

**ORDINANCE NO. 2024 - 41**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BANNON LAKES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-11, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; 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 application dated March 19, 2024, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2024-05 Bannan Lakes PUD**, for an amendment to the Bannan Lakes Planned Unit Development, Ordinance Number 2015-11, 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 Bannan Lakes PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2015-11, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

**SECTION 2.** That the need and justification for modification of the Bannan Lakes 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 request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Bannan Lakes PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Bannan Lakes PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Bannan Lakes PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Bannan Lakes PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Bannan Lakes PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance 2015-11, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

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

**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**SECTION 6.** That the terms of this modification to the Bannock Lakes PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 7.** 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 3RD DAY OF SEPTEMBER, 2024.**

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

BY:   
Sarah Arnold, Chair

Rendition Date SEP 03 2024

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

BY:   
Deputy Clerk

Effective Date: SEP 05 2024



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**Exhibit "A"****Legal Description of the Property**

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

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

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

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY;

BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 82, PAGE 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY;

PHASE 1B-1

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

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 54°09'58" WEST, 398.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 36°39'24" WEST, 1152.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°11'58" WEST, 3820.90 FEET; COURSE NO. 6: SOUTH 89°36'40" WEST, 1360.21 FEET; THENCE NORTH 00°23'20" WEST, 92.16 FEET, TO THE



POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 564.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°56'20" EAST, 556.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, 82.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°42'06" EAST, 170.48 FEET; THENCE SOUTH 39°41'08" EAST, 72.58 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.14 FEET, AN ARC DISTANCE OF 45.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°40'41" EAST, 39.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 252.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°16'13" EAST, 249.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°20'09" EAST, 193.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 675.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'19" EAST, 632.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°38'28" EAST, 295.02 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°14'00" EAST, 34.83 FEET; THENCE SOUTH 75°47'28" EAST, 3.36 FEET; THENCE NORTH 14°01'39" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°55'20" WEST, 35.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 539.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°05'23" EAST, 536.87 FEET; THENCE NORTH 84°03'05" EAST, 15.95 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 86.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°07'58" EAST, 70.63 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 832.00 FEET, AN ARC DISTANCE OF 139.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°39'51" EAST, 139.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF

SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, AN ARC DISTANCE OF 47.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°49'50" EAST, 42.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 672.00 FEET, AN ARC DISTANCE OF 84.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°12'49" WEST, 84.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 50.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°04'15" WEST, 49.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 287.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°56'00" WEST, 259.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 22.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°35'16" EAST, 21.56 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 303.49 FEET, AN ARC DISTANCE OF 22.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°39'07" WEST, 22.63 FEET; THENCE SOUTH 80°34'37" EAST, 303.42 FEET; THENCE SOUTH 83°40'26" EAST, 19.83 FEET; SOUTH 80°34'37" EAST, 142.87 FEET; THENCE SOUTH 05°20'45" EAST, 9.95 FEET; THENCE SOUTH 09°25'23" WEST, 14.97 FEET; THENCE SOUTH 32°26'25" EAST, 45.66 FEET; THENCE NORTH 59°10'55" EAST, 46.46 FEET; THENCE NORTH 09°25'23" EAST, 13.11 FEET; THENCE NORTH 59°10'55" EAST, 8.96 FEET; THENCE NORTH 57°07'07" EAST, 18.93 FEET; THENCE SOUTH 77°28'47" EAST, 53.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 352.00 FEET, AN ARC DISTANCE OF 59.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°39'33" EAST, 59.16 FEET; THENCE SOUTH 22°09'41" WEST, 95.15 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 256.18 FEET, AN ARC DISTANCE OF 169.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°38'17" EAST, 166.38 FEET; THENCE SOUTH 29°40'27" EAST, 110.34 FEET; THENCE NORTH 60°19'03" EAST, 10.74 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 133.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°38'10" EAST, 131.31 FEET; THENCE NORTH 22°55'04" EAST, 422.84 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 420.94 FEET, AN ARC DISTANCE OF 68.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°24'41" EAST, 68.54 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF



SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 51.37 FEET, AN ARC DISTANCE OF 7.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°48'30" EAST, 7.42 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 117.42 FEET, AN ARC DISTANCE OF 35.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°18'58" EAST, 35.26 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 57.33 FEET, AN ARC DISTANCE OF 56.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°39'42" EAST, 53.80 FEET; THENCE NORTH 89°59'11" EAST, 4.53 FEET; THENCE NORTH 63°23'16" EAST, 26.12 FEET; THENCE NORTH 64°08'36" EAST, 17.35 FEET; THENCE NORTH 35°18'09" EAST, 42.53 FEET; THENCE NORTH 88°07'30" EAST, 51.68 FEET; THENCE SOUTH 83°58'18" EAST, 30.56 FEET; THENCE SOUTH 51°03'22" EAST, 27.38 FEET; THENCE SOUTH 15°00'12" EAST, 33.37 FEET; THENCE SOUTH 02°03'12" EAST, 151.02 FEET; THENCE SOUTH 06°35'40" WEST, 56.36 FEET; THENCE SOUTH 11°47'53" EAST, 89.62 FEET; THENCE SOUTH 07°27'53" WEST, 56.76 FEET; THENCE SOUTH 18°00'02" WEST, 52.86 FEET; THENCE SOUTH 25°40'45" WEST, 137.12 FEET; THENCE SOUTH 22°38'37" WEST, 312.10 FEET; THENCE SOUTH 20°04'03" WEST, 239.78 FEET; THENCE SOUTH 01°05'56" WEST, 73.28 FEET; THENCE SOUTH 25°01'23" WEST, 81.22 FEET; THENCE SOUTH 14°02'51" WEST, 11.00 FEET; THENCE SOUTH 81°52'46" WEST, 48.33 FEET; THENCE SOUTH 10°54'32" WEST, 21.22 FEET; THENCE SOUTH 44°28'16" WEST, 30.92 FEET; THENCE SOUTH 76°14'22" WEST, 159.79 FEET; THENCE NORTH 63°32'42" WEST, 29.05 FEET; THENCE NORTH 00°00'00" EAST, 87.68 FEET; THENCE NORTH 75°00'52" EAST, 29.24 FEET; THENCE NORTH 09°50'29" EAST, 97.64 FEET; THENCE NORTH 10°45'54" WEST, 26.26 FEET; THENCE NORTH 17°02'19" WEST, 80.81 FEET; THENCE NORTH 69°07'20" WEST, 29.45 FEET; THENCE NORTH 29°40'57" WEST, 142.80 FEET; THENCE NORTH 12°13'30" EAST, 35.43 FEET; THENCE NORTH 10°22'06" EAST, 45.23 FEET; THENCE NORTH 07°28'59" EAST, 52.57 FEET; THENCE NORTH 42°27'56" WEST, 16.78 FEET; THENCE NORTH 37°03'46" EAST, 29.08 FEET; THENCE NORTH 03°28'37" WEST, 4.79 FEET; THENCE NORTH 29°40'57" WEST, 69.44 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 127.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°07'44" WEST, 123.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°34'37" WEST, 220.31 FEET; THENCE SOUTH 12°04'47" WEST, 180.37 FEET; THENCE NORTH 81°39'44" WEST, 49.50 FEET; THENCE SOUTH 01°49'29" EAST, 77.08 FEET; THENCE SOUTH 00°11'46" WEST, 179.30 FEET; THENCE NORTH 88°36'37" WEST, 64.48 FEET; THENCE SOUTH 68°44'11" WEST, 85.69 FEET; THENCE SOUTH 01°19'17" WEST, 223.88 FEET; THENCE SOUTH 40°53'34" EAST, 246.58 FEET; THENCE SOUTH 51°11'41" EAST, 68.39 FEET; THENCE SOUTH 51°22'51" EAST, 150.04 FEET; THENCE SOUTH 56°24'03" EAST, 239.82 FEET; THENCE SOUTH 01°08'45" EAST, 99.21 FEET; THENCE SOUTH 04°15'29" EAST, 8.68 FEET; THENCE SOUTH 00°48'02" EAST, 78.17 FEET; THENCE SOUTH 14°23'33" WEST, 40.94 FEET; THENCE SOUTH 89°11'58" WEST, 884.15 FEET; THENCE SOUTH 89°36'40" WEST, 318.44 FEET; THENCE NORTH 85°37'59" WEST, 421.30 FEET; THENCE SOUTH 89°38'16" WEST, 194.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 21.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

14°49'19" EAST, 21.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°22'01" EAST, 184.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 99.30 FEET, AN ARC DISTANCE OF 29.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°01'28" WEST, 28.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 144.13 FEET, AN ARC DISTANCE OF 42.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°01'28" WEST, 42.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°22'01" EAST, 149.96 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 42.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°37'13" WEST, 41.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°36'28" WEST, 134.57 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 48.93 FEET, AN ARC DISTANCE OF 27.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°06'04" WEST, 26.73 FEET; THENCE NORTH 02°54'17" EAST, 32.76 FEET; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE POINT OF BEGINNING.

PHASE 1B-2

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, AND WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 54°09'58" WEST, 398.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 36°39'24" WEST, 1152.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°11'58" WEST,



3820.90 FEET; COURSE NO. 6: SOUTH 89°36'40" WEST, 1360.21 FEET; THENCE NORTH 00°23'20" WEST, 92.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 564.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°56'20" EAST, 556.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, 82.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°42'06" EAST, 170.48 FEET; THENCE SOUTH 39°41'08" EAST, 72.58 FEET; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.14 FEET, AN ARC DISTANCE OF 45.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°40'41" EAST, 39.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 252.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°16'13" EAST, 249.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°20'09" EAST, 193.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 675.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'19" EAST, 632.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°38'28" EAST, 295.02 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°14'00" EAST, 34.83 FEET; THENCE SOUTH 75°47'28" EAST, 3.36 FEET; THENCE NORTH 14°01'39" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°55'20" WEST, 35.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 539.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°05'23" EAST, 536.87 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING. THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 114.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°04'15" WEST, 114.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10°11'35" WEST, 33.22 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°34'07" EAST, 37.60 FEET; THENCE NORTH

02°40'10" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 19.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°36'38" WEST, 19.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°03'22" WEST, 30.82 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 439.97 FEET, AN ARC DISTANCE OF 119.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°45'33" WEST, 118.76 FEET; THENCE NORTH 54°29'03" EAST, 102.43 FEET; THENCE SOUTH 65°05'09" EAST, 15.27 FEET; THENCE NORTH 43°19'54" EAST, 66.83 FEET; THENCE NORTH 33°47'38" EAST, 20.42 FEET; THENCE SOUTH 71°58'16" EAST, 89.54 FEET; THENCE SOUTH 69°53'14" EAST, 163.18 FEET; THENCE SOUTH 88°09'57" EAST, 111.92 FEET; THENCE NORTH 89°52'22" EAST, 84.59 FEET; THENCE NORTH 88°30'45" EAST, 41.25 FEET; THENCE SOUTH 10°07'45" EAST, 20.86 FEET; THENCE SOUTH 43°44'47" WEST, 33.63 FEET; THENCE SOUTH 24°46'47" WEST, 37.00 FEET; THENCE SOUTH 77°43'19" EAST, 25.61 FEET; THENCE SOUTH 00°15'06" EAST, 55.95 FEET; THENCE NORTH 84°13'43" EAST, 134.98 FEET; THENCE NORTH 79°23'55" EAST, 62.15 FEET; THENCE NORTH 85°01'37" EAST, 42.70 FEET; THENCE NORTH 85°36'18" EAST, 130.44 FEET; THENCE NORTH 84°34'15" EAST, 284.28 FEET; THENCE NORTH 82°56'06" EAST, 62.23 FEET; THENCE SOUTH 84°34'28" EAST, 2.39 FEET; THENCE NORTH 43°58'42" EAST, 41.01 FEET; THENCE NORTH 79°21'42" WEST, 31.36 FEET; THENCE SOUTH 10°06'01" WEST, 4.36 FEET; THENCE NORTH 75°46'44" WEST, 23.47 FEET; THENCE NORTH 14°13'16" EAST, 20.00 FEET; THENCE SOUTH 75°46'44" EAST, 31.47 FEET; THENCE NORTH 64°18'16" EAST, 18.10 FEET; THENCE NORTH 08°21'18" EAST, 20.76 FEET; THENCE NORTH 71°23'48" EAST, 115.18 FEET; THENCE SOUTH 07°06'44" EAST, 120.24 FEET; THENCE SOUTH 12°35'17" EAST, 85.03 FEET; THENCE SOUTH 02°49'06" EAST, 209.72 FEET; THENCE SOUTH 41°21'48" WEST, 90.57 FEET; THENCE SOUTH 67°56'04" WEST, 64.63 FEET; THENCE NORTH 34°11'50" WEST, 87.18 FEET; THENCE SOUTH 87°36'56" WEST, 282.65 FEET; THENCE SOUTH 84°05'22" WEST, 366.54 FEET; THENCE SOUTH 60°58'06" WEST, 19.07 FEET; THENCE SOUTH 89°59'59" WEST, 33.64 FEET; THENCE SOUTH 12°26'10" WEST, 39.26 FEET; THENCE SOUTH 21°40'37" WEST, 42.15 FEET; THENCE SOUTH 27°35'11" WEST, 49.52 FEET; THENCE SOUTH 22°04'32" WEST, 53.28 FEET; THENCE SOUTH 14°43'25" WEST, 51.00 FEET; THENCE SOUTH 00°42'47" EAST, 249.74 FEET; THENCE NORTH 83°40'26" WEST, 19.83 FEET; THENCE NORTH 80°34'37" WEST, 303.42 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 303.49 FEET, AN ARC DISTANCE OF 22.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°39'07" EAST, 22.63 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 22.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°35'16" WEST, 21.56 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 287.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

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02°56'00" EAST, 259.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 50.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°04'15" EAST, 49.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 672.00 FEET, AN ARC DISTANCE OF 84.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°12'49" EAST, 84.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, AN ARC DISTANCE OF 47.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°49'50" WEST, 42.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 832.00 FEET, AN ARC DISTANCE OF 139.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°39'51" WEST, 139.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 86.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°07'58" WEST, 70.63 FEET; THENCE SOUTH 84°03'05" WEST, 15.95 FEET, TO THE POINT OF BEGINNING.



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**Exhibit "A-1"****Applicant Commercial Parcel**

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DURAN DRIVE, AN 80 FOOT RIGHT OF WAY, AS SHOWN THE PLAT OF DURAN DRIVE, AS RECORDED IN MAP BOOK 95, PAGES 88 THROUGH 90, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL " B" , AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF SAID PUBLIC RECORDS, SAID INTERSECTION LYING ON THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY AND NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DURAN DRIVE, RUN THE FOLLOWING THREE (3), COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 261.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4652, PAGE 1016, OF SAID PUBLIC RECORDS; THENCE NORTH 00°06'45" WEST, ALONG LAST SAID LINE, 279.63 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "S.J.C.U.D. FUTURE REUSE PUMP AREA", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 798, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°53'15" WEST, ALONG LAST SAID LINE, 429.80 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2612, PAGE 557, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'36" EAST, ALONG LAST SAID LINE, 590.44 FEET, TO THE AFORESAID NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL " B" , AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 20.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°03'43" EAST, 20.36 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B"

Bannon Lakes Planned Unit Development



St. Johns County, Florida

June 14, 2024

**Team Roster**

**Owner:**

**Bannon Place, LLC**  
*Daryl Grubbs, Jamie Lundy*  
1912 Nightfall Drive  
Neptune Beach, Florida 32266  
(904) 270-2030

**Transportation Engineering:**

**Chindalur Traffic Solutions, Inc.**  
*Rajesh Chindalur*  
8833 Perimeter Park Boulevard, Suite 103  
Jacksonville, Florida 32216  
(904) 619-3368

**Legal:**

**Rogers Towers, P.A.**  
*Ellen Avery-Smith, Esq.*  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086  
(904) 824-0879

**Exhibit List:**

Exhibit "A" – Legal Description of the Property  
Exhibit "B" – Planned Unit Development Text  
Exhibit "C" – Master Development Plan



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## A. Purpose and Intent

This application proposes a major modification to the Bannon Lakes Planned Unit Development (“PUD”), St. Johns County Ordinance 2015-11, as amended by Ordinance Nos. 2017-38, 2019-26, 2021-10 and 2021-19. The Bannon Lakes project is located near the northeast quadrant of the interchange of Interstate 95 and International Golf Parkway in unincorporated St. Johns County, Florida, as described in **Exhibit “A”** attached hereto (the “Property”). The existing PUD contemplates a mixture of uses with a maximum of 1,286 residential units (934 single-family units and 352 multi-family/townhome/duplex units), 120,000 square feet of commercial and office space that will be interconnected with the adjacent Northeast Interchange Parcel within the adjacent Saint Johns DRI. The owners of the Property are referred to herein collectively as the “PUD Owners”.

The owner of the portion of the Property subject to this Major Modification application (the “Applicant”) is proposing to modify the PUD to: (i) revise Section F to combine previously approved non-residential square footage of 105,000 square feet of commercial space and 15,000 square feet of office space into a combined total of 120,000 square feet of commercial and office space to allow more than 15,000 square feet of office space within the project; (ii) revise the PUD completion date based on recent emergency declaration extensions pursuant to Section 252.363, Florida Statutes; (iii) clarify buffering and screening to be provided for the property owned by the Applicant; and (iv) update the Master Development Plan (“MDP”) attached hereto as **Exhibit “C”** to label the property subject hereto as “Applicant Commercial Parcel”. The Applicant is the owner of the approximately 4.3-acre commercial parcel located immediately north of Duran Drive with St. Johns County Parcel Identification No. 027020-0140, as described on **Exhibit “A-1”** attached hereto (the “Applicant Commercial Parcel”).

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

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

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

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**B. Project Size**

The Property consists of approximately 580 acres as described in Exhibit "A" attached hereto. The Property has a future land use designation of Mixed Use District. The proposed development is located adjacent to lands with future land use designations of Saint Johns DRI to the west and south, Residential C to the south, and Rural/Silviculture to the east and north (Twelve Mile Swamp). The Property is located adjacent to parcels with zoning designations of PUD to the west and southwest, and Open Rural to the southeast, east and north. The location is amidst several burgeoning developments, including employment centers at World Golf Village and the World Commerce Center.

**C. Wetlands**

The total number of wetland acres within the Property is approximately 210 acres. The PUD Owners will preserve approximately 180 acres of wetlands along with adjacent uplands. The location and amount of wetland impacts will be shown on each Incremental Master Development Plan. Most of the higher quality wetland areas found on-site will be preserved as open space. A Conservation Easement in favor of the St. Johns River Water Management District has been recorded.

**D. Development Area and Population**

The maximum number of developable acres, including filled wetlands, is approximately 382 acres. Development parcels are illustrated on the MDP, Exhibit "C". The northernmost parcel is immediately adjacent to the Twelve Mile Swamp WMA managed by the St. Johns River Water Management District. Development within this parcel shall be designed so that any structures are set back from the boundary with the WMA to provide as much buffering as possible.

**E. Residential Development**

The Property will include a maximum of 1,286 residential units, which will include 934 single-family units (839 non-age-restricted and 95 age-restricted) and 352 multi-family/townhome/duplex units (280 non-age-restricted and 72 age-restricted). The requested overall residential density is 3.6 units per acre (1,286 units within approximately 365 acres), which is within the parameters of the existing Mixed Use Future Land Use designation for the Property, which allows a maximum density of 13 units per acre in the Mainland Area with the provision of central water and sewer services and zoning to PUD.

The projected population within the Property is 3,138 residents, based on 2.44 residents in each of the maximum 1,286 residential units. The projected population of school age children is 392 (1,119 units times 0.35 children per household). The project will contain 167 age-restricted residential units, pursuant to that certain Community Declaration for Bridge Bay at Bannon Lakes dated

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May 25, 2016 and recorded in Official Records Book 4198, Page 1, Public Records of St. Johns County, Florida.

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

## **F. Non-residential Development**

The Property will include a maximum of 120,000 square feet of commercial and office space on approximately 22 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, High Intensity Commercial, Highway Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Regional Cultural and Entertainment; provided, however, no High Intensity Commercial or Highway Commercial uses will be permitted on the Applicant Commercial Parcel described on Exhibit "A-1".

Much of the Property has been and will continue to be used for silvicultural purposes, including a tree farm/landscape nursery. Silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Silvicultural operations would be subject to any applicable provisions of the Land Development Code (the "Code" or "LDC"). Tree farming and landscape nursery operations also may continue, with the PUD Owners being permitted to sell and remove certain trees that were planted within the portions of the Property depicted on Attachment "D" to Ordinance No. 2021-19 (the "Tree Farm Area") as part of a landscape nursery operation without having to provide tree mitigation for the removal of such trees. The Project shall maintain at least 80 tree inches per upland acre within development areas and 40 acres per upland acre within rights-of-way, to be verified at the time of construction plan submittal.

## **G. Site Development Criteria**

### **1. Residential Criteria**

#### **a. Single-Family Residential:**

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

- a. A minimum of 50 feet from the right-of-way of International Golf Parkway and 20 feet from the primary



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internal access road labeled Bannon Lakes Boulevard on the Master Development Plan.

- b. Lot setbacks are: Front Yard: 20 feet; 10 feet on Corners  
Rear Yard: 10 feet  
Side Yard: 5 feet
- c. Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver.

- 2. Building height: Buildings shall not exceed 35 feet in height.
- 3. Minimum lot size: 4,700 square feet.
- 4. Minimum lot width: 40 feet. Lot sizes will range from 40 to 63 feet in width.
- 5. Maximum impervious surface ratio: 75 percent.
- 6. Maximum lot coverage by buildings: 55 percent per Lot and 45 percent for the Property.
- 7. Density: There are approximately 365 developable acres designated for residential use within the Property. The Mixed Use District Future Land Use designation of the Property allows a density of thirteen (13) units per acre if the project is zoned PUD and provides central water and sewer service. Although the portion of the Property designated for single-family residential development can have a maximum of 4,548 dwelling units, the PUD Owners are requesting a maximum density of 999 single-family units on approximately 365 acres, or 2.74 units per acre. The proposed density is consistent with the requirements for the Mixed Use District Future Land Use category set forth in the St. Johns County Comprehensive Plan.
- 8. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.

## 2. Multi-Family/Townhome/Duplex Criteria

- a. Setbacks: The minimum building setbacks are as follows:
  - 1. A minimum of 50 feet from the right-of-way of International Golf Parkway and 20 feet from the primary internal access road labeled Bannon Lakes Boulevard on the Master Development Plan.
  - 2. Lot setbacks are: Front Yard: 20 feet  
Rear Yard: 10 feet

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Side Yard: 5 feet from property lines, 0 feet  
for interior lots with common wall lines

3. Setbacks shall be measured from the outer foundation wall of each structure, 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Minor encroachments by sidewalks, parking and retention areas are permitted within the minimum yard and building setbacks in accordance with LDC Part XII. Common walls separating the duplexes shall have the fire resistance rating required by the Florida Building Code.
  - b. Building height: Townhome and duplex buildings shall not exceed 45 feet in height. Apartment buildings shall not exceed 60 feet in height.
  - c. Minimum lot size: 1,500 square feet
  - d. Minimum lot width: 15 feet.
  - e. Maximum impervious surface ratio: 75 percent.
  - f. Maximum lot coverage by buildings: 70 percent of the overall parcel.
  - g. Density. See Section G.1.a.7 for residential density calculation.
  - h. Parking: Townhome and duplex units will have two (2) parking spaces per unit. Apartment units will have 1.5 parking spaces per unit for one and two-bedroom units and 2 parking space for three-bedroom units. All multi-family parcels (townhomes, duplexes and apartments) shall also include one (1) guest parking space for each four (4) dwelling units.
3. Commercial/Office Criteria
- a. Setbacks: The minimum building setbacks are:
    1. Setbacks are: Front Yard: 0 feet  
Rear Yard: 0 feet  
Side Yard: 0 feet
    2. All structures shall have a minimum separation of 10 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.
    3. A minimum 8-foot setback will be provided between the parking for the non-residential development and adjacent road rights-of-way. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential

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

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

#### 4. Signage

##### a. Non-residential Signage:

- 1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00.
- 2. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.
- 3. Temporary “for sale and “for lease” information signs, and construction and/or advertising signs shall be allowed as on-site temporary signs, pursuant to applicable provisions of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2) sided with each face limited to 32 square feet.
- 4. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas, etc. Such signs will be a maximum of three (3) square feet in size.

##### b. Residential Signage

1. On-site and off-site signs shall be permitted within and adjacent to the Property. Project signage shall meet the applicable requirements of LDC Parts 7.02.00 and 7.06.00.
2. In accordance with applicable provisions of LDC Part 7.06.00, the Project will be allowed one (1) identification sign erected at each entrance along International Golf Parkway and Parkland Trail. Each identification sign may be either 2-sided and located in a median, or 1-sided and located on each side of the applicable entry road. Such signage shall not exceed 32 square feet of advertising display area and 15 feet in height. Entry signs shall be designed as monument or ground signs. Project signs may be lighted or illuminated. The Owners may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.
3. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2) sided with each face limited to six (6) square feet.
4. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.
5. Lighting Project lighting will comply with the provisions of LDC Section 5.03.06.H.6.
6. Incremental Master Development Plans The Master Development Plan (Exhibit "C") is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

## H. Infrastructure

1. Drainage: A master stormwater management system shall be constructed and maintained by a homeowners' association ("HOA") or a community development district ("CDD"). The stormwater management system will



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be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District.

2. Site Access: Vehicular access within the Property connects off-site to International Golf Parkway in the locations depicted on the MDP. Full access points are provided in two (2) locations – one across International Golf Parkway from Francis Road and the other from Parkland Trail. The PUD Owners cannot connect to lands located to the north, northwest or east of the Property because there are wetlands in those portions of the site that prevent points of connection. The PUD Owners have widened International Golf Parkway to four (4) lanes east of Interstate 95 from the existing terminus of the four-lane portion of the road to the entrance into the Project across from Francis Road, including construction of left and right turn lanes into the Project, as depicted on the MDP. The main project access road onto International Golf Parkway at Francis Road will be signalized if and when warranted, at the PUD Owners' expense [completed]. A warrant study will be performed prior to project build-out. Internal roads that are projected to exceed 2,000 vehicle trips per day will be constructed to minor collector standards, pursuant to the Code.
3. Pedestrian Circulation: Pedestrian circulation will be provided via sidewalks, in the widths and locations depicted on the MDP. The PUD Owners will construct sidewalks along International Golf Parkway, in the general locations depicted on the MDP. Such sidewalks will be constructed in conformance with the requirements of the Code. The Minor Collector road that serves as the entry road into Bannon Lakes will include 12-foot-wide travel lanes in each direction, without dedicated bike lanes within the roadway. A minimum 5-foot-wide sidewalk will be constructed on one side of such Minor Collector road and a minimum 12-foot-wide multi-purpose path on the other side of the road. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36.
4. Parks, Open Space and Recreational Facilities: The project will have 3,138 residents (1,286 units x 2.44 persons per unit) and should provide 15.6 acres of community and neighborhood parks. The PUD Owners propose to provide 15.6 acres of recreational area, of which 60 percent will be in the form of community parks. The active recreational facilities may contain features including but not limited to playgrounds, a clubhouse, swimming pool, cabana(s), multi-purpose fields and other facilities in the locations depicted on the MDP, as supplemented by IMDPs. For each development phase, the PUD Owners will provide the minimum acreage of recreation required to meet or exceed the Code requirement for the applicable number of residential units in such phase. The project recreational amenity center - which includes an amenity center, swimming pool, exercise center, basketball courts, tennis courts,

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playground, dog park, jogging path and field play area – has been completed. The PUD Owners will contribute \$500,000 to St. Johns County to be used by the County for capital improvements at a County park (the “Park Payment”). The PUD Owners will not receive park impact fee credits for the Park Payment. The PUD Owners will also pay park impact fees for the residential units within the project. The PUD Owners will make the Park Payment no later than the County’s approval of a plat for the 500<sup>th</sup> residential unit within the Project [completed]. The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3. The Project will provide 25 percent open space, pursuant to LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

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

#### **I. Water/Sewer/Reuse**

Water and sewer services will be obtained from St. Johns County Utilities via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedicated to the St. Johns County Utility Department (“SJCUD”) for ownership that are not located in public right-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with SJCUD standards. The PUD Owners are providing a two (2) acre utility site in the location depicted on the Master Development Plan.

That all utility construction projects are subject to current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter to minimize impact to the existing infrastructure or to the existing level of service. Water, Sewer and/or Reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement,

sidewalks, and/or concrete walks are to be placed on top of water, reuse and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

#### **J. Soils**

The Soil Survey of St. Johns County, Florida identifies the following soil types within the Property: Bakersville muck; EauGallie fine sand; Floridana fine sand; Holopaw fine sand; Ona fine sand; Pomona fine sand; Riviera fine sand; St. Johns fine sand, depressional; and Toco fine sand. A soils map is included in Ordinance No. 2021-19.

#### **K. Site Vegetation**

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

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

A FLUCFCS Map is included in Ordinance No. 2021-19.

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**L. Significant Natural Communities Habitat and Listed Species**

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

**M. Historical and Archaeological Resources**

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

**N. Buffering and Landscaping**

1. Perimeter Buffer: A natural landscaped buffer a minimum ten (10)-foot wide shall be located along the perimeters of the Property; provided, however, the PUD Owners shall provide a minimum 30-foot-wide natural landscaped buffer along the western perimeter of the Property in areas where residential uses will abut office uses and along the eastern perimeter of the 4.3-acre Applicant Commercial Parcel adjacent to residential uses, which buffer will be located entirely within the 30-foot SJCUD Easement denoted on the MDP. The Applicant shall provide enhanced landscaping in the form of red cedar trees with minimum four (4)-inch caliper diameter breast height ("DHB") planted 20 feet on center within the easternmost five (5) feet of the Applicant Commercial Parcel adjacent to the 30-foot SJCUD Easement as additional screening. Project buffers will meet the applicable requirements of LDC Section 6.06.04. Notwithstanding the foregoing, lots adjacent to International Golf Parkway shall meet the buffering requirements set forth in LDC Section 6.06.04.B.3.b and 6.06.04.B.4.b. The PUD Owners shall also provide buffering and screening between Parcel B and residential development to the east, in accordance with LDC Section 6.06.04. The PUD Owners will show all buffers on Incremental Master Development Plans. The PUD Owners will



be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions.

2. Screening: Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.
3. Upland Buffers: An averaged 25-foot natural vegetative upland buffer shall be required and maintained between developed area and contiguous wetlands. The 25 feet shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The 25-foot setback from the upland buffer required in LDC Section 4.01.06.B.2 shall not be required for residential lots adjacent to contiguous wetlands when such upland buffer is not within platted lots.

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

- The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;
- The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- The construction of a recreation trail; and
- Any necessary grade finishing providing a gradual slope between the setback line and the upland buffer.

#### **O. Special Districts**

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

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**P. Temporary Uses**

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

**Q. Accessory Uses**

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

1. Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except as provided in paragraph 2 below.
2. Accessory uses such as pools, covered pools, patios, outdoor fireplaces, decks and gazebos, either attached or detached from the principal use structure, may be constructed up to a minimum of three (3) feet from the rear or side property boundary.
3. Guesthouses or employee quarters, either attached or detached, shall meet the required setbacks of the principal use structure.
4. Detached accessory structures, other than those described in paragraph two (2) and three (3) above, may be constructed three (3) feet from the side or rear property boundary, if such accessory structure is separated from the principal use structure by 10 feet or more. If the accessory structure is less than 10 feet from the principal use structure, then the accessory structure shall be a minimum of five (5) feet from the rear or side property boundary.
5. No accessory structure, excluding yard ornaments, shall be located within the required front yard.

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

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

#### **R. Project Phasing**

The project will be constructed in one (1), 15-year phase. Construction commenced in 2015 and shall be completed by December 25, 2043. The completion date includes extensions based on State of Florida Office of the Governor emergency declarations issued pursuant to Section 252.363, Florida Statutes; however, since emergency declarations are still in effect for Executive Orders 22-218, 22-253 and 23-171, this date will be extended by operation of law until such Executive Orders terminate. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

#### **S. Projected Impacts**

The PUD Owners are seeking to develop a revised mixed-use project on the Property in order to provide the single-family and multi-family rooftops that may be needed to seed non-residential development within the site and in the adjacent Saint Johns DRI and World Commerce Center DRI.

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

#### **T. Waivers**

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

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

The PUD Owners are requesting a waiver from the requirements that i) all mechanical equipment such as air conditioning units, pool equipment and other similar equipment be set back a minimum of five (5) feet from property lines, and ii) all swimming pools meet minimum yard requirements. There will be a variety of housing types and sizes located within Bannon Lakes, so the PUD Owners would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment and swimming pools in certain sections of the project.

#### **LDC Section 4.01.05 Removal of Protected Trees**



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

**LDC Section 4.01.06.B.2                      Building Setbacks**

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

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

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

**LDC Section 5.03.03.F                      Unified Sign Plan**

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

**LDC Section 5.03.02.G.2                      Master Development Plan Details**

Request to allow the details of development of the project to be reviewed and approved through incremental Master Development Plans. The PUD Owners have not fully planned the various residential and non-residential parcels within the Property at this early stage of pre-development. The PUD Owners will file and obtain approval of incremental Master Development Plans for parcels within the Property prior to construction plan approval.

**LDC Sections 5.03.03.B.1.b and 6.03.01                      Fire Protection Regulations/Building Setbacks**

The PUD Owners are requesting waivers from the requirements (i) that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted

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projections into the side yard setback, and (ii) that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of 10 feet. To ensure adequate public safety, the PUD Owners will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a 10-foot separation as measured from outer wall to outer wall 30 inches above grade.

#### **LDC Section 6.01.03.E.3                      Reduced Corner Lot Setbacks**

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

#### **LDC Section 6.04.07.A.2 Construction Access**

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

#### **LDC Section 6.04.07.H.1 Sidewalks**

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

#### **U.      Ownership Agreement**

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

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

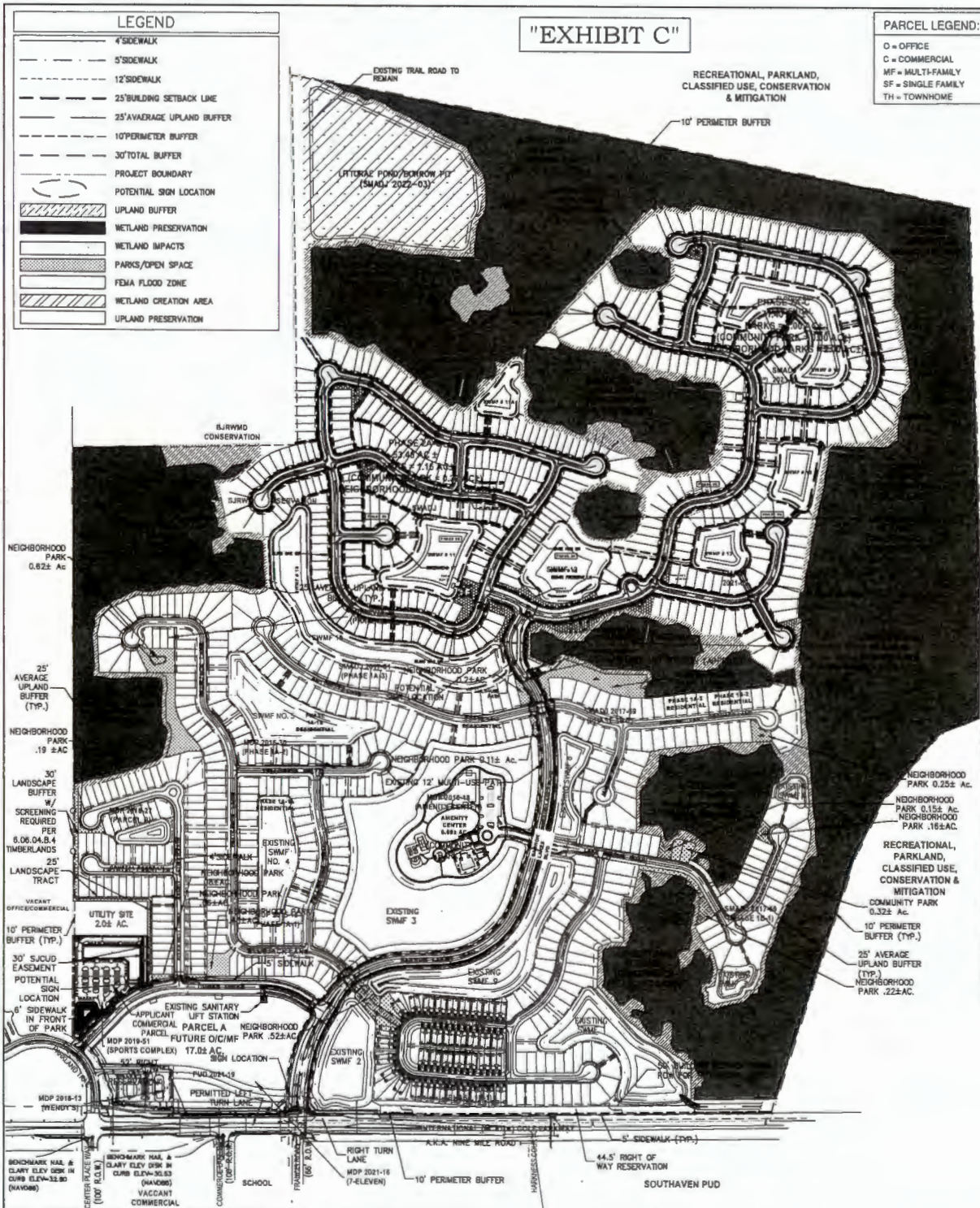
To the extent any such obligation under this PUD or its related Development Agreement is met or performed by a CDD, then the PUD Owners shall no longer be subject to the obligation. In the event that any contributions of land, money (including “fair share payments”), or improvements funded or constructed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

## **V. Future Land Use Designation**

The Property is designated Mixed Use on the St. Johns County 2025 Future Land Use Map and is subject to Land Use Policy A.1.11.h.8.f., which limits development of the Property to a maximum of 1,286 residential units, a maximum of 120,000 square feet of commercial and office space. The project meets the requirements of Comprehensive Plan Policy A.1.9.3 by providing a minimum of 25 percent Open Space and a minimum of 10 percent Residential land use. Policy A.1.9.3 encourages a mixture of uses within Mixed Use District development parcels 40 acres and larger, with each use comprising at least 10 percent of the developable land within the project. That policy continues by stating that “While the County requires a mixture of uses on 40 acres or greater, the County recognizes that not all development sites and project may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater.” The Bannon Lakes project is proposed to be mixed use, with commercial/office uses comprising less than 10 percent of developable acreage within the Property. As stated in Section S, there is a lack of residential density in this area that inhibits the development of adjacent non-

residentially designated lands. Therefore, the proposed number of residential units is necessary to achieve development of non-residential uses within this project and on surrounding lands. The existing surrounding area is comprised of an adequate mixture of uses. The PUD Owners are also providing interconnectivity within and outside the project site and enhancing existing streetscape by continuing the oak tree canopy along Nine Mile Road/International Golf Parkway.





"EXHIBIT C"

**LEGEND**

- 4" SIDEWALK
- 5" SIDEWALK
- 12" SIDEWALK
- 25' BUILDING SETBACK LINE
- 25' AVERAGE UPLAND BUFFER
- 10' PERIMETER BUFFER
- 30' TOTAL BUFFER
- PROJECT BOUNDARY
- POTENTIAL SIGN LOCATION
- UPLAND BUFFER
- WETLAND PRESERVATION
- WETLAND IMPACTS
- PARKS/OPEN SPACE
- FEMA FLOOD ZONE
- WETLAND CREATION AREA
- UPLAND PRESERVATION

**PARCEL LEGEND:**

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

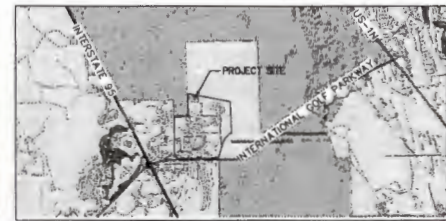
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_



**SITE SUMMARY**

**AREA SUMMARY:**

TOTAL SITE AREA:	2,500.00 AC
WETLAND AREA TOTAL:	2,210.00 AC
WETLAND PRESERVED TOTAL:	1,180.00 AC
DEVELOPABLE AREA:	2,382.00 AC
TOTAL RECREATION SPACE:	115.80 AC
OPEN SPACE:	25%

**DEVELOPMENT SUMMARY:**

TOTAL RESIDENTIAL UNITS:	1,286 UNITS
TOTAL SINGLE FAMILY:	934 UNITS
NON-AGE RESTRICTED SINGLE FAMILY:	839 UNITS
AGE RESTRICTED SINGLE FAMILY:	95 UNITS
TOTAL MULTI-FAMILY/TOWNHOME / DUPLEX:	352 UNITS
NON-AGE RESTRICTED MULTI-FAMILY:	280 UNITS
AGE RESTRICTED MULTI-FAMILY:	72 UNITS
TOTAL NON-RESIDENTIAL:	120,000 S.F.

**SITE DEVELOPMENT CRITERIA:**

**RESIDENTIAL CRITERIA:**

<b>SINGLE FAMILY:</b>		
SETBACKS:	PER ORDINANCE 21-19, SECTION Q.1.a	
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%	
MAXIMUM LOT COVERAGE BY BUILDINGS:	55% PER LOT & 45% PER PROPERTY	
MAXIMUM BUILDING HEIGHT:	35 FEET	
<b>MULTI-FAMILY:</b>		
SETBACKS:	PER ORDINANCE 21-19, SECTION G.2.A	
MAXIMUM IMPERVIOUS SURFACE RATIO:	70%	
MAXIMUM LOT COVERAGE BY BUILDINGS:	70% OF OVERALL PARCEL	
MAXIMUM BUILDING HEIGHT:	45 FEET	
TOWNHOME/DUPLEX:	45 FEET	
APARTMENT:	60 FEET	
<b>COMMERCIAL CRITERIA:</b>		
SETBACKS:	FRONT: 0 FEET	
	SIDE: 0 FEET	
	REAR: 0 FEET	
	ADJACENT TO ROW OR RESIDENTIAL: 20 FEET	
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%	
MAXIMUM LOT COVERAGE BY BUILDINGS:	70% OF OVERALL PARCEL	
MAXIMUM FLOOR AREA RATIO:	70%	
MAXIMUM BUILDING HEIGHT:	45 FEET	
SIGNAGE PER ORDINANCE 21-19, SECTION G.4		
LIGHTING PER LDC SECTION 5.03.06.H.8		

SEE PUD TEXT FOR ADDITIONAL DEVELOPMENT CRITERIA.

**RESIDENTIAL SUMMARY TABLE**

PHASE/PARCEL	#DU
PHASE 1A-1A	87
PHASE 1A-1B	90
PHASE 1A-2	82
PHASE 1B-1	165
PHASE 1B-2	51
PARCEL A	287
PARCEL B	81
PHASE 2A-C	450
REMAINING UNUSED UNITS	13
TOTAL	1,286

**GBA**  
Goodson Bergen  
and Associates  
CONSULTING ENGINEERS  
11555 CENTRAL PARKWAY, SUITE 103  
JACKSONVILLE, FLORIDA 32224  
Phone: (904) 519-7770  
Fax: (904) 519-7778

40 0 20 40  
SCALE IN FEET

**BANNON LAKES  
ST JOHNS  
COUNTY, FL**

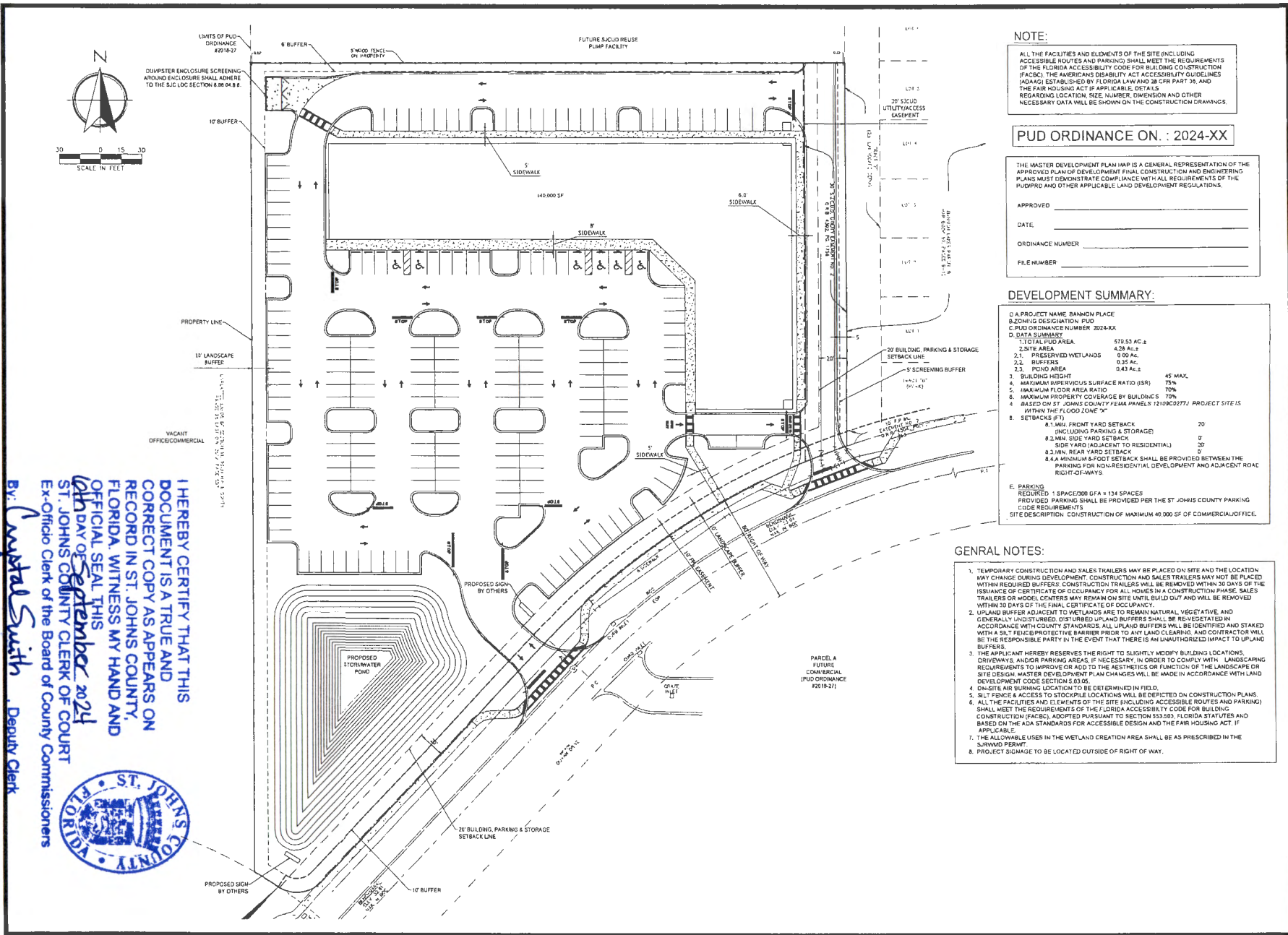
DATE: JUNE 17, 2024  
PROJECT NO.: 108188  
DESIGNED BY: JEFFREY F. BERGEN, PE  
DRAWN BY: D.M.

SCALE: 1"=60'

No.	Date	Revision

**PROPOSED  
MASTER  
DEVELOPMENT  
PLAN  
(MDP)**





**NOTE:**  
 ALL THE FACILITIES AND ELEMENTS OF THE SITE INCLUDING ACCESSIBLE ROUTES AND PARKING, SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

**PUD ORDINANCE ON: 2024-XX**

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRO AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.


APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER \_\_\_\_\_  
 FILE NUMBER \_\_\_\_\_

**DEVELOPMENT SUMMARY:**

- D. PROJECT NAME:** BANNON PLACE  
**B. ZONING DESIGNATION:** PUD  
**C. PUD ORDINANCE NUMBER:** 2024-XX  
**D. DATA SUMMARY:**
- 1. TOTAL PUD AREA: 570.53 AC ±
  - 2. SITE AREA: 4.28 AC ±
  - 2.1. PRESERVED WETLANDS: 0.00 AC ±
  - 2.2. BUFFERS: 0.35 AC ±
  - 2.3. POUD AREA: 0.43 AC ±
  - 3. BUILDING HEIGHT: 45' MAX.
  - 4. MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 75%
  - 5. MAXIMUM FLOOR AREA RATIO: 70%
  - 6. MAXIMUM PROPERTY COVERAGE BY BUILDINGS: 70%
  - 4. BASED ON ST. JOHNS COUNTY FEMA PANELS 17100C0277, PROJECT SITE IS WITHIN THE FLOOD ZONE "X"
- B. SETBACKS (FT):**
- 8.1. MIN. FRONT YARD SETBACK (INCLUDING PARKING & STORAGE): 20'
  - 8.2. MIN. SIDE YARD SETBACK: 0'
  - 8.3. MIN. REAR YARD SETBACK: 0'
  - 8.4. A MINIMUM 8-FOOT SETBACK SHALL BE PROVIDED BETWEEN THE PARKING FOR NON-RESIDENTIAL DEVELOPMENT AND ADJACENT ROAD RIGHT-OF-WAYS.
- E. PARKING:**
- 1. 3 SPACES/2000 GFA + 134 SPACES
  - PROVIDED PARKING SHALL BE PROVIDED PER THE ST. JOHNS COUNTY PARKING CODE REQUIREMENTS
  - SITE DESCRIPTION: CONSTRUCTION OF MAXIMUM 40,000 SF OF COMMERCIAL/OFFICE.

**GENERAL NOTES:**


1. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE PLACED ON SITE AND THE LOCATION MAY CHANGE DURING DEVELOPMENT. CONSTRUCTION AND SALES TRAILERS MAY NOT BE PLACED WITHIN REQUIRED BUFFERS. CONSTRUCTION TRAILERS WILL BE REMOVED WITHIN 30 DAYS OF THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ALL HOMES IN A CONSTRUCTION PHASE. SALES TRAILERS OR MODEL CENTERS MAY REMAIN ON SITE UNTIL BUILD OUT AND WILL BE REMOVED WITHIN 30 DAYS OF THE FINAL CERTIFICATE OF OCCUPANCY.
2. UPLAND BUFFER ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND GENERALLY UNDISTURBED. DISTURBED UPLAND BUFFERS SHALL BE REVEGETATED IN ACCORDANCE WITH COUNTY STANDARDS. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS.
3. THE APPLICANT HEREBY RESERVES THE RIGHT TO SLIGHTLY MODIFY BUILDING LOCATIONS, DRIVEWAYS, AND/OR PARKING AREAS, IF NECESSARY, IN ORDER TO COMPLY WITH LANDSCAPING REQUIREMENTS TO IMPROVE OR ADD TO THE AESTHETICS OR FUNCTION OF THE LANDSCAPE OR SITE DESIGN. MASTER DEVELOPMENT PLAN CHANGES WILL BE MADE IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 5.03.05.
4. ON-SITE AIR BURNING LOCATION TO BE DETERMINED IN FIELD.
5. SILT FENCE & ACCESS TO STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ALL THE FACILITIES AND ELEMENTS OF THE SITE INCLUDING ACCESSIBLE ROUTES AND PARKING SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 353.05, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.
7. THE ALLOWABLE USES IN THE WETLAND CREATION AREA SHALL BE AS PRESCRIBED IN THE SURVIVOR PERMIT.
8. PROJECT SIGNAGE TO BE LOCATED OUTSIDE OF RIGHT OF WAY.



**GBA**  
 Goodson Berget  
 and Argente  
 CONSULTING ENGINEERS  
 ENGINEERING LICENSE NUMBER: CA 20287  
 11555 CENTRAL PARKWAY, SUITE 102  
 JACKSONVILLE, FLORIDA 32224  
 Phone: (904) 316-7170  
 Fax: (904) 316-7178

---

FL. PE. #83260



JEFFREY E. BERGET  
 No. 81060  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

JEFFREY E. BERGET, P.E.  
 400 PRINCE STREET, SUITE 100  
 JACKSONVILLE, FLORIDA 32202  
 APR 21 & 14 1978

---

PREPARED FOR:  
 CUSTOM BUILDERS

---

BANNON PLACE

---

DATE: JUNE 27, 2024  
 PROJECT NO.: 130180  
 DESIGNED BY: JEFFREY E. BERGET  
 DRAWN BY: SDM/HYS  
 SCALE: 1" = 30'

No.	Date	Revision

---

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

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SHEET TITLE  
 PROPOSED MASTER DEVELOPMENT PLAN (MDP)

---

2  
 SHEET

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 14th DAY OF September 2024  
 ST. JOHNS COUNTY CLERK OF COURT  
 Ex-Officio Clerk of the Board of County Commissioners  
 By: Crystal Smith, Deputy Clerk



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# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Dawn Lange  
Ellen Avery - Smith  
100 Whetstone PL # 200  
St Augustine FL 32086-5775

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$326.40	
Tax Amount:	\$0.00	
Payment Cost:	\$326.40	
Order No:	10359926	# of Copies:
Customer No:	784746	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 8/1/2024 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 9/3/2024 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 Bannan Lakes PUD (ORD. 2015-11, as amended) to combine the permitted office and commercial development rights; revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363, Florida Statutes; clarify buffering and screening; and revise the Master Development Plan (MDP) Map and Text to reflect the proposed changes.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE BANNON LAKES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-11, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at Northeast quadrant of the I-95/International Golf Parkway interchange; 250 Duran Dr. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
MEAGAN PERKINS, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
SARAH ARNOLD, CHAIR

FILE NUMBER: MAJMOD-2024000005

PROJECT NAME: Bannan Lakes PUD







## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 2024

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



Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-41, which was filed in this office on September 5, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh