ORDINANCE NUMBER 2017 - 56

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

Public Records of St. Johns County, FL
Clerk number: 2018001900
BK: 4488 PG: 1121
1/9/2018 12:36 PM
Recording $426.50

**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 August 4, 2017, in addition to supporting documents and statements from the applicant which are a part of **Zoning File MAJMOD 2017-19** for a Major Modification to the New Twin Creeks PUD, Ordinance Number 2015-52 specifically for Beachwalk Apartments Parcel 4, 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 New Twin Creeks PUD described in the attached Exhibit A, shall be zoned and proceed in accordance with Ordinance Number 2015-52, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

**SECTION 2.** That the need and justification for modification of the New Twin Creeks PUD, Ordinance Number 2015-52, 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 New Twin Creeks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the New Twin Creeks 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/PRDs.

4. As modified, the New Twin Creeks 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 New Twin Creeks PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the New Twin Creeks 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 2015-52, 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 New Twin Creeks 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** 5th **DAY OF** December **2017.**

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

**BY:** Henry Dean
**Henry Dean, Chair**

RENDITION DATE DEC 06 2017

**ATTEST: Hunter S. Conrad, Clerk**

**BY:** Ivonne King
**Deputy Clerk**

**EFFECTIVE DATE:** DEC 06 2017

ST. JOHNS COUNTY FLORIDA

**EXHIBIT "A"**

New Twin Creeks Planned Unit Development
Legal Description for Beachwalk Apartments (Parcel 4)

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 9 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°12'49" WEST, ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 635.34 FEET; THENCE NORTH 00°56'23" WEST, 1008.05 FEET; THENCE NORTH 52°32'00" EAST, 400.13 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 523.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°56'23" EAST, 516.96 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 410.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°36'20" EAST, 406.21 FEET; THENCE SOUTH 51°03'23" WEST, 150.84 FEET; THENCE SOUTH 38°56'37" EAST, 300.00 FEET; THENCE SOUTH 51°03'23" WEST, 659.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 23.58 ACRES, MORE OR LESS

# NEW TWIN CREEKS

## EXHIBIT "B"

# MASTER DEVELOPMENT PLAN TEXT
# PARCEL 4 – BEACHWALK APARTMENTS

(Major Modification to Ordinance No. 2006-3, As Amended)

November 9, 2017

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# Section A

## PROJECT DESCRIPTION

The New Twin Creeks Planned Unit Development ("PUD") is constituted of a large part of the 3,037-acre Twin Creeks Development of Regional Impact. The New Twin Creeks Property is subject to an Amended and Restated Development Order for the Twin Creeks Development of Regional Impact, St. Johns County Resolution No. 2014-157 ("Amended and Restated Development Order") which was approved by the St. Johns County Board of County Commissioners. New Twin Creeks is generally bound on the north by Durbin Creek, the west by Interstate 95, the east by U.S. Highway 1 South, and the south by the Twelve Mile Swamp Wildlife Management Area. Generally, planted pines cover the great majority of the site which is proposed to be developed. The New Twin Creeks Property has been utilized for decades for tree cultivating.

Twin Creeks Development Associates, LLC (the "Owner") seeks approval of this PUD Major Modification to (i) reduce the required parking for a proposed apartment complex to be constructed on Parcel 4 of the New Twin Creeks Property, as described in **Exhibit "A"** attached hereto (the "Apartment Property"), (ii) to request a waiver from the provisions of St. Johns County Land Development Code Section 9.04.05, which allows limits rezonings of property to one (1) per year; and (iii) to incorporate revisions to the PUD text approved by the St. Johns County Commission as Ordinance No. 2015-52, the New Twin Creeks Planned Unit Development, including SMADJ 2016-44, SMADJ 2017-52, MINMOD 2016-08 and MAJMOD 2017-16. Because of the size of the New Twin Creeks PUD, it is necessary for the Owner to be permitted to modify the PUD more than one (1) time this year.

The objective of the New Twin Creeks PUD is to create a dynamic employment center providing job opportunities over a broad range of skills and wage levels, from entry level retail employment to skilled logistical, assembly and distribution jobs to white collar office and executive positions. These uses will be complemented by an appropriate mix of housing and housing types to maintain a vibrant mix of uses, to decrease external vehicular traffic and to achieve sustainable development over the long term. The proposed changes are due to a variety of factors.

New Twin Creeks PUD is uniquely located to provide a viable and marketable landing pad for an array of desirable non-residential uses. The location factors include the interchange in closest proximity to the commercial environment of Duval County, access to the corridors of Interstate 95, U.S. Highway 1 and County Road 210 (C.R. 210), and frontage alongside the Florida East Coast Railroad.

The Owner's intention remains to develop New Twin Creeks PUD as an integrated and unified community, including:

- Regional and community employment, retail/services, healthcare, civic, recreational, and entertainment uses and facilities. It shall provide quality housing opportunities, proximate schools and parks for neighborhood children, civic areas, shopping close to home, and office locations near the interstate ideal for research and development groups to occupy.

- The Activity Center, a mixed-use center integrating commercial, office, residential and civic uses into a focal point for the community.

- A series of greenways and protective buffers along with a wildlife corridor that fosters interconnectivity with adjacent natural habitat systems. A 750-foot wide preservation corridor shall be maintained from the centerline of Durbin Creek southward.

The New Twin Creeks PUD does not include the adjacent property owned by Heartwood 23, LLC, which shall remain subject to Ordinance No. 2006-03, as may be modified.

## Section B

### TOTAL NUMBER OF ACRES

The total land area within New Twin Creeks PUD is approximately 2,405 acres.

## Section C

### TOTAL NUMBER OF WETLAND ACRES

The total number of wetland acres within the New Twin Creeks PUD site is approximately 1,318 acres. Not less than 1,173 acres (89%) of wetlands will be preserved within conservation areas predominantly as an interconnected system. These wetland acres shall be protected by a conservation easement that will be held by the St. Johns River Water Management District ("SJRWMD") as part of the project's Environmental Resource Permit, as may be amended from time to time. Up to 145 acres of wetland impacts may occur within the PUD for the benefit of the Subject Property. The location and amount of wetland impacts will be shown on each incremental MDP or within construction plans for C.R. 210 improvements. Approximately 160 acres of wetlands owned by the Owner within the Subject Property, in the location depicted on the MDP Map, **Exhibit "C"**, may be used by the adjacent landowner, Heartwood 23, LLC, for wetland mitigation and open space (but for no other purpose), provided that such owner modifies Ordinance No. 2006-03 for its property to allow the same.

On-site preservation is proposed predominantly within an extensive conservation corridor that encompasses interconnected wetlands and adjacent uplands within the Durbin Creek and Sampson Creek watersheds. The conservation corridor is strategically designed to adequately provide beneficial wildlife habitat and travel passages. Enhancement of degraded wetlands within the proposed corridor is expected to provide ecological benefit in terms of wildlife forage and cover, and reestablishment of historic wetland hydrology. The 750-foot wide portion of the corridor that occurs immediately south of Durbin Creek is designated for the purposes of conserving and protecting natural resources and environmental quality. These purposes include flood control, protection of quantity and quality of groundwater and surface water, floodplain management, and protection of natural vegetative communities and wildlife habitat.

## Section D

### DEVELOPMENT AREA AND LAND USE

Much of the Subject Property has been and will continue to be used for silvicultural purposes. Silvicultural harvesting may occur throughout New Twin Creeks PUD until the immediate time for development of each parcel as specified in Subsection G.2 and provided that the applicable upland buffers around the jurisdiction line that defines the wetland or conservation area will not be cut or will be managed as part of the adjacent conservation corridor. All silvicultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the St. Johns County 2025 Comprehensive Plan, as amended, where applicable. All silvicultural activities shall comply with State of Florida Division of Forestry Best Management Practices. The development area by land use is shown in the table on the next page.

| Land Use | Acres | GSF/Units |
|---|---|---|
| Commercial | 260 | 958,919 |
| Office | 70 | 700,000 |
| Hotel | 10 | 120 |
| Flex Industrial | 150 | 1,950,000 |
| Multi-family Residential | 95 | 1,030 |
| Single-family Residential | 1,316 | 1,361 |
| • South of C.R. 210 (Residential A) | 470 | 36 |
| • South of C.R. 210 (Residential B) | 763 | 564 |
| • North of C.R. 210 (Mixed Use District) | 83 | 761 |
| Other (e.g., ponds, buffers, right-of-way, etc.) | 504 | - |
| **Total** | **2,405** | **-** |

# Section E

## DWELLING UNITS AND POPULATION

The PUD will limit New Twin Creeks PUD to not more than 1,361 Single-Family Residential dwelling units and 1,030 Multi-family Residential dwelling units, subject to conversion pursuant to the Amended and Restated Development Order.

The expected population of New Twin Creeks PUD is approximately 5,834 people based upon the assumption of 2.44 people per dwelling unit. According to the St. Johns County School District projections of 0.56 students per Single-family dwelling unit and 0.19 students per Multi-family dwelling unit, the neighborhood will have approximately 958 school-aged children.

Development rights listed in Section E may be converted via the approved land use exchange table contained in the Amended and Restated Development Order. Any such a conversion may be changed with authorization from the Owner and by County approval of Small Adjustment to the PUD consistent with the provisions of General Condition 2 of the Amended and Restated Development Order.

The following uses are permissible within all development pods illustrated on the MDP Map, **Exhibit "C"**:

a) Accessory apartments
b) Community centers
c) Condominiums
d) Congregate care homes
e) Construction trailers
f) Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces
g) Duplexes
h) Foster homes
i) Garden apartments

j) Group homes
k) Manufactured buildings
l) Mid-rise and high-rise apartment complexes
m) Model homes with or without office & construction trailers
n) Neighborhood public service facility
o) Nursing homes
p) Parks and recreation facilities with or without lighted fields and courts
q) Sales Trailers
r) Schools with conventional academic curriculum
s) Single-family detached homes
t) Swimming pools/recreation facilities
u) Townhomes and Rowhouses
v) Triplexes and Quadplexes
w) Villas and townhouses

## Section F

## NON-RESIDENTIAL DEVELOPMENT

The PUD will limit New Twin Creeks to not more than 120 Hotel rooms; 1,950,000 gross square feet of Flex Industrial space; 958,919 gross square feet of Commercial space; and 700,000 gross square feet of Office space.

Development rights listed in Section F may be converted via the approved land use exchange table contained in the Amended and Restated Development Order. Any such a conversion may be changed with authorization from the Owner and by County approval of Small Adjustment to the PUD consistent with the provisions of General Condition 2 of the Amended and Restated Development Order.

The tables on the next four (4) pages indicate the categories of uses, as allowed by the Comprehensive Plan, that are permissible within the non-residential areas illustrated on the MDP Map, **Exhibit "C"**. It is not possible to list each and every individual use that may be permissible within a land use category. The intent is to describe the category and provide a sufficient number of illustrative or representative uses to allow other uses to be assigned to the category as they are proposed. To assign required buffering and screening provisions, medium intensity and high intensity commercials uses are differentiated in the table with "M" (Medium Intensity Commercial use) and "H" (High Intensity Commercial use), respectively, at the end of each commercial use listed.

| Permissible Use | Neighborhood Commercial | Activity Center | Flex Industrial | Community Park/ School |
|---|---|---|---|---|
| Accessory apartments | X | X | | |
| Adult care centers (M) | X | X | | |
| Agricultural services (H) | | | X | |
| Amusement/recreation services (H) | X | X | X | X |
| Apparel and accessory stores (M) | X | X | | |
| Apparel and other textile products production/distribution | | | X | |
| Auto service and repair services including body shops (H) | | X | X | |
| Automotive service stations (H) | | X | X | |
| Bars, lounges, night clubs and dance halls (H) | X | X | X | |
| Bed and breakfasts with up to 30 rental units (M) | | X | | |
| Big box retailers and their distribution centers (H) | | X | X | |
| Billiards and pool parlors (M) | | X | X | |
| Building materials and garden supplies (H) | | X | X | |
| Business and commerce parks | | X | X | |
| Business services (M) | X | X | X | |
| Call centers (H) | | X | X | |
| Car wash facilities (H) | | X | X | |
| Child care centers/nurseries (M) | X | X | | |
| Churches, synagogues, mosques, places of worship (M) | X | X | | |
| Commercial, vocational, business and trade schools (M) | X | X | X | |
| Community centers (M) | X | X | | X |
| Condominiums | X | X | | |
| Congregate care homes | | X | | |
| Construction trailers (M) | X | X | X | X |
| Convenience stores with or without gas pumps (M) | X | X | X | |
| Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces (M) | X | X | X | X |
| Depository institutions (M) | X | X | X | |
| Diagnostic centers (M) | X | X | | |
| Driving ranges (M) | | X | X | X |
| Duplexes | X | X | | |
| Durable goods production | | | X | |
| Earthmoving equipment sales and showroom (H) | | X | X | |
| Eating and drinking establishments (H) | X | X | | |
| Electronic and other electronic equipment production | | | X | |
| Employment services (M) | X | X | X | |
| Engineering and management services (M) | X | X | X | |

| Permissible Use | Neighborhood Commercial | Activity Center | Flex Industrial | Community Park/ School |
|---|---|---|---|---|
| Extermination and pest control services | | | X | |
| Financial institutions with drive-thru (M) | | X | | |
| Financial institutions without drive-thru (M) | X | X | | |
| Flea markets or similar indoor/outdoor sales complexes (H) | | | X | |
| Food and kindred products production | | | X | |
| Funeral homes, mortuaries, and crematoriums (H) | | X | | |
| Furniture and fixtures production | | | X | |
| Furniture and home furnishings stores (M) | X | X | X | |
| Galleries (M) | X | X | | |
| General merchandise stores (M) | X | X | X | |
| Government branch offices (M) | X | X | | |
| Groceries, supermarkets, and specialty food stores (M) | X | X | | |
| Health services (M) | X | X | X | |
| Home improvement centers (H) | | X | X | |
| Hospitals (H) | | X | | |
| Hotels, motels (H) | | X | X | |
| Indoor farm and garden supply centers (H) | | X | X | |
| Indoor recreation (bowling, wall climbing, arcades) (M) | X | X | | X |
| Indoor shooting and firing ranges (H) | | X | X | |
| Industrial and commerce parks | | | X | |
| Industrial machinery and equipment production/auction | | | X | |
| Instruments and related products production | | | X | |
| Insurance carriers (M) | X | X | | |
| Kennels and other animal boarding facilities (H) | | | X | |
| Large scale building supply centers (H) | | X | X | |
| Large-scale printing plants | | | X | |
| Laundries/dry cleaning establishments (M) | X | X | | |
| Leather and leather products production | | | X | |
| Legal services (M) | X | X | | |
| Libraries (M) | X | X | | |
| Light manufacturing, vegetable food processing, production packaging and assembly plants (H) | | X | X | |
| Local and interurban passenger transit (H) | | X | | |
| Lumberyards | | | X | |
| Mail and package services (M) | X | X | X | |
| Manufactured buildings | | X | X | |
| Medical and professional offices [a] (M) | X | X | X | |

| Permissible Use | Neighborhood Commercial | Activity Center | Flex Industrial | Community Park/ School |
|---|---|---|---|---|
| Membership organizations (M) | X | X | X | |
| Mid-rise and high-rise apartment complexes | | X | | |
| Mini-warehouses (commercial storage) | | | X | |
| Mini-warehouses (personal storage) (M) | | | X | |
| Misc. light industrial manufacturing industries | | | X | |
| Miscellaneous repair services (M) | X | X | X | |
| Miscellaneous retail establishments (M) | X | X | X | |
| Mobile homes | | | X | |
| Model homes with or without office & construction trailers | | X | | |
| Motion picture theaters (M) | | X | | |
| Museums (M) | X | X | | |
| Neighborhood public service facility (M) | X | X | X | X |
| Newspaper printing operations/distribution centers | | | X | |
| Nondepository institutions (M) | X | X | | |
| Nondurable goods production | | | X | |
| Non-freestanding taverns and bars (M) | X | X | | |
| Nursing homes (M) | X | X | | |
| Office showrooms | | X | X | |
| Open air markets and outdoor display areas, temporary or permanent (Christmas trees, pumpkin patches, sidewalk sales, etc.) (M) | X | X | X | |
| Packaging and assembly plants | | | X | |
| Parking garages (multi-level) (H) | | X | X | |
| Parks and recreation facilities with or without lighted fields and courts (M) | X | X | | X |
| Personal services (i.e., beauty shop, salon, barber) (M) | X | X | | |
| Photography studios (M) | X | X | X | |
| Physical therapists (M) | X | X | X | |
| Printing and publishing (M) | | X | X | |
| Public bathing facilities | | X | | |
| Public buildings such as police and fire stations, emergency medical facilities and administrative offices | | X | X | X |
| Private clubs [(b)] (M) | X | X | X | |
| Recreational lakes | | | | X |
| Restaurants with drive-thru (M) | | X | X | |
| Restaurants without drive-thru (M) | X | X | X | |
| Retail goods stores (M) | X | X | X | |
| Sales Trailers (M) | X | X | X | |
| Schools for the performing, fine or martial arts (M) | X | X | X | |

| Permissible Use | Neighborhood Commercial | Activity Center | Flex Industrial | Community Park/ School |
|---|---|---|---|---|
| Schools with conventional academic curriculum | | X | | X |
| Schools, public or private (M) | X | X | X | X |
| Security and commodity brokers (M) | X | X | X | |
| Service stations with or without retail food sales (H) | | X | X | |
| Service establishments such as blueprint, printing, and catering (M) | X | X | X | |
| Small appliance repair shops (M) | X | X | X | |
| Social services (M) | X | X | | |
| Spas, gyms and health clubs (M) | X | X | | |
| Special events venues | X | X | | X |
| Swimming pools/recreation facilities (H) | | X | | X |
| Textile mill products | | | X | |
| Theaters and auditoriums, performing arts centers (M) | X | X | | X |
| Transportation equipment production | | | X | |
| Transportation services (H) | | X | | |
| Travel agencies (M) | X | X | | |
| Triplexes and Quadplexes | X | X | | |
| Trucking and warehousing | | | X | |
| Upholstery shop (M) | X | X | | |
| Vegetable food processing/production | | | X | |
| Vehicle recycling facilities | | | X | |
| Vehicle sales, rental, service, repair and storage including automobile, boats, trailers, buses, farm and garden equipment, motorcycles, trucks, and recreation vehicles | | X | X | |
| Veterinarian offices and animal hospitals (M) | X | X | | |
| Villas and townhouses | X | X | | |
| Warehousing with or without distribution centers | | X | X | |

(a) This use also includes diagnostic centers which provide radiology and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding use.

(b) "Private Club" shall mean an association or organization of a fraternal or social character, not operated or maintained for profit. The term shall not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit.

## Section G

## DEVELOPMENT STANDARDS

| Land Use | Min. Lot Width | Min. Lot Area[6] | Floor Area Ratio | Max. Lot Coverage by Buildings | Impervi-ous Surface Ratio | Min. Yard Requirements Front/Side/Rear[4] | Max. Height of Structures |
|---|---|---|---|---|---|---|---|
| Single-family Residential | 40 feet | 4,000 ft² | NA | 55% | 70% | 15' / 5' / 10' | 35 feet |
| Multi-family Residential | 18 feet | 2,000 ft² | NA | 70% | 70% | 5' / 10' / 10' | 60 feet |
| Commercial / Retail / Hotel | None | None | 70%[5] | NA | 75%[5] | 15' / 5' / 10' | 60 feet |
| Office | None | None | 70% | NA | 75% | 15' / 15' / 15' | 60 feet |
| Flex Industrial | None | None | 70% | NA | 75% | 15' / 15' / 15' | 60 feet |
| Accessory Structures | None | None | 70% | NA | 75% | - / 5' / 5' | 25 feet |

(1) Twenty (20) foot setbacks are required for commercial buildings, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to Residential uses.

(2) Front and side yard requirements may be waived for attached multi-family, attached single-family and commercial where the uses are proposed in an integrated mixed-use project. Due to the physically integrated nature of attached multi-family, attached single-family and commercial uses surrounding the Crystal Lagoon as the cohesive element within the Activity Center and to the pedestrian and vehicular interconnection among land uses within the Activity Center, side yard setbacks for all attached multi-family and attached single-family units shall be reduced to 5 feet within Parcels 10, 11 and 12.

(3) Alleys that are secondary accesses shall have a building setback of zero (0) feet measured to the eave from the easement or right-of-way line.

(4) A reduction of the front yard setback is permitted on those single-family structures that have porches that are at least one half (½) of the width of the main structure. Residential structures with garages facing the street rights-of-way shall be set back a minimum of twenty (20) feet. Second front yard setback for corner lots may be 12 feet.

(5) Neighborhood Commercial uses located south of C.R. 210 shall be limited to a maximum FAR of 50 percent and maximum ISR of 70 percent.

(6) 5,000 ft² for Zero Lot Line Residential.

Setbacks for residential structures shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Setbacks for non-residential structures shall be measured in accordance with the LDC. Residential structures fronting C.R. 210 shall maintain a minimum fifty (50) foot wide setback from the future C.R. 210 right-of-way. Residential structures fronting the southeasterly segment ("dog leg") formerly C.R. 210 with an at-grade intersection at U.S. 1 shall maintain a forty (40) foot wide setback. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure in accordance with LDC Section 6.03.01.

Common wall lot lines may be used for apartment buildings, townhomes, row houses, condominiums and commercial buildings.

All development within New Twin Creeks PUD shall be protected in accordance with the most current adopted edition of the *Florida Fire Prevention Code* and NFPA 1 Fire Prevention Code, in addition to the regulations listed in LDC Part 6.03.00. Should a conflict arise between the state code and the LDC, the more stringent code will take precedence.

The height limitations contained herein shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten (10) feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided however, that such walls shall not extend more than five (5) feet above the roof.

Flag lots may be permitted to provide additional variety to streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots are only allowed for lots that front a curve or cul-de-sac. Flag lots shall meet the following standards:

1. Minimum lot frontage on an approved right-of-way shall be twenty-five (25) feet for any flag lot.
2. All driveways within flag lots must be no closer than five (5) feet from the adjacent property line. Location and design of single or shared driveways must demonstrate no adverse drainage effect on adjacent lots.
3. There will be no more than three (3) flag lots adjacent to each other.
4. The adjacent flag lots may share a driveway, provided that appropriate easements are recorded.
5. Not more than ten percent (10%) of the detached Single-Family Residential lots in the New Twin Creeks PUD shall be flag lots.

Parking for two (2) vehicles shall be provided outside of the public right-of-way within the driveway or garage of each residential unit. Sufficient parking to serve any model homes or sales offices will be located on driveways; parallel on-street parking, or adjacent stabilized lots until the model homes/sales offices have been sold or upon subdivision build-out.

Prior to lot sales within the New Twin Creeks PUD, the Owner, its successors or assigns, shall record covenants, conditions, restrictions and easements ("Covenants") that inform future owners, lessees, and residents about the SJRWMD's natural resource land management practices, including prescribed fire and silviculture, on the adjacent Twelve Mile Swamp Conservation Area.

Gang mailboxes, if used, shall be located in park tracts and/or rights-of-way. Temporary parking shall be permitted within roadways to allow for access to mailboxes by vehicles. Parking associated with mailbox access shall be permitted within streets/rights-of-way in the form of parallel parking in associations with park tracts. Vehicular use areas dedicated to temporary parking for these mailboxes may be located outside of rights-of-way.

Outdoor lighting will be provided either through streetlights or in compliance with LDC Section 5.03.06.H.6.

## G.1 Commercial Development Guidelines for Property Fronting C.R. 210

The following guidelines are included in this PUD to fulfill a requirement contained with Special Condition 25(a) of the Amended and Restated Development Order. They apply only to commercially-designated properties that are immediately adjacent (abut) C.R. 210.

### G.1.1 Sidewalks

1. Provide for proposed connections with future sidewalks to adjacent parcels.
2. Minimum six (6) feet wide.
3. Separated from vehicular use areas by raised medians, curbs, landscaping, bollards, or light posts.

### G.1.2 Pedestrian Crossings

1. Provided where a sidewalk crosses a road or driveway.
2. Handicap accessible, clearly demarcated with either contrasting paint in a "zebra stripe" pattern, pavers or other pavement materials that contrast the surrounding pavement in color and texture.
3. Clearly visible to motorists.
4. Shall conform to current FDOT and ADA standards.

### G.1.3 Streets

1. Parking along non-collector roads is permitted where it does not interfere with safe pedestrian and vehicle movement, and where the parking spaces are clearly marked consistent with the provisions of Section G.5 of the Master Development Plan. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.
2. Utilities will be located behind buildings and as much as possible, outside roadway travel lanes. Where utilities are under pavement, specific agreements will be prepared defining responsibility for routine maintenance and for restoration of extraordinary features (trees, landscaping, pavers, street furniture, etc.) in the event of utility repairs. Root barriers will be used on all trees located within five feet of any commercial roadway located along non-residential buildings/uses.

### G.1.4 Setbacks

| | | |
|---|---|---|
| 1. | Buildings | 20 feet |
| 2. | Sidewalks | 0 feet |
| 3. | Signs | 5 feet |
| 4. | Vehicular use areas | 8 feet |

### G.1.5 General Landscape Requirements

1. Within the Activity Center parcels located north of C.R. 210, as depicted on the MDP Map, replacement, buffer and minimum required tree plantings may be Palm trees or Canopy trees. Within Commercial/Retail and Office parcels located north of C.R. 210, as depicted on the MDP Map, 50 percent of replacement and minimum required trees shall be Canopy trees.

2. Streets trees may be Canopy or Palm trees.
3. New trees used within vehicular use areas and to line roadways and driveways shall be at least a two (2) inch caliper size at time of installation.
4. New trees not used within parking areas or to line roadways shall be at least two (2) inch caliper size at the time of installation and six (6) feet in height minimum for Palm tree size at time of installation.
5. New plants must be Florida No.1 grade or better.
6. Minimum three (3) inches of mulch depth is required for all planted areas.
7. 100 percent irrigation or watering coverage is required for all new planted areas through establishment. Existing vegetation will not require irrigation coverage.
8. At least one (1) 15-foot minimum width tree island shall be provided for every ten (10) continuous parking spaces within a parking area.
9. At least one (1) tree shall be provided in each parking island.
10. A minimum 8-foot wide landscaped buffer is required between vehicular use areas (VUAs) and road rights-of-way.
11. A landscaped buffer is required between VUAs and property lines.
12. Street trees and landscaping (including hardscape) shall conform to current intersection sight distance clearances.
13. Street trees planting located locations must not interfere with maintenance equipment's vertical and horizontal working clearance requirements.
14. All street tree plantings shall incorporate horizontal separation between storm drain pipe and street tree, with both horizontal and vertical working clearances for maintenance equipment.
15. Prior to approval of construction plans that include landscaping within County right-of-way such as along road shoulders, medians, island, etc., information must be included in the plan set as to who and how the landscaping will be maintained and also include an executed maintenance agreement when warranted by the County.

### G.1.6 Bare Building Walls

1. Building walls that have no windows or special façade treatment shall be buffered at the time of installation so that at least 50 percent of the bare wall area is screened from view.
2. Buffering may be achieved with a combination of plants and hardscape elements located adjacent to the building; plants, wall, or fence between the building and the right-of-way at a sufficient height to achieve the 50 percent screening objective; or plants and/or hardscape elements attached to the building, such as vines, vines on trellises, or espaliered plants. If plants are utilized, size of plants installed shall be able to achieve 50 percent buffering within three (3) years of planting.

### G.1.7 Mechanical Equipment

Mechanical equipment such as air handlers, transformers, chillers, condensers, ventilators, etc., whether located at ground level or on rooftops, shall be completely screened from public view.

### G.1.8 Dumpsters

1. Dumpsters must be screened from exterior view with a wall that completely covers sides of the dumpster. The dumpster design, material, and color shall complement the adjacent or related building architecture.
2. Free-standing dumpsters unattached to a building must be supplied with a bi-swing gate that, when closed, completely screens that dumpster. To further reduce negative visual impact and foul odors, garbage dumpsters must be located at a remote area of the site, well away from entrances, storefronts and highly visible or trafficked areas.

### G.1.9 Roadway and Driveway Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.

### G.1.10 Parking Lot Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.
3. 45-foot maximum height.
4. All lighting shall comply with Part 6.09.00 of the St. Johns County Land Development Code.

### G.1.11 Pedestrian Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.
3. 18-foot maximum height.
   All lighting shall comply with Part 6.09.00 of the St. Johns County Land Development Code.

## G.2 General Landscaping Requirements

1. Within the Commercial/Retail, Office, Residential and Flex Industrial parcels and linear parks along the North Loop Road located north of C.R. 210, as depicted on the MDP Map, 50 percent of replacement and minimum required trees shall be Canopy trees. Within all lands located south of C.R. 210, 70 percent of replacement and minimum required trees shall be Canopy trees.
2. The North Loop Road located north of C.R. 210, as depicted on the MDP Map, may incorporate plantings that will be utilized to provide replacement and minimum required trees for the Commercial/Retail, Office, Residential and Flex Industrial areas depicted on the MDP Map.
3. Streets trees may be Canopy or Palm trees.
4. New trees used within vehicular use areas and to line roadways and driveways shall be at least a two (2) inch caliper size or six feet in height minimum for Palms at time of installation.
5. New trees not used within parking areas or to line roadways shall be at least two (2) inch caliper or six (6) feet in height minimum for Palm tree size at time of installation.

6. New plants must be Florida No.1 grade or better.
7. Minimum three (3) inches of mulch depth is required for all planted areas.
8. 100 percent irrigation or watering coverage is required for all new planted areas through establishment. Existing vegetation will not require irrigation coverage.
9. At least one (1) 15-foot minimum width tree island shall be provided for every ten (10) continuous parking spaces within a parking area.
10. At least one (1) tree shall be provided in each parking island.
11. Within Commercial/Retail, Office and Flex Industrial areas, as depicted on the MDP Map, a minimum 8-foot wide landscaped buffer is required between vehicular use areas (VUAs) and road rights-of-way.
12. Within Commercial/Retail, Office and Flex Industrial areas, as depicted on the MDP Map, a landscaped buffer is required between VUAs and property lines.
13. Street trees and landscaping (including hardscape) shall conform to current intersection sight distance clearances.
14. Street tree planting locations must not interfere with maintenance equipment's vertical and horizontal working clearance requirements.
15. All street tree plantings shall incorporate horizontal separation between storm drain pipe and street tree, with both horizontal and vertical working clearances for maintenance equipment.
16. Prior to approval of construction plans that include landscaping within County right-of-way such as along road shoulders, medians, island, etc., information must be included in the plan set as to who and how the landscaping will be maintained and also include an executed maintenance agreement when warranted by the County.

## G.3 Clearing and Grading

Bona fide silviculture shall be allowed to continue within portions of the Subject Property where construction has not commenced (other than upland buffers, protected trees or preserved wetland areas and areas designated Conservation on the MDP Map). Continued agricultural or silvicultural activities shall not be conducted within preserved wetlands, upland buffers, other conservation areas established on **Exhibit "C"**, the MDP Map or within seventy-five (75) feet of the banks of Sampson Creek or within seven hundred fifty (750) feet of the centerline of Durbin Creek.

Land excavation may result in the creation of recreational lakes. No stormwater runoff shall be permitted to enter into any recreational lakes. Boats, canoes, kayaks and observation platforms, boardwalks, and fishing piers shall be permitted on the lakes.

Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the project for the construction of stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development of the project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site. The lots within the project may be developed and platted in a series of "units" (e.g., "New Twin Creeks – Unit One"). Fill dirt needed for development of lots within a given "unit" may be obtained from future stormwater ponds and/or recreational lakes located elsewhere within the project. Also, excess fill from any unit under development may be stockpiled in future units for future use. If needed, fill dirt may be brought onto the project from off site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD appropriate for the stage of development. Prior to

any early clearing activity, the Owner, or its successors or assigns, shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The Owner, or its successors or assigns, shall mitigate for any protected trees to be removed by such early clearing activities as required under the Code.

The installation of landscaping for individual lots shall be the responsibility of the Owner, individual homeowner or builder and shall be completed prior to issuance of a Certificate of Occupancy. Such landscaping installation shall comply with the LDC and requirements of PUD Section N, herein. Following the issuance of a Certificate of Occupancy for any lot, the lot owner of record shall be solely responsible for the lot landscaping.

St. Johns County may issue permits for clearing, grading and earthwork for portions of the PUD site before approving final construction plans; however, all wildlife related permits and other federal, state and regional permits related to land clearing, grading and earthwork must be obtained. No buffers, preserved wetlands or otherwise conservation lands shall be cleared. Any such clearing must be consistent with the Amended and Restated Development Order. The Owner, or its successors or assigns, shall mitigate for any protected trees to be removed by such early clearing activity as required by the LDC.

The Owner, its successors or assigns, shall submit for a Clearing & Grading Plan (CGCP) application for these areas to be accompanied by a plan of the area overlaid onto an aerial illustrating the areas of fill, haul roads, erosion control and necessary monitoring. If the subject area includes impacts to wetlands, the associated mitigation area must also be made known.

Prior to commencement of any construction adjacent to a conserved wetland, the contractor 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.

## G.4 Unified Signage Plan

Signs shall adhere to the New Twin Creeks Unified Signage Plan and depicted on each incremental MDP. Any architectural guidelines and standards or covenants, conditions and restrictions regarding signage for the New Twin Creeks PUD shall be administered by the Owner and/or a Community Development District ("CDD") or Property Owners Association ("POA").

### G.4.1 General

a) Every effort has been made to comply with the LDC and unless specified herein, New Twin Creeks signage shall conform to LDC requirements as defined on the date of this MDP's approval. Each incremental MDP shall illustrate the general location of permanent project signage. The following signage standards apply to all property within the New Twin Creeks PUD. Supplemental, specialized standards for the Activity Center are described within Section G.3.3 of this MDP to address the unique characteristics of that area.

b) Signage located within the New Twin Creeks PUD shall be considered "on-premise" relative to Article XII of the LDC where the sign content is relevant to development within the New Twin Creeks PUD. No signage shall be permitted to describe development outside of the New Twin Creeks PUD.

c) No sign shall be erected that will interfere with clear and free visibility from any intersection or other public right-of-way or that will be confused in shape, color, or pattern with any authorized traffic sign, signal, or device.

d) Signs shall not be erected that will interfere with existing or planned stormwater drainage systems, along with existing or planned utilities. Utility sleeves shall be installed as necessary under monument signs to accommodate future utility changes.

e) Signs within the New Twin Creeks PUD may be single-sided or multi-sided. The maximum Advertising Display Area (ADA) for multi-sided signs shall be determined separately for each sign face and not cumulatively.

f) All signage setbacks are measured from the property line/right-of-way line to the base of the sign.

g) Signs within the New Twin Creeks PUD over eight (8) feet in height and greater than sixty-four (64) square feet in ADA may be illuminated using internal lights, external lights, up-lights, or back-lights.

## G.4.2 Signs Permissible Throughout New Twin Creeks

The following definitions describe permissible sign types, the maximum number allowed, setbacks, and maximum ADA.

a) **Project Identification Signage**. Structures depicting the name and/or the logo for the New Twin Creeks PUD may be allowed at the PUD's major access points along C.R. 210. These features serve as the primary identifiers of New Twin Creeks. They may constitute a tower building, flanking walls, or a monument, along with appropriate landscaping and water features, which gives them visual importance not shared by simply placing a sign in front of the development. The Project Identification Signage may not exceed thirty-five (35) feet in height, excluding decorative finials, and may have up to two-hundred (200) square feet of ADA per sign face. These signs shall be located outside of future C.R. 210 right-of-way and situated so as not to interfere with driver/pedestrian line of sight. These signs may be allowable via right-of-way permits issued through the St. Johns County Engineer's Office. Any or all entry features including landscape shall not impact any water and sewer utility infrastructure in terms of operability and maintenance. The developer shall provide a minimum seven and one-half (7.5) feet separation distance from such structures with proposed water and sewer mains.

   Project Identification Signage may flank roads such that walls, tower(s), signage would be installed on both sides of major access points. The maximum ADA would apply to each sign face.

b) **Commercial Ground Sign**. Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use's access drive(s). All such street address numbers shall be visible and legible from the street or road right-of-way. Such numbers shall be a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of ADA. Adjacent on-premises ground signs shall be separated by a distance at least equal to the width of the two signs added together.

   1. Commercial uses with less than one hundred (100) feet of street frontage may have one (1) Commercial Ground Sign no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet.

   2. Commercial uses with between one hundred (100) and two hundred (200) feet of street frontage may have two (2) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet each.

3. Commercial uses with between two hundred (200) and five hundred (500) feet of street frontage may have three (3) Commercial Ground Signs no more than twenty-five (25) feet in height. One shall be limited to a maximum ADA of 100 square feet and the other two may have a maximum ADA of one hundred fifty (150) square feet each.

4. Commercial uses with more than five hundred (500) feet of street frontage may have four (4) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet.

c) **Commercial Building Sign**. Fascia, marquee, canopy, roof, wall and similar sign structures that denote the name of the business or use. If no ground sign exists for the building or use on-premises, then this sign must contain the street address. There is no limit to the number of Commercial Building Signs in New Twin Creeks PUD. These signs shall not be more than the height of the building with a maximum ADA of 1.5 per linear foot of building frontage (maximum one hundred fifty (150) square feet per sign, two hundred (200) square feet per business).

d) **Residential Community Sign**. These monument signs shall denote the name of the residential community or neighborhood and may include the name of the developer (e.g., "A Falcon Community") or the property management company. They may be located at individual entrances to communities or neighborhoods as well as the various community amenities. These signs may be one or two-sided with duplicate facing faces. They may be incorporated into a wall, fence or other structure, but must meet LDC requirements for intersection lines of sight. They may be lighted or externally illuminated, shall be landscaped and may include water features. Each residential neighborhood may have a Residential Community Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.

e) **Multiple-Family Complex Sign**. Monument sign that denotes the name of the multiple-family complex and may include the name of the developer (e.g., "A Falcon Community") or the property management company. May be incorporated into a wall, fence or other structure, but must meet LDC requirements for intersection lines of sight. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated, shall be landscaped and may include water features. Each multiple-family complex may have a Multiple-Family Complex Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of sixty (60) square feet each.

f) **Private Directional Sign**. Each non-residential use shall be allowed a private directional sign at each access drive. Such signage shall depict the name and location of a business or use with arrows. Additional directional signage may be allowed within vehicular use areas to direct motorists and pedestrians to the location of individual entrances, parking and loading areas, and similar traffic flow patterns. These signs cannot be located within the right-of-way. There is no limit to the number of private directional signs in New Twin Creeks. The maximum ADA shall be three (3) square feet and the maximum height shall be three (3) feet.

g) **Way-finding Signs**. Both permanent and temporary signs that direct auto and pedestrian traffic within the New Twin Creeks PUD. These monument and pedestal signs will serve to help pedestrian and vehicles navigate the PUD safely and effectively. These signs are not associated with a particular parcel, amenity or lot, but rather direct people to locations of several such uses. These signs are supplemental to, and not inclusive of, any and all public signs identified in LDC Article VII. Way finding Signs may be located in the right-of-way according to the provisions in Section G.3.1 of this Master

Development Plan Text. Way finding Signs shall be setback at least four (4) feet from the back of any street curb and four (4) feet from any property line in residential districts, and shall not hinder safe automobile or pedestrian visibility. There is no limit to the number of Way finding Signs within New Twin Creeks PUD. Individual signs must be separated by at least four hundred (400) linear feet. The maximum ADA shall be twenty-five (25) square feet and the maximum height shall be five (5) feet. Temporary Way finding Signs shall have the same provisions as permanent signs but must be removed at owner's expense within 30 days of completion of construction of permanent Way-finding Signs.

h) **Parcel Construction Signs**. Temporary signs that denote the owner, architect, contractor name, lot number, financial institution, general contractor, subcontractors for a parcel. One primary sign and one smaller secondary sign may be displayed for each development parcel. The signs shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project. These signs shall be set back at least twenty-five (25) feet from the intersection of road rights-of-way. The primary signs may not exceed twenty-five (25) feet in height and may have up to thirty-two (32) square feet of ADA. The secondary signs may not exceed thirty-five (35) feet in height and may have up to twenty-five (25) square feet of ADA. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.

i) **Community Real Estate Sign**. Temporary signs located along C.R. 210, the 90-degree turn of former C.R. 210, and at the entry/egress point(s) of residential developments under construction and/or which have units for sale, rent or lease. These signs shall display the name of the community, price range (e.g. "Homes starting at the low $180's"), name of the builder, and appropriate contact information (e.g. name, phone, office location). The signs shall be removed within ten (10) days of all of the lots or units being sold. Each new residential community may have a Community Real Estate Sign along C.R. 210, the 90-degree turn of former C.R. 210, and at each entry/egress point to their respective community. Community Real Estate Signs shall not exceed ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.

j) **Non-Residential Real Estate Sign**. Temporary pole, double post, or monument signs with copy on one or both sides located at the entry/egress point(s) of non-residential developments under construction and/or which have space for sale, rent or lease. These signs shall display the name of the project, price range, space remaining, name of the builder, and appropriate contact information (e.g. name, phone, office location). Each new non-residential project may have a Non-Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.

k) **Residential Real Estate Sign**. Temporary pole, double post, or monument signs with copy on one or both sides for each street frontage of the parcel of property/unit offered for sale, lease or rent. Signs shall be located on the lot for sale and only one sign per lot is permitted. The signs must be removed within thirty (30) days of closing of a contract on the property. Each lot may have a Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of six (6) square feet each.

l) "Open House" signs, banners, seasonal or holiday signs, memorial signs, and any other temporary sign not listed herein shall conform to the standards established in Part

7.02.02 of the LDC. The location of any Open House signs shall maintain fifteen (15) feet from any side lot line and five (5) feet from the front lot line.

### G.4.3 Signs Permissible Only In Activity Center

The New Twin Creeks PUD includes provisions for a centrally located, mixed-use Activity Center. Due to its urban configuration and character as well as its pedestrian orientation, the Activity Center deserves specialized signage standards.

The Activity Center shall contain many attributes of traditional, mixed-use districts commonly found at the heart of towns and cities worldwide and built to a pedestrian scale. Common attributes of the Activity Center may include buildings with little or no setback from property lines; commercial, office, and residential uses within the same block or building; vertically oriented buildings; narrow streets with alleyways and on-street parking; wide sidewalks; regularly spaced street trees; decorative street lights; and building features such as arcades, awnings and balconies that project over or into the right-of-way. Signage within the Activity Center needs to respond to those urban characteristics, resulting in signage diversity that not only meets the needs of local users and inhabitants, but also contributes significantly to the visual character of the Activity Center. Spacing requirements for signs are waived within the Activity Center.

Signage within the Activity Center may be illuminated using neon lights, exposed bulb lights, and other sign lighting techniques typical of an urban district. Signs within this district shall require shielding from residential property.

The following requirements for signage within the Activity Center are intended to allow for the diversity, recognizing that attribute as a significant, contributing feature of a successful town center. The provisions in this Section are in addition to the other provisions established in this Plan. Signage within the Activity Center is subject to the following requirements:

a) **Ground Signs**. Ground Signs shall not require a setback from the right-of-way. Signs may project into the triangle described in LDC Section 7.02.07 provided the sign does not block, obstruct, or interfere with vehicular vision. Where space does not permit Ground Signs to be located on individual parcels, one (1) Ground Sign shall be permitted for each building or business and may be located in the right-of-way subject to approval of a right-of-way permit issued through the St. Johns County Engineer's Office. Ground Signs located in the right-of-way must be mounted on structures that do not exceed two (2) feet in diameter up to a vertical height of eight (8) feet as measured from the ground plane at the base of the sign. The maximum ADA shall be one hundred (100) square feet. The maximum height for Ground Signs shall not exceed sixty (60) feet.

b) **Grouped Ground Sign**. In addition to the Ground Signs permitted under Section G.3.2 of this Plan, sign owners are permitted one (1) sign as part of a Grouped Ground Sign used to collectively display more than one Ground Sign on a single monument type structure. The maximum ADA for Grouped Ground Signs shall not exceed three hundred (300) square feet. Grouped Ground Signs shall not exceed sixty (60) feet in height.

c) **Building Signs**. Building Signs include fascia, marquee, hanging, canopy, Building, and wall types. Each business is allowed up to a maximum of two hundred (200) square feet of ADA.

d) **Hanging Signs**. Affixed to building facades, such as awning signs and marquees, may project into the right-of-way subject to approval of a right-of-way permit issued through the St. Johns County Engineer's Office. Hanging signs may not project into or over roadways, alleys, or driveways nor interfere with vehicular traffic or pedestrian traffic. Hanging signs must provide at least eight (8) feet vertical clearance from the surface

underneath. Hanging signs are to be included as part of the building's overall permissible ADA.

e) **Window Signs**. Window Signs include both permanent and temporary types and neither shall obscure more than forty (40) percent of the glass to which it is affixed as viewed from the right-of-way.

f) **Construction Signs**. Real Estate Signs located within the Activity Center and Village Centers shall not have a minimum setback requirement.

g) **Information Kiosks**. Permitted on public sidewalks, but shall provide a minimum horizontal clearance of five (5) feet for pedestrian traffic and shall maintain adequate visibility for pedestrians and motorists. Information Kiosk signs shall not exceed eight (8) feet in height. Information Kiosks may have multiple panels with no single panel exceeding thirty (30) square feet of ADA.

## G.5 Off-Street Parking Requirements

The number of off-street parking spaces shall comply with the LDC standards, except that the apartment complex proposed to be constructed on the Apartment Parcel, described in **Exhibit "A"**, shall provide a minimum of 1.75 parking spaces per apartment unit. See Section T for waiver. The Apartment Parcel is located adjacent to the Activity Center, which will allow residents to walk to adjacent commercial and office venues. The access drive into the Apartment Parcel will be gated, which will prohibit visitors and employees within the Activity Center commercial and office parcels from parking within the Apartment Parcel. The Apartment Parcel will contain a maximum of 350 multi-family units, and no more than fifteen (15) percent of those units will contain three (3) or more bedrooms. All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine (9) feet in width with a stall depth of seventeen and one-half (17.5) feet. Tandem parking shall be allowed on all residential drives leading to garage parking.

Compact spaces shall be permitted in low turnover parking areas such as employee lots and residential parking sites. Compact spaces shall not exceed thirty (30) percent of the total required spaces and shall be clearly differentiated from standard spaces. Compact spaces shall be a minimum of eight (8) feet in width with stall depths a minimum of sixteen (16) feet. Compact spaces shall be considered only for ninety (90) degree layout.

Required off-street parking for non-residential uses shall be calculated based upon the square footage of completely enclosed buildings which are buildings separated on all sides from adjacent open space, or from one another, by a permanent roof by exterior walls or party walls, and pierced only by windows and normal entrance or exit doors. Outside sales and display areas are not to be included in the calculations for off-street parking.

## G.6 Parking in Activity Center, Commercial, Office and Other Areas

**On-street Parking.** On-street parking may be used to satisfy minimum parking requirements within Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas, as depicted on the MDP Map; provided that such on-street parking will not be permitted along collector roads within these areas. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.

On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking

spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by St. Johns County.

Aisle width may be decreased by two (2) feet for one-sided parking modules where four (4) feet of clear, unobstructed area is provided adjacent to the parking aisle opposite the parking spaces.

**Offsite parking.** Offsite parking in the form of public lots, parking garages, and on-street parking may be used to satisfy all or part of the minimum parking requirements. On-street parking and offsite parking shall be within six hundred (600) feet of a use to satisfy minimum parking requirements. Such offsite parking shall be assigned to uses by the Applicant, its successors or assigns on an equitable basis. Parking areas to satisfy these offsite parking requirements must be constructed by the developer prior to or concurrently with the time that such uses are constructed. All offsite parking is to conform to all current accessibility requirements. Accessibility route to offsite parking must satisfy surface slope, passing, and distance requirements.

**Shared parking.** Shared parking agreements, in the form of recorded reciprocal agreements acceptable to the office of the St. Johns County Attorney, may be allowed to meet minimum parking requirements, if the Applicant, its successors or assigns can demonstrate the compatibility of shared uses by determining the spaces are unlikely to be used at the same time of day.

**Bicycle parking.** Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may collocate and share bicycle parking structures. Bicycle parking shall conform to standards of LDC Section 6.05.02(M). Bike racks shall be placed at all schools, recreation facilities, shopping centers, and multi-family sites to facilitate the bicycle mode of travel. A five (5) foot sidewalk shall be provided adjacent to schools and parks.

## G.7 On-Street Parking in Residential and Flex Industrial Areas

**On-Street Parking.** On-street parking may be used to satisfy minimum parking requirements within Residential and Flex Industrial areas, as depicted on the MDP Map, subject to County approval during construction plan review. On-street parking may be allowed on local and neighborhood streets but not on collector roads. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.

On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by St. Johns County.

Aisle width may be decreased by two (2) feet for one-sided parking modules where four (4) feet of clear, unobstructed area is provided adjacent to the parking aisle opposite the parking spaces.

## G.8 Fencing and Flags

The Owner, its successors or assigns, at its option, may erect fences up to eight (8) feet high along all or parts of the perimeter of the Subject Property except for conservation areas that are

part of the wildlife corridor and/or the PUD's ten (10) foot perimeter buffer. This fence may be considered part of the perimeter screening in accordance with the LDC. Fence placement may be erected along property lines, but not within any upland buffer required by LDC Section 6.2. Masonry walls or masonry fences shall not be located within drainage or underground utility easements. Individual lot owners may erect fences but not within any upland buffer required by LDC Section 6.2. Maximum allowable residential fence height shall be six (6) feet; in commercial areas a maximum of fifteen (15) feet; and in industrial areas shall be twenty (20) feet. Entry wall feature height may not exceed the maximum allowable height by more than thirty (30) percent.

A maximum of three (3) permanent flags may be flown per business site, office site, and multi-family site. The maximum distance from top to bottom of all flags situated on a single flag pole shall be twenty (20) percent of the total height of the flag pole. For flags situated without a flag pole, the maximum distance from top to bottom of all flags shall be twenty (20) percent of the distance from the top of the flag or insignia to the ground. The American flag when flown shall be the largest flag when flown beside other flags. The State of Florida flag shall be that second largest flag beside the American flag and larger than any other flag flown in a group. Business logo flags shall be the smallest flag when flown with the American flag, the State of Florida flag, or both. The height of a flag pole shall not exceed thirty-five (35) feet.

# Section H

## INFRASTRUCTURE

All infrastructure will meet the requirements of the LDC in effect as of the date of the MDP approval except for any requirements that have been waived for New Twin Creeks in Section T.

### H.1 Drainage

The stormwater management system shall meet the requirements of St. Johns County and the SJRWMD and shall be in compliance with the applicable permits. The stormwater management system shall be owned and maintained by a POA or CDD. The stormwater ponds will be as generally depicted on **Exhibit "C"**, the MDP Map or an incremental MDP. No permanent structure shall be allowed within any public or private drainage or underground utility easements except for stormwater facilities, as needed. The stormwater ponds may be designed as amenities and may have pedestrian bridges and fountains. Native vegetation including grasses, tree and understory plantings may be installed on portions of pond banks which can provide for wildlife habitat. Existing, modified, and newly constructed drainage ditches may be located and outfall within the Conservation Area depicted on **Exhibit "C"**, the MDP Map subject to the requisite permits from the SJRWMD and/or U.S. Army Corps of Engineers, as applicable. The development of New Twin Creeks PUD shall adhere to all FEMA and County regulations related to flood zones.

Roadway piped storm drainage shall be based on the five (5) year frequency storm event. Cross drains (under roadways) and open channel systems shall be based on five (5), ten (10), and twenty-five (25) year storm events.

The drainage and surface water management system will be designed using multiple discharge points in order to minimize the intensity and volume of discharge from any single point, thereby reducing the potential for flooding and erosion. All drainage improvements will be designed so that the rate of stormwater which flows into the off-site creeks and tributary wetland systems is equal to or reduced from the pre-development conditions. Each stormwater management facility will be designed and established so that the adjacent wetland systems are not adversely affected. It is anticipated that wet detention systems will be the primary method of stormwater treatment and attenuation. On-site wetlands may be

used for final stage attenuation. Stormwater from the adjacent land owned by Heartwood 23, LLC shall be permitted to drain to wetlands within the Subject Property, provided such drainage is done pursuant to SJRWMD permits and within recorded drainage easements. Stormwater retention for the project's schools may occur off-site on adjacent lands. Stormwater ponds that discharge off-site and all stormwater ponds that receive runoff from industrial land uses shall be equipped with oil and grease skimmers and maintained on a regular and frequent basis to ensure they function properly.

The proposed drainage systems will consist of sodded swales, curb and gutter streets, storm inlets and sewers, and retention-detention lakes. The storm sewer systems will be designed by the rational method for a 5-year storm event in accordance with St. Johns County criteria. The retention-detention lakes will be designed in accordance with the SJRWMD and St. Johns County criteria and regulations. At locations where the retention-detention lakes discharge into a Florida Department of Transportation (FDOT) road right-of-way or drainage facility, the design of the lakes and drainage outfall structures will be verified to also comply with the FDOT Drainage Manual during County review of associated construction plans.

## H.2 Roads

In accordance with the approved Amended and Restated Development Order (Resolution No. 2014-157) and Mediated Settlement Agreement between the County and the Developer adopted by the Board of County Commissioners on April 7, 2015 (the "Mediated Settlement Agreement"), the Developer is responsible for reconstructing County Road 210 (C.R. 210) from two lanes to four lanes with curb and gutter, sidewalks on both sides and traffic signals with full pedestrian features when warranted. The widening will begin near C.E. Wilson Road where the current four-lane section of C.R. 210 ends and extend easterly approximately two miles to the signalized intersection with Valley Ridge Boulevard (just west of the FEC and US 1 overpass). Prior to approval of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3, the Developer is responsible for widening that portion of C.R. 210 within the PUD's boundary from four lanes to six lanes.

Access to the project shall be from C.R. 210. The road systems shall be designed in accordance with the Amended and Restated Development Order and corresponding Mediated Settlement Agreement. The road locations shown on **Exhibit "C"**, the MDP Map are conceptual and subject to change on the construction plans, and in accordance with LDC Section 5.03.05. Site access improvements will be constructed at all project entrances in accordance with the St. Johns County Land Development Code. This shall include turn lanes and signalization where warranted. The Owner, its successors or assigns, will pay for the cost of signal warrant studies, design, materials, and installation of traffic signals at project intersections on C.R. 210, when warranted.

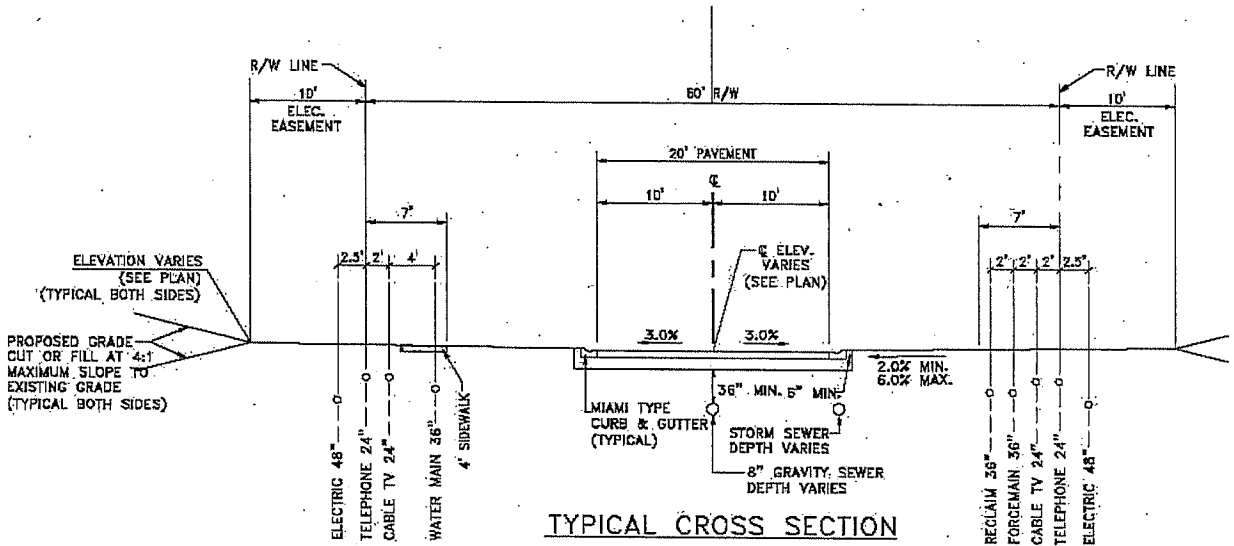
Neighborhood streets, including collectors, may use traffic calming design standards to include, but not be limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks, and street trees. On-street parallel parking spaces shall be a minimum nine (9) feet wide with a two (2) foot wide clear zone between the edge of the travel lane and the parking space. Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces where applicable.

Traffic circulation and street layout shall conform generally to the MDP Map, **Exhibit "C"**. Streets will be constructed to St. Johns County standards or as otherwise noted in this MDP, and will then be dedicated to the County, subject to Board of County Commission acceptance, or retained in private ownership by the CDD/POA.

Two (2) roads will provide the primary access to New Twin Creeks PUD. These roads connect the various development parcels to each other and disburse traffic through multiple connections and allowing internal circulation with links to the regional transportation network. Until total completion of the roads, temporary cul-de-sacs or T-intersections are to be provided, which will have a minimum pavement radius of forty (40) feet with the pavement design for the cul-de-sac bulb consistent with the roadway. Access points will

be designed in accordance with the access management standards defined for each roadway in the LDC. No road within New Twin Creeks PUD shall be longer than eighteen hundred (1,800) feet without having an area turnaround within it. A minimum fifteen-foot (15') wide landscaped buffer shall be provided on both sides of the Southern Spine and Northern Loop Road. This buffer may include undisturbed or restored wetlands. Hiking/biking trails and paths, stormwater ponds, and underground utilities with access may be allowed within this buffer.

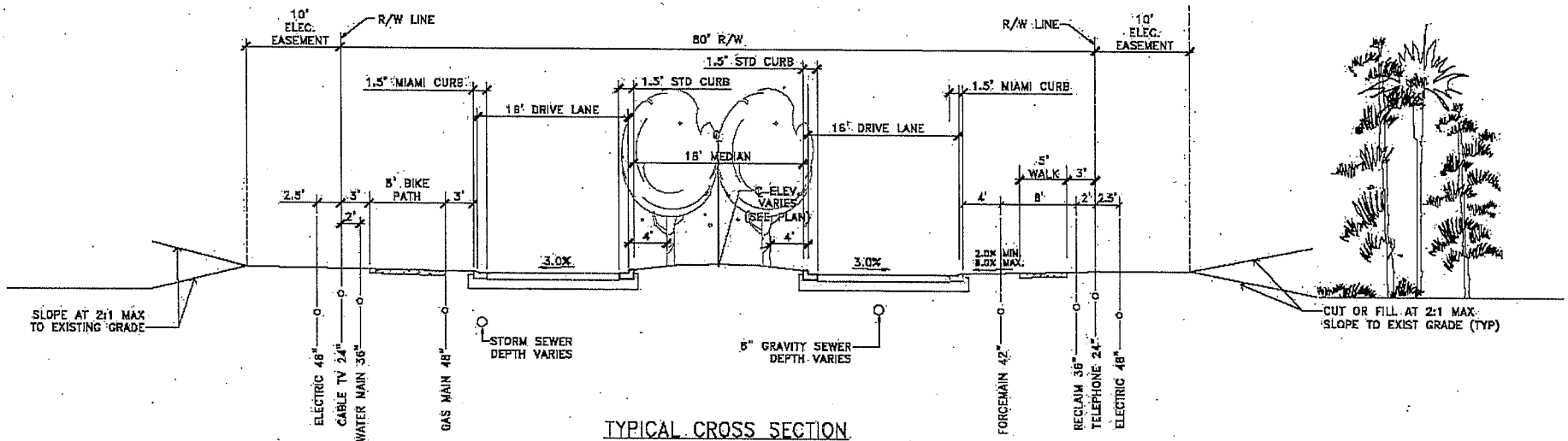
Within multi-family (apartment, townhome) development, fifty (50) foot rights-of-way may exist between buildings. Where required, utility easements will be provided outside the right-of-way within easements. Alleyways will have an eight (8) foot wide easement dedicated for access and utilities. St. Johns County roadway classifications such as collector, arterial, etc. will be shown on each incremental MDP.




TYPICAL CROSS SECTION
STREETS WITH 20' PAVEMENT

## MINIMUM CRITERIA

- 8' CLEAR FROM TREE TO W.M. AND F.M.
- 5' CLEAR FROM TREE TO CABLE, TV, PHONE, ELECT ETC. (SERVICES IN CONDUIT)
- 2.5' MIN. BETWEEN CABLE, TV, PHONE, ELECT
- 24" BETWEEN SHRUB AND ANY UTILITY – HORIZONTAL OR VERTICAL
- FOR LOCAL ROADS, SIDEWALKS TO BE INSTALLED ON ONE SIDE OF THE ROAD AT A MINIMUM.
- WHERE TREES, WHICH ACHIEVE GREATER THAN 15' MATURE SPREAD, ROOT CONTROL MECHANISMS SHALL BE INSTALLED BETWEEN PRESSURIZED UTILITY LINES AND ROOTBALL, PER MANUFACTURERS DIRECTIONS.
- WHERE UNDERDRAIN IS NECESSARY, ALLOWABLE STREET TREE SPECIES SHOULD BE ONLY THOSE WHICH HAVE SHALLOW ROOT SYSTEMS.
- NO TREES ARE TO BE PLANTED NEAR STORM DRAINS UNTIL INSPECTORS HAVE CLEARED THE SYSTEM AND SIGNED OFF ON THEM.
- NO STREET TREE TO BE PLANTED OVER STORM DRAINS.
- LANDSCAPE IN INTERSECTION WILL MEET SIGHT DISTANCE REQUIREMENTS IN FDOT GREENBOOK.
- STREET LIGHTING WILL BE INSTALLED WITHIN TREE CODRIDOR.
- TREE PLANTING WILL COMPLY WITH ST. JOHNS COUNTY LINE OF SIGHT AND UTILITY REQUIREMENTS. CONSTRUCTION PLANS SHALL REFLECT COMPLIANCE.
- MINIMUM HORIZONTAL CLEARANCE BETWEEN BACK OF CURB AND OUTSIDE SURFACE OF TREE TRUCK SHALL NOT BE LESS THAN FOUR (4) FEET AT TREE MATURITY.




TYPICAL CROSS SECTION
MINOR COLLECTOR LOOP ROAD

## MINIMUM CRITERIA

- 8' CLEAR FROM TREE TO W.M. REUSE AND F.M.
- 5' CLEAR FROM TREE TO CABLE, TV, PHONE, ELECT ETC. (SERVICES IN CONDUIT)
- 2.5' MIN. BETWEEN CABLE, TV, PHONE, ELECT
- 24" BETWEEN SHRUB AND ANY UTILITY -- HORIZONTAL OR VERTICAL
- UTILITY LINE LOCATIONS ARE APPROXIMATE. FINAL LOCATION SUBJECT TO APPROVAL OF CONSTRUCTION PLANS.
- WHERE TREES, WHICH ACHIEVE GREATER THAN 15' MATURE SPREAD, ROOT CONTROL MECHANISMS SHALL BE INSTALLED BETWEEN PRESSURIZED UTILITY LINES AND ROOTBALL, PER MANUFACTURERS DIRECTIONS.
- WHERE UNDERDRAIN IS NECESSARY, ALLOWABLE STREET TREE SPECIES SHOULD BE ONLY THOSE WHICH HAVE SHALLOW ROOT SYSTEMS.
- NO TREES ARE TO BE PLANTED NEAR STORM DRAINS UNTIL INSPECTORS HAVE CLEARED THE SYSTEM AND SIGNED OFF ON THEM.
- NO STREET TREE TO BE PLANTED OVER STORM DRAINS.
- LANDSCAPE IN INTERSECTION WILL MEET SIGHT DISTANCE REQUIREMENTS IN FDOT GREENBOOK.
- STREET LIGHTING WILL BE INSTALLED WITHIN TREE COORIDOR.
- TREE PLANTING WILL COMPLY WITH ST. JOHNS COUNTY LINE OF SIGHT AND UTILITY REQUIREMENTS.
- CONSTRUCTION PLANS SHALL REFLECT COMPLIANCE.
- MINIMUM HORIZONTAL CLEARANCE BETWEEN BACK OF CURB AND OUTSIDE SURFACE OF TREE TRUCK SHALL NOT BE LESS THAN FOUR (4) FEET AT TREE MATURITY.

### H.2.1 Use of Medians

Landscaped medians shall be allowed within roadways and may serve as common passive community spaces provided the medians are outside of the right-of-way; are identified as a separate tract or parcel; are at least forty (40) feet in width, and include safety features such as signage, appropriate speed limits, crossings designations and location as may be required by St. Johns County. The right-of-way pavement on each side of a median shall have at least fourteen (14) feet of pavement and shall be designated for one-way traffic.

### H.2.2 Traffic Calming

Techniques such as horizontal deflections, road narrowing, pavers, central islands, entry or gateway treatments, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations subject to approval by St. Johns County. Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization. All roundabouts shall conform to U.S. Department of Transportation Federal Highway Administration Publication No. FHWA-RD-00-067 standards and criteria. Any deviations may be approved by St. Johns County.

### H.2.3 Alleys

Rear alleys, partial alleys, or another form of vehicular access to the rear of properties shall be allowed in all areas of New Twin Creeks PUD provided the Owner, its successors or assigns, demonstrates adequate vehicular compatibility for on-site parking and turning movements. Where applicable, final construction plans to be approved by St. Johns County shall demonstrate adequate access for garbage trucks, maintenance trucks, moving vans, service and utility vehicles, and emergency vehicles. Specific alley design standards will be developed in conjunction with the corresponding incremental MDP that incorporates alleys, including maximum lengths, number of units or square footage, units served, intersection design, drainage design, etc. Such alleys that provide the main point of access to homes and garages may be located in the rear of the lot adjacent to the alley.

The right-of-way or easement width for alleys within the community shall be a minimum of twenty (20) feet. The minimum pavement width for alleys shall be sixteen (16) feet and alleys may be constructed with flat ribbon curb or mountable curb. Water and sanitary sewer utilities may be located in alleys, subject to construction plan approval, and dedicated to St. Johns County.

Sidewalks shall not be required in alleys. Utilities may be located in alleys rather than fronting right-of-ways.

### H.2.4 Interconnectivity

New Twin Creeks PUD is appropriately interconnected to surrounding properties via C.R. 210. Aside from the portions of the Twin Creeks DRI not subject to this MDP, connectivity to adjacent properties is not possible as Durbin Creek borders the entire northern boundary of the Subject Property; U.S. Highway 1 borders the entire eastern boundary of the Subject Property; the Twelve Mile Swamp Wildlife Management Area borders the entire southern boundary of the Subject Property and the Subject Property's western boundary is predominantly made up of conservation land that are integral to the creation of a viable wildlife corridor linking Durbin Creek to Sampson Creek and the Twelve Mile Swamp Wildlife Management Area. Interconnectivity with adjacent land owned by Heartwood 23, LLC shall be provided via existing, recorded access easements in the locations depicted on **Exhibit "C"**, the MDP Map.

Adjacent Commercial or Office properties and major traffic generators (e.g., shopping plazas, office parks) shall provide a cross-access drive and a pedestrian access to allow circulation between commercial sites unless security, traffic safety or environmental considerations would make the connections impractical. This requirement shall also apply to a building site that abuts an existing developed property. Unless determined to be impractical because of the considerations listed above, commercial property owners shall:

1. Record an easement allowing cross access to and from the adjacent properties.

2. Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

### H.2.5 Sidewalks

A five (5) foot wide sidewalk will be constructed on each side (development frontage) of the portion of C.R. 210 that is not being widened (from the overpass to US 1) as required by LDC Section 6.04.07.H.

Sidewalk locations depend on the roadway classification. Minor collectors shall have a minimum five (5) foot sidewalk on both sides of the street. Local roads shall have minimum four (4) foot sidewalks on at least one side of the street. Sidewalks shall not be required for cul-de-sacs with less than five (5) residential dwelling units. Sidewalks shall not be constructed until the final roadway location is in place, no temporary sidewalks shall be built. No sidewalks shall be required in alleys. School sites shall be accessible by bike paths, sidewalks, and multi-purpose pathways in an effort to foster non-vehicular connectivity to the surrounding neighborhoods.

Internal sidewalks will provide interconnectivity between the homes and the community amenities. Bicycle racks will be provided at the recreation areas, including the community amenity center and in neighborhood parks.

Sidewalks may meander within the rights-of-way and may cross into adjacent parcels, provided (i) the configuration has County approval, and (ii) an acceptable easement is recorded or dedicated by plat. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design.

## H.3 Recreation and Open Space

New Twin Creeks PUD will have two (2) types of parks: neighborhood parks and community parks. Neighborhood parks may be owned and operated by the Owner, its successors or assigns/CDD/POA. Community parks may be owned/maintained by the County or the Owner, its successors or assigns /CDD/POA. All parks will be constructed by the Owner/CDD/POA. Neighborhood parks may include, but not be limited to, tot lots, skateboard parks, swimming pools, ballfields and courts, walking and hiking trails, bridle paths, greenways, parks with picnic areas, primitive camps, golf driving ranges, and accessory concession facilities. The 22-acre community park in the southern area of New Twin Creeks PUD, as depicted on **Exhibit "C"**, the MDP Map, shall be accessible to the general public. Other recreational facilities may or may not be open to the general public. Within any recreational area and open space, land excavation may result in the creation of recreational lakes. No stormwater runoff shall be permitted to enter into any recreational lakes. Boats, canoes, kayaks and observation platforms, boardwalks, and fishing piers shall be permitted on the lakes.

Based on the adopted Amended and Restated Development Order, Resolution No. 2014-157, eighteen (18) acres of neighborhood parks, twenty-seven (27) acres of community parks, and 180 acres of regional open space are required in the New Twin Creeks PUD. Prior to Phase 2, the Owner, its successors or assigns, shall construct four (4) lighted multi-purpose fields within twenty-two (22) acres of the community park in the southern portion of the PUD and then shall dedicate the fields and land to St. Johns County pursuant to Special Condition 29 of the Amended and Restated Development Order. Passive recreation adjacent to the conservation areas may include unpaved trails and paths, equestrian trails, covered shelters and pavilions, picnic areas, environmental interpretive facilities, and trail furniture. The PUD will promote walkability through the incorporation of non-vehicular pathways and including an array of uses within buildings.

Maintenance of recreational equipment for the neighborhood parks shall be the responsibility of an applicable POA or CDD.

All the facilities and elements for each park, open space, recreational area, and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design. Compliance with Recreation Section 234 through 243 and Chapter 10 for recreation facilities shall be met.

### H.4 Utilities

Except for those utilities already in place, all utilities within New Twin Creeks PUD shall be underground which includes gas, electric, water, sewer, cable, fiber optics, and telephone lines.

### H.5 Solid Waste

Solid waste collection will be provided by St. Johns County through its contractors. New Twin Creeks PUD shall participate in the St. Johns County recycling program.

## Section I
## WATER / WASTEWATER

JEA will provide utility service north of C.R. 210 and St. Johns County Utilities will provide service south of C.R. 210. The water and sewer needs will be met via the existing twenty-inch (20") and sixteen-inch (16") stub-outs, respectively, located on the west side of the railroad tracks on C.R. 210. The Owner, its successors or assigns, will have to extend water and sewer mains to this location. The existing 1 MGD booster station will meet the water demands and sewer flows will be routed via the existing sixteen-inch (16") main along U.S. Highway 1 to the JEA wastewater treatment plant.

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department ("SJCUD") to minimize impact to the existing infrastructure or to the existing level of service. Water, sewer, and/or reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of seven-and-a-half (7.5) feet away from the centerline of utility pipelines.

At build-out, the project shall require a maximum of 1.644 million gallons per day of potable water and a maximum of 1.047 million gallons per day of non-potable water, for a total maximum demand of 2.691 million gallons per day. The exact locations of the lift station sites are not known at this time and will be shown on the construction plans.

Temporary holding tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed. These temporary tanks shall be limited to five hundred (500) gallons.

Water conservation strategies and low flow plumbing fixtures shall be incorporated into the construction, operation and maintenance phases of development, and shall be included in the covenants and deed restrictions.

Wherever feasible, all areas will be irrigated with reuse (when available), water from stormwater management facilities, and then surficial aquifer wells, generally in that order and subject to applicable regulations of authorized government agencies. The SJRWMD normally limits withdrawal from these ponds to a maximum of two (2) feet below normal water level. Therefore, during periods of prolonged drought, it is possible that water from stormwater management facilities will not be available for use for irrigation. The intent is to construct shallow aquifer irrigation wells that will be interconnected with the irrigation pumps at the stormwater management facilities so that the shallow wells will only be placed into operation when the water level in a pond falls to an elevation of two (2) feet below normal water level. No on-site Floridan Aquifer wells, either existing active or new wells, will be utilized for non-potable uses within the project site.

# Section J

## SOILS

Based on the Soil Survey of St. Johns County, Florida (October 1983), the Subject Property soils and their corresponding suitability for development are as follows:

**Astatula fine sand**. Excessively drained, nearly level to sloping soil on knolls and narrow to broad ridges; slopes are complex. Very high potential for community development.

**Tavares fine sand.** Moderately well drained, nearly level to gently sloping soil on narrow to broad low ridges and knolls; slopes are convex. Very high potential for community development.

**Zolfo fine sand**. Somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than adjacent flatwoods. High potential for community development.

**Cassia fine sand**. Nearly level, somewhat poorly drained soil that occurs on low ridges that are slightly higher than adjacent flatwoods. High potential for community development.

**Myakka fine sand**. Nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. Medium potential for community development.

**Immokalee fine sand**. Poorly drained, nearly level soil on broad flats and low knolls in the flatwoods. Medium potential for community development.

**Pomona fine sand**. Poorly drained, nearly level soil in broad areas in the flatwoods. Medium potential for community development.

**Smyrna fine sand.** Poorly drained, nearly level soil in broad areas in the flatwoods. Medium potential for community development.

**St. Johns fine sand.** Poorly drained, nearly level soil in broad flatwoods and landscapes adjacent to drainageways. Medium potential for community development.

**Pomello fine sand.** Moderately well drained, nearly level to gently sloping on long, broad, narrow, slightly higher ridges and knolls in the flatwoods. Medium potential for community development.

**Tocoi fine sand.** Poorly drained, nearly level soil in broad flatwood areas. Medium potential for community development.

**Bakersville muck.** Nearly level, very poorly drained soil in depressional areas of the flatwoods. Low potential for community development.

**St. Johns fine sand, depressional.** Very poorly drained, nearly level soil in depressions in the flatwoods.

**Samsula muck.** Very poorly drained, in narrow to broad swamps and depressional areas in flatwoods. Very low potential for community development.

**Wesconnett fine sand, frequently flooded.** Very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. Very low potential for community development.

**Hontoon muck.** Very poorly drained, nearly level organic soil in depressional areas. Very low potential for community development.
**Holopaw fine sand, frequently flooded.** Very poorly drained, nearly level sandy soil in broad, shallow drainageways. Very low potential for community development.

**Terra Ceia muck, frequently flooded.** Very poorly drained, nearly level soil on narrow to broad flood plains along rivers and streams. Very low potential for community development.

## Section K

## Site Habitat / Vegetation

The various Florida Land Use, Covers and Forms Classification System (FLUCFCS) designations for the New Twin Creeks PUD are as follows: Xeric Oak (Sandhill) (421); Coniferous Plantation (441); Coniferous Plantation – Hydric (441H); Sand Pine Plantation (4411); Bay Swamps (611); Streams and Lake Swamps (Bottomland) (615); Mixed Wetland Hardwoods (617); Cypress (621); Wetland Forested Mixed (630); Vegetated Non-Forested Wetlands (640); Wet Prairie (643); Non-Vegetated (650); Borrow Areas (742); and Graded and Drained (8145).

## Section L

## Significant Natural Communities Habitat

During extensive habitat evaluations, there was no Significant Natural Communities Habitat identified on the site. One (1) acre of potential sandhill community will be preserved north of C.R. 210 and the exact location of the preservation will be identified on the incremental MDP Map for development in the vicinity of the site.

Wildlife crossings will be located within New Twin Creeks PUD as illustrated on **Exhibit "C"**, the MDP Map. The crossings shall be partially located landward of the jurisdictional wetland line and above the 100-year flood elevation. The **Type A** Wildlife Crossing shall be a prefabricated and arched concrete structure or a corrugated pipe or a structure of similar design, with a vertical clearance of six (6) feet and a horizontal opening width of sixteen (16) feet. The **Type B** Wildlife Crossings shall be prefabricated and arched concrete structure, corrugated pipe or structures of similar design with a horizontal opening width of six (6) feet and a vertical clearance of six (6) feet. The **Type C** Wildlife Crossings shall be at-grade crossings with a traffic calming design, posted speed limit signs of not to exceed thirty-five (35) miles per hour and the placement of signs identifying the area as a wildlife crossing. The **Type D** Wildlife Crossing shall be a prefabricated and arched concrete structure, a corrugated pipe or a structure of similar design with a horizontal opening width of three (3) feet and a vertical clearance of three (3) feet.

Additionally, north of C.R. 210, all major wetland crossings connecting residential areas that bisect an area with a width of one hundred (100) feet or greater will have signs identifying the areas as a wildlife crossing conforming to Manual on Uniform Traffic Control Devices requirements. There shall be no more than four (4) such at grade crossings within the portion of New Twin Creeks PUD between C.R. 210 and Durbin Creek. Wildlife crossings are not required to include a wildlife underpass.

## Section M

## KNOWN OR OBSERVED HISTORIC RESOURCES

A cultural resource survey of the Subject Property was conducted wherein four prehistoric archaeological sites, one historic archaeological site, and four archaeological occurrences were identified. The prehistoric sites and archaeological occurrences are not significant. The one historic site, 8SJ4814, may be related to a late-19th/early 20th century turpentine and general store that is important in the history of Durbin. For this reason, the survey report recommends it as potentially eligible for listing on the National Register of Historic Places (NHRP). This site should either be preserved in place or additional research should be conducted involving historic documents and archaeological excavation to determine if this site is, in fact, eligible for the NHRP. At the time of Incremental MDP submittal for property containing site 8SJ4814, any mitigation/preservation plan that may be required by the findings of the Phase II cultural resource survey shall be submitted to the County as part of the MDP application.

## Section N

## BUFFERING AND LANDSCAPING

In accordance with the LDC Section 5.03.03.A.4, a minimum ten (10) foot buffer shall be provided around the perimeter of New Twin Creeks PUD, including around the Heartwood 23, LLC property as shown as "OUT" on **Exhibit "C"**, the Master Development Plan Map. The Owner, its successors or assigns may construct a wall or decorative fencing or project signage within the perimeter buffer consistent with the LDC and the St. Johns County Comprehensive Plan.

Residential subdivisions with lots adjacent to C.R. 210 shall maintain a fifty (50)-foot wide setback from the future C.R. 210 right-of-way and shall be designed with a landscaped wall or fence, or a landscaped berm. Residential subdivisions located south of C.R. 210 where adjacent to the FEC Railroad shall be separated by a one hundred (100)-foot wide natural and/or landscaped buffer located along the subdivisions' common boundary with the railroad right-of-way. Residential subdivisions located south of C.R. 210 shall be separated from the PUD's eastern perimeter by a one hundred-twenty-five foot wide power line easement located along the project's southeastern border. The Owner shall be permitted, but shall not be required, to provide a 10-foot buffer with landscaping, masonry wall, fence, berm or lawn, within the westernmost 10 feet of the power line easement.

All interior land uses shall be considered largely compatible and the only interior buffering or screening that shall be required is as follows:

**Single Family Residential – Multi-family Residential**

A minimum ten (10) foot wide buffer consisting of:

1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
3) solid wooden fence six (6) feet in height with the finished side out; or
4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or
5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
6) Lakes or approved wetland mitigation areas.

**Medium Intensity Commercial – Residential or High Intensity Commercial**

A minimum ten (10) foot wide buffer consisting of:

1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
3) A solid wooden fence six (6) feet in height with the finished side out; or
4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or
5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
6) Lakes or approved wetland mitigation areas.

**High Intensity Commercial – Residential**

A minimum twenty (20) foot wide buffer consisting of:

1) A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
2) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
3) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
4) A solid wooden fence six (6) feet in height with the finished side out; or
5) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or

6) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
7) Lakes or approved wetland mitigation areas.

There are no incompatible uses on adjacent properties that would require buffering under LDC Section 6.06.04.

## N.1 Upland Buffers

The Amended and Restated Development Order includes specific provisions regarding upland buffers and the specific standards are provided below. The Subject Property consists of both uplands and wetlands. The upland buffers, conservation wildlife corridor, and environmental commitments provide a reasonable assurance that the project complies with St. Johns County's objectives to protect wetlands and upland buffers and their associated ecological functions and values including protection of water quality, protection against turbidity and provision of adequate upland habitat for wetland dependent wildlife. New Twin Creeks PUD creates integrated corridors connecting ecologically sensitive lands and viable wildlife corridors. All upland buffers will be part of a conservation easement to the SJRWMD.

Upland buffers will be maintained adjacent to all wetlands except for those (wetlands) authorized for impact by State and/or Federal agencies within New Twin Creeks PUD. In addition to the overall interconnecting network of upland and wetland corridors, specific upland buffers have been identified along all wetlands within New Twin Creeks PUD. 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.

An upland buffer with an average width of twenty-five feet (25') and a minimum width of ten feet (10') shall be provided adjacent to contiguous wetlands consistent with the LDC. The upland buffer shall be measured landward of the SJRWMD jurisdiction line. The SJRWMD wetland line and resulting upland buffer is generally depicted on **Exhibit "C"**, the MDP Map and will be more particularly depicted on approved construction plans.

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.

Building setbacks shall be required from areas to be preserved as upland buffers from contiguous wetlands. Setbacks shall be a minimum of twenty-five (25) feet for these areas. The required yard building setback on "dot lots" may be reduced to a minimum of ten (10) feet from the upland buffer, provided the parcels or areas for which a reduced building setback is requested are shown on the applicable incremental Master Development Plan. Not more than three (3) percent of the PUD's residential lots may be dot lots. The setback reduction on dot lots may be allowed where unusual or irregular wetland line geometry will cause an irregular building area within a lot. The dot lots for the first area of development are identified with the letter "B" on the MDP Map. Narrower setbacks may be allowed to preserve trees subject to St. Johns County Environmental Planning approval. The upland buffer and additional building setback 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 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:

a) The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;

b) The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;

c) The construction of a recreation trail; and

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

In an area where the upland buffer is or will be comprised of fill material, with permits by the state and federal regulatory agencies, the area shall be reestablished as a natural upland buffer by the replanting of plants that are natural and native to the original ecological community. Turf grasses and exotic or non-native plants are expressly prohibited. Upland buffer planting plans shall be provided with the development application.

### N.2 Areas Adjacent to C.R. 210 and FEC Railroad

Residential development adjacent to C.R. 210 and the FEC Railroad shall be screened by either a buffer wall and LDC Screening Standard B; a berm/planting combination that meets the standards established in LDC Section 6.06.4.B.6, with the berm and average height of four (4) feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight (8) feet and 75 percent opacity within two years of planting; or existing native vegetation with 75 percent opacity.

## Section O

## SPECIAL DISTRICTS

New Twin Creeks PUD is not located within any Special District, as defined in Article 3 of the LDC.

## Section P

## TEMPORARY USES

Temporary uses, including but not limited to construction trailers, sales trailers, construction or sales offices, temporary signage, model homes and temporary access ways shall be allowed to be placed within New Twin Creeks PUD and moved throughout the Subject Property. Temporary uses shall be removed within thirty (30) days after the issuance of final certificate of occupancy at build-out. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of the development. Temporary construction accesses from C.R. 210 are allowable and will be shown on construction plans.

Sales trailers, as well as sales offices in model homes, shall meet all the requirements of Florida Accessibility Code for Building Construction, including but not limited to, an accessible route, accessible parking and signage.

Soil may be temporarily stockpiled within the development area of New Twin Creeks PUD except in the upland buffer and conserved wetland areas. Soil removed from the stormwater ponds or any wetland creation areas within the Subject Property may be used onsite or transported and sold or used offsite. Grading and excavation will be limited to those areas delineated in the construction plans and will be performed in accordance with the LDC.

Model homes may be allowed on ten (10) percent of the lots within the development area being approved for construction. Sales conducted within model homes will be only for future homes to be located within New Twin Creeks PUD. Construction of model homes may occur simultaneously with construction of horizontal infrastructure (e.g., roads, utilities); however no Certificates of Occupancy may be approved until the supporting infrastructure is constructed. Sales offices may be allowed within model homes after approval of as-builts, but before plat approval. Model homes shall provide parking to accommodate 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 on a tract or platted lot. As part of construction plan approval, any on-street parking for a model homes shall illustrate a segment of the road where no parking may occur that is of sufficient size for emergency vehicles to access the property. The parking area shall be stabilized with a material such as mulch, coquina, crushed stone, gravel, concrete, stone pavers, or asphalt.

## Section Q

## ACCESSORY USES

The table on the following page indicates the categories of accessory uses, as allowed by the St. Johns County Comprehensive Plan that are permissible in each area within the New Twin Creeks PUD. An "X" indicates that the use is allowable by right, subject to the standards of this PUD. A blank space indicates that the use is prohibited. No accessory building or structure shall be used or occupied until the main use building on the lot is constructed, except for temporary storage of building supplies during the period of construction of the main use building. No accessory building or structure shall be placed on a lot or parcel prior to the issuance of a development permit for the main use building or structure. All air conditioning equipment, electrical equipment, masonry walls or masonry fences, pools, pool decks and pool enclosures will not encroach into any drainage, underground water and/or sewer easement. Permissible accessory uses within New Twin Creeks PUD shall not be located in the front and side yards in any area except as follows:

a) Accessory uses may be located in any required side yard on double frontage, through and corner lots;

b) Accessory structures for the housing of persons such as employee quarters shall not be located in any required yard; and

c) Other than employee quarters, detached accessory structures which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard but not less than three (3) feet from any lot line. Employee quarters must meet all relevant setbacks.

| Permissible Accessory Use | Residential | Neighborhood Commercial | Activity Center | Flex Industrial |
|---|---|---|---|---|
| Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not closer than five (5) feet from any lot line. | X | | | |
| Air conditioning compressors or other equipment designed to serve the main use structure, including waste dumpster pad and containers, provided it is not located closer than seven (7) feet from the property line. | | X | X | X |
| Boat houses or boat shelters | X | | | |
| Fences | X | X | X | X |
| Accessory Family Units ("Granny flats") | X | X | | |
| Guardhouses for residential subdivisions. | X | | | |
| Home office subject to continuing compliance with the Land Development Code. | X | | X | |
| Limited amount of accessory retail or wholesale use if the following conditions are met:<br>a. Those products which may be offered for sale shall be limited to those produced or assembled on site; manufactured by the same company, or its subsidiary, elsewhere; or manufactured by a another company but warehoused on site for distribution.<br>b. The accessory use is contained in the same building as the principal use.<br>c. The amount of floor area devoted to sales and display of the accessory use product does not exceed twenty-five percent (25%) of the floor area devoted to the principal use.<br>d. The accessory retail or wholesale use is clearly accessory to the industrial use on the same site. | | | | X |
| Multi-vehicle garages | X | | X | |
| Non-commercial green houses and plant nurseries, and utility sheds | X | | | |
| Off street parking and loading meeting requirements of the Land Development Code. | X | X | X | X |
| Private portable basketball units shall not be allowed on public or private streets. The basketball units shall be allowed in front yard driveways, side and rear yards. The basketball unit shall not be located at the opening of the driveway onto a public or private street or any position that might pose a direct danger to automobile traffic on the street. | X | | | |
| Private swimming pools and spas located either above or below the existing finished grade of the site, not located within a completely enclosed building, exceed two (2) feet in depth, and exceed one hundred-fifty (150) square feet in surface area. The pool must be intended and used solely for the enjoyment of the occupants or bona fide guests. The pools must meet the minimum yards requirements and are prohibited within all upland buffers associated with wetlands. The pool must be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet so to obstruct access thereto by persons other than the owners or occupants of the premises. All gates installed in such walls/fences shall be self-latching with latches placed at least four (4) feet above the underlying ground. If the property upon which the pool is located is otherwise adequately fenced, the aforementioned requirement shall be waived. | X | | | |
| Recreation/fitness facilities (multi-family complex amenities only) | X | | X | |
| Single family dwelling or two (2) family dwelling, excluding the use of a manufactured structure or mobile home, only for occupancy by owners or employees thereof. | | X | X | X |

# Section R

## PHASING SCHEDULE

The New Twin Creeks PUD land uses are summarized below. The projected phasing, units and square footage identified may be allocated throughout the New Twin Creeks PUD, in accordance with the allowable uses and development standards. Phasing and land use exchange shall be in compliance with the Twin Creeks DRI Amended and Restated Development Order, as may be amended from time to time, as it affects the Subject Property.

| Land Use | Retail/Service | Office | Hotel | Single-Family Residential | Multi-Family Residential | Flex Industrial |
|---|---|---|---|---|---|---|
| Phase 1 (2014-2019) | 569,919 sf | --- | --- | 711 du | 500 du | 350,000 sf |
| Phase 2 (2020-2023) | --- | 350,000sf | --- | 300 du | --- | 750,000 sf |
| Phase 3 (2024-2028) | 389,000 sf | 350,000 sf | 120 rooms | 350du | 530 du | 850,000 sf |
| Total | 958,919 sf | 700,000 sf | 120 rooms | 1,361 du | 1,030 du | 1,950,000 sf |

It is the ultimate responsibility of the design professional and the property owner to insure compliance with the Florida Americans with Disabilities Accessibility Implementation Act, 2010 ADA Standards for Accessible Design, and 2012 Florida Accessibility Code for Building Construction. Compliance with Recreation Section 234 through 243 and Chapter 10 for recreation facilities will be met.

# Section S

## PROJECT IMPACT AND BENEFITS

New Twin Creeks PUD is a master planned community that includes amenities and an interconnected system of community and neighborhood roads and pedestrian paths or sidewalks. The design meets the requirements of the Amended and Restated Development Order and the St. Johns County Comprehensive Plan. New Twin Creeks PUD will provide on-site stormwater drainage facilities and will preserve a vast majority (subject to final permitting and construction plan approval) of the on-site jurisdictional wetland acreage. The overall design incorporates generous green space and open space and provides varied active and passive on-site recreational opportunities for its residents. The PUD zoning allows the Owner, its successors or assigns, and St. Johns County greater control over development within the C.R. 210 corridor east of Interstate 95. There is adequate public service capacity to serve New Twin Creeks PUD, including water, sewer and roads. Schools, employment centers and shopping are all part of the fabric set to make New Twin Creeks PUD the next great mixed use community in St. Johns County. The mixture of housing types and lot layouts will provide varied housing opportunities and will afford its residents a positive quality of life and interrelated sense of place within an environmentally sensitive community. The PUD is further justified because:

a) The Subject Property is located within the Development Area Boundary consistent with all of its future land use designations and the proposed and is less dense than what is permissible under the St. Johns County Comprehensive Plan.

b) The MDP Text and Map for this PUD meet all requirements of LDC Section 5.03.02.G.

c) The project will not adversely affect the orderly development of St. Johns County as embodied in the LDC and St. Johns County Comprehensive Plan.

d) The proposed development is compatible with the surrounding zoning and existing residential uses and will complement the other development and natural resources within the area.

e) The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.

f) 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 the development of adjacent properties and will accomplish the objective standards and criteria set forth in the LDC.

g) The infrastructure and recreational and community support amenities to serve this project are in place or will be constructed.

# Section T

## WAIVERS, VARIANCES OR DEVIATIONS

The Owner requests approval of waivers from the following LDC provisions:

a) Requested waiver from **Sections 2.02.04.A.1** and **6.05.02.A**. To allow for on-street parking throughout the project, subject to the conditions set forth in this Master Development Plan text. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel. On-street parking plays a crucial role in benefiting non-residential uses within the project with higher efficiency (more turnover) than garages or surface lots increasing activity; curbside parking saves considerable amounts of land from becoming parking lots; and people tend to travel at significantly lower speeds in the presence of on-street parking, providing pedestrians, cyclists, and drivers more time to react.

b) Requested waiver to **Section 2.02.04.B.5 and 6.01.03.H.2** requirement to provide a five (5)-foot setback between the property line and air conditioning units/pads, pool equipment, etc. New Twin Creeks PUD will include single-family and multi-family traditional neighborhood design areas, where lots will be smaller, possibly making the provision of a five (5)-foot equipment setback infeasible in some neighborhoods.

c) Requested waiver to **Section 4.01.05.E** requirement that 70 percent of replacement trees be Canopy Trees. The Owner is seeking to attain a Key West/Caribbean look within the Activity Center portion of the project on the north side of County Road 210, as depicted on the MDP Map, and therefore would like to have Palm trees as the primary trees for replacement trees within those areas. The Owner will provide 50 percent of replacement trees as Canopy trees within Commercial/Retail, Office, Residential and Flex Industrial areas located on the north side of County Road 210, as depicted on the MDP Map. The Owner will provide 70 percent of replacement trees as Canopy trees within areas of the project located south of County Road 210, as depicted on the MDP Map.

d) Requested waiver to **Section 4.01.05.E.1.Note 6 (b)** that requires a 50 percent diversity ratio. Based on the Key West Caribbean theme and the utilization of extensive Palm tree plantings in the Activity Center portion of the project north of County Road 210, the Owner is

requesting the diversity ratio be reduced to zero (0) percent. This request is justified based on the theme\vision.

e) Requested waiver to **Section 4.01.06.B.2** requirement to provide a 25-foot setback from contiguous wetlands for certain irregularly shaped lots. New Twin Creeks PUD contains a large number of acres of contiguous wetland, and the Owner, its successors or assigns, is attempting to preserve as much of those wetland systems as possible. The Owner, its successors or assigns, will request Staff approval of lots with reduced wetland setbacks, or "dot lots," within incremental MDP.

f) Requested waiver to **Section 5.03.02.G** to include fascia, marquee, canopy, building, wall or similar sign structures from being identified on **Exhibit "C"**, the MDP Map. The first phase of the New Twin Creeks PUD does not include any such signage. The incremental MDP for non-residential properties within the PUD will include signage details consistent with the Unified Sign Plan.

g) Requested waiver to **Sections 5.03.03.B.1.b and 6.03.01** to allow waivers from the requirements (i) that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, and (ii) that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of 10 feet. To ensure adequate public safety, for residential units that do not have 10 feet of separation between adjacent eaves, the Owner will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a 10-foot separation as measured from outer wall to outer wall 30 inches above grade.

h) Requested waiver to **Section 6.05.02.A** to allow minimum parking requirements to be met by on-street parking within Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas, as depicted on the MDP Map; provided that on-street parking cannot occur on Collector roads. The entire parking requirement cannot possibly be accommodated on-street; however, permission to include on-street spaces as part of the overall requirement will enable the Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas of the project to have a distinctive urban character, much in keeping with other successful mixed-use centers.

i) Requested waiver to **Section 6.05.02.E** to allow parking for the Apartments proposed for Parcel 4 within the PUD to provide 1.75 parking spaces per unit. The Apartment Parcel 4 is located adjacent to the mixed-use activity center within the Twin Creeks project, which will include retail space, restaurants, other commercial space and business offices. Residents of the apartments will work and seek entertainment within the adjacent activity center, reducing the amount of parking required there. Several nationally recognized shared parking studies support this request, including Parking Demand and Zoning Requirements for Suburban Multifamily Housing by Richard Willson dated November 15, 2010 and a Base Parking Ratio Study by Walker Parking Consultants for this project dated September 20, 2017.

j) Requested waiver to **Section 6.04.07.A.2** to allow temporary construction traffic to access within New Twin Creeks prior to the application of the second lift of asphalt has been

completed in all phases. This will allow construction to be completed sooner and avoid construction traffic from damaging the final roadway. The Developer will assure the removal of, or denied entry of, all "horizontal" construction traffic into occupied residential areas.

k) Requested waiver to **6.06.02.A.3** requirement for 50 percent native plantings. The waiver is requested to reduce the diversity requirement zero (0) percent in the area designated as Activity Center on the MDP map. This waiver contemplates the use of extensive Palm trees within the Activity Center and is justified due the theme envisioned for the project.

l) Requested waiver to Section **6.06.02.D.4** requiring a maximum of 30 percent Palm trees allowed to be planted and receive tree inches. The waiver is requested to increase the Palm ratio requirement to allow for 100 percent of the total required trees receiving tree inches the areas designated as Activity Center area depicted on the MDP Map. This waiver contemplates the use of extensive Palm trees within the Activity Center and is justified based on the vision and theme for the project.

m) Section **6.06.03.A** the requirement for 70 percent canopy trees for off-street vehicular use areas. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests a reduction of the canopy tree requirement in vehicular use areas within the Activity Center to zero (0) percent. The requested is justified based on the vision and theme for the project.

n) Requested waiver to **Section 6.06.04** to allow the approximately 60 feet of vacant property located within the power line easement on the southeastern section of the Property to serve as the required buffer and screening. The 60 feet is owned by the Owner, and the power line is not located within this area. The Owner shall have the right, but not the obligation, to provide screening within the westernmost 10 feet of the power line easement since it owns such property.

o) Requested waiver to Section **6.06.03.B.4.b** requiring canopy tree screening for standard "B" type buffers. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests allowing Palm trees in lieu of Canopy trees. The requested is justified based on the vision and theme for the project.

p) Requested waiver to Section **6.06.03.B.5.a** requiring canopy tree screening for standard "C" type buffers. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests allowing Palm trees in lieu of canopy trees. The requested is justified based on the vision and theme for the project.

q) Requested waiver to **Section 7.00.02.B.2** to remove the requirement for the USP to include graphics of the proposed signs. At this time the Owner has not settled upon the marketing strategy nor the end users of the commercial properties. The MDP includes the fundamentals of the Unified Sign Plan adopted by the Board of County Commissioners for the original PUD and those fundamentals offer sufficient guidance for future signs to be in harmony with the Land Development Code as well as the nature of the project.

r) Requested waiver to **Section 9.04.05** to allow the Owner to modify the New Twin Creeks PUD (MAJMOD 2017-16) within one (1) year from the date of a previously approved PUD Major Modification. The Owner has previously filed a Major Modification application to address single-family development parameters in one section of the project and needs to file this Major Modification application to allow the development of an apartment complex on the Apartment Parcel. This waiver applies only to MAJMOD 2017-19.

# Section U

## BINDING ALL SUCCESSORS AND ASSIGNS

The Owner of New Twin Creeks PUD hereby agrees to bind all successors and assigns in title to all terms of **Exhibit "B"**, the MDP Text and **Exhibit "C"**, the MDP Map. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance approving the New Twin Creeks PUD.

One or more Community Development District ("CDD") may exist within the New Twin Creeks PUD. Any CDD for New Twin Creeks PUD approved by the St. Johns County Board of County Commissioners 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* including, but not limited to, any of the indicated transportation improvements set forth in the Amended and Restated Development Order and any other project required or authorized by the Amended and Restated Development Order, and may be authorized and empowered to own and acquire property, both real and personal, by purchase, lease, lease-purchase, eminent domain, gift or transfer. Construction or funding by any such CDD of all such projects within or without the boundaries of the CDD required by the Amended and Restated Development Order or necessary to serve the development approved by the Amended and Restated Development Order is expressly approved. If the Owner, its successors or assigns, of New Twin Creeks PUD is required by the Amended and Restated Development Order to provide, pay for or otherwise cause to be provide, infrastructure, projects, systems or facilities set forth in Chapter 190, *Florida Statutes*, including without limitation, those in Sections 190.012(1) and (2), *Florida Statutes*, then the CDD independently may satisfy such obligations.

To the extent any such obligation under the Amended and Restated Development Order is met or performed by the CDD, then the Owner, its successors or assigns, shall no longer be subject to the obligation unless otherwise provided in the Amended and Restated Development Order. In the event that any contributions of land, money (including contributions or construction pursuant to proportionate share responsibilities), 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 Board of County Commissioners may bestow the power of eminent domain to a CDD within the New Twin Creeks PUD limited for the purpose of acquiring right-of-way for road improvements. In the event the Board of County Commissioners does not bestow the power of eminent domain on a CDD within the New Twin Creeks PUD, the County shall exercise its owner power of eminent domain to acquire the right-of-way needed for such roadway improvements. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the St. Johns County Board of County Commissioners.

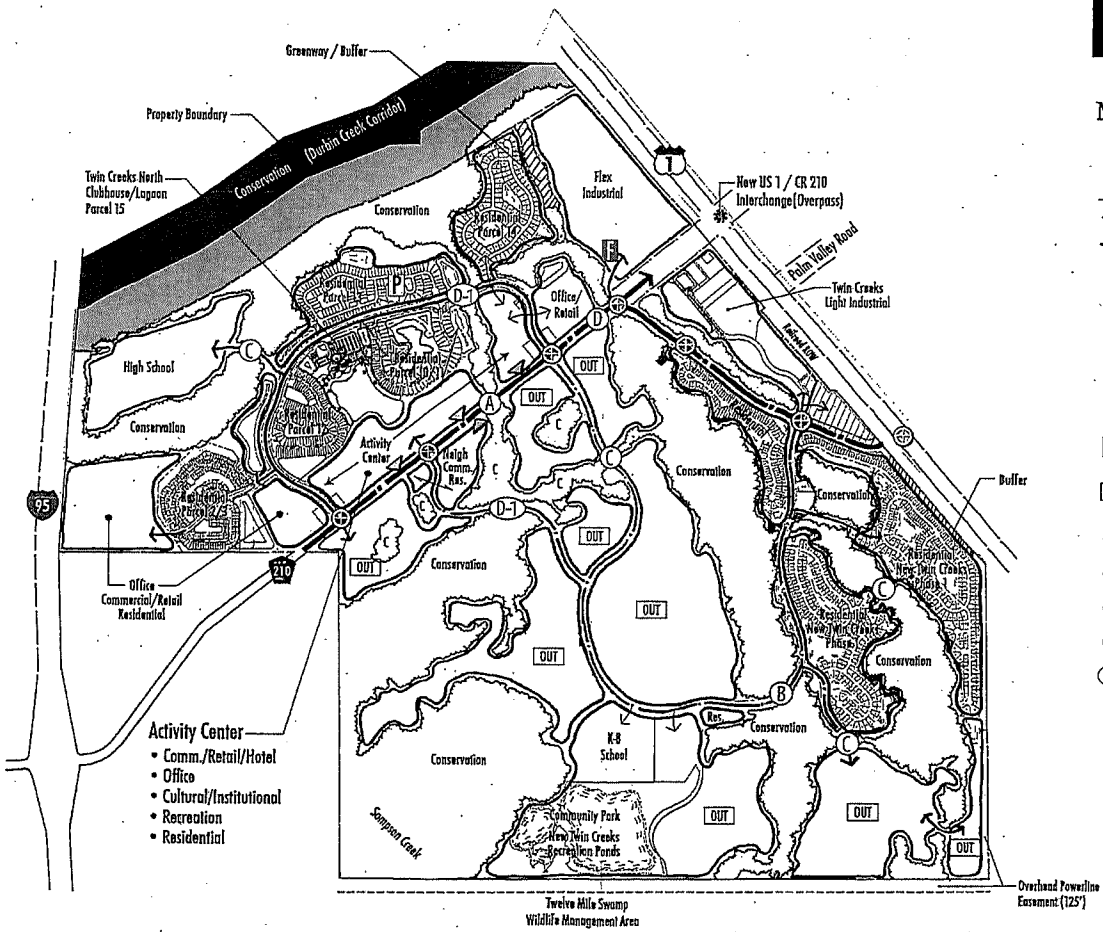
# Section V

# Future Land Use Designations

The Subject Property is classified Mixed Use District, Residential Density A, Residential Density B, and Conservation on the St. Johns County 2025 Future Land Use Map.

# NEW TWIN CREEKS

## EXHIBIT "C"
## Master Development Plan
## (Sheet MDP-2A)




### LEGEND

- Local Roadway
- Major Collector Roadway
- Full Median Opening (See Note 6)
- Right-in/Right-out Driveway
- Fire Station Site
- Sandhill Habitat Preservation (1 Acre)
- Workforce Housing Site (13 Acres Outside MDP Boundary)
- OUT — Not Part of this Master Development Plan
- (A) 6' x 16' Culvert Wildlife Crossing
- (B) 6' x 6' Large Mammal Crossing
- (C) AT-Grade Wildlife Crossing
- (D) 3' x 3' Small Mammal Crossing
- (D-1) 3' x 6' Small Mammal Crossing

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

PROSSER

N

0' 1500' 3000'

September 6, 2017
J11013.02

# NEW TWIN CREEKS

## EXHIBIT "C"
## Incremental Master Development Summary Table
## (Sheet MDP-2B)

**TABLE 1: INCREMENTAL MASTER DEVELOPMENT PLAN DETAILS**

| DEVELOPMENT | RESIDENTIAL | SINGLE FAMILY RESIDENTIAL | NUMBER OF DOT LOTS | MULTI-FAMILY RESIDENTIAL | COMMERCIAL/ RETAIL | OFFICE | HOTEL | FLEX INDUSTRIAL | CONSERVED WETLANDS | IMPACTED WETLANDS | RECREATION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| APPROVED | 2,391 DU | 1,361 DU | 3% DU | 1030 DU | 958,919 SF | 700,000 SF | 120 RM | 1,950,000 SF | - AC | 145 AC | - AC |
| THIS REQUEST | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| OTHER REQUESTS | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| RECORDED | 1272 DU | 1106 DU | 15 DU | 166 DU | 24,417 SF | 0 SF | 0 RM | 0 SF | 406.39 AC | 40.10 AC | 96.20 AC |
| SUBTOTAL | 1272 DU | 1106 DU | 15 DU | 166 DU | 24,417 SF | 0 SF | 0 RM | 0 SF | 406.39 AC | 40.10 AC | 96.20 AC |
| REMAINING | 1,119 DU | 255 DU | 26 DU | 864 DU | 934,502 SF | 700,000 SF | 120 RM | 1,950,000 SF | - AC | 104.90 AC | - AC |

**TABLE 2: REQUESTED MASTER DEVELOPMENT PLANS**

| MDP NAME | RESIDENTIAL | SINGLE FAMILY RESIDENTIAL | NUMBER OF DOT LOTS | MULTI-FAMILY RESIDENTIAL | COMMERCIAL/ RETAIL | OFFICE | HOTEL | FLEX INDUSTRIAL | CONSERVED WETLANDS | IMPACTED WETLANDS | RECREATION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| TOTAL | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0 AC | 0 AC | 0 AC |

**TABLE 3: APPROVED/RECORDED INCREMENTAL MASTER DEVELOPMENT PLANS**

| MDP NAME | RESIDENTIAL | SINGLE FAMILY RESIDENTIAL | NUMBER OF DOT LOTS | MULTI-FAMILY RESIDENTIAL | COMMERCIAL/ RETAIL | OFFICE | HOTEL | FLEX INDUSTRIAL | CONSERVED WETLANDS | IMPACTED WETLANDS | RECREATION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NEW TWIN CREEKS, PH. 1 | 591 DU | 591 DU | 9 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 5.75 AC | 9.33 AC | 11.38 AC |
| CREEKSIDE AT TWIN CREEKS AMENITY CENTER | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 2.00 AC |
| NEW TWIN CREEKS RECREATION PONDS | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 4.38 AC | 2.70 AC | 47.01 AC |
| NEW TWIN CREEKS NORTH | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 374.55 AC | 21.71 AC | 0.00 AC |
| TWIN CREEKS NORTH PARCEL 2/3 | 187 DU | 187 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 4.79 AC | 5.30 AC | 1.11 AC |
| TWIN CREEKS NORTH PARCEL 10/11 | 94 DU | 62 DU | 0 DU | 32 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| TWIN CREEKS NORTH PARCEL 12 | 134 DU | 0 DU | 0 DU | 134 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| TWIN CREEKS NORTH PARCEL 13 | 147 DU | 147 DU | 1 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| TWIN CREEKS NORTH PARCEL 14 | 119 DU | 119 DU | 5 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 0.00 AC |
| PARCEL 15 CLUBHOUSE | 0 DU | 0 DU | 0 DU | 0 DU | 24,417 SF | 0 SF | 0 RM | 0 SF | 0.00 AC | 0.00 AC | 34.70 AC |
| TWIN CREEKS LIGHT INDUSTRIAL | 0 DU | 0 DU | 0 DU | 0 DU | 0 SF | 0 SF | 0 RM | 0 SF | 16.92 AC | 1.06 AC | 0.00 AC |
| TOTAL | 1272 DU | 1106 DU | 15 DU | 166 DU | 24,417 SF | 0 SF | 0 RM | 0 SF | 406.39 AC | 40.10 AC | 96.20 AC |

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 8th DAY OF January 20 18
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissions
BY: Deputy Clerk D.C.

PROSSER

September 6, 2017
111013.02

# THE ST. AUGUSTINE RECORD

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

Ref.#: 17437852D
P.O.#:

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 **JAMIE WILLIAMS** 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 **MAJMOD 2017-19 BEACH - MAJMOD 2017-19 BEACHW** was published in said newspaper on **10/02/2017**

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 OCT 0 2 2017

by Jamie Williams who is personally known to me or who has produced as identification

ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
(407) 398-0153 FloridaNotaryService.com

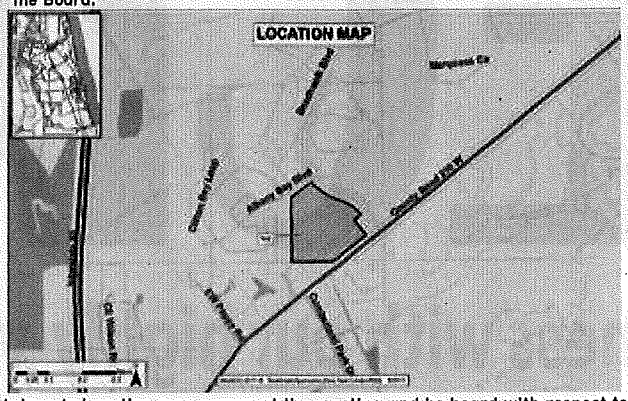
(Signature of Notary Public) (Seal)

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 10/19/2017 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 12/5/2017 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request for a Major Modification to the New Twin Creeks Planned Unit Development (PUD) to reduce the required number of parking spaces for the proposed 348 unit apartment complex, and to request a waiver from LDC Section 9.04.05 to allow for more than one rezoning or modification within a year.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is East of I-95, north of County Road 210 W, west of US 1 N. See attached map (Exhibit A). 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 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: MAJMOD-2017000019
PROJECT NAME: Beachwalk Apartments (New Twin Creeks PUD)

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES K. JOHNS, CHAIR
17437852D October 2, 2017

# FLORIDA DEPARTMENT of STATE

**RICK SCOTT**
Governor

**KEN DETZNER**
Secretary of State

December 6, 2017

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2017-56, which was filed in this office on December 6, 2017.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

DEC 06 2017
FILED
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK