needs of the underserved 210 and SR 13 corridors. In addition, SilverLeaf is planned to include two 20-acre comprehensive athletic and aquatic centers, two 10-acre community parks and several neighborhood parks within walking distance of each residence.

While The Hutson Companies is committed to providing for the needs of St. Johns County residents, so too is it committed to the environment. With the SilverLeaf plan, more than 3,500 acres of green and open space are provided to promote connectivity of wildlife and environmental systems, including the 12-Mile Swamp and White's Ford/Trout Creek conservation areas.

As a master-planned, mixed-use development, SilverLeaf will provide a unique balance of residential and commercial uses, as well as a full complement of community support services. SilverLeaf will be developed into multiple residential neighborhoods, non-residential space, multimillion dollar community recreation facilities and more. Applying a responsible pace of growth over its development horizon, the community is anticipated to average 700 residential units per year and 120,000 square feet of non-residential space per year, providing for 10,700 total residential units and 1.7 million square feet of non-residential space over a 15-year build out.

Since its inception in 1973, The Hutson Companies has developed dozens of residential communities, including OakLeaf Plantation, the largest development of regional impact in Clay County. Noted for its high standards, exceptional financial strength and commitment to family friendly developments, The Hutson Companies currently owns and is developing projects in Clay, Duval and St. Johns counties with total development rights to over 20,000 single and multi-family homes as well as 8 million square feet of commercial, office and industrial space.

For more information, call (904) 406-2200.

Contact: Deanna Cope
cope@hutsoncompanies.com