

ORDINANCE NO. 2021 - 12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SAINT JOHNS INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-36, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the applications dated August 20, 2020, as amended, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2020-12**, for an amendment to Saint Johns Interchange Parcels Planned Unit Development, Ordinance Number 1991- 36, as amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Saint Johns Interchange Parcels PUD, shall proceed in accordance with Ordinance Number 1991-36, as amended, including the Application for Major Modification and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Saint Johns Interchange Parcels PUD 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 Applicant modified the application at the public hearing held on April 6, 2021, to reduce the requested transfer of approved Commercial/Retail(Commercial) entitlements from the Saint Johns Interchange Parcels PUD to the Six Mile Creek PUD from 200,000 square feet to 117,652 square feet.
2. The amended request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
3. As modified, the Saint Johns Interchange Parcels PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
4. As modified, the Saint Johns Interchange Parcels 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.
5. As modified, the Saint Johns Interchange Parcels 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.

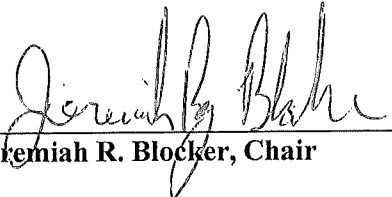
6. The PUD Master Development Plan Text Exhibit B, meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
7. As modified, the Saint Johns Interchange Parcels PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. 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.

SECTION 4. 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.

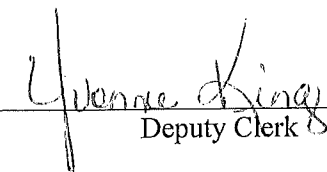
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 10th DAY OF April 2021.

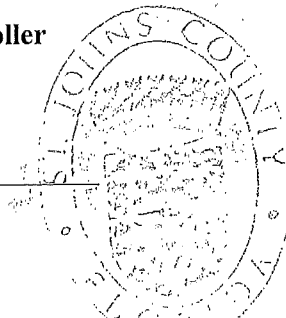
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Jeremiah R. Blocker, Chair

Rendition Date: APR 13 2021

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: 
Deputy Clerk



Effective Date: APR 13 2021

Exhibit "A" to the Ordinance

LEGAL DESCRIPTION



Advancing Quality of Life, by Design

1900 Corporate Square Blvd. • Jacksonville, FL 32216
904.721.2981 • FAX: 904.561.2450

ST. JOHNS INTERCHANGE TRACT NORTHWEST QUADRANT

ALL OF SECTION 3, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 10, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 15 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 43 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 44, TOGETHER WITH A PART OF SECTION 38 OF THE ANTONIO HUERTAS GRANT LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH $89^{\circ}32'10''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 10; THENCE SOUTH INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $05^{\circ}35'47''$ WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH $23^{\circ}28'17''$ WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $41^{\circ}20'46''$ WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH $44^{\circ}29'54''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET; THENCE SOUTH $45^{\circ}30'06''$ EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE SOUTH $44^{\circ}29'54''$ WEST ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $42^{\circ}08'03''$ WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $39^{\circ}46'13''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH $44^{\circ}29'54''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH $50^{\circ}29'50''$ WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 1592 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $53^{\circ}13'38''$ WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID UTILITY SITE

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AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2224.53 FEET; THENCE NORTH 14°55'52" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 44 AND ITS SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 7123.49 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 44; THENCE NORTH 16°14'53" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 43, A DISTANCE OF 2983.85 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SECTION 43; THENCE NORTH 01°01'14" WEST ALONG THE WEST LINE OF AFORESAID SECTIONS 10 AND 3 TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 6098.77 FEET; THENCE NORTH 88°54'53" EAST ALONG THE LINE DIVIDING TOWNSHIP 5 SOUTH AND TOWNSHIP 6 SOUTH, ALSO BEING THE NORTH LINE OF SAID SECTION 3 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 136.16 FEET; THENCE SOUTH 27°32'59" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 10,169.45 FEET; THENCE SOUTH 24°32'59" EAST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC BEARING OF SOUTH 09°28'36" EAST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1430.56 ACRES MORE OR LESS.



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ST. JOHNS INTERCHANGE TRACT SOUTHEAST QUADRANT

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 18, TOGETHER WITH A PART OF GOVERNMENT LOTS 1 AND 2, SECTION 14 ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND ALONG THE CENTERLINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1390.41 FEET; THENCE SOUTH 00°24'16" WEST, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°24'16" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1183.66 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 583.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 214.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°56'22" WEST AND A CHORD DISTANCE OF 213.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°28'28" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 206.71 FEET; THENCE SOUTH 81°19'58" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 198.00 FEET; THENCE SOUTH 21°28'28" WEST, A DISTANCE OF 216.68 FEET; THENCE SOUTH 81°19'58" WEST, A DISTANCE OF 435.88 FEET; THENCE SOUTH 25°06'46" WEST, A DISTANCE OF 281.02 FEET; THENCE SOUTH 81°18'57" WEST, A DISTANCE OF 649.70 FEET; THENCE SOUTH 12°19'58" EAST, A DISTANCE OF 148.69 FEET; THENCE SOUTH 81°19'58" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 598.47 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.32 FEET; THENCE NORTH 24°32'59" WEST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 593.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°23'59" WEST AND A CHORD DISTANCE OF 585.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°45'01" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 682.79 FEET TO THE POINT OF CURVE OF A

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CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 336.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 412.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°55'36" EAST AND A CHORD DISTANCE OF 387.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°06'12" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 210.20 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3690.72 FEET; THENCE EASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 417.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°17'36" EAST AND A CHORD DISTANCE OF 417.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°32'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 882.93 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 71°47'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 314.99 FEET; THENCE NORTH 89°32'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 429.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.06 ACRES MORE OR LESS.

INTENDED TO BE THE SAME LANDS AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 837, PAGE 810, LESS AND EXCEPT THE INTERCHANGE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION.



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SAINT JOHNS INTERCHANGE TRACT NORTHEAST QUADRANT

PART OF SECTIONS 2 AND 3 TOGETHER WITH ALL OF SECTION 10 LYING EAST OF INTERSTATE 95 RIGHT-OF-WAY (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431) TOGETHER WITH ALL OF SECTION 11 LESS AND EXCEPT THE EAST 1/2 OF, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART LYING IN AND WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95, A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 65°55'06" WEST AND A CHORD DISTANCE OF 214.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°09'40" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1048.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 528.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°45'46" WEST AND A CHORD DISTANCE OF 523.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'52" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95, A DISTANCE OF 1695.35 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 3030.53 FEET; THENCE NORTH 89°18'55" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4946.39 FEET; THENCE SOUTH 00°11'37" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF SECTION 11 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 4057.34 FEET; THENCE SOUTH 89°11'13" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 00°23'04" WEST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1202.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.30 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED

(INGRESS & EGRESS EASEMENT BY OFFICIAL RECORDS BOOK 819, PAGE 1538)

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PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95 (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431), A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'04" EAST, A DISTANCE OF 212.70 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 610.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°27'18" EAST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°28'02" EAST, A DISTANCE OF 415.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 715.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°50'26" EAST AND A CHORD DISTANCE OF 612.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26°09'10" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°27'50" EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°11'12" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.01 FEET; THENCE SOUTH 89°32'10" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3948.72 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 455.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°14'03" WEST AND A CHORD DISTANCE OF 454.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°13'16" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 260.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°13'38" WEST AND A CHORD DISTANCE OF 258.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.

EXHIBIT B

MASTER DEVELOPMENT PLANTEXT

SAINT JOHNS INTERCHANGE PARCELS PUD

PUD Ordinance 91-36
as previously amended by
St. Johns County Planning and Zoning Agency
Resolutions 95-034, 95-184, 96-009, 96-20, 96-22 and 98-34
and by
St. Johns County Ordinances 94-55, 96-65, 98-59, 03-7, 04-45, 07-03, 13-35, and
17-16

April 6, 2021

IT Land Associates, LLC
101 East Town Place, Suite 245
St. Augustine, Florida 32092

EXHIBIT B

SAINT JOHNS INTERCHANGE PARCELS PUD

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for a major modification (the "Application") to the Saint Johns Interchange Parcels PUD, as approved under PUD Ordinance 91-36, as previously amended by Resolutions 95-034, 95-184, 96-009, 96-20, 96-22 and 98-34 and Ordinances 94-55, 96-65, 98-59, 03-7, 04-45, 07-3, 13-35 and 17-16 (the "PUD"), in compliance with Section 5.03.02G1 of the St. Johns County Land Development Code (the "LDC"). The application is filed on behalf of the applicant, IT Land Associates, LLC (the "Developer").

This Application requests to:

- Incorporate a conversion of 728,863 square feet (sf) of Industrial development to 350,000 sf of Commercial development (DRILUE 2020-04) as allowed under the Interchange Land Use Equivalency Table approved as Exhibit D of the Saint Johns Development of Regional Impact Development Order (the "DRI/DO");
- Transfer 117,652 sf of the exchanged 350,000 sf to the Six Mile Creek PUD;
- Incorporate previous conversions of 100,301 sf of Industrial development to 398 single family age restricted (SFAR) units for Parkland Preserve (DRILUE 2017-02 and DRILUE 2020-01);
- Transfer five (5) residential units that may be constructed as either single family or multi family units to the Six Mile Creek PUD;
- Allow the townhome (TH) units on Parcel 10 of the Interchange Northwest Quadrant to be constructed as townhome (TH), single-family (SF or SFAR), or multi-family (MF or MFAR) units and the multi-family (MF) units on Parcel 12 of the Interchange Northwest Quadrant to be constructed as townhome (TH), single-family (SF or SFAR), or multi-family (MF or MFAR) units;
- Allow up to 250 of the approved residential units, regardless of type specified under the PUD, to be constructed on Parcel 15 of the Interchange Northeast Quadrant of the PUD as multi-family (MF or MFAR) (apartment) units; and
- Add an allowance for the Slammer and Squire clubhouse of 14,000 sf and the Convention Center of 65,902 sf of Commercial development within the World Golf Village.
- Allow MF parking requirements to be in accordance with the LDC.

A. **Mixed Use Concept:** The Revised Interchange Master Development Plan Map (the "MDP Map") for the World Golf Village Complex and the Saint Johns Interchange Parcels PUD is attached as Exhibit C to the Ordinance and has been approved as Interchange Parcels Map H of the Saint Johns DRI/Development Order approved by St. Johns County under Resolution 91-130, as previously amended in Resolutions 91- 183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 02-53, 03-116, 04-133, 06-290, and 17-117. As illustrated on the

MDP Map, the project consists of a well-balanced mix of residential, office, commercial, light industrial and warehouse uses. The project also includes an 18-hole golf course and clubhouse. Combined with the Six Mile Creek and Turnbull Creek Parcels, which are a part of the DRI, the Saint Johns community will provide a self-sustaining mix of integrated uses consistent with a new town philosophy. The broad mix of residential types, employment base, educational facilities, cultural activities and recreational opportunities will allow families to work, shop, learn and play close to their homes. The project has been carefully designed and planned to protect environmentally sensitive areas and to leave over 36% of the acreage within the PUD in its natural state.

- B. **Development Size:** Within the PUD, the total number of acres within the Southeast Quadrant is approximately 114.08, the total number of acres within the Northwest Quadrant is approximately 1430.56, and the total number of acres within the Northeast Parcel is 388.30, for a total acreage within the PUD of approximately 1,932.94 acres.
- C. **Wetlands:** A total of approximately 319 acres of wetlands and 262 acres of uplands will be preserved on the Interchange Northwest Parcel within the PUD. The preserved wetlands and wetland impacts were reviewed and approved under the DRI.
- D. **Development Area:** The total development area of the project is depicted on the MDP Map. Within the Northwest Quadrant, there is a 7.5-acre civic site, a 9.16-acre park, and a 5.97-acre utility site. The 7.5-acre civic site and the 5.97-acre utility site have been conveyed by the Developer to St. Johns County. The Slammer and Squire golf course and amenities are located within the World Golf Center Complex. The use classification of each parcel within the PUD is set forth on the MDP Map. The open space provided within common areas, buffers, wetlands, and recreation areas exceeds 25% of the total PUD.

Open Space and Preservation Areas: A total of approximately 319 acres of wetlands and 262 acres of uplands will be preserved on the Interchange Northwest Parcel, 93 acres of wetlands and 25 acres of uplands will be preserved on the Interchange Northeast Parcel and 7 acres of wetlands and 2 acres of uplands will be preserved on the Interchange Southeast Parcel. All of the areas to be preserved that are contained within contiguous systems will be covered by a conservation easement to be granted to the St. Johns River Water Management District prior to construction in the vicinity of the preservation areas. Any areas depicted on the MDP Map as preservation or open space areas that are not within contiguous systems will be preserved by means of covenants and restrictions to be recorded at the time of incremental Master Development Plan approval for any development in the vicinity of such areas.

- E. **Dwelling Units and Density:** The number of dwelling units and density for the project was addressed and reviewed under the original DRI Application.

Residential development within the PUD will be as follows:

1. Residential Categories: The MDP Map identifies seven major categories of residential uses - single family estate lots (SFE), single family conventional (SFC), single family age-restricted (SFAR), patio homes (PH), townhomes (TH), multi-family (MF), and multi-family age-restricted (MFAR). The proposed maximum allowable density and total number of units allowed for each residential category is set forth in Table III below. The unit totals set forth in Table III below reflect previous conversions of SFAR units from 0 to 398 and the increase in the total number of residential units from 2,400 to 2,793 by conversion of SFAR units and by transfer of five (5) residential units to the Six Mile Creek PUD.

Table III
Breakdown of Residential Types
Saint Johns Interchange Parcels

Residential Category*****	Maximum Allowable Density*,	Total Units****
SFE	3.2 DUs per acre	97
SFC	5 DUs per acre	675
SFAR	5 DUs per acre	398
PH	6 DUs per acre	129
TH*****	8 DUs per acre	350
MF**	N/A	1,144
MFAR***	N/A	0
TOTAL		2,793****

* The maximum allowable density is based upon all acreage within each of the identified residential developments parcels. As a result, the density is net of arterial road rights-of-way, environmental preservation areas and master drainage or retention areas. The acreage within collector road rights-of-way, interior lakes and ponds, wetlands to be filled pursuant to appropriate dredge/fill permits and wetlands incorporated into lots or other interior open spaces is to be included in determining the allowable number of units for each development parcel.

** Includes a 300-unit life care facility located on Parcel 12. Also, multi-family use is allowable in the WGV complex and in Parcels 11 and 18 of the Interchange Northwest Parcel.

*** Multi-family age-restricted units may also be developed as independent living units having individual kitchens (defined as having both enclosed and open cooking facilities). Assisted living, memory care, congregate care, nursing homes, homes for the aged, or other similar uses without individual

kitchens within the units will be considered commercial uses.

****The Applicant may increase or decrease the amount of a particular land use by filing a PUD Small Adjustment application, provided that the changes are consistent with the Land Use Equivalency Table approved in the Saint Johns DRI Development Order (Exhibit "D"). Use of the Land Use Equivalency Table to add SFAR or MFAR uses to the Interchange Northeast Parcel will result in further Industrial use limitations as specified in Section F.2 of this text and the Land Use Key on Sheet 1B of the Interchange Parcels MDP Map.

*****Age-restricted residential uses are allowed in all residential categories.
*****TH units may be constructed as either TH units with TH Development Criteria or MF units with MF Development Criteria.

The Developer anticipates a variety of unit sizes, configurations and prices within each of the residential categories listed above. The developer may or may not construct residential units. The developer does anticipate developing residential subdivisions within which lots will be sold to builders and the public.

SFAR and MFAR development are allowable uses within the Interchange Northeast Quadrant. However, upon construction plan approval of any industrial development within the Interchange Northeast Quadrant, no SFAR or MFAR development shall be allowed within the Interchange Northeast Quadrant. This SFAR and MFAR use restriction in the Interchange Northeast Quadrant is set forth on the Land Use Key on Sheet 1B of the Interchange Parcels MDP Map and eliminates compatibility conflicts between future Residential and Industrial uses.

2. Description of the Residential Types:

a. Single Family Estate Lots. The single family estate lots are intended to be the largest lots offered. The maximum allowable density is 3.2 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost.

Each of these lots will be made available for construction of single family detached housing units with the traditional accessory uses. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

b. Single Family Conventional Lots. The SFC lots are intended to

accommodate the demand for moderately priced homes with fee simple ownership. The maximum allowable density is 5 development units per acre. The single family conventional lots will be made available for single-family detached housing units with the traditional accessory uses. Mobile homes will not be allowed. Modular homes, which are defined as detached single family units that are typically not moved as a single unit and must be transported in sections, may be allowed if so specified in an incremental Master Development Plan. If allowed, these homes would be required to have the appearance of a conventional home. The units would be subject to normal ad valorem real estate taxation. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

- c. Single Family Age-Restricted. The SFAR lots are intended to accommodate the demand for age-restricted homes with fee simple ownership. The age-restriction for these homes shall comply with the requirements of Florida Statutes for age-restricted communities and shall be included in the Covenants, Conditions & Restrictions or similar restrictive instrument(s) recorded in the public records for the respective age-restricted development. The maximum allowable density is 5 development units per acre. The single family age-restricted lots will be made available for single-family detached housing units with the traditional accessory uses. All site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.
- d. Patio Homes. The patio home lots can be used for construction of attached or detached single-family homes with either fee simple or condominium form of ownership. The type of unit that will be allowed within a given development parcel will be specified in the incremental Master Development Plan for the development parcel. The maximum allowable density is 6 development units per acre. These lots may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.
- e. Townhome Lots. The townhome lots can be used for construction of attached or detached single-family homes with either fee simple, condominium, rental, or interval form of ownership. The type of unit that is allowed within a given development parcel will be specified in the incremental Master Development Plan for the development parcel. The maximum allowable density is 8 development units per acre. These lots will typically be located within the central core of the development and may be within a secured community. If security is provided, it will be

provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. All other site development criteria shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1. The allowance for townhome (TH) units on Parcel 10 of the Interchange Northwest Quadrant may be constructed as townhome (TH), single-family (SF or SFAR), or multi-family (MF or MFAR) units.

- f. Multi-family. The MF units allowed on Parcels 11, 12, 18 of the Interchange Northwest Parcel and Parcel 15 of the Interchange Northeast Parcel and in the World Golf Village Complex may be owned by either fee simple, condominium, rental, apartments, or interval form of ownership. The site development criteria for Multi-family units shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1. The allowance for multi-family (MF) units on Parcel 12 of the Interchange Northwest Quadrant may be constructed as townhome (TH), single-family (SF or SFAR), or multi-family (MF or MFAR) units.

The PUD may include a life care facility on Parcel 12 of the Interchange Northwest Parcel with a maximum of 300 living units, a nursing home facility having a maximum of 60 beds and a community center having a maximum of 40,000 square feet of space for a facility such as a post office, auditorium, exercise rooms and other services for the residents such as barber and beauty shops, and banking facilities. These facilities will only be available to the residents of the life care project. The community center will also include administrative offices for the life care community in the main dining room for the residents of the project.

- g. Multi-family Age-Restricted. The MFAR units may be owned by either fee simple, condominium, rental, apartments, or interval form of ownership. These units may include, but shall not be limited to, townhomes, rowhouses, carriage homes, or condominiums. The age-restriction for these units shall comply with the requirements of Florida Statutes for age-restricted communities and shall be included in the Covenants, Conditions & Restrictions or similar restrictive instrument(s) recorded in the public records for the respective age-restricted development. The site development criteria for multi-family age-restricted units shall be as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

Multi-family age-restricted units may also be developed as independent living units having individual kitchens (defined as having both enclosed and open cooking facilities).

F. **Non-residential Development:** As specified on the Development Criteria Table attached as Exhibit 1, the total square footage within the commercial and retail element of the PUD is limited to 664,348 square feet, the total square footage allocated to Industrial development is 1,634,835 square feet, and the total square footage allocated to Office development is 2,493,000 square feet, subject to increases and decreases as allowed by the Land Use Equivalency Table approved in the Saint Johns DRI Development Order (Exhibit "D"). The PUD includes a 9.16-acre park, with an additional 7.5-acre civic site and a 5.97-acre utility site, both of which have been conveyed by the Developer to St. Johns County, and the World Golf Complex which includes an 18-hole golf course and clubhouse amenities with up to 14,000 square feet and a Convention Center with 65,902 square feet of Commercial development.

The Applicant may increase or decrease the amount of a particular land use through a staff-approved small adjustment application, provided that the changes are consistent with the Land Use Equivalency Table approved in the DRI Development Order (Exhibit "D").

1. Description of Commercial and Retail Uses: The development parcels identified as commercial on the MDP Map will provide for the retail needs of the residents within the development and surrounding areas, as well as the occupants of the industrial and office elements. The allowable uses within development parcels designated as commercial on the MDP Map are intended to include the uses permissible or permissible by exception in the commercial neighborhood and commercial general zoning districts contained in the St. Johns County Zoning Ordinance current as of August, 1990, except for the uses described in the following sections of the St. Johns County Zoning Ordinance which shall be prohibited:

- Section 5.6.5(d) - Mobile home
- Section 5.8.1(v) - Palmist, etc.
- Section 5.8.4(i) - Mobile home

In addition, up to 56 MF or single-family units on Parcel 11 in the Interchange Northwest Parcel are allowable.

The commercial and retail facilities planned for the Interchange Southeast Parcel will provide support for the adjacent industrial and office uses, satisfy retail demands of passerby traffic on I-95 and serve the broader North Florida regional market to some extent. The commercial and retail facilities on the Interchange Northwest Parcel will serve the needs of visitors to the World Golf Village as well as the needs of the residents of the Interchange Northwest Parcel, the residents of the Six Mile Creek Parcel, the office tenants located on the Interchange Northwest Parcel, and the occupants of the other Interchange Parcels. The Commercial and Retail facilities in the Interchange Northeast Parcel will complement and provide support to the adjacent Industrial, Office,

SFAR, and MFAR uses, however the Industrial uses within the Interchange Northeast Quadrant will be prohibited once SFAR or MFAR receive construction plan approval. Further, these Commercial and Retail uses are anticipated to satisfy demands of passerby interstate traffic as the uses will be proximate to and are anticipated to have visibility from Interstate-95.

Commercial uses within Parcel 14 of the Interchange Northeast Parcel shall be restricted to assisted living, memory care, congregate care, nursing homes, homes for the aged, or other similar uses.

A maximum of 1,225 hotel rooms are allowed within the PUD. Hotels are identified as an allowable use within the commercial general zoning classification and would be allowed on any of the commercial parcels subject to Master Development Plan approval. The commercial and retail site development criteria is specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

2. Industrial/Warehouse: The principal Industrial/Warehouse uses within the PUD will be located on the Interchange Northeast and Interchange Southeast Parcels. The parcels within the Interchange Northeast Quadrant labeled Office-Industrial ("O/I") may be developed as either Office or Industrial development. The use of each Parcel designated O/I will be specified as either Office or Industrial at the time of Master Development Plan approval. Some uses classified as industrial may be allowed in the World Golf Village Complex subject to a finding of compatibility during the incremental Master Development Plan review process. The allowable uses within parcels designated as Industrial ("I") or Office-Industrial ("O/I") on the MDP Map are intended to include the uses permissible or permissible by exception in the Commercial Intensive and Industrial Warehouse zoning districts contained in the St. Johns County Zoning Ordinance current as of August, 1990, except for the uses described in the following sections of the St. Johns County Zoning Ordinance will shall be prohibited:

Section 5.9.1(d) - Palmists, etc.

Section 5.9.1(e) - Outdoor markets

[these are on page 37-1 of the DRI]

Section 5.10.1(f) - heavy industry

Section 5.10.1(k) - railroad sidings, etc.

Section 5.10.1(1) - existing industrial uses

Section 5.10.1(d) - bulk storage of flammable liquids and acids

Section 5.10.3(m) - railroad right-of-way, etc.

Junk yards and similar uses shall also be prohibited.

Industrial development is an allowable use within the Interchange Northeast Quadrant. However, upon construction plan approval of any residential

development within the Interchange Northeast Quadrant, no further industrial development shall be allowed within the Interchange Northeast Quadrant. This Industrial use restriction in the Interchange Northeast Quadrant is set forth on the Land Use Key on Sheet 1B of the Interchange Parcels MDP Map and eliminates compatibility conflicts between future Industrial and Residential uses.

Hotels are identified as an allowable use within the commercial intensive zoning classification and would be allowed on any of the industrial parcels subject to Master Development Plan approval. A maximum of 1,225 hotel rooms are allowed within the PUD. The Industrial/Warehouse site development criteria is specified in Exhibit G below and on the Development Criteria Table attached as Exhibit 1. In addition, Assisted living Facilities (ALF's) is an allowable use on Parcel 10.3 of the Interchange Southeast Parcel. ALF's shall meet the definition for Life Care Centers in the current LDC, but such term shall not include facilities for mental illness and drug rehabilitation facilities, criminal or juvenile detention homes, half-way houses, or similar specialized facilities.

3. Office. The office uses within the PUD will be located on the Interchange Northwest, Interchange Northeast, and Interchange Southeast Parcels. The parcels within the Interchange Northeast Quadrant labeled Office-Industrial ("O/I") may be developed as either Office or Industrial development. The use of each Parcel designated O/I will be specified as either Office or Industrial at the time of Master Development Plan approval. The allowable uses within parcels designated as Office ("O") or Office-Industrial ("O/I") on the MDP Map are intended to include all types of general office space and other uses appropriate to an office or business park setting, including a full range of commercial uses incorporated in office buildings to provide for the on-site retail needs of the tenants. Facilities such as day care centers, health and fitness clubs, and food service facilities within the office building setting are allowed within the PUD. Appropriate provisions will be made for the health, safety and recreational needs of the children that would attend any day care facility. Those provisions will be described and reviewed by St. Johns County in the incremental Master Development Plan process. The Office development criteria is specified in Section G below and on the Development Criteria Table attached as Exhibit 1. In addition, up to 250 multi-family units (MF or MFAR) are allowable on Parcel 15 of the Interchange Northeast Parcel. Any of the approved residential units, regardless of type specified under the PUD, may be constructed on Parcel 15 of the Interchange Northeast Quadrant as MF or MFAR (apartment) units.
4. Description of World Golf Village Complex. The World Golf Village Complex (the "Complex") is located on Parcel 7 of the Interchange Northwest Quadrant on the MDP Map. This complex contains approximately 82.01 acres and is the

home of the International Golf Museum and Hall of Fame. The Hall of Fame facility includes up to 75,000 square feet of museum space and public exhibits, some of which may be associated with the PGA TOUR Productions headquarters. In addition, the Complex may include up to 204,902 square feet of commercial space, up to 150,000 square feet of office space, and up to 825 hotel rooms. MF units and TH units which may be owned in single ownership, or owned in a condominium, apartment or timeshare form of ownership are allowed subject to the density limitations and unit totals in Section E of this Master Development Plan Text. The golf clubhouse is also located within the Complex. All of the uses within the Complex are closely integrated to complement one another, maximize accessibility to pedestrians, and minimize the need for vehicular traffic within the complex. The various uses within the Complex may take advantage of shared parking facilities if the feasibility of shared parking facilities and waiver of normal parking requirements is adequately demonstrated during the incremental Master Development Plan review process. The height limitations within the Complex are as specified in Section G below and on the Development Criteria Table attached as Exhibit 1.

The Hall of Fame observation tower contains an elevator and public viewing area. Construction of the observation tower and all other facilities will comply with all applicable fire and safety codes including required sprinkling of buildings over 35 feet, except as may be allowed in the incremental Master Development Plan review process with the consent of the fire safety coordinator.

The offices of PGA TOUR Productions are located within the Complex. The International Golf Museum and Hall of Fame and the office of PGA TOUR Productions may include interactive exhibits and public access to production facilities. To ensure maximum flexibility and to allow the Complex to compete successfully with other similar facilities in the southeastern United States, any use allowable within the PUD as a whole shall be allowed within the Complex subject to demonstration of compatibility with other uses in the Complex during the incremental Master Development Plan review process.

Notwithstanding anything to the contrary in the PUD, if the Complex is developed with fewer hotel rooms or less non-residential square footage than allowable under this Section F, the unused hotel rooms and non-residential square footage may be used in any other portion of the PUD designated for such usage without the need for further modification of the PUD.

- G. Site Development Criteria:** Except as otherwise specified in a final development plan, incremental Master Development Plan or building permit issued prior to the approval date of this modification of the PUD, the project development criteria, including the maximum density and intensity¹ shall be as set forth on the Development Criteria Table attached as Exhibit 1. Guesthouses shall be allowed within the Development Area consistent with the LDC, and

subject to the setbacks specified on Exhibit 1. Home occupations consistent with the LDC shall be allowed.

1. Maximum Lot Coverage. The maximum lot coverage by buildings shall be measured in accordance with the definition of "coverage of a lot by buildings" contained in Article XII of the LDC, as follows:

Coverage of a Lot by Buildings: That percentage of Lot area that is or may be covered or occupied by Buildings. "Buildings" as used herein shall be defined in accordance with the definition of "building" contained in Article XII of the LDC, as follows:

Building: Any Structure, either temporary or permanent having a roof impervious to weather and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This definition shall include tents, awnings, cabanas, or vehicles situated on private property and serving in any way the function of a Building but does not include screened enclosures not having a roof impervious to weather.

2. Setbacks. The setbacks specified in this MDP Text are the minimum setbacks that are currently required under this PUD. In the event that the minimum setback requirements under the LDC are reduced, the setbacks required within the project may be reduced accordingly as allowed by the LDC. The residential setbacks for the project shall be as set forth on the attached Exhibit 1 (Development Criteria Table). Driveways may be located within the side and front yard setbacks. The commercial setbacks shall be measured from the commercial parcel property line to the wall of the structure. The setbacks for accessory structures shall be as specified on the attached Exhibit 1. All building eaves, air conditioning equipment, electrical equipment, masonry walls or masonry fences, pools, swimming pools, pool decks and lap pool enclosures will not encroach into drainage and/or underground utility easements.

¹ The Development Table of Specific Condition A of the DRI/DO was approved by Resolution 2003-116.

3. Minimum Lot Size. The minimum lot sizes are specified on the Development Criteria Table attached as Exhibit 1. The single-family residential Lot Width Area and Yard Requirements shall be in accordance with the following specifications of Section 6.01.03 of the LDC except as provided herein:

Lot Width Area and Yard Requirements

A. Lots, Measurement of Width

The width of a Lot shall be measured at the most direct angle across the front of the required minimum Front Yard setback line. Provided, however, the width between the side Lots at their foremost points where they intersect with the Street Line shall not be less than eighty percent (80%) of the required lot width except when a Lot fronts on a cul-de-sac or curve, the Lot width shall be a minimum of twenty-five (25) feet.

B. Lot Frontage

1. On Interior Lots, the Front of a Lot shall be construed as the portion nearest the Street.
2. On Corner Lots, the frontage of a Lot shall be construed as the shortest boundary to a Street. If the Lot has equal frontage on two (2) or more Streets, frontage shall be determined by the County Administrator in accordance with the prevailing Building pattern, or the prevailing lot pattern, if a Building pattern has not been established.
3. On Through Lots, all portions adjacent to Streets shall be considered as a Front Yard for regulatory purposes.

C. Lot Yards; Methods of Measurement; Special Requirements

The following rules shall apply with regard to determinations of Yards on Lots:

1. Yards Adjacent to Streets

Required Yards adjacent to Streets shall be a minimum depth as prescribed in Section G.2 above with the depth measured as perpendicular to the Street Line and the rear line of the required Yard parallel to the Street Lot line.

2. Front Yards on Interior Lots

Front Yards on Interior Lots shall be constructed as extending between side Lot lines across the frontage of the Lot.

3. Front Yards on Corner Lots

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. For setback purposes, Corner Lots shall have one Front Yard; the other Front Yard shall be considered as a Rear Yard with a ten foot (10') setback.

4. Front Yards on Corner Through Lots

Front Yards on Corner Through Lots shall be construed as extending across the Lot from the interior side Lot line to a point at which the Front Yards meet. For setback purposes, Corner Through Lots shall have one Front Yard with a twenty foot (20') setback; the other Front Yard shall be considered as a Rear Yard with a ten foot (10') setback.

5. Interior Side Yards

Interior Side Yards shall be construed as running from the rear line of the required Front Yard to the front line of the Rear Yard, if required or, if no Rear Yard is required, to the opposite Lot line. The width of a required Side Yard shall be measured perpendicular to the side Lot line and the inner line of the required Yard shall be parallel to such outer line, at the minimum distance therefrom as described above.

6. Interior Side Yards on Through Lots With More Than One (1) Front Yard

Interior Side Yards on Through Lots With More Than One (1) Front Yard shall be construed as running to the rear lines of the Front Yards involved, and measurements and requirements shall be as for interior side yards as set forth above.

7. Interior Side Yards on Corner Lots

On Corner Lots, the Side Yard is the Yard along any Interior Lot line which intersects with a Street Lot line. When a Corner Lot has four (4) sides, the two (2) sides not adjacent to the Streets are both Side Yards. If the Corner Lot has more than four (4) sides, the Yards along Interior Lot lines which do not intersect with a Street Lot line shall be considered Rear Yards and must meet the setback criteria set forth above for such

Yards. In all cases the restrictions on maximum lot coverage and maximum impervious area must be met.

8. Rear Yards

Rear Yards shall be construed as extending across the full width of the Lot at its rear, except as stated above. Required depth of Rear Yards shall be determined in the same manner as required width of interior Side Yards.

9. No Rear Yard Required on Corner Lots or Lots Providing Two (2) Front Yards

On Through Lots Providing Two (2) Front Yards, and on Corner Lots (except as stated above), there will be no required Rear Yard, and Yards other than those adjacent to Streets shall be construed as Side Yards, as stated above.

10. Administrative Waivers for Errors in Yard Measurements

If an error is discovered in the location of a Building or Structure relative to the minimum Yard requirements, the Property Owner, or their authorized representative, may file a request for an Administrative Waiver. The review of the request and the final decision shall be made by the County Administrator, and shall be made in conformance with the following criteria:

- a. Approval of the waiver shall not allow the Structure to exceed the required Yard setback more than ten percent (10%).
- b. The corresponding opposite Yard must be larger than required by the same distance as the waiver request (to insure that the waiver is not just an attempt to place a larger Building on the Lot) or the waiver request concerns an intrusion of only a small corner of the Building (such as a house too close to the front of a cul-de-sac Lot such that it violates the Side Yard requirements at the front corner but nowhere else.)
- c. Any waiver request which does not meet paragraphs a. and b. above shall be denied an Administrative Waiver and must comply with the Yard requirements or seek a Minor Modification pursuant to Part 5.03.05.B.8.

D. Special Yards

A Special Yard, for purposes of these regulations, shall be construed as a Yard other than adjacent to a Street, required to perform the same functions as a Side or Rear Yard, but adjacent to a Lot line so placed or oriented that neither the term "Side Yard" nor the term "Rear Yard," as generally determined, defined, or applied with respect to regular Lots, fits the circumstances of the case. In such instances, the Special Yard shall be considered a Rear Yard unless the County Administrator determines that Side Yard requirements for the PUD shall apply because of the relationship of the portion of the Lot or Lots, with due regard to the orientation of Structures and buildable areas thereon.

E. Permitted Projections Into Required Yards

1. Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than two and one half (2.5) feet into required Front and Rear Yards.
2. Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required Side Yard(s) or Rear Yard(s) but shall not be located within five (5) feet of any property line, and may not project into the required Front Yard.
3. Covered Patios and Covered Pools
 - a. Covered Patios, Covered Pools, and similar Structures, as defined in Article XII of this Code, may intrude no more than five (5) feet into the required Rear Yard and shall not intrude into the required Side or Front Yards except as listed below. In no case shall the permitted intrusion of the Covered Patio, Covered Pool, or similar Structure reduce the Yard provided to less than five (5) feet.
4. For Through Lots, a Covered Patio may intrude thirteen (13) feet into the required Front Yard which functions as a Rear Yard and has no access to a Street. In no case shall the permitted intrusion of the Covered Patio reduce the Yard provided to less than ten (10) feet.

F. Minimum Lot Dimension

The minimum dimension of the buildable Lot shall not be less than the required minimum Lot width at the Front Yard. In the case of Lots not

meeting the minimum dimension at the minimum required Front Yard defined in this Section G.4, the Front Yard shall be extended to the point at which the minimum dimension is met.

4. Height Restrictions. When two or more uses will occupy the same building, and the height limits for those uses are different, the greater height will be allowed.² The maximum building height for all buildings for each of the land use categories shall be as specified in the Development Criteria Table attached as Exhibit 1.
5. Parking. Parking for a minimum of two vehicles shall be provided outside of the public right-of-way within the driveway or garage of each detached residential unit. Sufficient parking to serve any model homes or sales offices will be located on adjacent stabilized lots until the model homes/sales offices have been sold or upon subdivision buildout. All parking and interconnecting sidewalks will comply with the requirements of the Americans with Disabilities Act and the St. Johns County LDC. Parking for the commercial/retail shall comply with the requirements of Table 6.17 of the LDC. Shared and offsite parking shall be allowed within the commercial development areas. Parking for MF development will comply with the LDC. A minimum of 1.5 spaces per unit shall be provided for MFAR units. A waiver is included within Section T of this text to allow for this MFAR parking ratio. Parking for assisted living and/or independent living units shall be provided per the requirements of the LDC.
6. Fencing. Fences, walls and hedges are allowed on the edge of front, side and rear property lines, provided that no fence, wall or hedge is greater than six feet in height (measured from the established grade on either side of the fence, wall or hedge), nor obstructs the view of approaching traffic in each direction. No fence, wall or hedge in excess of four (4) feet in height shall be allowed within twenty-five (25) feet of the front property line. Corner lots, lots with two or more front yards, or through lots are allowed a fence, wall or hedge with a maximum height of six (6) feet within the second yard as provided in Section 2.02.04.B.12.b of the LDC. Fences, walls, railings and other embellishments associated with entry features and property boundary markers are allowed in accordance with the approved World Golf Village Gateways and Signage Design Standards Unified Signage Plan on file with the St. Johns County Planning and Zoning Departments (the "Unified Signage Plan").

² This sentence was approved by Resolution 96-009.

7. Signage. The signage for the project will be in accordance with the approved Unified Signage Plan and the provisions of Ordinance 2003-7 that was approved by St. Johns County on January 28, 2003 and recorded at PUD Book R, Page 452 of the public records of St. Johns County, Florida.
8. Limited Land Clearing and Site Preparation. The Developer may be allowed to proceed with limited land clearing and site preparation for the following specific purposes:
 1. Excavation required for the development of permitted drainage facilities;
 2. Stripping and stock piling of top soils;
 3. Placing of borrow material excavated from the permitted master drainage system; and
 4. Minimum grading necessary to establish and maintain permitted hydrologic flows.

This activity shall be only allowed in those areas identified on the MDP Map as a development parcel, golf course, lake or other drainage facility, road or utility easement. Authorization to proceed may be granted based upon a submittal of a preliminary site plan which the planning director and the public works director has determined to give sufficient detail to evaluate impacts as well as its compliance potential to the approved MDP Map. The actual site work shall commence following the receipt of an appropriate land clearing permit pursuant to Ordinance 90-11, and upon providing satisfactory evidence to the St. Johns County Public Works Department that all environmental permits, such as United States Army Corp of Engineers Dredge and Fill Permit and St. Johns River Water Management District Management and Storage of Surface Water Permit, that are necessary for such land clearing and site preparation have been obtained.³

H. Infrastructure:

1. Stormwater. The surface water management systems for the PUD shall comply with the terms and conditions of the DRI/DO and applicable St. Johns River Water Management District permits.

³ This provision was approved by Resolution 96-20.

2. Vehicular and Pedestrian Access/Interconnectivity. The MDP Map depicts a preliminary vehicular circulation system and shows all points of connection with public rights of way. All of the arterial streets shown on the MDP Map for the Interchange Northwest Parcel will be accompanied by a bicycle path or a sidewalk. The vehicular and pedestrian circulation systems within parcels shall be subject to review and approval by St. Johns County in connection with Master Development Plan review. All roads, streets and parking areas shall conform to the design standards specified in the St. Johns County Paving and Drainage Ordinance in effect as of August, 1990, unless a proposed deviation is approved by St. Johns County in connection with approval of an incremental Master Development Plan.
3. Parks, Recreation and Other Amenities. The recreational uses planned for the Interchange Northwest Parcel are identified on the MDP Map and include an 18-hole golf course with associated golf club, golf maintenance facility and other similar support facilities. The golf clubhouse may include a pro shop, a restaurant and lounge area that may serve alcohol and other similar accessory uses. The recreational amenities also include a 9.16-acre neighborhood park that is located on Parcel 19 of the Interchange Northwest Parcel and recreational facilities associated with the World Golf Village Complex. Any additional recreational needs of residents will be addressed at the time of Master Development Plan review for various residential parcels.

The neighborhood park on Parcel 19 of the Interchange Northwest Parcel has been conveyed to a property owners association. It is maintained by the association and is available for use by members of the association who pay applicable fees. The golf facilities may be operated as commercial facilities or as a private club.

In addition to the recreational amenities on the Interchange Northwest Parcel, the land within this PUD is part of the DRI. Pursuant to the terms of the Saint Johns DRI, the developer has conveyed the 455-acre Turnbull Creek Parcel to St. Johns County for preservation and active recreation. Approximately 69 acres of the Turnbull Creek Parcel are proposed for development by St. Johns County into a park. Approximately 4.1 acres of trail roads through the preservation area may be used by St. Johns County for hiking and other similar uses. Finally, the balance of the 455 acres will be preserved in its natural state for environmental purposes but will be available to the public for uses consistent with environmental preservation.

4. Potable Water/Sanitary Sewer. Water and sewer service will be provided by St. Johns County. Parcel 21 of the Interchange Northwest Quadrant is identified on the MDP Map as the site of a water treatment plant to serve the PUD. The facility is in place and is owned and operated by St. Johns County.
5. Fire/Emergency Service Protection. Fire and Emergency Service protection will be provided by St. Johns County and shall comply with the LDC, including sprinkling of buildings over 35 feet in height except as may be allowed in the incremental Master Development Plan process with the consent of the fire safety

coordinator. The water distribution system, including fire hydrants, will be of adequate size and design to meet the requirements of Section 6.03 of the LDC. All new development constructed after the approval of this PUD Major Modification Application will meet the requirements of the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

6. Solid waste. Solid waste collection will be provided by the County-contracted waste collection company.
 7. Utilities. All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light.
 8. Ownership and Maintenance of Common Facilities. All common facilities located within the PUD for the common use and benefit of the property owners such as roads, drainage facilities and common open space shall initially be owned by the developer and shall be operated and maintained by one or more mandatory property owners associations having the power to assess property owners or by an appropriate governmental entity. Appropriate association documents and the relevant portions of covenants and restrictions will be submitted for review and approval at the time of incremental Master Development Plan submission.
- I. **Potable Water/Sanitary Sewer Use:** Water and sewer service will be provided by St. Johns County. The water and sanitary sewer use was addressed and reviewed under the original DRI Application.
- A) 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.
 - B) Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.
 - C) New water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.
 - D) No new improvements such as pavement, sidewalks, and/or concrete walks are to be constructed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. New landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

The utility requirements outlined in Subsections A through D above shall only be applicable to new future development and shall not be retroactive to existing infrastructure or development within the PUD.

- J. **Soils:** The type and suitability of the underlying soils for the project was addressed and previously reviewed under the original DRI Application.
- K. **Site Vegetation:** The type and extent of upland forest and wetlands on the project was addressed and previously reviewed under the original DRI Application.
- L. **Significant Natural Communities Habitat:** The type and extent of Significant Natural Communities Habitat was addressed and previously reviewed under the original DRI Application.

Listed Species: The type and extent of any listed species as defined by the LDC within the project was addressed and previously reviewed under the original DRI Application.

- M. **Historic Resources:** The type and extent of any Historic Resources as defined by the LDC was addressed and previously reviewed under the original DRI Application.
- N. **Buffering and Landscaping:** The buffers and landscaping plan for the project was reviewed and approved in the original DRI Application and will be provided in accordance with Developer Commitment 41 and Specific Condition F of the DRI/DO.
- O. **Special District:** This PUD is not located within a Special District as defined by the LDC.
- P. **Temporary Uses:** Accessory structures, including uncovered decks and patios, shall be allowed within the PUD as per Section 2.02.04 of the LDC. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices or trailers, temporary signage or temporary access. Temporary improvements will be shown on construction plans. Temporary sales and construction trailers and other temporary improvements may be moved throughout the project as necessary and shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the County. The temporary office or trailer shall be allowed to remain on site for a period of five (5) years commencing from the start of construction. Parking shall be provided for the temporary sales trailer or office and construction trailer(s) in a temporary, defined, paved or unpaved lot within the driveway apron outside of the right-of-way, which meets the requirements of the LDC. Model homes may be used as temporary sales centers and construction offices after as-built approval. Parking for the model homes and sales offices will be located within the driveway. Model homes may have one sign each, located on the lot. No individual non-builder lot sales may occur prior to recording a plat. As allowed by the LDC, model homes may be constructed by the Developer or by builders prior to platting. Model homes must be located on a residential lot shown on the approved Master Development Plan. Model homes shall not equal more

than 10% of the total number of lots approved under an approved development permit. No certificates of occupancy shall be released until as-builts have been approved by the County and a final plat has been recorded. Temporary signage shall be allowed within the project in accordance with the approved Unified Signage Plan for the project.

- Q. **Accessory Uses:** Accessory uses and structures, including decks and patios, shall be allowed as provided for in Section 2.02.04 of the LDC and are allowed within the project, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. The setbacks for accessory uses are set forth on the attached Exhibit 1. Accessory uses, such as home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the LDC. No air conditioning or electrical equipment, swimming pool or swimming pool deck, or pool enclosures will be located within any drainage easement boundaries. Fencing shall be allowed as provided in Section G.5 above.
- R. **Phasing and Commencement of Construction:** As established in Specific Condition A of the DRI/DO, the project will be constructed in one phase over a period that commenced in 1995 and runs to build-out on November 22, 2039.⁴ The Developer shall be allowed to develop any portion of the project at any time so long as all applicable DRI Development Order conditions have been met.

⁴ The change in phasing was approved by Resolution 96-20. The Development Table of Specific Condition A was approved by Resolution 2003-116.

Additionally, the PUD and the DRI phasing, buildout, termination, downzoning protection and associated mitigation dates have been extended to as a result of the legislative extensions provided under Section 252.363, Florida Statutes, and Executive Orders: 17-146, 17-177, 17-178, 17-230, 17-285, 17-329, 18-47, 18-110, 18-177, 18-235 and 18-279 (Opioid); 16-29, 16-149, 16-193, 16-233, 16-288, 17-43, 17-115, 17-166, 17-211 and 17-260 (Zika); 17-259, 17-304, 18-17, 18-80, 18-135, 18-214, 18-236 and 18-281 (Hurricane Maria); 18-150 and 18-157 (Subtropical Storm Alberto); 18-253 (Hurricane Florence); and 19-189, 19-190 and, 19-206, 19-234, 19-281, 20-43 and 20-106 (Hurricane Dorian) and 20-195, 20-181 (Hurricane Isaias) and 20-52, 20-114, 20-166, 20-213, 20-276, 20-316 (COVID-19). As a result of these extensions, the PUD and DRI phasing, buildout, termination and downzoning protection dates are November 22, 2039 and any associated mitigation dates are likewise extended consistent with Sections 252.363 and 380.06(7), Florida Statutes. This date incorporates the prior emergency extensions set forth in Resolution 2017-117 and the Saint Johns DRI biennial report for the period January 16, 2016 – January 15, 2018.

As defined in the Intended Plan of Development approved by Ordinance 91-36, development was timely commenced with commencement of construction of the interchange at I-95 and International Golf Parkway.

S. **Project Impact:** The impact of the project was addressed and reviewed under the original DRI Application.

T. **Waivers:** The following waivers, variances or deviations from the LDC:

1. [INTENTIONALLY DELETED]
2. Section 6.01.03.E.3 and 6.01.03.E.4 to allow corner lots to have one front yard with a 20-foot setback, the other front yard to be considered as a rear yard with a 10-foot setback, and the remaining two yards to be side yards with 5-foot setbacks. As stated above, these setbacks have already been approved within the PUD through the master development approval process and the Six Mile Creek PUD under Ordinance 2003-56. These setbacks for corner lots are necessary to maintain a consistent pattern of development.
3. Section 5.03.03.8.2 to eliminate parking areas from the Commercial setback requirements. This waiver is justified because many of the Commercial Parcels within the DRI have been approved and developed with less than 20' setbacks from the rights-of-way to parking areas and the developer wishes to continue with the same plan of development that was established for this DRI long ago. A 20' setback should not now be required within this PUD given the substantial amount of open space already provided. In addition, there is no setback requirement for parking areas imposed within straight Commercial Zoning Districts. The developer will comply with the requirements of the LDC for landscaping the Commercial parking areas.
4. Sections 6.05.02.A and 6.05.02.E to allow a minimum parking ratio of 1.5 spaces per unit for MFAR units. The LDC (Table 6.17) does not provide off-street parking requirements for MFAR uses. Because of this, the off-street parking requirements for MFAR uses would be based on the most similar use(s) listed in the LDC, which are likely condominiums and townhouses. Per Table 6.17 of the LDC, condominiums and townhouses require off-street parking of 2.25 spaces per unit. Nationally recognized parking data available from the Institute of Transportation Engineers (ITE) demonstrates that parking generation rates for attached age-restricted residential uses are less than those experienced for attached traditional residential uses, such as condominiums and townhouses. This reflects the changing vehicular needs and associated patterns of older adults who are less likely to be traveling to work daily, dropping off/picking up children at school, or needing to shop at specific times of the day. Based on data presented in ITE's publication entitled, *Trip Generation, 4th Edition*, the average peak parking period demand for Senior Adult Housing –

Attached (Land Use 252) is 0.59 parking space per unit based upon three study sites. The proposed MFAR parking ratio of 1.5 spaces proposed per unit well exceeds ITE's observed peak parking demand rate. Further, approval of this waiver will benefit the development and the County by eliminating construction of unnecessary paved parking areas and associated stormwater treatment facilities resulting in a reduced impervious surface ratio (ISR) for the PUD.

- U. **Ownership/Agreement:** All successors in title to the Property shall be bound to the conditions of the approved PUD.

Relationship To DRI Development Order: All terms and conditions of the DRI Development Order applicable to the PUD shall be deemed to be terms and conditions of this PUD. In the event of a conflict between the terms of the PUD and the terms of the DRI Development Order, the terms of the DRI Development Order shall control. Simultaneously with incremental Master Development Plan review, the Planning and Zoning Departments and the Solid Waste Department will review the plans for sufficient capacity for solid waste and mass transit respectively, and for consistency with conditions CC and GG of the DRI Development Order, Resolution 91-30, as amended.

- V. **Future Land Use Designation:** The entire PUD boundary is located within the DRI designation on the Comprehensive Plan Future Land Use Map. The total upland and wetland acreage within the PUD is addressed in Section C above.

EXHIBIT 1
DEVELOPMENT CRITERIA TABLE
SAINT JOHNS INTERCHANGE PARCELS PUD
Residential Development

Single Family Estates (SFE)	
Maximum Density	3.2 units per acre
Minimum Lot Width	55'
Minimum Lot Size	7,000 sq. ft
Minimum Height	40'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached
Setbacks	
Front - Garage	20'
Front - Building	15'
Side	5'
Rear	10'
Corner Lots ¹	
Single Family Conventional (SFC)	
Maximum Density	5 units per acre
Minimum Lot Width	40'
Minimum Lot Size	4,000 sq. ft.
Maximum Height	35'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached
Setbacks	
Front - Garage	20'
Front - Building	15'
Side	5'
Rear	10'
Corner Lots ¹	
Single Family Age-Restricted (SFAR)	
Maximum Density	5 units per acre
Minimum Lot Width	40'
Minimum Lot Size	4,000 sq. ft.
Maximum Height	35'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached
Setbacks	
Front - Garage	20'
Front - Building	15'
Side	5'
Rear	10'
Corner Lots ¹	
¹ Corner Lots and Corner Through Lots shall have one front yard, the other front yard shall be considered as a rear yard.	

DEVELOPMENT CRITERIA TABLE
SAINT JOHNS INTERCHANGE PARCELS PUD
Residential Development

Patio Home (PH) - Standard	
Maximum Density	6 units per acre
Minimum Lot Width	40'
Minimum Lot Size	4,000 sq. ft.
Maximum Height	40'
Unit Description	detached or attached
Maximum Coverage of a Lot by Buildings	50% (detached) N/A (attached)
Setbacks	
Front - Garage	20' (detached) 20' (attached ¹)
Front - Building	15' (detached) 15' (attached ¹)
Side	5' (detached) 10' (attached ¹)
Rear	10' (detached) 10' (attached ¹)
Corner Lots (detached) ¹	
¹ The attached PH setbacks shall be measured from the parent parcel property line to the wall of the structure.	
Patio Home (PH) - Zero Lot Line PH	
Maximum Density	6 units per acre
Minimum Lot Width ¹	35'
Minimum Lot Size	5,000 sq. ft.
Minimum Height	40'
Maximum Coverage of a Lot by Buildings	50%
Unit Description	detached or attached
Setbacks	
Front	10' (side entry garage) 25' (front entry garage)
Rear	15'
Side ²	0'/15'
¹ A 5-foot easement shall be provided along the lot perimeter adjacent to a zero setback dwelling for maintenance of the structure and shall be shown on the plat. The roof will be designed to limit the water runoff from the dwelling to the easement area.	
² The structure may be located along one interior property line except where the unit is located at the end of a sequential row of units and cannot be placed on a lot line without attaching to an adjacent unit. In that event, a minimum spacing of 5' shall be provided from the dwelling on the adjacent lot. The side yard on the other interior side property line shall be 15' excluding connecting elements such as fences or walls.	

DEVELOPMENT CRITERIA TABLE
SAINT JOHNS INTERCHANGE PARCELS PUD
Residential Development

Townhome (TH)³	
Maximum Density	8 units per acre
Minimum Lot Width	20'
Minimum Lot Size	1,000 sq. ft.
Maximum Height	40'
Unit Description	detached or attached
Maximum Coverage of a Lot by Buildings	50% (detached) N/A (attached)
Setbacks	
Front - Garage	20' (detached) 20' (attached ²)
Front - Building	15' (detached) 15' (attached ²)
Side	5' (detached) 10' (attached ²)
Rear	10' (detached) 10' (attached ²)
Corner Lots (detached) ¹	
<ol style="list-style-type: none"> 1 Corner Lots and Corner Through Lots shall have one front yard; the other front yard shall be considered as a rear yard. 2 The attached TH setbacks shall be measured from the parent parcel property line to the wall of the structure. 3 The townhome lots may be used for construction of attached or detached single-family homes with either fee simple, condominium, rental, or interval form of ownership. 	
Multi-family (MF)³	
Maximum Density	N/A
Maximum Lot Coverage	N/A
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Maximum Height ¹	N/A
Unit Description	attached
Setbacks ²	
Front	20'
Side	10'
Rear	10'
<ol style="list-style-type: none"> 1 An increase to 60' was approved by Resolution 96-009 and an increase to 65' was approved by Resolution 96-22. 2 The MF setbacks are measured from the parent parcel property line to the wall of the structure. 3 The MF units may be owned by either fee simple, condominium, rental, apartments or interval form of ownership. 	

DEVELOPMENT CRITERIA TABLE

SAINT JOHNS INTERCHANGE PARCELS PUD

Residential Development

Multi-family Age-Restricted (MFAR)²	
Maximum Density	N/A
Maximum Lot Coverage	N/A
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Maximum Height	75', except as noted below for Parcels 5 and 14
Maximum Height - Eastern 100' of Northeast Quadrant Parcel 5	65'
Maximum Height - Eastern 100' of Northeast Quadrant Parcel 14	45'
Unit Description	attached
Setbacks ¹	
Front - Garage	20'
Front - Building	15'
Side	10'
Rear	10'
¹ The MF setbacks are measured from the parent parcel property line to the wall of the structure. ² The MFAR units may be owned by either fee simple, condominium, rental, apartments or interval form of ownership.	
Accessory Structures	
Side Yard	5'
Rear	5'
Top of bank	5'
Detached Accessory Structures ¹	5'
¹ Detached Accessory Structures (other than guest houses) that are separated from the main structure by not less than 10' may be located in a side or rear yard but not less than 5' from any lot line.	

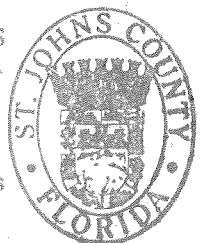
DEVELOPMENT CRITERIA TABLE
SAINT JOHNS INTERCHANGE PARCELS PUD
Commercial Development

Commercial/Retail	
Impervious Surface Ratio (ISR)	85% per parcel
Maximum Height ¹	100', except as noted below for Parcel 14
Maximum Height - Northeast Quadrant Parcel 14, except as noted below for the eastern 100' of the parcel	75'
Maximum Height - Eastern 100' of Northeast Quadrant Parcel 14	45'
Maximum Intensity ⁵	664,348 total sq. ft. ^{3,6}
Interchange Northwest 348,440 sq. ft.	
Interchange Southwest 213,560 sq. ft.	
Setbacks ^{2,7}	
Front	20' ⁷
Side	10' ⁷
Rear	10' ⁷
Industrial/Warehouse	
Impervious Surface Ratio (ISR)	85% per parcel
Maximum Height ¹	50'
Maximum Intensity ⁵	1,634,835 sq. ft. ⁶
Setbacks ²	
Front	20'
Side	10'
Rear	10'
Office	
Impervious Surface Ratio (ISR)	85% per parcel
Maximum Height ¹	140', except as noted below for Parcel 14
Maximum Height - Northeast Quadrant Parcel 14, except as noted below for the eastern 100' of the parcel	75'
Maximum Height - Eastern 100' of Northeast Quadrant Parcel 14	45'
Maximum Intensity ⁵	2,493,000 sq. ft. ^{4,6}
Setbacks ^{2,7}	
Front	20' ⁷
Side	10' ⁷
Rear	10' ⁷
<ol style="list-style-type: none"> 1 When two or more uses will occupy the same building, and the height limits for those uses are different, the greater height will be allowed. 2 Setbacks for commercial buildings and storage shall be 20' along property lines adjacent to road rights-of-way and adjacent to residential uses. Setbacks are measured from the commercial parcel property line to the wall of the structure. 3 A maximum of 204,902 sq. ft. of Commercial/Retail development is approved for the World Golf Village Complex as specified below. 4 A maximum of 150,000 sq. ft. of Office development is approved for the World Golf Village Complex as specified below. 5 Hotels are an allowable use on any Commercial or Industrial parcel and have a maximum height of 100'. A total of 1,225 hotel rooms are allowed within the PUD. 6 Subject to increases or decreases allowed through a PUD small adjustment or DRILUE application, provided that the changes are consistent with the Land Use Equivalency Table approved in the DRI Development Order (Exhibit "D"). 7 For those portion(s) of office or commercial/retail structures exceeding 45' in height within the Interchange Northeast Quadrant Parcels 1 through 12, the required building setbacks (front, side, rear) for those portions of the structures exceeding 45' in height will be increased by 1' for every 1' of building height exceeding 45'. 	

DEVELOPMENT CRITERIA TABLE
SAINT JOHNS INTERCHANGE PARCELS PUD
Commerical Development

World Golf Village Complex	
Maximum Number of Hotel Rooms	825 ¹
Maximum Commerical/Retail s.f.	204,902 sq. ft. ¹
Maximum Office s.f.	150,000 sq. ft. ¹
Maximum Height	
Observation Tower	200'
Hotel	120'
Hall of Fame and Commercial	100'
Multi-family	65'
Office	140'
Clubhouse	35'
¹ A total of 1,225 hotel rooms 664,348 sq. ft. of Commerical/Retail development (which includes up to 14,000 sq.ft. within the Slammer & Squire Clubhouse and 65,902 sq.ft. within the Convention Center) and 2,493,000 sq. ft. of Office development is allowed within the PUD. These uses may increase or decrease through a PUD small adjustment or DRILUE application, provided that the changes are consistent with the Land Use Equivalency Table approved in the DRI Development Order (Exhibit "D").	

**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 16th DAY OF April 2021
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners**



BY: [Signature] D.C.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

WHITTINGTON LAW, PLLC
236 SAN MARCO AVENUE
ROOM 400
SAINT AUGUSTINE, FL 32084

ACCT: 18934
AD# 0003336747-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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-2020000012** was published in said newspaper on **02/05/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

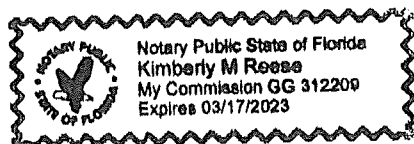
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **FEB 05 2021**

by *[Signature]* who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)

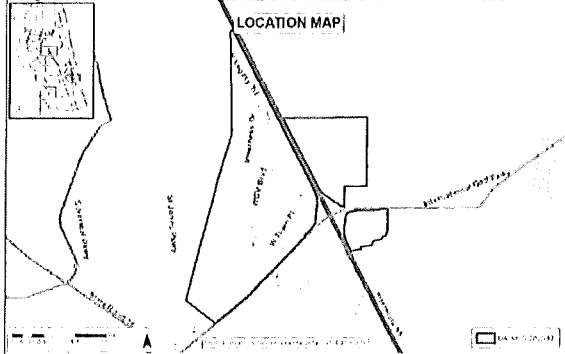


NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **3/4/2021** 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 **4/6/2021** 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 St. Johns Interchange Parcels PUD (Ord. 1991-36, as amended) in order to transfer (5) residential dwelling units and 200,000 square feet of retail/commercial development rights to the Six Mile Creek PUD, allow up to 250 residential units within Parcel 15 of the Northeast Quadrant, and to adjust approved/existing non-residential development rights.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO SAINT JOHNS INTERCHANGE PARCELS PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1991-36, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is within the Saint Johns DRI, Saint Johns Interchange Parcels PUD. 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.

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or http://www.sjcl.us/GTV/watchgtv.vasp?]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcl.us.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sjcl.us
Phone number: 904.209.0675

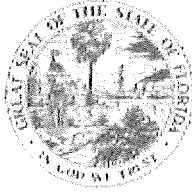
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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) 209-0850 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 BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: MAJMOD-2020000012
PROJECT NAME: Saint Johns Interchange Parcels PUD

0003336747 February 5, 2021



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 14, 2021

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-12, which was filed in this office on April 13, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED APR 13 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK