

ORDINANCE NUMBER: 2015 - 11

Public Records of St. Johns County, FL
Clerk number: 2015021875
BK: 4013 PG: 706
4/14/2015 11:59 AM
Recording \$265.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NINE MILE GANG PUD, ORDINANCE NO. 2011-41, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated October 3, 2013 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2013-09 Bannon Lakes**, for a Major Modification to the Nine Mile Gang (PUD), Ordinance Number 2011-41, as amended and as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Nine Mile Gang PUD, described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2011-41, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibits B and C.

SECTION 2. That the need and justification for modification of the Nine Mile Gang PUD, Ordinance Number 2011-41 as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Nine Mile Gang PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Nine Mile Gang PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Nine Mile Gang PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Nine Mile Gang PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Nine Mile Gang PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2011-41, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Nine Mile Gang PUD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

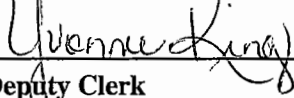
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17 DAY OF February 2015.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Priscilla L. Bennett, Chair

RENDITION DATE February 20, 2015

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: April 2, 2015



"Exhibit A"

Legal Description of the Property

A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH $01^{\circ}39'23''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH $01^{\circ}37'40''$ EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE No. 1: SOUTH $54^{\circ}09'58''$ WEST, 398.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}24'41''$ WEST, 307.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: SOUTH $36^{\circ}39'24''$ WEST, 1152.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}55'41''$ WEST, 202.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: SOUTH $89^{\circ}11'58''$ WEST, 2475.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $17^{\circ}38'33''$ EAST, 1595.59 FEET; THENCE NORTH $26^{\circ}33'54''$ EAST, 372.68 FEET; THENCE NORTH $40^{\circ}04'30''$ EAST, 496.47 FEET; THENCE NORTH $68^{\circ}22'09''$ EAST, 277.24 FEET; THENCE NORTH $01^{\circ}45'54''$ WEST, 2946.05 FEET; THENCE NORTH $78^{\circ}58'32''$ WEST, 3960.19 FEET; THENCE SOUTH $01^{\circ}10'41''$ EAST, 818.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 11; THENCE SOUTH $00^{\circ}42'21''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1320.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $88^{\circ}34'18''$ WEST, ALONG LAST SAID LINE, 1285.97 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $00^{\circ}05'36''$ EAST, 3415.24 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY AND

SOUTHERLY, ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET; AN ARC DISTANCE OF 324.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°50'47" EAST, 314.25 FEET; COURSE NO. 2: SOUTH 28°04'44" EAST, 70.00 FEET; COURSE NO. 3: SOUTH 00°23'25" EAST, 70.00 FEET TO THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431; THENCE SOUTH 79°53'02" EAST, ALONG LAST SAID LINE, 531.95 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH 89°36'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1915.03 FEET; THENCE NORTH 89°11'58" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1345.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 579.53 ACRES, MORE OR LESS

Exhibit "B"

Bannon Lakes Planned Unit Development

St. Johns County, Florida

December 22, 2014

Team Roster

Owner:

Nine Mile Gang
Jeffrey G. Meyer
2720 Park Street, Suite 222
Jacksonville, Florida 32205

Applicant:

Eastland Partners, LLC
J. Thomas Dodson, Art Lancaster
700 Ponte Vedra Lakes Boulevard
Ponte Vedra, Florida 32082
(904) 280-7100

Land Planning/Civil Engineering:

England-Thims & Miller, Inc.
Don Smith, Jeff Crammond, Joe Tarver
14775 Old St. Augustine Road
Jacksonville, Florida 32258
(904) 642-8990

Environmental:

Environmental Resource Solutions, Inc.
Nancy Zyski
8711 Perimeter Park Boulevard, Suite 1
Jacksonville, Florida 32216
(904) 285-1397

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086
(904) 824-0879

Exhibit List:

Attachment A – Legal Description of the Property
Attachment B – Master Development Plan
Attachment C – Tree Farm Area
Attachment D – Soils Map
Attachment E – FLUCCS Map
Attachment F – 5-Mile Radius Non-Residential Uses

A. Purpose and Intent

This application proposes a major modification to the Nine Mile Gang Planned Unit Development (“PUD”), located near the northeast quadrant of the interchange of Interstate 95 and International Golf Parkway in unincorporated St. Johns County, Florida. The project name is hereby changed to the Bannon Lakes PUD (the “Property”). The existing PUD contemplates a mixed-use project consisting of residential, office and retail/commercial uses. The Applicant is proposing to change the mixture of uses within the project to a maximum of 849 single-family units, 150 multi-family units, 105,000 square feet of commercial space and 15,000 square feet of office space that will be interconnected with the adjacent Northeast Interchange Parcel within the adjacent Saint Johns DRI which is slated for office and light industrial development.

The Property is located east of Interstate 95, north of International Golf Parkway, and south and west of the Twelve Mile Swamp Wildlife Management Area (“WMA”). The Property’s location adjacent to retail/commercial, office, hotel and light industrial uses within the existing Saint Johns DRI (Northeast Quadrant and Southeast Quadrant) provides an ideal place for people to live and work within the same area.

This PUD Major Modification application is a companion to a Comprehensive Plan Amendment application to amend St. Johns County Comprehensive Plan Policy A.1.11.1(h)(8)(f) to allow development of the Property consistent with the revised development plan.

The architectural design of buildings within the project will be in character with residences and non-residential structures on surrounding developed lands. The Owner has preserved a majority of the on-site wetlands and set aside upland preserve areas to enhance the natural attributes of the site.

The design for Bannon Lakes may implement Low Impact Development principals in the parks, common landscaped areas and amenity center, with such principals including planting native vegetation and using bio-swales to collect localized stormwater runoff.

B. Project Size

The Property consists of approximately 580 acres owned by Nine Mile Gang, a Florida general partnership, which is described in **Attachment “A”** attached hereto. The proposed development is located adjacent to lands with future land use designations of Saint Johns DRI to the west and south, Residential C to the south, and Rural/Silviculture to the east and north (Twelve Mile Swamp). The Property is located adjacent to parcels with zoning designations of PUD to the west and southwest, and Open Rural to the southeast, east and north. The location

is amidst several burgeoning developments, including employment centers at World Golf Village and the World Commerce Center.

C. Wetlands

The total number of wetland acres within the Property is approximately 210 acres. The Applicant will preserve approximately 180 acres of wetlands along with adjacent uplands. The location and amount of wetland impacts will be shown on each incremental Master Development Plan. Most of the higher quality wetland areas found on-site will be preserved as open space either through a Conservation Easement in favor of the St. Johns River Water Management District or other document.

D. Development Area and Population

The maximum amount of developable acres, including filled wetlands, is approximately 382 acres. Development parcels are illustrated on the Master Development Plan (“MDP”) attached hereto as **Attachment “B”**. The northernmost parcel is immediately adjacent to the Twelve Mile Swamp WMA managed by the St. Johns River Water Management District. Development within this parcel shall be designed so that any structures are set back from the boundary with the WMA to provide as much buffering as possible.

E. Residential Development

The Property will include a maximum of 999 residential units, which will be comprised of 849 single-family residential units and 150 multi-family/townhome/duplex units. The requested overall residential density is 2.91 units per acre (999 units within approximately 343 acres), which is within the parameters of the existing Mixed Use future land use designation for the Property, which allows a maximum density of thirteen (13) units per acre in the Mainland Area with the provision of central water and sewer services and zoning to PUD.

The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 999 residential units. The projected population of school age children is 350 (999 units times 0.35 children per household).

The Property may also include parks, playgrounds, playfields, recreational and community structures, Permitted Accessory Uses and Structures consistent with Section Q of this PUD text, other accessory structures permits pursuant to LDC Section 2.02.04, temporary construction offices and trailers, and essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.

F. Non-residential Development

The Property will include a maximum of 105,000 square feet of commercial space and 15,000 square feet of office space on 32.5 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, High Intensity Commercial, Highway Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Regional Cultural and Entertainment.

Much of the Property has been and will continue to be used for silvicultural purposes, including a tree farm/landscape nursery. Silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Silvicultural operations would be subject to any applicable provisions of the Land Development Code. Tree farming and landscape nursery operations also may continue, with the Applicant being permitted to sell and remove certain trees that were planted within the portions of the Property depicted on Attachment "C" attached hereto (the "Tree Farm Area") as part of a landscape nursery operation without having to provide tree mitigation for the removal of such trees. The Project shall maintain at least 80 tree inches per upland acre, to be verified at the time of construction plan submittal.

G. Site Development Criteria

1. Residential Criteria:

a. Single-Family Residential:

1. Setbacks: The minimum building setbacks are as follows:

- a. A minimum of fifty (50) feet from the right-of-way of International Golf Parkway and twenty (20) feet from the primary internal access road labeled Bannon Lakes Boulevard on the Master Development Plan.
- b. Lot setbacks are: Front Yard: 20 feet; 10 feet on Corners
Rear Yard: 10 feet
Side Yard: 5 feet
- c. All structures shall have a minimum separation of 10 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. There will be no projections into side yards. Setbacks shall be measured from a point on each structure that is at least thirty inches (30") above the general ground level.

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2. Building height: Buildings shall not exceed 35 feet in height.
 3. Minimum lot size: 4,700 square feet.
 4. Minimum lot width: 43 feet. No one lot size will exceed 45 percent of the total number of lots within the Property. Lot sizes will range from 43 to 63 feet in width.
 5. Maximum impervious surface ratio: 75 percent.
 6. Maximum lot coverage by buildings: 55 percent per Lot and 45 percent for the Property.
 7. Density: There are approximately 343 developable acres designated for single-family residential use within the Property. The Mixed Use future land use designation of the Property allows a density of thirteen (13) units per acre if the project is zoned PUD and provides central water and sewer service. Although the portion of the Property designated for single-family residential development can have a maximum of 4,548 dwelling units, the Applicant is requesting a maximum density of 849 single-family units on approximately 343 acres, or 2.48 units per acre. The proposed density is consistent with the requirements for the Mixed Use future land use category set forth in the St. Johns County Comprehensive Plan.
 8. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.
- b. Multi-Family/Townhome/Duplex Criteria
1. Setbacks: The minimum building setbacks are as follows:
 - a. A minimum of fifty (50) feet from the right-of-way of International Golf Parkway and twenty (20) feet from the primary internal access road labeled Bannon Lakes Boulevard on the Master Development Plan.
 - b. Lot setbacks are: Front Yard: 20 feet
Rear Yard: 10 feet
Side Yard: 5 feet from property lines, 0 feet for interior lots with common wall lines
 - c. All structures shall have a minimum separation of 10 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least thirty inches (30") above the general ground level. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls

separating the duplexes shall have the fire resistance rating required by the Florida Building Code.

2. Building height: Buildings shall not exceed 45 feet in height.
3. Minimum lot size: 1,500 square feet
4. Minimum lot width: 15 feet.
5. Maximum impervious surface ratio: 75 percent.
6. Maximum lot coverage by buildings: 70 percent of the overall parcel.
7. Density. The Mixed Use future land use designation of the Property allows a density of thirteen (13) units per acre if the project is zoned PUD and provides central water and sewer service. If the 15-acre Parcel B is developed with multi-family/townhome/duplex residential units, it can have a maximum of 195 dwelling units, pursuant to the Mixed Use future land use designation. However, the Applicant is requesting a maximum density of 150 multi-family/townhome/duplex units on 15 acres, or 10 units per acre. The proposed density is consistent with the requirements for the Mixed Use future land use category set forth in the St. Johns County Comprehensive Plan.
8. Parking: Two (2) parking spaces will be provided for each multi-family unit, plus one (1) guest parking space for each four (4) individual dwelling units.

2. Commercial/Office Criteria

- a. Setbacks: The minimum building setbacks are:
 1. Setbacks are: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet
 2. All structures shall have a minimum separation of 10 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least thirty inches (30") above the general ground level.
 3. A minimum 8-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines

adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

- b. Building height: Buildings shall not exceed 45 feet in height.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 70 percent of the overall parcel.
- e. Maximum floor area ratio: 70 percent.
- f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential are of the PUD, will be an allowable use for out-parcels with the Property.

3. Overall Site Criteria

- a. Signage: On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the requirements of Article VII of the Land Development Code.

1. Non-Residential Signage:

- a. Along International Golf Parkway, the Applicant shall be permitted two (2) signs, with a maximum of one hundred fifty (150) square feet each. These signs will not exceed twenty-five (25) feet in height. The general locations of these signs are depicted on the Master Development Plan.

- b. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding one hundred fifty (150) square feet of advertising display area. Each building will be allowed a maximum of two hundred (200) square feet of signage related to building frontage per business.

- c. Temporary “for sale and “for lease” information signs shall be permitted, in compliance with LDC Section 7.03.01.B.2.

- d. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the

requirements of LDC Section 7.03.01.B.2. Such signs must be removed within thirty (30) days after the last unit is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet.

e. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas, etc. Such signs will be a maximum of three (3) square feet in size.

2. Residential Signage

- a. In accordance with LDC Section 7.06.01.B, the Project will be allowed one (1) identification sign erected at each entrance along International Golf Parkway and Parkland Trail. Each identification sign may be either two-sided and located in a median, or one-sided and located on each side of the applicable entry road. Such signage shall not exceed thirty-two (32) square feet of advertising display area and fifteen (15) feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. The Applicant may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.
- b. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the requirements of LDC Section 7.03.01.B.2. Such signs must be removed within thirty (30) days after the last unit is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet.
- c. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.
- b. Lighting: Project lighting will comply with the provisions of LDC Section 5.03.06.H.6.
- c. Incremental Master Development Plans. The Master Development Plan (**Attachment "B"**) is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

H. Infrastructure

1. Drainage: A master stormwater management system shall be constructed and maintained by a homeowners association (“HOA”) or a community development district (“CDD”). The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District.
2. Site Access: Vehicular access within the Property is depicted on the Master Development Plan and connects off-site to International Golf Parkway in two (2) locations – one across International Golf Parkway from Francis Road and the other from Parkland Trail. The Applicant cannot connect to lands located to the north, northwest or east of the Property because there are wetlands in those portions of the site that prevent points of connection. The Applicant will widen International Golf Parkway to four (4) lanes east of Interstate 95 from the existing terminus of the four-lane portion of the road to the entrance into the Project across from Francis Road, including construction of left and right turn lanes into the Project, as depicted on the MDP. The main project access road onto International Golf Parkway at Francis Road will be signalized if and when warranted, at the Applicant’s expense. A warrant study will be performed prior to project build-out. Internal roads that are projected to exceed 2,000 vehicle trips per day will be constructed to minor collector standards, pursuant to the Land Development Code.
3. Pedestrian Circulation: Pedestrian circulation will be provided via sidewalks, in the widths and locations depicted on the MDP. The Applicant will construct sidewalks along International Golf Parkway, in the general locations depicted on the MDP. Such sidewalks will be constructed in conformance with the requirements of the Land Development Code. The Minor Collector road that serves as the entry road into Bannon Lakes will include 12-foot-wide travel lanes in each direction, without dedicated bike lanes within the roadway. A minimum 5-foot-wide sidewalk will be constructed on one side of such Minor Collector road and a minimum 12-foot-wide multi-purpose path on the other side of the road. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The project will have 2,438 residents (999 units x 2.44 persons per unit) and should provide 12.19 acres of community and neighborhood parks. The Applicant proposes to provide 16.8 acres of recreational area, of which 60 percent will be in the form of community parks. The active recreational facilities may contain features including but not limited to playgrounds, a clubhouse, swimming pool, cabana(s), multi-purpose fields and other

facilities in the locations depicted on the MDP, as supplemented by IMDPs. For each development phase, the Applicant will provide the minimum acreage of recreation required to meet or exceed the Land Development Code requirement for the applicable number of residential units in such phase. The first phase of the recreational amenity will be under construction prior to the Applicant obtaining approval of a plat for the 200th residential unit with the Project. The first phase of the amenity center will include either a swimming pool and cabana or a clubhouse. In addition to the amenity area, the Applicant will provide a maximum of four and one-half (4.5) acres, in the location depicted on the MDP, which can accommodate public multi-purpose fields to be used for youth sports for children ages 12 years and younger, subject to an interlocal agreement with St. Johns County regarding the balance of use of the field between residents of Bannon Lakes and members of the general public. The Applicant or a homeowners association will own and maintain the park. The Applicant will construct two (2) multi-purpose fields with low-impact lighting, parking area and restrooms on the maximum 4.5-acre park site and will receive impact fee credits for the cost of such improvements. Such park construction will occur no later than the County's approval of a plat for the 500th residential unit within the Project. The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3. The Project will provide twenty-five percent (25%) open space, pursuant to LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. Structures over 35 feet in height will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.
7. Utilities: Except for those utilities already in place, or the relocation of such utilities, all utilities within the Project shall be underground. Potable water and sanitary sewer will be provided by the St. Johns County Utility Department.

I. Potable Water/Sanitary Sewer

Water and sewer services will be obtained from St. Johns County Utilities via central utility systems. All on-site utilities will be public. Water and sewer lines

that are to be dedicated to the St. Johns County Utility Department (“SJCUD”) for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with SJCUD standards. The Applicant is providing a two (2) acre utility site in the location depicted on the Master Development Plan.

J. Soils

The Soil Survey of St. Johns County, Florida identifies the following soil types within the Property: Bakersville muck; EauGallie fine sand; Floridana fine sand; Holopaw fine sand; Ona fine sand; Pomona fine sand; Riviera fine sand; St. Johns fine sand, depressional; and Toco fine sand. A soils map is attached hereto as Attachment “D”.

K. Site Vegetation

The various Florida Land Use, Covers and Forms Classification System (“FLUCFCS”) designations for the Property are summarized in the following table.

Community	FLUCFCS Code	Acres +/-
Tree Nurseries	241	67.90
Sod Farms	242	237.26
Pine Flatwoods	411	1.98
Hardwood-Coniferous Mixed	434	13.06
Hardwood-Coniferous Mixed (10% Crown Closure)	4341	37.70
Upland Cut Ditches	511	8.63
Wetland Coniferous Forests	620	20.92
Wetland Coniferous Forest (10-30% Crown Closure)	6201	13.74
Cypress	621	18.86
Wetland Forested Mixed	630	151.94
Vegetated Non-Forested Wetland	640	6.38
Borrow Areas	742	1.63

A FLUCFCS Map is attached hereto as Attachment “E”.

L. Significant Natural Communities Habitat and Listed Species

During extensive habitat evaluations, no Significant Natural Communities Habitat was identified on the site. No confirmed observations were made of state or federally listed threatened or endangered species, nor their critical habitat. The majority of the site's uplands will be developed; however, the upland habitat on-site is unsuitable for the majority of the listed species which utilize uplands and the proposed activities are not anticipated to adversely affect any of the listed species. The majority of the on-site wetlands are to be preserved. Therefore, the proposed activities are not likely to affect the foraging and roosting behaviors of listed wading birds and other listed species that utilize the on-site wetlands.

M. Historical and Archaeological Resources

A Phase I Cultural Resource Survey was conducted by Southeastern Archaeological Research, Inc. in January 2007 on the lands that compose this Project. One new archaeological site was recorded, one archaeological occurrence was encountered and one previously recorded historical structure was evaluated. Based on this survey, the Principal Investigator concluded that none of the aforementioned were deemed eligible for listing on the National Register of Historic Places ("NRHP") and no further work is recommended. The State Historic Preservation Office issued a concurrence letter February 27, 2007 affirming that the Project will have no effect on cultural resources listed or eligible for listing in the NRHP and recommended no further cultural resource investigation. A copy of the survey containing the aforementioned finding was provided to Mr. Robin Moore of the St. Johns County Planning Division March 13, 2007.

N. Buffering and Landscaping

1. Perimeter Buffer: A natural landscaped buffer a minimum ten feet (10') wide shall be located along the perimeters of the Property; provided, however, the Applicant shall provide a minimum thirty foot (30')-wide natural landscaped buffer along the western perimeter of the Property in areas where residential uses will abut office uses. Such buffers will meet the applicable requirements of LDC Section 6.06.04. Notwithstanding the foregoing, lots adjacent to International Golf Parkway shall meet the buffering requirements set forth in LDC Section 6.06.04.B.3.b and 6.06.04.B.4.b. The Applicant shall also provide buffering and screening between Parcel B and residential development to the east, in accordance with LDC Section 6.06.04. The Applicant will show all buffers on incremental Master Development Plans. The Applicant will be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions.
2. Screening: Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

3. Upland Buffers: An averaged twenty-five foot (25') natural vegetative upland buffer shall be required and maintained between developed area and contiguous wetlands. The 25 feet shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. Building setbacks shall be required from areas to be preserved as upland buffers from contiguous wetlands. Setbacks shall be a minimum of twenty-five feet (25') for these areas. Narrower setbacks may be allowed to preserve trees subject to St. Johns County Environmental Planning approval. The required yard building setback on "dot lots" may be reduced to a minimum of 10 feet from the upland buffer, provided that the parcels or areas for which a reduced building setback is requested are shown on the applicable Master Development Plan and must be reviewed and approved by staff as part of an incremental Master Development Plan. The setback reduction on dot lots may be allowed where unusual or irregular wetland line geometry has been determined by County staff to cause a reduced irregular building area within a lot. For future development areas, the number and location of any "dot lots" will be shown on incremental MDPs. Any relocation of "dot lots" due to site plan revisions must be reviewed and approved by County staff before moving forward. Further, the number and location of additional "dot lots" must also be reviewed and approved by County staff before moving forward.

Other than crossings for trails and utility/drainage structures, no uses will be allowed within the required upland buffers, and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified, and no harvesting will occur in the upland buffer. Prior to commencement of any construction adjacent to a conserved wetland, all contractors shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands. Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings. The upland buffer shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Section Q hereof shall be permitted within this setback, except buildings which have a permanent foundation. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to:

- The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;
- The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- The construction of a recreation trail; and

- Any necessary grade finishing providing a gradual slope between the setback line and the upland buffer.

O. Special Districts

This PUD is not located within a Special District defined by the Land Development Code.

P. Temporary Uses

Ten (10) percent of the homes within the PUD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices, subject to the provisions of Section R hereof. Parking for the model homes and sales offices will be located within the driveway or adjacent lot. Parking for the model homes will comply with ADA guidelines. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C.

Q. Accessory Uses

Standard residential accessory uses will be allowed within the building areas of the site, including but not limited to: decks, swimming pools, patios, air conditioning units, walkways and sidewalks. Accessory uses and structures will be allowed in accordance with the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Specifically as follows:

1. Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except as provided in paragraph 2 below.
2. Accessory uses such as pools, covered pools, patios, outdoor fireplaces, decks and gazebos, either attached or detached from the principal use structure, may be constructed up to a minimum of three (3) feet from the rear or side property boundary.
3. Guesthouses or employee quarters, either attached or detached, shall meet the required setbacks of the principal use structure.
4. Detached accessory structures, other than those described in paragraph two (2) and three (3) above, may be constructed three (3) feet from the side or rear property boundary, if such accessory structure is separated

from the principal use structure by 10 feet or more. If the accessory structure is less than 10 feet from the principal use structure, then the accessory structure shall be a minimum of five (5) feet from the rear or side property boundary.

5. No accessory structure, excluding yard ornaments, shall be located within the required front yard.
6. Yard ornaments may be permitted in any required yard subject to height limitations and requirements limiting obstruction of visibility as defined by the Land Development Code.
7. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, decks, screened enclosures, patios, swimming pools and pool decks.
8. No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, swimming pool decks, swimming pool enclosures or signs shall be located or constructed within any drainage or underground utility easement.
9. All fencing shall comply with LDC Section 2.02.04.12.
10. The upland buffer shall remain natural and undisturbed.
11. Mechanical equipment (HVAC, generators, etc.) shall be set back three (3) feet from the side or rear property boundary.

Accessory Uses such as private garages/mother-in-law suites and storage Buildings; Home Offices; model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Sections 2.02.04.A.3.C, 2.02.04.B and 6.04.06.F.7.d. All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and Florida Accessibility Code for Building Construction (“FACBC”) requirements

R. Project Phasing

The project will be constructed in one (1), 15-year phase. Construction shall commence within three (3) years of PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

S. Projected Impacts

The Applicant is seeking this PUD major modification in order to develop a mixed-use project on the Property. The Property has been the subject of two prior attempts – the first called Esplanade and the second known as Nine Mile Gang - to initiate retail, commercial and office development in this location. Neither

attempt gained traction because of the real estate market downturn and due to a lack of required residential density, or “rooftops”, in the area. The Applicant is seeking to develop a revised mixed use project on the Property in order to provide the single-family and multi-family rooftops that may be needed to seed non-residential development within the site and in the adjacent Saint Johns DRI and World Commerce Center DRI. See **Attachment "F"** which depicts non-residential entitlements within five (5) miles of this site (the “5-Mile Radius Non-Residential Uses”).

The Property has a Comprehensive Plan Future Land Use Map designation of Mixed Use, which allows for the types of uses included with this Application. The Comprehensive Plan encourages a mixed use development within Mixed Use areas pursuant to Objective A.1.9, which states “The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrations of commercial, office, light industrial, residential, recreation and cultural facilities at a scale which is capable of serving large segments of the County and region.” Policy A.1.9.3 encourages a mixture of uses within Mixed Use development parcels 40 acres and larger, with each use comprising at least 10 percent of the developable land within the project. That policy continues by stating that “While the County requires a mixture of uses on 40 acres or greater, the County recognizes that not all development sites and project may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater.” The Bannon Lakes project is proposed to be mixed use, with commercial/office uses comprising less than 10 percent of developable acreage within the Property. As stated above, there is a lack of residential density in this area that inhibits the development of adjacent non-residentially designated lands. Therefore, the proposed number of residential units is necessary to achieve development of non-residential uses within this project and on surrounding lands. The existing surrounding area is comprised of an adequate mixture of uses. The Applicant is also providing interconnectivity within and outside the project site and enhancing existing streetscape by continuing the oak tree canopy along Nine Mile Road/International Golf Parkway.

T. Waivers

The standards contained in this PUD text are provided to accommodate and promote the principles of smart growth and sustainability, to reduce the dependence on the automobile and to allow development to occur in an environmentally sensitive manner. Departures from specific standards of the Land Development Code have been appropriately identified within this document and further summarized below. All of the following waivers are more fully described within the applicable sections of this PUD text.

LDC Sections 2.02.04.B.5 and 2.02.04.B.8 Setbacks for Mechanical Equipment and Swimming Pools

The Applicant is requesting a waiver from the requirements that i) all mechanical equipment such as air conditioning units, pool equipment and other similar equipment be set back a minimum of five (5) feet from property lines, and ii) all

swimming pools meet minimum yard requirements. There will be a variety of housing types and sizes located within Bannon Lakes, so the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment and swimming pools in certain sections of the project.

LDC Section 4.01.05 Removal of Protected Trees

The Applicant is requesting a waiver from the requirement to provide mitigation for removal of certain protected trees. Portions of the Bannon Lakes Property identified on Exhibit "C" have been used as a tree farm and landscape nursery for a number of years, and certain types of protected trees have been grown on the site for the purpose of selling such trees and relocating them to other lands. The Owner requests to not be required to provide mitigation for sale and removal of any protected trees that were planted on the portion of the Property identified on Exhibit "C" as part of the landscape nursery. The Owner will provide any tree mitigation required by the Land Development Code outside of the tree farm area.

LDC Section 4.01.06.B.2 Building Setbacks

The Applicant is requesting a waiver from the requirement to provide a 25-foot setback from contiguous wetlands for certain irregularly shaped lots. The Bannon Lakes property contains a large number of acres of contiguous wetland, and the Applicant is attempting to preserve as much of those wetland systems as possible. The Applicant will request staff approval of lots with reduced wetland setbacks, or "dot lots", within incremental Master Development Plans.

LDC Section 5.03.02.G.1(r) Project Phasing

Request to allow for a single, fifteen-year phase to allow for the Applicant, its successors and assigns, to construct the project as market demand dictates. This phasing is consistent with longer phasing approved by the County for other mixed use projects.

LDC Section 5.03.03.F Unified Sign Plan

Because the Applicant is seeking to develop a relatively small mixed-use project on the Property, it will not need extensive project signage. Thus, the Applicant requests that it not be required to prepare a Unified Sign Plan for the project. All signage within the Property will comply with the applicable provisions of LDC Article VII.

LDC Section 5.03.02.G.2 Master Development Plan Details

Request to allow the details of development of the project to be reviewed and approved through incremental Master Development Plans. The Applicant has not fully planned the various residential and non-residential parcels within the Property at this early stage of pre-development. The Applicant will file and

obtain approval of incremental Master Development Plans for parcels within the Property prior to construction plan approval.

LDC Section 6.01.03.E.3 Reduced Corner Lot Setbacks

The Applicant is requesting a waiver from the requirement to provide a second front yard for corner lots of a certain size. The Applicant is proposing to provide one 20-foot front yard and one 10-foot second front yard on all corner lots. The project will include single-family and multi-family areas where it is not feasible to provide two (2) large front setbacks for corner lots.

LDC Section 6.04.07.A.2 Construction Access

This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Bannon Lakes development. In residential development areas, the Applicant will not be permitted to plat lots fronting on local roads that will provide access for horizontal construction traffic to future phases within each residential development area until such horizontal construction in each development area is completed.

LDC Section 6.04.07.H.1 Sidewalks

Table 6.07 shows that Minor Collector roadways require a minimum 5-foot-wide bicycle lane on each side of the roadway. The Applicant is requesting a waiver from the provisions of this section in order to construct the Minor Collector road that serves as the main entrance into the project with 12-foot-wide driving lanes (one in each direction), without dedicated bicycle lanes. The Applicant will construct a 5-foot-wide sidewalk on one side of the Minor Collector road and a 12-foot-wide paved path on the other side of the road. The 12-foot-wide paved path will be located within the proposed right-of-way but outside of the travel lane(s). The intent of this design is to provide a safer, more scenic roadway that encourages slower driving speeds and reduces potentially dangerous conflicts between pedestrians and bicyclists of all ages and cars. Providing a sidewalk on one side of the Minor Collector road and a wider path along the other side provides appropriate separation between vehicles and families walking and on bikes, promoting their use by pedestrians and bikes, allowing the street to support necessary traffic requirements and creating a safer, healthier neighborhood that encourages walking and biking in an attractive environment.

U. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development application.

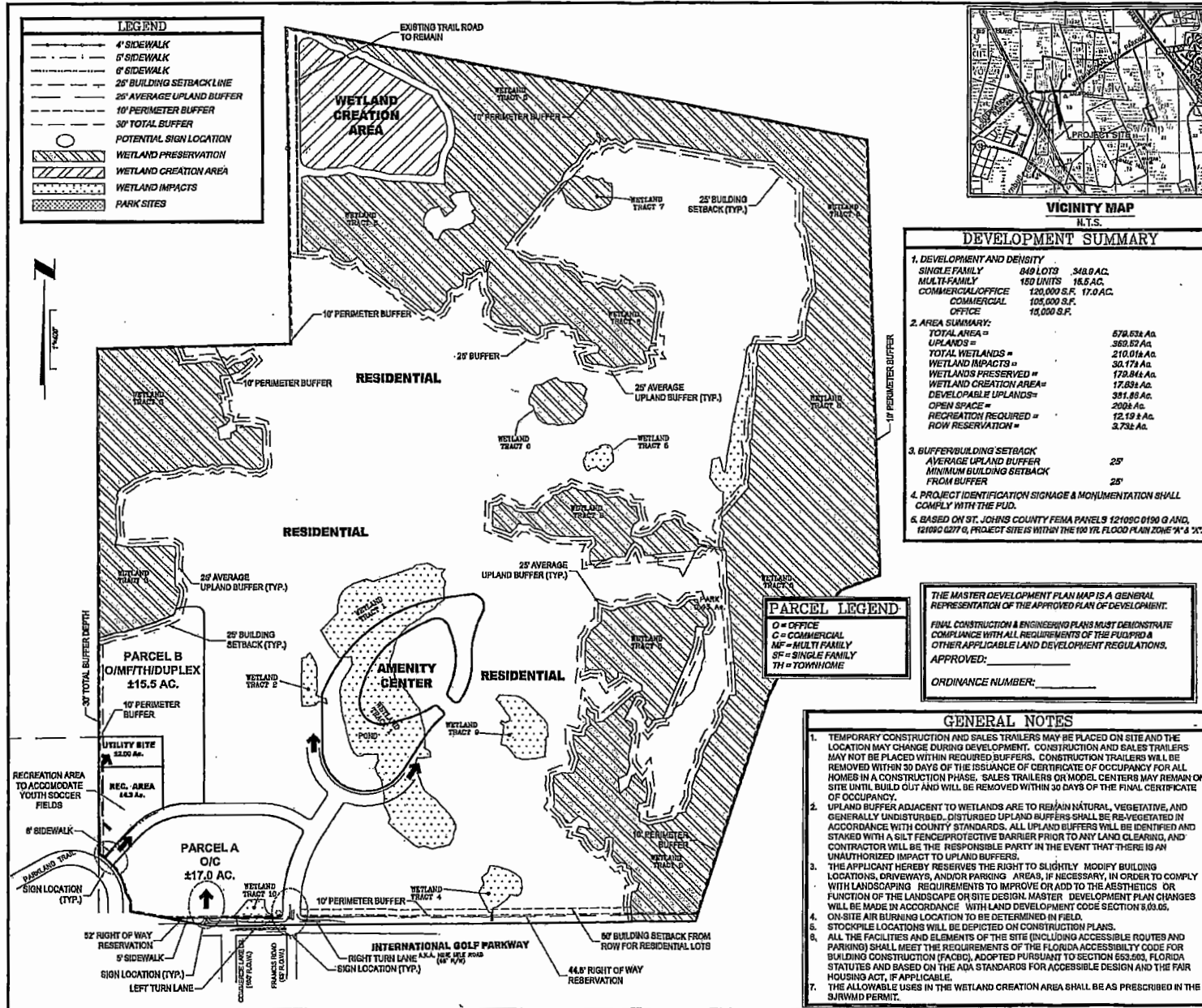
One or more Community Development Districts (“CDD”) may exist within the Project. Any CDD approved pursuant to Chapter 190, Florida Statutes, may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes. Construction or funding by any such CDD of any or all such projects within or without the boundaries of the CDD necessary to serve the development approved hereunder is expressly approved. If the Applicant of the PUD and its related Development Agreement is required to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or facilities set forth in Chapter 190, Florida Statutes, including without limitation, those in Section 190.012(1) and (2), Florida Statutes, then the CDD independently may satisfy such obligations.

To the extent any such obligation under this PUD or its related Development Agreement is met or performed by a CDD, then the Applicant shall no longer be subject to the obligation. In the event that any contributions of land, money (including “fair share payments”), or improvements funded or constructed with funds from a CDD are required by then current law to give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the County.

V. Future Land Use Designation

The Property is designated Mixed Use on the St. Johns County 2025 Future Land Use Map and is subject to Land Use Policy A.1.11.h.8.f., which limits development of the Property to a maximum of 999 residential units, a maximum of 105,000 square feet of commercial space and a maximum of 15,000 square feet of office space. The project meets the requirements of Comprehensive Plan Policy A.1.9.3 by providing a minimum of 25 percent Open Space and a minimum of 10 percent Residential land use. Policy A.1.9.3 encourages a mixture of uses within Mixed Use development parcels 40 acres and larger, with each use comprising at least 10 percent of the developable land within the project. That policy continues by stating that “While the County requires a mixture of uses on 40 acres or greater, the County recognizes that not all development sites and project may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater.” The Bannon Lakes project is proposed to be mixed use, with commercial/office uses comprising less than 10 percent of developable acreage within the Property. As stated in Section S, there is a lack of residential density in this area that inhibits the development of adjacent non-residentially designated lands. Therefore, the proposed number of residential units is necessary to achieve development of non-residential uses within this project and on surrounding lands. The existing surrounding area is comprised of an adequate mixture of uses. The Applicant is also providing interconnectivity within and outside the project site and enhancing existing streetscape by continuing the oak tree canopy along Nine Mile Road/International Golf Parkway.

"Exhibit C"



DEVELOPMENT SUMMARY

1. DEVELOPMENT AND DENSITY

SINGLE FAMILY	849 LOTS	348.8 AC.
MULTI-FAMILY	150 UNITS	16.5 AC.
COMMERCIAL/OFFICE	120,000 S.F.	17.0 AC.
OFFICE	105,000 S.F.	
	15,000 S.F.	

2. AREA SUMMARY:

TOTAL AREA =	570.634 Ac.
UPLANDS =	369.62 Ac.
TOTAL WETLANDS =	210.014 Ac.
WETLAND IMPACTS =	30.173 Ac.
WETLANDS PRESERVED =	179.841 Ac.
WETLAND CREATION AREA =	17.831 Ac.
DEVELOPABLE UPLANDS =	331.86 Ac.
OPEN SPACE =	200.1 Ac.
RECREATION REQUIRED =	12.19 ± Ac.
ROW RESERVATION =	3.73 ± Ac.

3. BUFFER BUILDING SETBACK

AVERAGE UPLAND BUFFER	25'
MINIMUM BUILDING SETBACK FROM BUFFER	25'

4. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE F.U.D.

5. BASED ON ST. JOHNS COUNTY FEMA PANELS 12105C 0190 G AND 12105C 0217 G, PROJECT SITES WITHIN THE 100 YR FLOOD PLAIN ZONE "X" 1'.

PARCEL LEGEND

O = OFFICE
 C = COMMERCIAL
 MF = MULTI FAMILY
 SF = SINGLE FAMILY
 TH = TOWNHOME

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION & ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE F.U.D.P.D. & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

ORDINANCE NUMBER: _____

- ### GENERAL NOTES
- TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE PLACED ON SITE AND THE LOCATION MAY CHANGE DURING DEVELOPMENT. CONSTRUCTION AND SALES TRAILERS MAY NOT BE PLACED WITHIN REQUIRED BUFFERS. CONSTRUCTION TRAILERS WILL BE REMOVED WITHIN 30 DAYS OF THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ALL HOMES IN A CONSTRUCTION PHASE. SALES TRAILERS OR MODEL CENTERS MAY REMAIN ON SITE UNTIL BUILD OUT AND WILL BE REMOVED WITHIN 90 DAYS OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - UPLAND BUFFER ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND GENERALLY UNDISTURBED. DISTURBED UPLAND BUFFERS SHALL BE RE-VEGETATED IN ACCORDANCE WITH COUNTY STANDARDS. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS.
 - THE APPLICANT HEREBY RESERVES THE RIGHT TO SLIGHTLY MODIFY BUILDING LOCATIONS, DRIVEWAYS, AND/OR PARKING AREAS, IF NECESSARY, IN ORDER TO COMPLY WITH LANDSCAPING REQUIREMENTS TO IMPROVE OR ADD TO THE AESTHETICS OR FUNCTION OF THE LANDSCAPE OR SITE DESIGN. MASTER DEVELOPMENT PLAN CHANGES WILL BE MADE IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 5.03.05.
 - ON-SITE AIR POLLUTION LOCATION TO BE DETERMINED IN FIELD.
 - STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
 - ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 555.205, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.
 - THE ALLOWABLE USES IN THE WETLAND CREATION AREA SHALL BE AS PRESCRIBED IN THE SW/MD PERMIT.

REVISIONS

5/21/14	RESPONSE TO COMPTON
7/29/14	CONSENT FOR STAFF
8/21/14	CONSENT FOR STAFF
10/21/14	BOARDED FOR STAFF
11/11/14	BOARDED FOR STAFF

PLANS PREPARED UNDER THE DIRECTION OF:

ETM
 Vision • Experience • Results

MASTER DEVELOPMENT PLAN

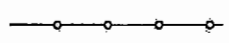
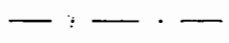
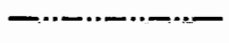
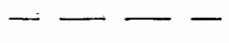

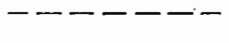
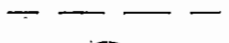

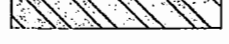
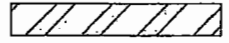
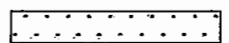

BANNON LAKES
 FOR: EASTLAND PARTNERS, LLC
 ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
1 OF 1

© U.S. Design Works, VADP-MDP-15-081-13-13-14.dwg
 PLOTTED: December 4, 2014 - 7:13 AM BY: Brandon Wilson

PLOT1E0: December 4, 2014 - 7:15 AM, BY: Brandon Walborn

LEGEND

	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	25' BUILDING SETBACK LINE
	25' AVERAGE UPLAND BUFFER
	10' PERIMETER BUFFER
	30' TOTAL BUFFER
	POTENTIAL SIGN LOCATION
	WETLAND PRESERVATION
	WETLAND CREATION AREA
	WETLAND IMPACTS
	PARK SITES

GENERAL NOTES

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7. THE ALLOWABLE USES IN THE WETLAND CREATION AREA SHALL BE AS PRESCRIBED IN THE SJRWMD PERMIT.



ETM
 VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584, LG - 0000316

MASTER DEVELOPMENT PLAN

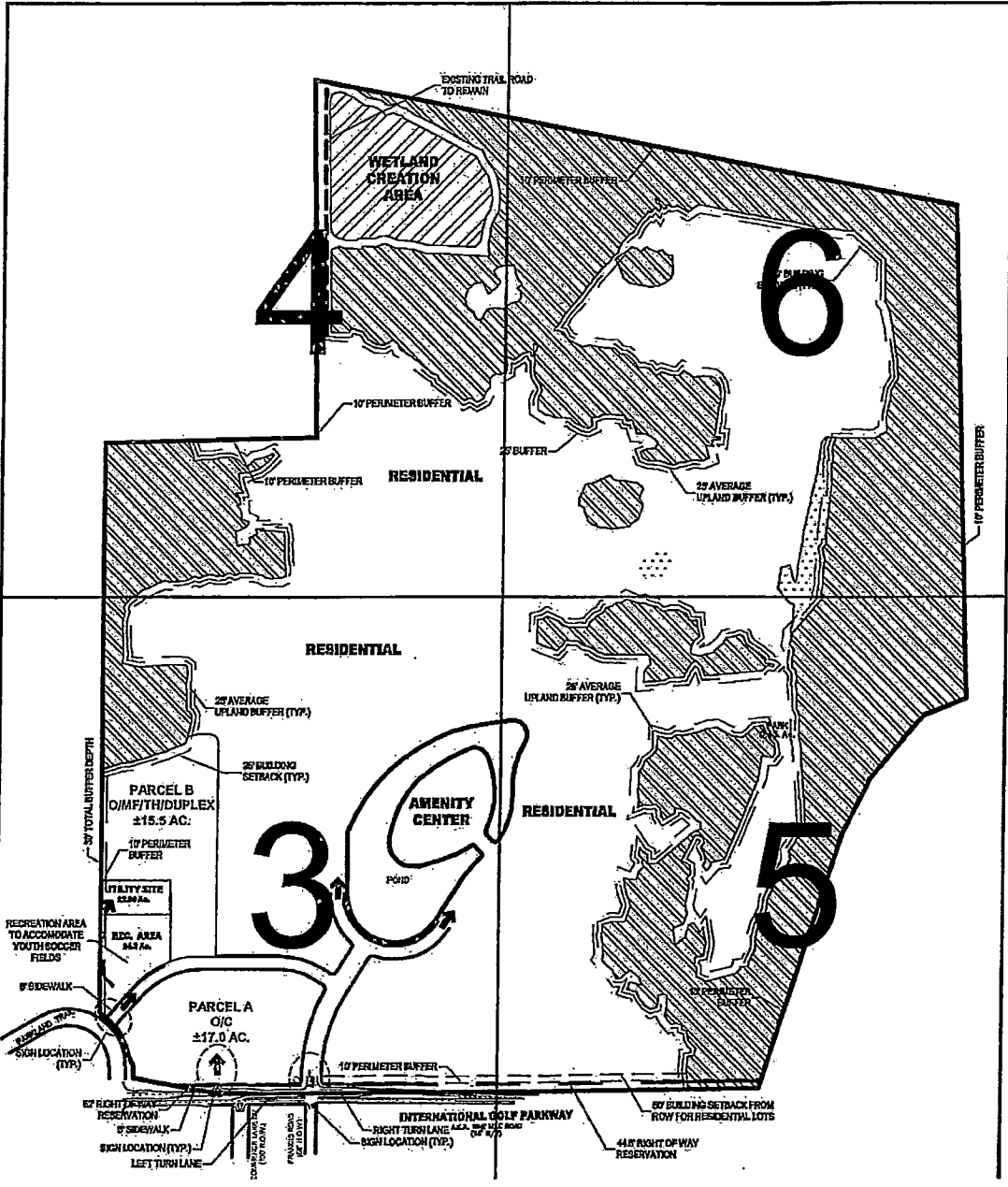
BANNON LAKES
FOR: EASTLAND PARTNERS, LLC
ST. JOHNS COUNTY, FLORIDA

ETM NO. 13-061
DRAWN BY: BTW
DATE: 12/2014
DRAWING NO. 1 OF 6

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1000'



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 CA - 00002584 LC - 0000315

MASTER DEVELOPMENT PLAN

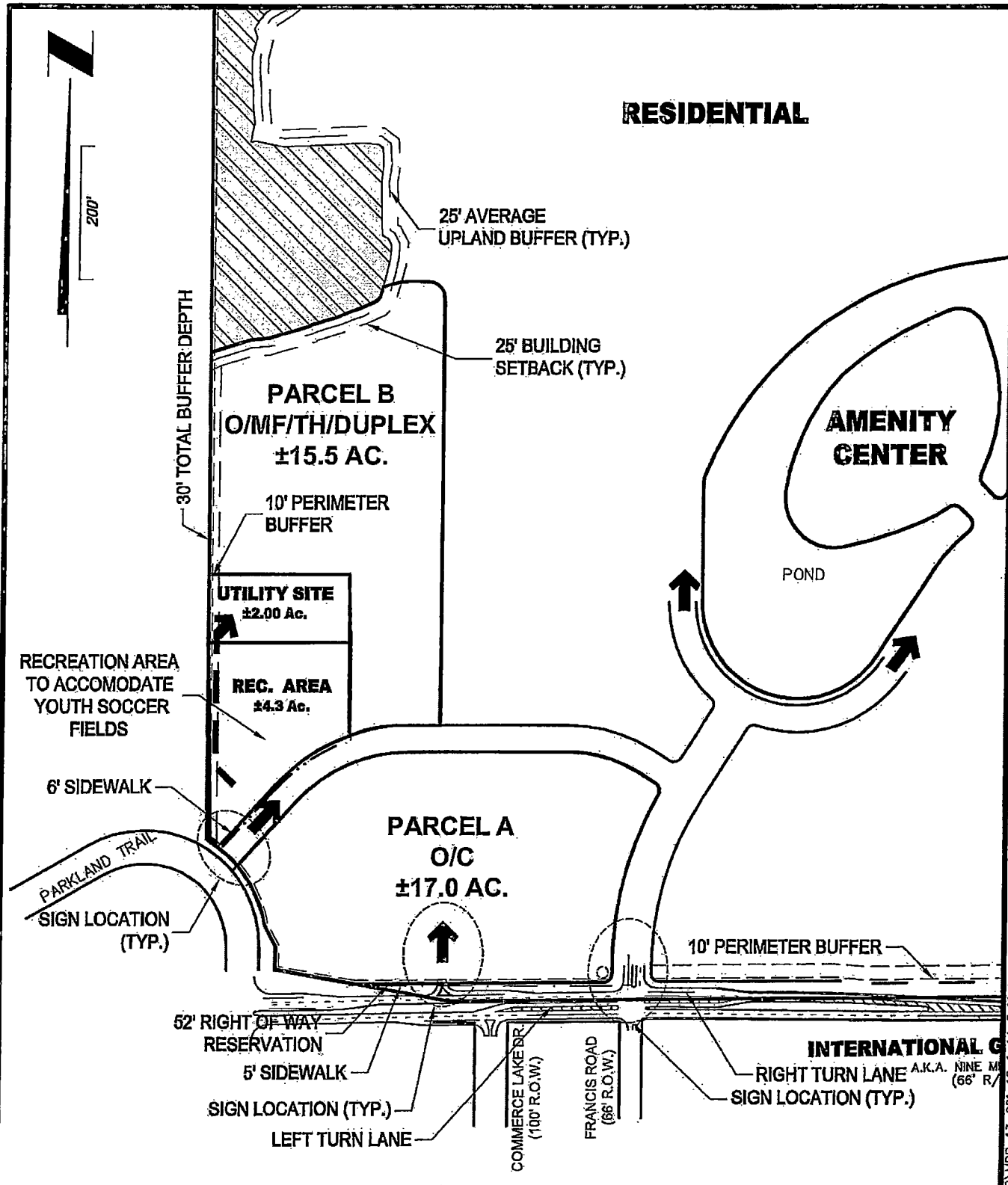
BANNON LAKES
FOR: EASTLAND PARTNERS, LLC
ST. JOHNS COUNTY, FLORIDA

ETM NO. 13-061

DRAWN BY: BTW

DATE: 12/2014

DRAWING NO. 2 of 6



PLOTTED: December 4, 2014 - 7:15 AM. BY: Brandon Welborn
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CA - 00002584 LC - 0000316

**MASTER DEVELOPMENT
PLAN**

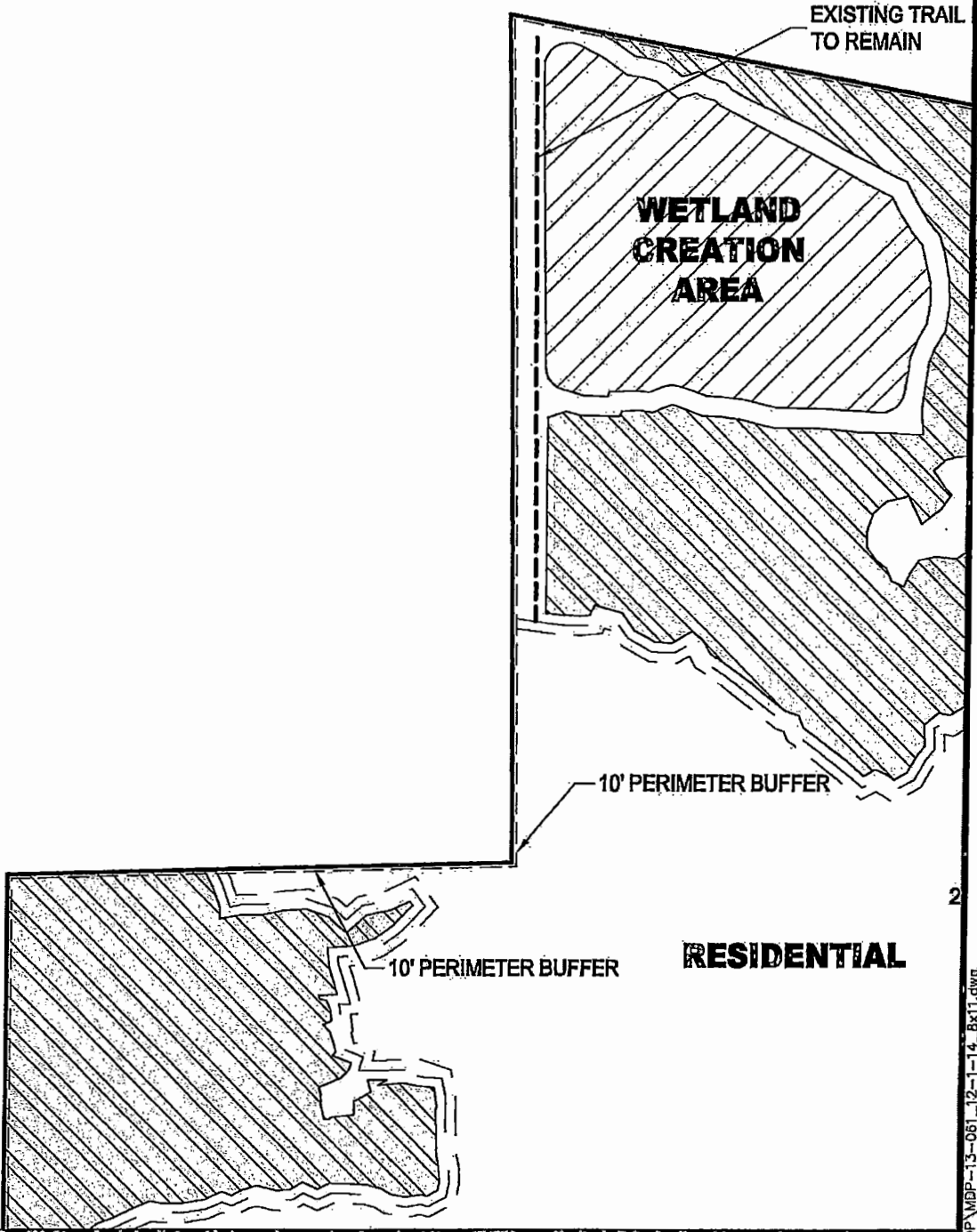
**BANNON LAKES
FOR: EASTLAND PARTNERS, LLC
ST. JOHNS COUNTY, FLORIDA**

ETM NO. 13-061

DRAWN BY: BTW

DATE: 12/2014

DRAWING NO. 3 OF 6



PLOTTED: December 4, 2014 - 7:15 AM, BY: Brandon Welborn

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TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000318

MASTER DEVELOPMENT PLAN

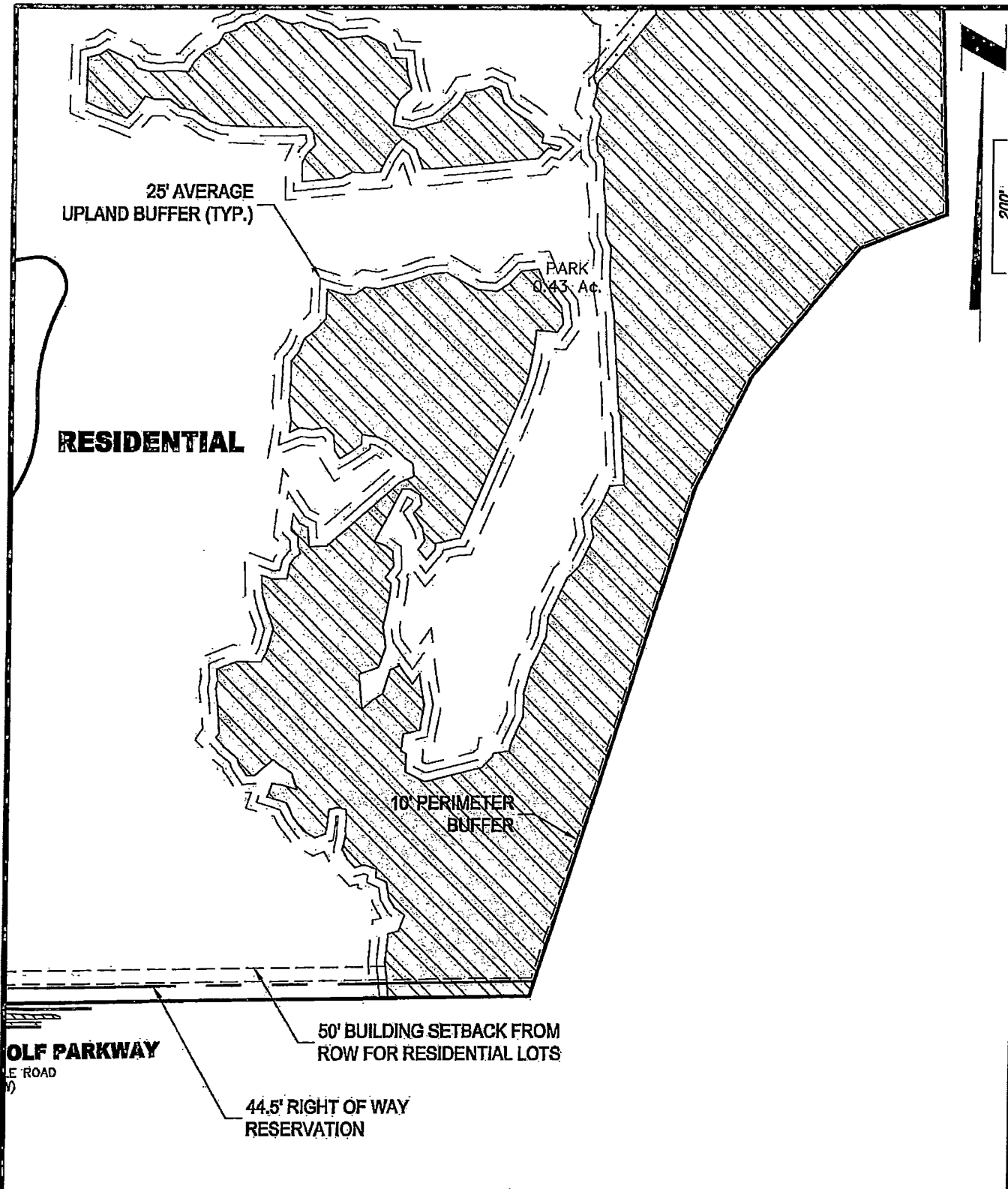
BANNON LAKES
FOR: EASTLAND PARTNERS, LLC
ST. JOHNS COUNTY, FLORIDA

ETM NO. 13-061

DRAWN BY: BTW

DATE: 12/2014

DRAWING NO. 4 OF 6



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**MASTER DEVELOPMENT
 PLAN**

**BANNON LAKES
 FOR: EASTLAND PARTNERS, LLC
 ST. JOHNS COUNTY, FLORIDA**

ETM NO. 13-061

DRAWN BY: BTW

DATE: 12/2014

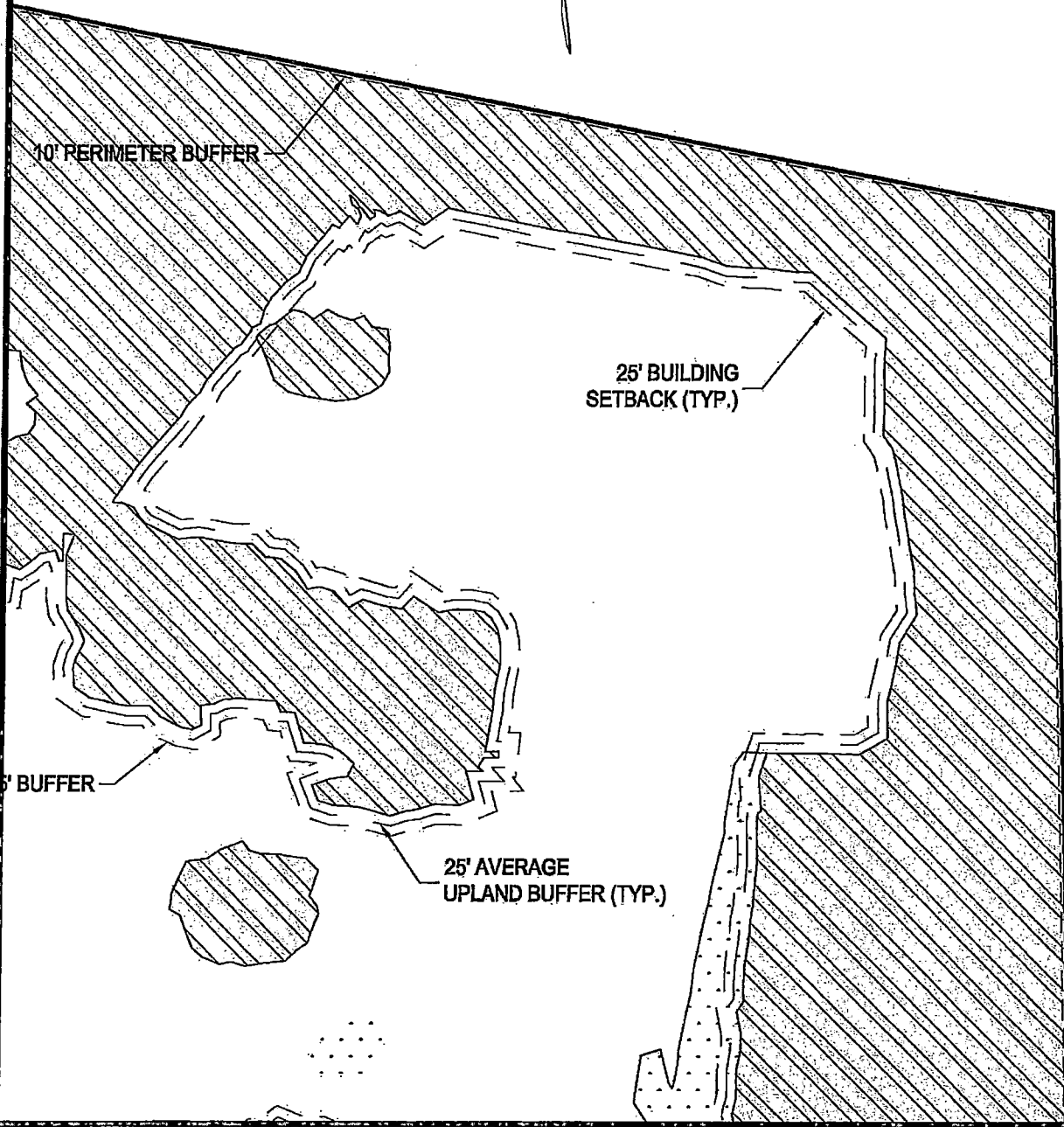
DRAWING NO. 5 OF 6

I HEREBY CERTIFY THAT THIS DOCUMENT
 IS A TRUE AND CORRECT COPY AS APPEARS
 ON RECORD IN ST. JOHNS COUNTY, FLORIDA
 WITNESS MY HAND AND OFFICIAL SEAL
 THIS 4th DAY OF April 20 15
 CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners



By: Luanne King D.C.

ROAD



10' PERIMETER BUFFER

25' BUILDING
 SETBACK (TYP.)

5' BUFFER

25' AVERAGE
 UPLAND BUFFER (TYP.)

10' PERIMETER BUFFER



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32256
 TEL: (904) 642-8890, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

**MASTER DEVELOPMENT
 PLAN**

**BANNON LAKES
 FOR: EASTLAND PARTNERS, LLC
 ST. JOHNS COUNTY, FLORIDA**

ETM NO. 13-061

DRAWN BY: BTW

DATE: 12/2014

DRAWING NO. 6 OF 6

2007

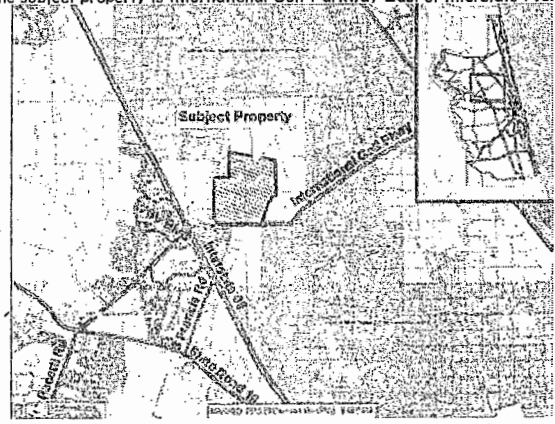
PLOTTED: December 4, 2014 - 7:15 AM, BY: Brandon Walborn

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NOTICE IS HEREBY GIVEN that a public hearing will be held on 2/7/2015 at 9:00 a.m. by BCC in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request for a major modification to allow up to 999 residential units, 105,000 square feet of commercial, and 15,000 square feet of office on approximately 382 developable acres. Request includes a change of the project name from Nine Mile Gang to Bannon Lakes. Waiver requests include, but are not limited to, project phasing, master development plan details, construction access, and building setback.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE NINE MILE GANG PUD, ORDINANCE NO. 2013-41, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AS EFFECTIVE DATE.

The subject property is International Golf Parkway East of Interstate I-95.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter, considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770); no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PRISCILLA L. BENNETT, CHAIR
FILE NUMBER: MAJMOD-201300009
PROJECT NAME: Bannon Lakes PUD
L320-15 Feb 2, 2015

THE ST. AUGUSTINE RECORD

ROGERS TOWERS
ATTN TINA BENTLEY
1301 RIVERPLACE BLVD STE 1500
JACKSONVILLE FL 32207

Ref.#: L320-15
P.O.#: SMITH EAVERY

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KELLY BYRNES** who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **MAJMOD2013-09 BANNO - HEARING FEBRUARY 17,** was published in said newspaper on **02/02/2015**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this day of FEB 02 2015
by *Kelly Byrnes* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 23, 2015

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2015-11, which was filed in this office on February 20, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED
2015 FEB 23 AM 10:02
CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL