5	**AGENDA ITEM** **Planning & Zoning**
	Meeting

9/17/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **September 2, 2026**

FROM: **Abrielle Genest, Senior Planner** **PHONE:** **904 209-0598**

SUBJECT OR TITLE: **MAJMOD 2026-09 Durbin Park**

AGENDA TYPE: **Business Item, Ex Parte Communication, Recommendation, Report**

PRESENTER: **Ellen Avery-Smith, Esq., Rogers Towers, P.A.**

BACKGROUND INFORMATION:

Request for a Major Modification to the Durbin Park Planned Unit Development (Ordinance 2020-20) to add a maximum 330 Single Family Residential units as an allowed use within Mixed-Use Parcel E (AKA East Parcel), located on the eastern side of Interstate 95, to modify residential setbacks within the East Parcel, and to reduce the maximum number of Multi-family Residential units allowed from 2,265 to 1,520.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of MAJMOD 2026-09 Durbin Park, based upon six (6) Findings of Fact, as provided in the Staff Report.
DENY: Motion to recommend denial of MAJMOD 2026-09 Durbin Park, based upon seven (7) finding of fact, as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-09 Durbin Park

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	September 10, 2026
Subject:	**MAJMOD 2026-09 Durbin Park,** a request for a Major Modification to the Durbin Park Planned Unit Development (Ordinance 2020-20) to add a maximum 330 Single Family Residential units as an allowed use within Mixed-Use Parcel E (AKA East Parcel), located on the eastern side of Interstate 95, to modify residential setbacks within the East Parcel, and to reduce the maximum number of Multi-family Residential units allowed from 2,265 to 1,520; (Parcel ID# 023480-0000).
Applicant:	Ellen Avery-Smith, Rogers Towers, P.A.
Owner:	Durbin Creek National, LLC
Hearing Dates:	Planning and Zoning Agency – September 17, 2026 Board of County Commissioners – October 6, 2026
Commissioner District:	District 5

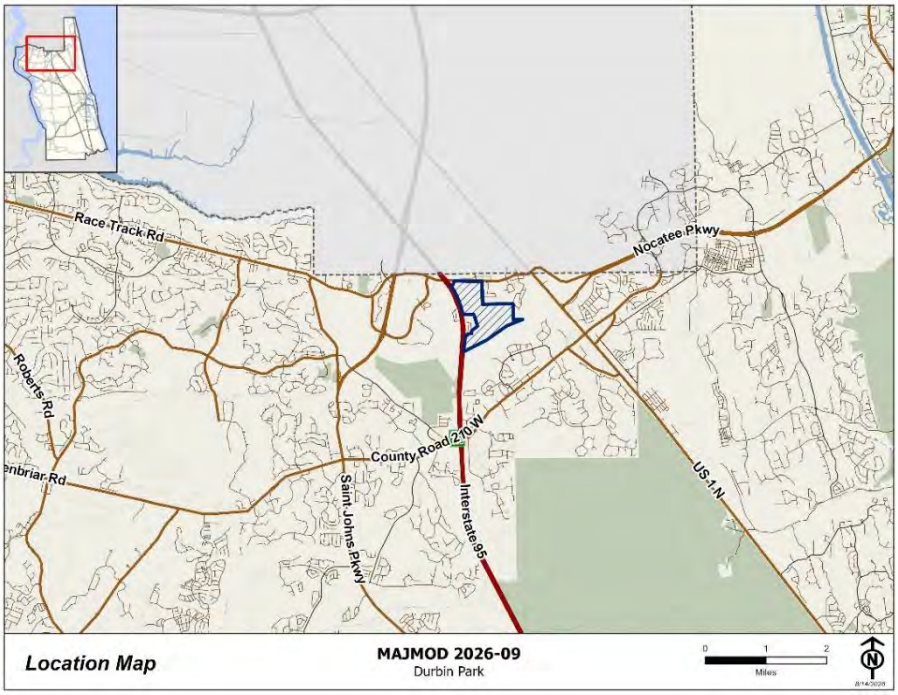
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **MAJMOD 2026-09 Durbin Park** based upon six (6) findings of fact as provided in the Staff Report.

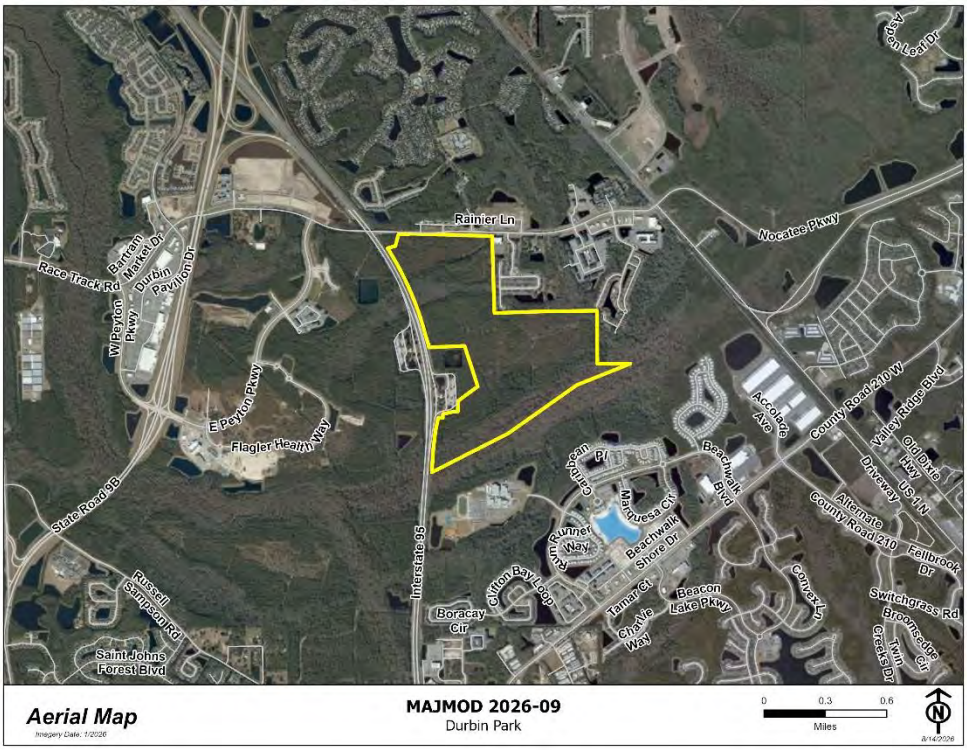
DENY: Motion to recommend denial of **MAJMOD 2026-09 Durbin Park** based upon seven (7) findings of fact as provided in the Staff Report.

MAP SERIES

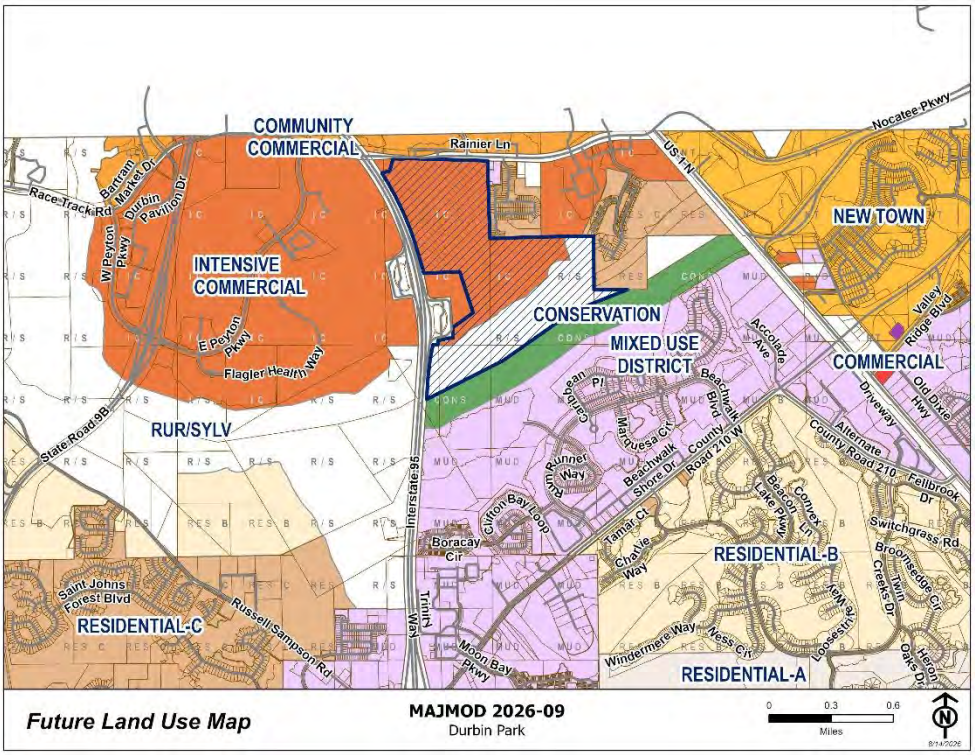
Location: The Durbin Park PUD is located along the south side of Race Track Road, bordering the east and west sides of Interstate 95, and bound on the west by State Road 9B. The subject parcel, identified as the "East Parcel" in this application, is approximately 295 acres and is located east of Interstate 95 and south of Race Track Road, specifically located at Parcel #023480-0000.



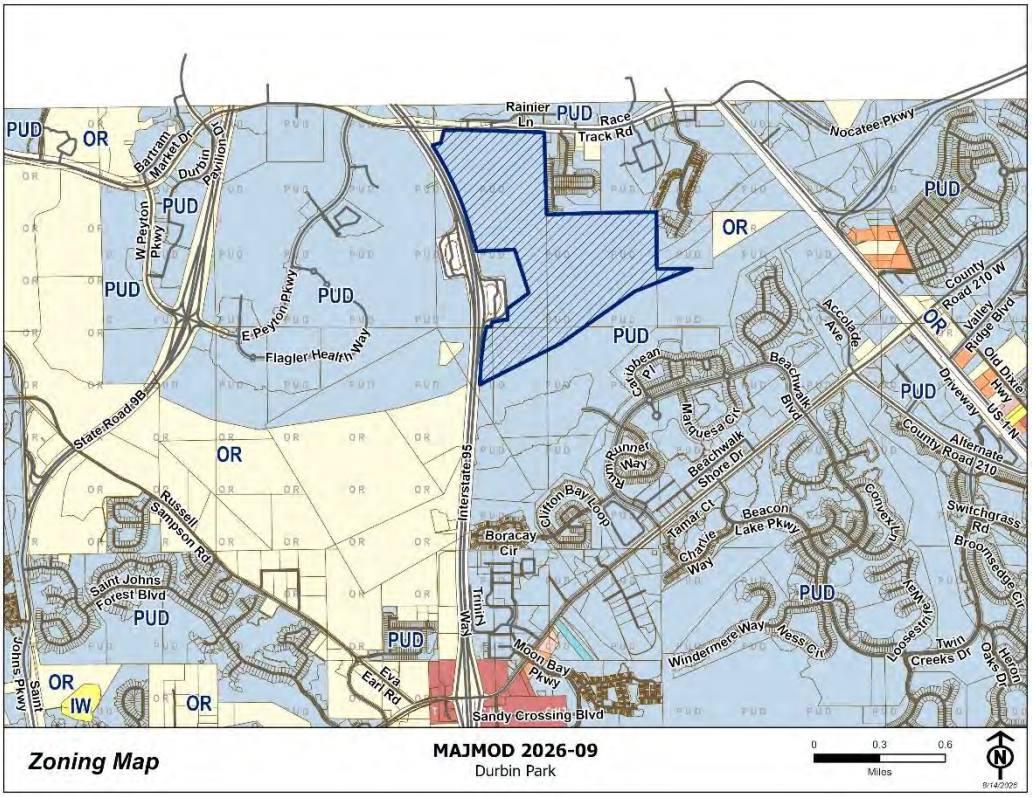
Aerial Imagery: The East Parcel is currently vacant. The property to the west of the PUD is developed with the Durbin Pavilion, which is mostly built out with a maximum 700,000 square feet of office, retail and restaurant, and theater. The property to the north is developed as the Bartram Park DRI/PUD with primarily commercial uses in this location. Residential uses are located further to the north in Duval County and also along both the north and south side of Race Track Road to the east.



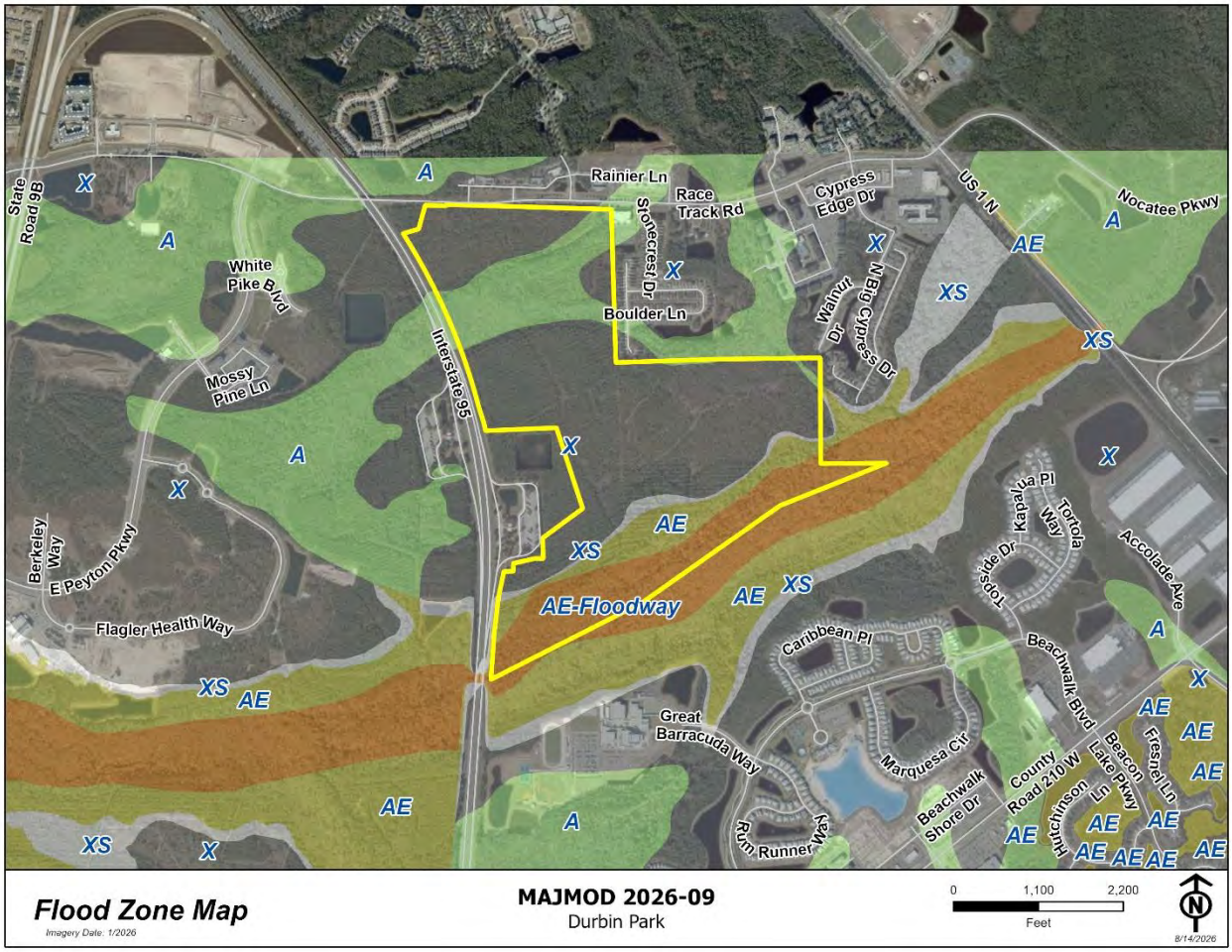
Future Land Use: The subject property is designated Intensive Commercial (IC) and Rural/Silviculture (R/S). The area to the west is designated IC and R/S, with Conservation and Mixed Use District to the south. Community Commercial (CC) is located to the north and R/S and Residential-C is located to the east.



Zoning District: The subject property is zoned Planned Unit Development (PUD) as part of the Durbin Park PUD (Ordinance 2020-20). The properties surrounding the East Parcel to the north, east, south, and west are zoned Planned Unit Development (PUD).



Flood Zone: The subject property is located in X, XS, and AE flood zones as well as an AE-floodway.



APPLICATION SUMMARY

The Applicant is seeking to modify the Durbin Park PUD (Ord. 2020-20) specifically on the property defined as the East Parcel located east of Interstate 95 and approximately 1,800 feet south of Race Track Road. The modification is to include the following changes:

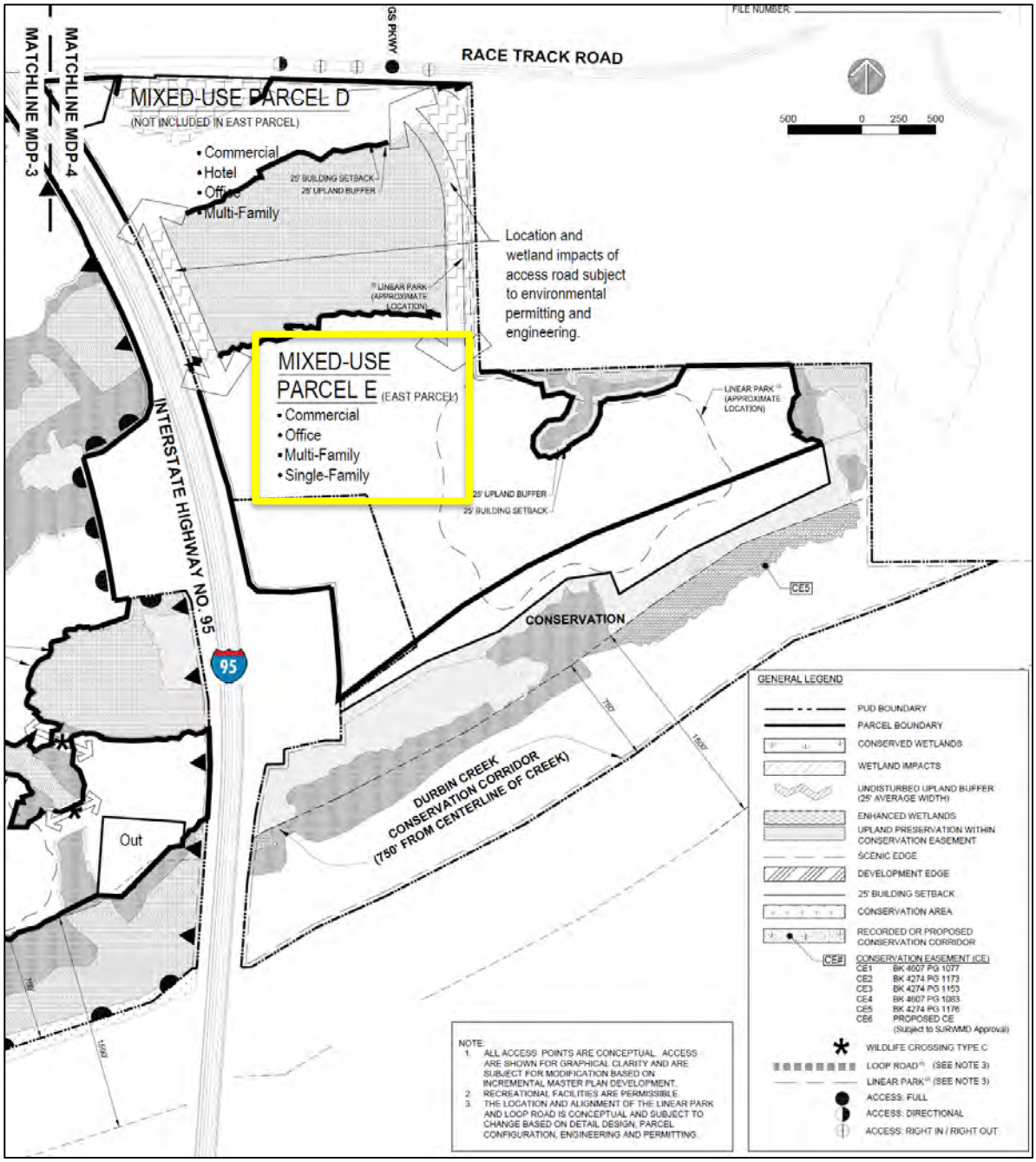
1. Reduce the number of multi-family dwelling units from 2,265 units to 1,520 units
2. Add a maximum of 330 single-family homes as a permitted use within the PUD, restricted exclusively to the East Parcel
3. Incorporate Traditional Neighborhood Design elements and development standards for multi-family and single-family properties within the East Parcel
4. Update phasing to reflect modifications to entitlements and extended completion date per DOE 2024-17.
5. Add seven (7) new waivers to address accessory equipment setbacks, tree planting locations, front yard setbacks, second front yard setbacks, sidewalks in cul-de-sacs, general sidewalk placement, and signs at entrances to subdivisions.

This change is pursuant to the Land Use Conversion Table in the Durbin Creek Development Order. The companion Development Agreement Modification (DEVAGMOD 2026-01) addresses the exchange in maximum permitted uses, where the PUD Modification makes changes to the permitted uses and development standards.

Currently, the East parcel allows commercial, office, and multi-family uses. The proposed modification would add single-family uses to the East Parcel, expanding on the mixed use nature of the development site.

The new, revised Master Development Plan (MDP) Text can be found in the **Attachment 1 - Recorded Documents**. The red-line marked up version of changes made to the Text versus the original Text approved through Ordinance 2020-20 can be found in **Attachment 2 – Supporting Documents**.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (provided in part):



The above map depicts the approximate 295-acre subject site, identified as the East Parcel. Previously recorded MDP text and maps do not permit single family residential construction, therefore this modification is required to establish provisions, specific to the East Parcel, to allow single-family homes. The only change to the MDP map is the addition of single-family to the East Parcel. The full MDP Map is included within **Attachment 1 - Recorded Documents.**

APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s). Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.

- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #023480-0000, as well as the current primary fire station location at 205 Veterans Pkwy. and creditable water supply, ISO would assign a rating of Class 3.

Concurrency/Transportation Planning Review:

Transportation Mitigation/Development Agreement -

A modification to the companion Durbin Creek National (Durbin) Development Agreement (DEVAGRMOD 2026-01) is also proposed to update the status and costs for the required transportation mitigation that has been completed and incorporate the revisions to the projected development plan that results in a 745 unit decrease in multi-family units, from 2,265 units to 1,520 units, and adds 330 single family units in Phase 2B.

Mitigation Status -

To date, Durbin has completed construction of the Phase 1, Phase 2A, Phase 2B and Phase 3 roadway improvements by the completion of a new 6-lane arterial (East Peyton Parkway) from Race Track Rd to SR 9B. A portion of the Phase 4 roadway improvements (4-laning Race Track Rd from Bartram Park Blvd to Bartram Springs Pkwy) has been completed by another party and the remainder is funded by FDOT.

The applicant's request does not increase the overall project trip generation originally approved and all required roadway improvements have been constructed or are funded for construction.

Planning and Zoning Division Review:

The applicant is requesting a Major Modification to the Durbin Park PUD, enacted through Ordinance 2020-20.

Project History -

The subject property was designated Intensive Commercial on the Future Land Use Map in 2000 (Ordinance No. 2000-68) and was designated an Urban Service Area in 2015 (Ordinance No. 2015-4). Pursuant to the formation of the Urban Service Area, the County entered into a Development Agreement, adopted the Durbin Tax Increment Ordinance (Ordinance No. 2015-5) and adopted Road Capacity Charges (Ordinance No. 2015-6). The Development Agreement has been amended twice since its adoption in 2015. The Development Agreement establishes the overall development entitlements for the subject property. The Durbin Creek National Urban Service Area comprises 1,624 acres currently approved for the development of:

Multi-family dwelling units	2,265
Hotel Rooms	350
Office	2,276,065 square feet
Commercial Retail	2,397,130 square feet
Hospital	375,000 square feet

Of the 1,624 acres, approximately 1,254 acres are designated Intensive Commercial (IC) on the Future Land Use Map.

Request -
This is the first Major Modification proposed for the Durbin Park PUD, originally enacted through Ordinance 2020-20. Development of the lands west of I-95 is underway, with the majority of the infrastructure completed to date. Existing development includes approximately 16,355 square feet of commercial entitlements, a 237,287-square-foot hospital, and 309 multi-family residential units.

The proposed Major Modification applies only to the East Parcel of the PUD and would revise the approved residential development program by exchanging 745 multi-family residential units for 330 residential family units. Under the proposed modification, all residential development within the East Parcel would be subject to the applicable TND standards, to include reduced setbacks and lot sizes.

The application includes the following requested changes:

1. **Reduce the number of multi-family dwelling units –**
   Existing: According to the second amendment of the Development Order, the entire PUD is entitled to 2,265 multi-family residential dwelling units.

   Modification: This modification seeks to reduce the allowed multi-family residential entitlements from 2,265 units to 1,520 units. This allows for a land use exchange to add single-family units to the East Parcel.

   Staff Review: Per LDC Section 5.03.05.C.3, a change that will result in the addition of a use to an already approved Planned Unit Development (PUD) triggers this Major Modification. Although the proposed reduction in multi-family residential entitlements, by itself, does not specifically trigger the provisions of this section, the associated land use exchange would result in the addition of single-family residential development within the East Parcel. Because single-family residential is being added as a result of the proposed modification, the request is subject to review as a Major Modification.

   Staff review finds that the proposed change represents a redistribution of the approved residential development program rather than an increase in the overall residential development potential of the PUD. This modification maintains the overall residential development framework of the PUD while reallocating residential entitlements between housing types to better reflect the proposed development pattern for the East Parcel.

2. **Add single-family homes as a permitted use within the East Parcel –**
   Existing: The Durbin Park PUD only allows multi-family residential.

   Modification: This Major Modification seeks to add single-family residential units as a permitted use within the East Parcel. To do this, a reduction a multi-family units is proposed, as previously discussed. According to the MDP text, this transfer of development rights will not generate any additional transportation trips on Race Track Road.

   Staff Review: A Comprehensive Plan text amendment was approved through Ordinance 2015-04, establishing the allowable land uses within the Intensive Commercial Future Land Use Map (FLUM) designation for this property. The amendment permits a mixture of Commercial/Shopping Center, Office, Hotel, and Residential uses. Because the amendment broadly authorizes residential uses without distinguishing between housing types, single-family residential development is also permitted within the Intensive Commercial FLUM designation on the Durbin Creek National property.

There are approximately 781 developable acres within the entire PUD. The project is currently entitled to 2,265 multi-family units, resulting in a density of 2.9 units per acre. If this Major Modification is approved, the multi-family entitlements would reduce to 1,520 units, and an addition of 330 single-family units would be allowed for development only in the East Parcel. This results in a decrease in density to 2.37 units per acre. In addition to the overall reduced density, the land use conversion results in no increase in the overall approved external trip generation and a reduction in trip generation in the development area east of I-95.

3. **Incorporate Traditional Neighborhood Design elements and development standards for multi-family and single-family properties within the East Parcel –**
Existing: The PUD only provides development standards for multi-family residential properties.

Modification: The applicant is proposing to add Traditional Neighborhood Design Elements (TND) to the East Parcel. This includes reduced setbacks for multi-family and single-family development. The applicant states, "*The TND pattern includes an emphasis on walkability where lots are generally smaller, setbacks support an architectural envelope that enhances the street, and vehicular access to garages is from an alley located at the rear of the home. The central tenet is to create a walkable space at the fronts of homes emphasizing pedestrian movement in lieu of vehicles. Primary elements include rear alleys, fronts of homes without garages, street trees where possible, and promoting more resident interaction.*" To achieve this development pattern, the applicant has requested a waiver to allow the minimum tree plantings for residential lots to be located within common elements and rights-of-way and waivers to allow for reduced setbacks.

Staff Review: Per LDC Section 5.03.05.C.4, a change that will result in changes will result in a decrease in required Yards by more than ten percent (10%) triggers this Major Modification. Section 5.03.03 has specific standards for PUD's that may be modified or waived if substantial compliance is met through other means, or to meet other desirable objectives, such as to accommodate traditional neighborhood design principles, maintain the function of a vegetative community, and similar issues. Modifications and waivers shall be provided with the PUD Master Development Plan Text.

Figure 1 below compares the applicable LDC requirements with the proposed development standards for conventional and TND residential development within the East Parcel:

Figure 1: Development Standards

	LDC Requirement	Multi-Family TND	Single-Family TND	Single-Family
Front Yard	20 feet to face of garage 15 feet to non-garage portion	5 feet	5 feet	20 feet to face of garage 15 feet to non-garage portion
Second Front Yard	16 feet	5 feet	5 feet	10 feet
Side Yard	5 feet	5 feet or 0 feet for common wall	5 feet	5 feet
Min. Lot Width	None	None	40 feet	40 feet
Min. Lot Area	None	None	3,200 square feet	4,000 square feet

Staff recognizes that reduced setbacks, narrower lots, and smaller lot areas are characteristic elements of TND and that the proposed standards should be considered within the context of the TND objectives identified in LDC Section 5.03.03, rather than solely against conventional suburban development standards. TND principles generally seek to create a more compact and pedestrian-oriented neighborhood by bringing buildings closer to the street, reducing the amount of land devoted to individual yards and drive aisles, and establishing a stronger relationship between private residences and the public realm. Reduced front setbacks can contribute to this pattern by creating a more defined and intimate streetscape, increasing the visual presence of homes along the street, and encouraging pedestrian activity and interaction among residents.

However, staff also has concerns regarding the overall degree of compactness created by the proposed combination of reduced setbacks, narrower lots, and smaller lot areas. While these elements are consistent with TND principles, their cumulative effect warrants careful consideration to ensure that the development does not become overly constrained or result in inadequate separation between residences and the public spaces. In particular, the five-foot front setback provides limited space for landscaping, pedestrian transitions, and other features that help establish an appropriate relationship between homes and the street.

The subject property has a land use designation of Intensive Commercial. Per Comprehensive Plan Policy A.1.13.1(f), this land use shall mean Highway Commercial or High Intensity Commercial uses, along with large office, institutional, and tourist-oriented uses, which are generally incompatible with residential uses. While high intensity uses are allowed within the IC land use, Neighborhood Business/Commercial and General Business/Commercial uses are also allowed.

The intensity and scale of future commercial development should be carefully considered to ensure that the adjacent TND areas maintain an appropriate residential character and that potential impacts are adequately addressed through site design and buffering.

4. **Update phasing to reflect modifications to entitlements and extended completion date per DOE 2024-17.**

Existing: Section R of the MDP Text does not account for the phasing of single-family units and reflects the previously approved development agreements and phasing structure. The completion date establish in the original PUD rezoning is December 31, 2044.

Modification: The proposed changes to Section R include the addition of single-family residential units, a corresponding reduction in multi-family residential entitlements, and revisions to the office allocations. In addition, the existing phasing structure of Phases 1A, 1B, 2, and 3 is revised and consolidated into Phases 1 through 4 to more accurately reflect the current development program and anticipated sequence of development. The completion date is also updated to reflect the extended completion date of September 12, 2051, approved through DOE 2024-17.

Staff Review: The proposed updates to the phasing and completion date do not independently trigger a Major Modification. These changes are intended to bring the MDP Text into consistency with the approved and proposed entitlement changes and to ensure that the phasing provisions accurately reflect the most current development schedule. Staff therefore considers these revisions to be administrative and consistency updates associated with the broader modification and not, in themselves, a basis for Major Modification review.

Waivers:

There are thirty-seven (37) previously approved waivers from the Land Development Code (LDC) in the original PUD intended to remain in place. There are seven (7) new waivers proposed as part of this Major Modification application, as follows:

- **Accessory Equipment Setbacks** (LDC Section 2.02.04.B.5) – the applicant is requesting a waiver from the minimum five (5) foot side and rear yard setback for mechanical equipment. Per the MDP text, the requested three (3) foot setback is justified to allow for the opportunity for compact neighborhood development.

  Staff Review: Staff recognizes that the requested reduction in accessory equipment setbacks is consistent with the compact development pattern proposed for the TND areas. While a three-foot setback provides less separation from adjacent property than the standard five-foot requirement, the reduced setback can accommodate efficient lot layouts while maintaining the intended neighborhood configuration. Staff notes that mechanical equipment should remain appropriately screened and located to minimize visual, noise, and maintenance impacts on adjacent properties.

- **Land Alteration for Lots within Subdivisions** (LDC Section 4.01.05.F.1.b(6) – this requested waiver is to allow tree planting required for individual lots within Traditional Neighborhood Design (TND) areas to be planted on common property or within rights-of-way instead of within the residential lot limits. The request is not to reduce or replace the landscape planting requirements of either the common property or the right-of-way but will allow establishment of tree canopy within neighborhoods having reduced yard sizes. The applicant claims the waiver is justified in that it meets the intent of the Code and does not reduce requirement standards.

  Staff Review: Environmental staff finds that if reduced lot setbacks are approved, it would eliminate adequate planting space for required trees. Staff has concerns regarding available planting space within common properties or rights-of-way and whether it will have the capacity to accommodate both the required lot trees and landscaping requirements of the common properties and rights-of-way.

  In the past, large PUDs were approved where trees were planted within the right-of-way to achieve a street tree corridor. As these trees have matured, their root systems have begun to buckle sidewalks and impact adjacent pavement, creating maintenance concerns and potential conflicts with public infrastructure. This experience highlights the importance of ensuring that the appropriate tree species and planting locations are selected based on the available planting area, anticipated mature size, root characteristics, and proximity to sidewalks, pavement, utilities, and other infrastructure. While planting required lot trees within common property or rights-of-way may help achieve the desired tree canopy within neighborhoods with reduced lot sizes, it is important that sufficient space is demonstrated during the design phase to accommodate the trees at maturity without creating conflicts with existing or planned infrastructure.

- **Front Yard Setbacks (**LDC Section 5.03.03.B.1.c) – the applicant is requesting to reduce the front yard setbacks for single-family and multi-family properties within the East Parcel that are located within the TND areas.

  Staff Review: Staff recognizes that reduced front yard setbacks are a common element of traditional neighborhood design (TND) and can help create a more compact, pedestrian-oriented neighborhood by bringing buildings closer to the street. The proposed reduced setbacks are generally consistent with the TND development pattern; however, Staff has concerns regarding the cumulative effect of reduced setbacks, particularly the limited separation between homes and the street and the reduced area available for landscaping and other streetscape features.

- **Front Yards on Corner Lots** (LDC Section 6.01.03.E.3) – the applicant is requesting a waiver to reduce the setback on corner lots, also referred to as the second front yard in the LDC. The applicant is proposing a 10 ft. wide second front yard setback for conventional lots and a 5 ft. wide second front yard setback for TND lots.

  Staff Review: The proposed 10-foot setback for conventional lots and 5-foot setback for TND lots represent a reduction from the applicable 16-foot standard and, particularly for TND lots, further contribute to the overall compactness of the development. Staff has concerns regarding the cumulative effect of reduced setbacks on corner lots, including limited separation between residences and the

  public right-of-way, reduced opportunities for landscaping, and potential impacts to sight-line visibility at street intersections. Staff finds the waiver generally consistent with the proposed neighborhood design; however, adequate visibility at intersections should be maintained through appropriate building placement, landscaping, fencing, and other site design measures to ensure that the reduced setbacks do not create obstructions for motorists, pedestrians, or cyclists.

- **Sidewalks in cul-de-sacs** (LDC Section 6.04.07.H.4) – this waiver requests to remove the requirement for sidewalks within cul-de-sacs that have 4 or less lots. The applicant justified the request by stating there will be minimal pedestrian usage and traffic in these areas.

  Staff Review: Technical staff notes that this is a commonly requested and approved waiver that has a minimal impact on pedestrians. Connectivity is handled during construction plan review and approval to ensure that sidewalks end at an appropriate location. Staff has no objection to the request.

- **Sidewalk Placement** (LDC Section 6.04.07.D, 6.04.07.H.4, 6.04.07.H.5) – the applicant is requesting a waiver to provide the builder flexibility on placement of sidewalks within the right-of-way to allow for maximization of area for street trees. If approved, the request would allow sidewalks and multiuse paths to encroach into common areas and easements in effort to provide more space for tree planting.

  Staff Review: Technical staff notes that this is a commonly requested and approved waiver that has minimal impact on the sidewalk network. The actual placement of sidewalk is handled during construction plan review and approval to ensure that minimum design standards are met as well as any necessary easements for sidewalk placement and maintenance are included.

- **Signs at Entrances to Residential Subdivisions** (LDC Section 7.06.01.A) – this waiver requests to exceed the maximum Advertising Display Area for signs at entrances to residential subdivision. The LDC limits these signs to 32 square feet, while the waiver is requesting to increase the maximum. ADA to 60 square feet in each side of the monument sign. The applicant asserts that the builder anticipates the configuration of road networks and proximity to future non-residential uses the need for increased advertising area is sought.

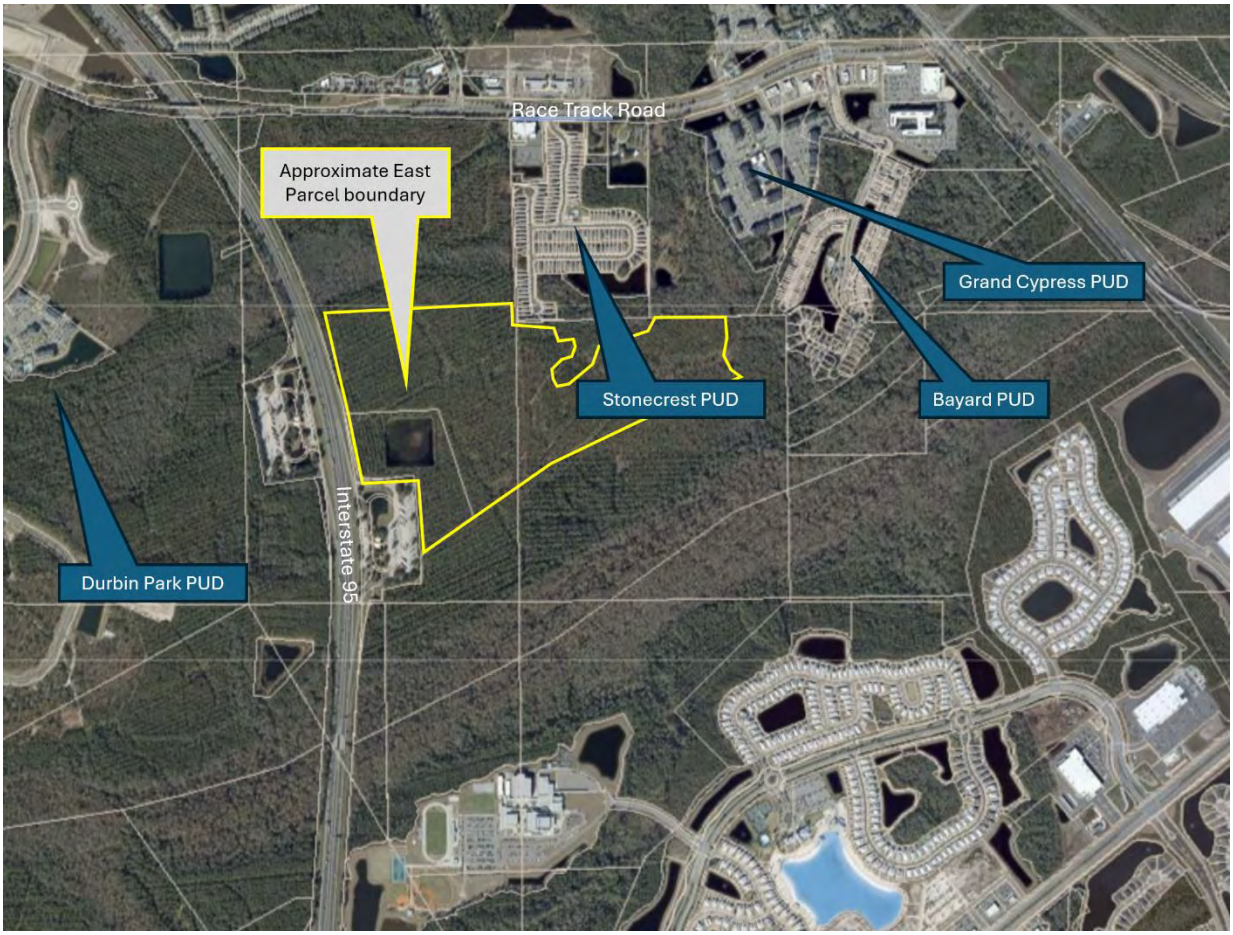
  Staff Review: The proposed subdivision entrance signs would be located along Race Track Road, which provides a major east-west connection across Interstate 95. Given the anticipated increase in traffic associated with future residential and non-residential development in the area, Staff finds that the applicant's justification for the requested increase in advertising display area to be reasonable.

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing residential sites, undeveloped land, and commercial property.

Figure 2: Compatibility Analysis

Criteria	Subject Property	Durbin Park PUD (excluding East Parcel)	Stonecrest PUD	Grand Cypress PUD	Bayard PUD
FLUM	Intensive Commercial & Rural- Sylviculture	Intensive Commercial & Rural- Sylviculture	Residential - C	Intensive Commercial	Residential - C
Zoning	Durbin Park PUD (Ord. 2020-20)	Durbin Park PUD (Ord. 2020-20)	Stonecrest PUD (Ord. 2020-11)	Grand Cypress PUD (Ord. 2021-1)	Bayard PUD (Ord. 2004-81)
Present / Proposed Use	Current: Vacant Proposed: Commercial, Office, Multi-family, Single-family	Current: Hospital, Multi-family Proposed: Commercial, Hotel, Office, Multi-family	Single-family residential	Commercial, office, and multi-family	Single-family and multi-family residential
Property Area	2.36 acres	1,329 acres	34.81 acres	72.44 acres	60.5 acres
Density/ Intensity	Max. 330 single family units	Mix of multi-family, commercial, office, and hotel. Max. 1,520 MF units in entire PUD	147 units = 4.22 units per acre	829 units = 11.4 units per acre 80,539 sq. ft = 1,111.8 sq.ft. per acre	25 single family, 208 multi-family = 3.85 units per acre

Figure 3: Compatibility Map



CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received one (1) letter of opposition to this request, which can be found in **Attachment 3 – Correspondence**.

ACTION

Staff offers six (6) findings of fact to support a motion to recommend approval or seven (7) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents
3. Correspondence

PROPOSED FINDINGS OF FACT MAJMOD 2026-09 Durbin Park	
APPROVE	**DENY**
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the **Durbin Park PUD** is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the **Durbin Park 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.	**3.** The request is not 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 **Durbin Park 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.	**4.** The request is not 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 **Durbin Park PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the **Durbin Park PUD** is consistent with Policy A.1.4.11 of the 2050 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.	**6.** The request is not consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE DURBIN PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2020-20, 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 June 29, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-09 Durbin Park**, for an amendment to the Durbin Park PUD, Ordinance Number 2020-20, 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 Durbin Park PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2020-20, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text), Exhibit "C" (MDP Map), and Exhibit "D" (Unified Sign Plan).

SECTION 2. That the need and justification for modification of the Durbin Park 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 Durbin Park PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the Durbin Park 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 Durbin Park 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 Durbin Park PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Durbin Park PUD is consistent with Policy A.1.4.11 of the 2050 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 2020-20, 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 scriveners 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 Durbin Park 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 _____ DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

DURBIN

P · A · R · K

St. Johns County, Florida

Application for Major Modification to Durbin Park Planned Unit Development

June 2026

Revised September 2, 2026

DURBIN

P·A·R·K

St. Johns County, Florida

Application for Planned Unit Development Major Modification

EXHIBIT "A-1"

Legal Description for All Land Within PUD,
including East Parcel

Durbin Park Legal Description

PARCEL 1A

A PORTION OF SECTIONS 4, 5, 6, 7, 8, AND 9, AND A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78000, F.P. NO. 4314182); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 11°40'41" WEST, 1794.49 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: SOUTH 11°40'41" WEST, 156.10 FEET; COURSE NO. 3: SOUTH 07°40'39" WEST, 1292.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23012.00 FEET, AN ARC DISTANCE OF 745.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°36'19" WEST, 745.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 09°32'00" WEST, 1006.21 FEET; COURSE NO. 6: SOUTH 09°34'18" EAST, 96.11 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF DURBIN CONNECTOR (A 200 FOOT WIDE RIGHT OF WAY, AS SHOWN ON SAID STATE ROAD NO. 9B RIGHT OF WAY MAP: THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID DURBIN CONNECTOR, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 67°37'24" EAST, 140.83 FEET; COURSE NO. 2: SOUTH 54°07'40" EAST, 51.42 FEET; COURSE NO. 3: SOUTH 67°37'24" EAST, 154.65 FEET; COURSE NO. 4: SOUTH 67°37'24" EAST, 189.94 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 116.00 FEET, AN ARC DISTANCE OF 487.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°22'36" WEST, 200.00 FEET; COURSE NO. 6: NORTH 67°37'24" WEST, 510.91 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°35'31" WEST, 157.68 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5117.50 FEET, AN ARC DISTANCE OF 282.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°20'55" WEST, 282.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2386.00 FEET, AN ARC DISTANCE OF 873.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°25'06" WEST, 868.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 43°54'21" WEST, 440.03 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE SOUTH 00°25'28" WEST, ALONG LAST SAID LINE, 217.87 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED

AND RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 1849; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 65°26'37" EAST, 1356.86 FEET; COURSE NO. 2: SOUTH 77°47'44" EAST, 1202.67 FEET; COURSE NO. 3: NORTH 81°26'36" EAST, 3079.25 FEET; THENCE NORTH 78°52'22" EAST, 845.88 FEET; THENCE NORTH 71°36'06" EAST, 861.43 FEET; THENCE NORTH 49°47'16" EAST, 359.20 FEET; THENCE NORTH 88°34'50" EAST, 50.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440; THENCE NORTHERLY, NORTHWESTERLY, WESTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°59'10" EAST, 1022.66 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 336.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°41'54" EAST, 336.64 FEET; COURSE NO. 3: NORTH 01°23'34" WEST, 446.71 FEET; COURSE NO. 4: NORTH 09°40'59" WEST, 701.21 FEET; COURSE NO. 5: NORTH 26°49'41" WEST, 76.28 FEET; COURSE NO. 6: SOUTH 82°03'36" WEST, 490.40 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 6904.44 FEET, AN ARC DISTANCE OF 1010.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°07'53" WEST, 1009.27 FEET; COURSE NO. 8: NORTH 73°40'38" EAST, 138.96 FEET; COURSE NO. 9: NORTH 51°51'12" EAST, 370.50 FEET; COURSE NO. 10: NORTH 20°40'10" EAST, 101.72 FEET; COURSE NO. 11: NORTH 03°32'06" WEST, 145.46 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 2392.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°14'08" WEST, 2382.28 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 82°50'33" WEST, 579.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1959.83 FEET, AN ARC DISTANCE OF 269.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°53'59" WEST, 269.53 FEET; COURSE NO. 3: NORTH 15°02'36" EAST, 17.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1942.83 FEET, AN ARC DISTANCE OF 386.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'40" WEST, 385.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 63°33'56" WEST, 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 765.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°19'10" WEST, 763.17 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°38'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'32" WEST, ALONG LAST SAID LINE, 1378.02 FEET; THENCE SOUTH 62°51'53" WEST, 1210.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THOSE LANDS DESIGNATED PARCEL 100C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 720 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 897.80 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 4

A PORTION OF SECTIONS 3, 4, 5, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 126 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 1309.05 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1352.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527 OF SAID PUBLIC RECORDS; THENCE NORTH 01°28'34" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 134, PAGE 504 OF SAID PUBLIC RECORDS, 632.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (COUNTY ROAD NO. 5, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°19'04" WEST, 2143.58 FEET; COURSE NO. 2: SOUTH 01°40'56" WEST, 17.00 FEET; COURSE NO. 3: NORTH 88°19'04" WEST, 270.00 FEET; COURSE NO. 4: SOUTH 15°28'49" WEST, 320.30 FEET; COURSE NO. 5: SOUTH 73°43'53" WEST, 209.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, EASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 2459.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'08" EAST, 2448.94 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 687.77 FEET; COURSE NO. 4: SOUTH 46°41'58" EAST, 73.71 FEET; COURSE NO. 5: SOUTH 88°18'50" EAST, 234.77 FEET; COURSE NO. 6: NORTH 82°50'00" EAST, 268.31 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 1058.76 FEET, SAID

ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°32'41" EAST, 1058.06 FEET; COURSE NO. 8: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 9: SOUTH 77°16'39" WEST, 283.75 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 10: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 11: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 12: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 13: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 14: SOUTH 03°59'10" WEST, 587.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 63°02'45" EAST, 2200.27 FEET; COURSE NO. 2: NORTH 54°52'27" EAST, 2182.16 FEET; COURSE NO. 3: NORTH 68°14'55" EAST, 1485.98 FEET, TO THE SOUTHERLY LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 851.18 FEET, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.41 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 383.34 ACRES, MORE OR LESS

LESS AND EXCEPT (Parcel conveyed to Florida Department of Transportation):

A PART OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LIGHT WOOD HUB WITH 3/8" IRON ROD, WITH NO IDENTIFICATION, MARKING THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°03'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 914.61 FEET TO THE BASELINE OF SURVEY OF STATE ROAD NO. 9 (INTERSTATE 95) (A VARIABLE WIDTH RIGHT OF WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080, F.P. NO 4240264); THENCE CONTINUE NORTH 89°03'05" EAST, ALONG SAID SOUTH LINE OF SECTION 4, A DISTANCE OF 228.90 FEET TO THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD NO. 9; THENCE NORTH 89°03'05" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 121.37 FEET TO A NON-TANGENT CURVE IN SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, HAVING A RADIUS OF 7,990.77 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°44'16", AN ARC DISTANCE OF 102.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'21" EAST, 102.88 FEET; THENCE NORTH 77°22'44" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 283.64 FEET; THENCE SOUTH 89°55'40" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 108.55 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8,374.41 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 01°50'19, AN ARC DISTANCE OF 268.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°51'06" WEST, 268.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY EXISTING LIMITED ACCESS

RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,374.41 FEET, THROUGH AN ANGLE OF 05°24'18", AN ARC DISTANCE OF 790.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 04°28'24" WEST, 789.70 FEET; THENCE CONTINUE ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES; (1) SOUTH 82°49'43" WEST, 268.31 FEET; (2) NORTH 88°18'37" WEST, 234.77 FEET; (3) NORTH 46°41'45" WEST, 73.71 FEET; (4) NORTH 12°16'21" WEST, 589.63 FEET; THENCE NORTH 87°37'45" EAST, A DISTANCE OF 918.46 FEET; THENCE SOUTH 18°04'34" EAST, A DISTANCE OF 1099.09 FEET; THENCE SOUTH 53°39'17" WEST, A DISTANCE OF 642.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.850 ACRES, MORE OR LESS.

EXHIBIT "A-2"

Legal Description of East Parcel
(The legal description of the East Parcel is included within the legal description in Exhibit A-1)

A PORTION OF SECTIONS 3, 4, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THE PLAT OF STONECREST, AS RECORDED IN MAP BOOK 119, PAGES 66 THROUGH 72, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF SAID PLAT OF STONECREST, 1309.05 FEET, TO THE WESTERLY LINE OF SAID PLAT OF STONECREST; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1006.04 FEET; THENCE SOUTH 87°19'21" WEST, 1082.46 FEET; THENCE SOUTH 64°47'31" WEST, 1126.07 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 1107.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°36'56" EAST, 1106.83 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 98.14 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5399, PAGE 1261 OF SAID PUBLIC RECORDS; THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 87°37'46" EAST, 918.48 FEET; COURSE NO. 2: SOUTH 18°04'33" EAST, 1099.09 FEET; COURSE NO. 3: SOUTH 53°38'17" WEST, 642.43 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95, SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 268.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°50'29" EAST, 268.46 FEET; COURSE NO. 2: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 3: SOUTH 77°16'39" WEST, 283.75 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 5: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 6: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 7: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 8: SOUTH 03°59'10" WEST, 587.00 FEE, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 63°02'45" EAST, 2200.26 FEET; COURSE NO. 2: NORTH 54°52'27" EAST, 2182.16 FEET; COURSE NO. 3: NORTH 68°14'55" EAST, 1485.99 FEET, TO THE SOUTHERLY LINE OF THE

AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 851.18 FEET, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.34 FEET, TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 295.34 ACRES, MORE OR LESS.

DURBIN
P·A·R·K
St. Johns County, Florida

Application for Planned Unit Development Major Modification

EXHIBIT "B"

Master Development Plan Text

Project History

This application seeks to modify St. Johns County Ordinance No. 2020-20 for the Durbin Park Planned Unit Development ("**PUD**"), which includes approximately 1,281 acres (the "**Property**") owned by Durbin Creek National, LLC ("**Owner**"). The PUD ordinance provides parameters for development of the mixed-use project within the Property over a number of years. The Property is located east and west of Interstate 95 along State Road 9B, and will connect to County Road 2209 and Race Track Road. The Property has Future Land Use Map ("**FLUM**") designations of Intensive Commercial ("**IC**") and Rural/Silviculture ("**R/S**") and is subject to the following St. Johns County approvals:

1. Comprehensive Plan Amendment/Urban Service Area approved by the St. Johns County Commission ("**Commission**") as Ordinance No. 2015-4.

2. Development Agreement between the Owner and St. Johns County dated February 9, 2015 and recorded in Official Records Book 3986, Page 1862, as amended by the First Amendment to Development Agreement dated January 19, 2017 and recorded in Official Records Book 4319, Page 1805 and as further amended by the Second Amendment to Development Agreement dated May 26, 2020 and recorded in Official Records Book 4951, Page 1179, all of the Public Records of St. Johns County, Florida (collectively, the "**Development Agreement**").

3. Tax Increment/Trust Fund Ordinance approved by the Commission as Ordinance No. 2015-5.

4. Road Capacity Charges Ordinance approved by the Commission as Ordinance No. 2015-6, as amended by Ordinance No. 2020-19.

The above-referenced ordinances and Development Agreement approved transportation mitigation and associated funding for the development of approximately 1,624 acres owned by the Owner (the "**Durbin Creek National Land**"). The Property lies within the Durbin Creek National Land, with the Property being subject to the Durbin Park PUD, St. Johns County Ordinance No. 2020-20 and the balance of the Durbin Creek National Land located in the adjacent Durbin Park Phase 1A PUD, St. Johns County Ordinance No. 2016-64, as amended.

Summary of PUD Modification Request

This PUD major modification application only applies to approximately 295 acres of the Property that lies east of Interstate 95 and south of Race Track Road (the "**East Parcel**"). The East Parcel is currently approved for a mixture of land uses, including commercial, office and multi-family. The Owner is requesting to add single-family to the already approved uses on the East Parcel. Any single-family units within the East Parcel will be achieved by converting previously approved multi-family development rights planned for the East Parcel, so no additional transportation trips will be generated on Race Track Road from the project.

No other portion of the Property is affected by this PUD major modification application. The

legal description of the Property is being revised to remove approximately 20 acres conveyed to the Florida Department of Transportation.

A. Project Overview

This application seeks a major modification to the Durbin Park PUD approved by St. Johns County Ordinance No. 2020-20 only for the East Parcel. No changes are proposed to any portion of the Property outside of the East Parcel. The East Parcel is currently approved for a mixture of land uses, including commercial, office and multi-family. The Owner is requesting to add single-family as a permitted use on the East Parcel, in addition to the already approved commercial, office and multi-family uses.

The Property is surrounded on the north by the Bartram Park Development of Regional Impact ("**DRI**") and Duval County, on the east by the Twin Creeks project and other residential and commercial uses, on the west by the Durbin Park Phase 1A PUD and Durbin Crossing project, and on the south by the Gourd Island Conservation Area owned by the St. Johns River Water Management District. The Owner has dedicated right-of-way for the extension of State Road 9B from its current terminus in Duval County south into St. Johns County, where the road connects to County Road 2209, Interstate 95 ("**I-95**"), West Peyton Parkway and Race Track Road.

Durbin Park will provide St. Johns County with a long-sought-after regional business, shopping and entertainment experience, a more intensely developed urban service area with qualities and characteristics that are very different from a conventional low-density suburban neighborhood with single-family homes and community shopping centers. The intent is to create a compact mixed-use center that serves as an interactive gathering place for those living within Durbin Park, as well as serving the primary needs of the surrounding community. Such urban characteristics include a strong pedestrian orientation, the use of civic and cultural elements, street trees, and a full mix of uses that are thoroughly integrated. Through the use of architectural elements and an extensive open space system, Durbin Park will create a new focal point for St. Johns County. Because of the unique character of the Project, it is necessary to vary from some of the provisions of the St. Johns County Land Development Code (the "**Code**" or "**LDC**") in some areas in order to achieve the character that is described above.

A legal description of the Property is attached as **Exhibit "A-1"**, and a legal description of the East Parcel is attached as **Exhibit "A-2**".

It is the intent to provide for the complimentary and orderly development of a planned mixed-use project which may contain a variety of retail, office, medical and residential uses mixed on-site both horizontally and vertically in accordance with an approved development plan which:

- Provides a dynamic and exciting destination at the gateway to St. Johns County offering a wide array of goods, services, significant employment opportunities and a tremendous source of sales tax revenue generation;

- Allows a diversity of uses, building types and open spaces to be developed in a manner that is both internally organized and compatible with external existing or future land uses;

- Provides the maximum opportunity for the application of innovative site planning concepts to create an aesthetically pleasing environment in which to live, work, shop and play;

- Enables the Northwest Sector to be a more complete community, helping to balance the predominant existing and planned residential development with large amounts of service, retail, employment, entertainment and recreation uses;

- Allows a more efficient use of infrastructure than is possible through the application of conventional zoning districts;

- Conforms to the limitations of use, design, density, coverage and phasing stipulated on the approved development plan; and

- Encourages increased open space areas by permitting a more efficient use of building areas than would be possible under conventional zoning.

Durbin Park will promote a North Florida Vernacular architectural style consistent with styles found in St. Augustine as well as examples found elsewhere in St. Johns County. The project architecture will have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures. The following shall not be considered recognized architectural styles:

- Any architecture having a historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, tepees, medieval castles, caves and the like.

- Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.

Since the County's approval of the Durbin Park Urban Service Area in 2015, the Owner has been working with various companies to bring businesses to the project in addition to the retailers and restaurants operating within the Phase 1A PUD. UF Health Durbin Park will open in the fall of 2026, bringing a state-of-the-art hospital, emergency department and medical offices. Multi-family housing has been provided within walking distance of the new medical campus.

Pursuant to the Development Agreement, the Owner has dedicated the four-lane right-of-way for West Peyton Parkway (the Florida Department of Transportation constructed West Peyton Parkway as part of its State Road 9B project) and completed construction of the six-lane East Peyton Parkway from State Road 9B to Race Track Road. These major collector

roadway projects have resulted in significant improvements to the regional roadway network in north St. Johns County. The Owner spent approximately $35 million to build East Peyton Parkway at the beginning of the first phase of the project, ensuring its transportation mitigation requirements were met up front.

With the addition of single-family residential as a permitted use on the East Parcel only, the proposed entitlements for Durbin Park will be:

	TABLE A.1 PROPOSED ENTITLEMENTS, DURBIN PARK				
Commercial/ Shopping Center (Square Feet)	**Office (Square Feet)**	**Multi-family Residential (Units)**	**Single-family Residential (Units)(1)**	**Hotel (Rooms)**	**Hospital (Square Feet)**
1,697,130	2,276,065	1,520	330	350	375,000

(1) Single-family residential units will only be permitted within the East Parcel.

The Project contributes to the vision, principles, goals and objectives of the Northwest Sector Plan by providing greenway corridors through the use of development and scenic edges that are linked to a vast linear park system that will traverse the Property; providing a regional employment center within St. Johns County; exemplifying true mixed use with a variety of land uses that reduces reliance on the regional roadway network; and significantly improves the jobs-to-housing balance by generating a number of high-paying jobs and a large amount of office, commercial, medical, and other non-residential footage within the Northwest Sector.

The Owner shall be permitted to convert between land uses within the project based on the Land Use Conversion Table (**Table A.2**) below that allows for the exchange of land uses based on trip generation for each land use and subject to the minimums and maximums set forth therein.

At the time the Owner elects to convert land uses pursuant to the Land Use Conversion Table, the Owner will notify the County in writing of such election at least 30 days before implementation (the "**Conversion Notice**"). Such Conversion Notice shall include the uses and intensities proposed, the resulting cumulative uses, intensities, and any other information required by the Land Use Conversion Table. The County will process the Conversion Notice as a Small Adjustment to this PUD pursuant to LDC Section 5.03.05.A.9. Within 30 days after receipt of the Conversion Notice, the County shall provide written confirmation to the Owner of the County's receipt of the Conversion Notice and the proposed revision's compliance with the Land Use Conversion Table. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

TABLE A.2
LAND USE CONVERSION TABLE

Land Use	Proposed	Minimum	Maximum	Net Trip Rate	Units
Multi-Family Residential(1)	1,520 DU	799 DU	2,999 DU	0.354	DU
Single-Family Residential(2)	330 DU	300 DU	450 DU	0.799	DU
Office(3)	2,276,065 SF	1,128,160 SF	3,214,952 SF	1.262	1,000 SF
Commercial	1,697,130 SF	1,674,888 SF	2,636,843 SF	2.547	1,000 SF
Hotel	350 RM	0 RM	600 RM	0.379	RM
Hospital	375,000 SF	0 SF	500,000 SF	1.387	2,500 SF

(1) School concurrency review will be required for any increase in the number of residential units above 1,850 by conversion.

(2) Single-family residential units will only be permitted within the East Parcel.

(3) Office uses include but are not limited to offices, research and clinical laboratories; education facilities; outpatient facilities; wellness centers; monitored hotels; inpatient facilities with surgical, diagnostic and therapeutic areas; medical resident's housing for clinicians and postdoctoral students in training; and support facilities including central records storage, maintenance activities, recreation and health facilities, conference and meeting rooms, and storage of supplies.

	Convert to:	Multi-Family Residential	Single-Family Residential(1)	Office	Commercial	Hotel	Hospital
Convert From:	Multi-Family Residential	-	0.44	0.280	0.139	0.934	0.255
	Single-Family Residential	2.26		0.63	0.31	2.11	0.58
	Office	3.565	1.58	-	0.496	3.330	0.910
	Commercial	7.195	3.19	2.018	-	6.720	1.836
	Hotel	1.071	0.47	0.300	0.149	-	0.273
	Hospital	3.918	1.74	1.099	0.545	3.660	-

(1) Single-family residential units will only be permitted within the East Parcel.

Formula: (Land Use Convert From) x (Conversion Factor) = (Land Use Convert To)

Examples:
Convert 50 Multi-family Residential dwellings units (DU) to Office: 50 x 0.28 = 14,000 Office square feet
Convert 32,000 Office square feet (SF) to Hotel: 32 x 3.33 = 107 Hotel rooms

B. Total Number of Acres

The Property includes approximately 1,281 acres.

C. Total Number of Wetland Acres

There are approximately 500 acres of wetlands located within the Property. This is an approximate number and likely will change based on final surveys, permitting and approval by the St. Johns River Water Management District and U.S. Army Corps of Engineers. Not less than 400 acres of the Property's higher quality wetland areas will be preserved within the conservation areas predominantly as an interconnected system. These wetland acres may be protected by a conservation easement that would be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit. The location and amount of wetland impacts will be shown on each incremental Master Development Plan.

D. Development Area & Land Use

There are approximately 781 developable acres proposed for development within the Property. The Property will be developed as a mixed-use project of hospital/medical, office, commercial, hotel, multi-family residential and single-family residential uses, in the densities and intensities set forth in **Section A** above. A Master Development Plan depicting the proposed locations of the various uses is attached as **Exhibit "C"** (the "**MDP Map**").

Much of the Property has been and will continue to be used for silvicultural purposes in conformance with LDC Section 4.01.02.C.10. Silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers and preserved upland and wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Silvicultural operations shall be subject to applicable provisions of the Code, including LDC Section 4.01.05.C.6. "Silviculture" is defined as the use of land for bona fide Silvicultural purposes as determined by the County Administrator taking into account silvicultural best management practices by the Florida Department of Agriculture and Consumer Services, Division of Forestry, the requirements of Chapters 373 and 403, Florida Statutes, and St. Johns River Water Management District silviculture rules.

E. Residential Uses and Density

The project may include 1,520 multi-family residential dwelling units and 330 single-family residential dwelling units. Residential densities within the Property as a whole will not exceed the densities permitted in the Commercial Intensive Future Land Use designation. Durbin Park's residential density may range from 1 to 35 dwelling units per net acre among individual development parcels; however, the overall density among the entire Property shall not exceed 13 dwelling units per developable acre.

The projected population within the Property is 4,514 residents, based on 2.44 residents for each of 1,520 multi-family residential dwelling units and 330 single-family residential dwelling units. The projected population of school age children is 647 (1,520 multi-family residential dwelling units times 0.28 children per multi-family unit and 330 single-family residential units times 0.67 children per single-family unit). The Owner has the right to construct age-restricted multi-family dwelling units that expressly prohibit any permanent resident 18 years old or younger. Thus, no school-age population would require accommodation by the St. Johns County School District. In the event age-restricted housing is constructed, the Owner shall comply with the St. Johns County School District's policies and procedures for exempting the housing from school concurrency. Prior to County construction plan approval for any age-restricted residential development, the Owner will obtain the School District's approval of appropriate covenants and restrictions for age-restricted communities.

Any land use conversion that will result in more than 1,520 multi-family residential units and more than 330 single-family residential units must demonstrate at the time of election that the conversion received acceptance from the St. Johns County School District based on its proportionate share mitigation or other mitigation formula effective when the School District receives notice of the Owner's exercise of a land use conversion. In the event the Owner elects to increase the total number of multi-family residential units above 1,520 or the total number of single-family residential units above 330, any required school mitigation shall be approved prior to receiving construction plan approval for any multi-family units obtained through land use conversion.

Mobile homes are not allowed within Durbin Park, with the exception of temporary sales and construction trailers, and security housing for night watchman quarters.

Permitted uses and structures include:

- Multiple family dwellings, including age-restricted senior communities

- Townhouses, including age-restricted senior communities
- Condominiums, including age-restricted senior communities
- Single-family dwellings (conventional and Traditional Neighborhood Design typologies), including age-restricted senior communities (only within the East Parcel) – Traditional Neighborhood Design (TND) includes an emphasis on a walkable pattern generally where lots are smaller and vehicular access to garages is from an alley located at the rear of the home. The central tenet is to create a walkable space at the fronts of homes emphasizing pedestrian movement in lieu of vehicles. Primary elements include rear alleys, fronts of homes without garages, street trees where possible, and promoting more resident interaction.
- Assisted living facilities and nursing homes
- Parks, playgrounds, playfields and recreational and community structures
- Churches, including a rectory or similar use, in compliance with LDC Section 2.03.12
- Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in **Section Q.7** hereof in compliance with all of LDC Sections 2.03.26 and 6.08.12
- Temporary construction trailers and offices
- Other Accessory Uses and Structures as per LDC Section 2.02.04 consistent with **Section Q** hereof
- Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers

Buildings containing both residential units and non-residential uses shall be considered non-residential for the purposes of the design criteria in Table G-1.

F. Non-Residential Uses and Intensity

The Property may be developed with uses classified by the St. Johns County Comprehensive Plan and Code as Neighborhood Business and Commercial; General Business and Commercial; High Intensity Commercial; Highway Commercial; Regional Business and Commercial; Regional Cultural and Entertainment; Mixed Use-Intensive Commercial; Neighborhood Public Service; and Office and Professional. The Project may include a series of uses including:

- **Hospital/medical space**
- **Education/resource centers**
- **Professional and business office space**
- **Commercial retail and service space**
- **Hotel rooms**

The uses set forth in this Section F shall be permitted uses. Any use listed in LDC Part 2.03.00 regarding special uses shall meet the applicable performance criteria set forth in such Part 2.03.00. For the purposes of this PUD, hospital space shall include, but not be limited to, hospital rooms, nursing stations, emergency rooms, operating rooms, administrative offices and other space for overnight care of patients customarily included within a hospital. Only those buildings licensed as a hospital by the State of Florida shall be classified as a hospital. Medical offices or medical uses in separate buildings or wings shall be considered professional and business office space. These uses are subject to permitted increases and/or decreases, as specified in the Land Use Conversion Table contained in **Section A** hereof. Permitted Accessory Uses shall be consistent with LDC Section 2.02.04 and **Section Q** hereof.

Non-residential development may offer a full range of goods and services for sale, hotels and restaurants, as well as professional/regional office, hospital/medical related uses, education/resource centers, entertainment, movie theaters, performing arts and services. Development shall encourage a pedestrian-oriented environment through building placement and massing, an integrated street network, pedestrian connections, open spaces and other development criteria. A vertical integration of land uses is permitted, allowing for office and residential uses above retail uses within the same building or structure. Such buildings or structures shall be considered non-residential for the purposes of the design criteria in Table G-1.

Restaurants, sidewalk cafés, bars, liquor stores, grocery stores, pharmacies, specialty food stores and other commercial establishments within the Project shall be permitted to sell alcoholic beverages for on-premises and off-premises consumption, as applicable. The sale of alcoholic beverages for on-premises and off-premises consumption shall not be subject to distance separation requirements prescribed in LDC Section 2.03.03 for places of worship and schools (see **Section T**. Waiver 3). Restaurants and sidewalk cafes may be located within Project public spaces.

The Project may include kiosks/movable carts/vehicles for the sales of food, beverages and merchandise; and seasonal sales of merchandise (see MDP **Section P** for limitations on these temporary uses and MDP **Section T,** Waiver 2). Cooking equipment used in fixed, mobile, or temporary concessions such as trucks, buses, pavilions, tents, or any form of roofed enclosure shall comply with NFPA 96 (Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations) or NFPA 1.

Sidewalk cafés will be permitted within the Property. For the purposes of this Project, a sidewalk café is a group of tables and chairs and permitted decorative and accessory devices situated and maintained upon the sidewalk and used for the consumption of food and beverages sold to the public. A clear path, parallel to the street shall be provided for the comfortable movement of pedestrians. The path shall be as allowed by the St. Johns County Fire Department pursuant to applicable local, state and federal requirements. Tables, chairs, umbrellas, awnings and any other objects provided within a sidewalk café shall be maintained in a clean and attractive manner and shall be in good repair at all times, ensuring a tidy appearance. Sidewalks in area where sidewalk cafes will be located will be a width appropriate to allow the above-referenced clear path. Where such sidewalks abut curbs, a minimum seven (7)-foot-wide sidewalk will be required.

Cellular telephone and other antenna towers shall be permitted within the Property, in compliance with applicable provisions of LDC Sections 2.03.26 and 6.08.12.

The Property will be governed by one or more property owners' associations ("**POA**"), which shall have architectural review and approval rights over buildings constructed, remodeled or reconstructed within the Project to ensure a uniform and aesthetically appealing appearance of businesses within the site.

G. Design Criteria

The units and square footage identified in **Section A** may be allocated throughout Durbin Park in accordance with the allowable uses and development standards listed in **Table G.1** below:

TABLE G.1
SCHEDULE OF AREA, HEIGHT, BULK, AND PLACEMENT STANDARDS

Land Use	Min. Lot Width	Min. Lot Area	Impervious Surface Ratio (1)	Max. Lot Coverage by Buildings	Min. Yard Requirements (2)(3) Front / Side / Rear	Max. Height of Buildings (4)(5)
Non-Residential	None	None	95%	None	0 feet / 0 feet / 0 feet	120 feet
Multi-Family Residential	None	None	75%	None	20 feet / 5 feet (3) / 10 feet	100 feet
Multi-Family Residential – TND(6)(8)(9)	None	None	75%	None	5 feet / 5 feet (3) / 10 feet (primary structure) and 3 feet rear alley loaded garage	45 feet
Single-Family Residential(7)	40 feet	4,000 square feet	70%	65%	20 feet (9) and 25 feet to front-facing garage/ 5 feet (interior/shared side yards) and 10 feet on corner lot frontages / 10 feet	35 feet
Single-Family Residential – TND(7)(8)(9)	40 feet	3,200 square feet	75%	70%	5 feet (8), (9) -/ 5 feet / 10 feet (primary structure) and 3 feet rear alley loaded garage	35 feet

(1) Impervious surface ratio for the entire Durbin Park Property shall not exceed 75 percent, consistent with St. Johns County Comprehensive Plan Policy A.1.11.3 as monitored through incremental MDP.

(2) Non-residential structures will be located a minimum of 30 feet from the Race Track Road right-of-way and ten (10) feet from the East Peyton Parkway right-of-way, to be located within the scenic edges, for buildings, parking areas and storage areas along the Property's perimeter adjacent to road rights-of-way, in accordance with LDC Subsection 5.03.03.B.2. Residential structures will be located a minimum of 50 feet from Arterial and Major Collector roadways, to be located within the scenic edges, for buildings, pursuant to LDC Section 5.03.03.B.1.a.

(3) Zero (0) feet for common wall lot lines may be used for apartment buildings, townhomes, row houses, condominiums and commercial buildings. "TND" is traditional neighborhood design.

(4) Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than 20 percent of roof area or extend over ten (10) feet in height), or to chimneys, antennas, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided, however, that such walls shall not exceed more than five (5) feet above the roof; or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

(5) No building taller than 45 feet in height shall be located within 200 feet of Race Track Road.

(6) Multi-family TND units will only be permitted within the East Parcel.

(7) Single-family residential units will only be permitted within the East Parcel.

(8) Front Setback. See **Section T**, Waiver 40.

(9) Second Front (Corner Lots) 10-foot setback for conventional lots; 5-foot setback for TND lots. See **Section T**, Waiver 41.

Maximum floor area ratio within the Property shall not exceed 50 percent PUD-wide, consistent with St. Johns County Comprehensive Plan Policy A.1.11.3. For example, certain office or commercial parcels may be developed with more than 50 percent floor area ratio, but the average floor area ratio within the PUD boundaries will not exceed 50 percent.

All development within Durbin Park will comply with all the requirements of LDC Part 3.03.00 regarding flood damage control regulations. The proposed stormwater systems shall be in compliance with the Land Development Code and other applicable public agency regulations.

All structures shall have a minimum separation of ten (10) feet, as measured from the outer wall of the structure to the outer wall of any other structure. See **Section T**, Waiver 10. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.

A minimum ten (10)-foot setback will be provided between parking areas for non-residential development and adjacent road rights-of-way. See **Section T**, Waiver 11. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

Within the East Parcel only, both conventional and TND neighborhood patterns are permitted. The TND pattern includes an emphasis on walkability where lots are generally smaller, setbacks support an architectural envelope that enhances the street, and vehicular access to garages is from an alley located at the rear of the home. The central tenet is to create a walkable space at

the fronts of homes emphasizing pedestrian movement in lieu of vehicles. Primary elements include rear alleys, fronts of homes without garages, street trees where possible, and promoting more resident interaction.

G.1 Parking

For individual users, who may own their sites in fee simple, parking may be provided on-street and/or off-street within Durbin Park. Parking areas for multi-family structures shall be allowed at the front, side and rear of buildings. Parking will be provided via surface parking or parking garage(s). Parking shall be provided in accordance with the Code or as outlined in the ULI Shared Parking Study analyzed by the County for the neighboring PUD 2016-17, the initial phase of Durbin Park. Where a fractional space results in the foregoing requirements, the parking space shall be the nearest whole number (e.g., 2.2 becomes 2 and 2.7 becomes 3).

TABLE G.2
PARKING SPACE DIMENSIONS

Type of Space	Min. Width	Min. Depth	Min. Aisle Width
Standard	9 ft	18 ft	24 ft
Compact	8 ft	16 ft	24 ft
On-Street Parallel	8 ft	24 ft	24 ft
60-Degree Angle	9 ft	21 ft	18 ft

The Owner shall be permitted to allow shared parking among parcels within the project subject to recorded reciprocal easement agreements, pursuant to the Shared Parking Analysis considered for PUD 2016-17. See **Section T**, Waiver 8.

Parking areas shall contain terminal islands no less than twelve (12) feet wide, per **Section T,** Waiver 25 interior islands no less than eight (8) feet wide. Tandem parking shall be allowed on all drives leading to garage parking.

- **Compact spaces** shall not exceed 30 percent of the total spaces, shall be clearly differentiated from standard spaces and shall be considered only for standard layout.
- **On-street parking** may be used to satisfy minimum parking requirements but only on minor collector and neighborhood streets with speeds of 35 miles per hour or less. On-street parking shall be designed to promote traffic calming, pedestrian use and shopping convenience, and may be parallel or 60-degree angle.

- **Offsite parking** in the form of public lots, parking garages and on-street parking may be used to satisfy all or part of the minimum parking requirements. Such off-site parking shall be assigned to uses by the Owner on an equitable basis. Parking areas to satisfy these offsite parking requirements must be constructed by the Owner prior to or concurrently with the time that such uses are constructed.

- **Bike racks** shall be placed at recreation facilities, shopping centers and multi-family sites to facilitate the bicycle mode of travel. Bicycle parking facilities shall be provided within 100 feet of the main entrance to any commercial buildings, multi-family buildings and recreational facilities. Adjacent uses may co-locate and share bicycle parking structures. Bicycle parking shall conform to standards of LDC Section 6.05.02.M.

Single-family units, both conventional and TND, shall provide a minimum one (1)-car garage with associated driveway apron.

G.2 Lighting

Project lighting will comply with applicable provisions of LDC Sections 5.03.06.H.6 and 6.09.00. Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property to prevent glare and /or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Any light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. Lighting is not required on all canopies.

G.3 Incremental MDPs

The Property will be developed with a mix of hospital/medical, commercial, office, hotel, multi-family residential and single-family residential uses. The MDP Map, **Exhibit "C"**, included with this rezoning application is comprised of five (5) sheets:

Sheet MDP-1	Overall Master Development Plan
Sheet MDP-2	Legal Description
Sheet MDP-3	Master Development Plan (West of I-95)
Sheet MDP-4	Master Development Plan (East of I-95)

Due to the complexities of constructing a regional-scale employment, shopping, dining and entertainment destination with a broad range of tenants, incremental MDPs ("**IMDP**") will be submitted for individual portions of these districts in conjunction with corresponding construction plans. These IMDP maps must demonstrate compliance with all sections of this MDP and will include tracking tables noting upland and wetland acreage, land uses, development rights and other details to enable staff to determine such compliance. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval. See **Section T**, Waivers 6, 9 and 14.

G.4 Architectural Design Guidelines

Durbin Park will promote a North Florida Vernacular architectural style consistent with styles found in St. Augustine as well as examples found elsewhere in St. Johns County. The project architecture will have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures.

Pertinent to an attractive physical environment for the public is the design of the Property, use of colors and materials, signage, building orientation, architectural style and compatibility with surrounding structures. In order to ensure high quality development and to maintain and enhance an attractive physical environment within Durbin Park, the Owner shall cause all construction on the Property to comply with Architectural Design Guidelines ("**Guidelines**") contained in covenants and restrictions recorded against title to the Property.

The architectural design of all structures will comply with the requirements of these Guidelines. Architectural elevations of all facades of all structures to be constructed within Durbin Park will be a required exhibit for architectural review by an Owner-appointed architectural review board. Such exhibits will include colors, materials, building dimensions, locations of service areas and mechanical equipment, screening devices, lighting fixtures, notes indicating compliance with these Guidelines, and any other information as determined necessary to ensure consistency with the intent of these Guidelines by the administrative official.

Final approval of all architectural designs shall be determined by the Owner's architectural review board as part of the development plan approval process. Such approval shall include, but not be limited to, roof design, colors, building orientation and signage.

H. Infrastructure

H.1 Drainage Facilities

A master stormwater management system shall be constructed and maintained by one or more **POA**s or a community development district ("**CDD**") for common infrastructure where individual parcels will be responsible for their own stormwater. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Individual parcels which need unique stormwater features shall meet the same standards.

The stormwater management associated with East Peyton Parkway, a public facility, may be maintained by St. Johns County, one or more POAs or a CDD. If this pond accepts water from any place other than East Peyton Parkway, the County may decline to take maintenance responsibility.

Stormwater ponds shall include design elements such as natural vegetation to create wildlife habitat and passive recreation areas. Ponds shall be designed to have curvilinear perimeters and shall not be designed to be square or rectilinear in shape or appearance.

H.2 Vehicular Access

Primary vehicular access to the site will be provided via State Road 9B and Race Track Road, in the locations depicted on the MDP Map, **Exhibit "C"**, with connections to County

Road 2209 and Interstate 95. East Peyton Parkway will be the primary collector road within the Project. Figures H-1 and H-2 (see next page) are cross-sections of two types of internal roadways within the PUD. See **Section T**, Waivers 15, 16 and 17. Driveway locations meeting the Code spacing standards are shown on the MDP Map, **Exhibit "C"**. Additional local roadways meeting St. Johns County standards may be used for vehicular access to single-family communities within the East Parcel. Signals will be interconnected to increase operational efficiency of the signal system. Streets located within mixed use areas of the Project may contain on-street parking. All roads within the Project may be dedicated to St. Johns County for ownership and maintenance. Acceptance of any roads proposed for dedication shall be at the sole discretion of the St. Johns County Commission. The County will not accept roads which have on-street parking. See **Section T**, Waivers 19 and 20 related to timing of Owner providing second lift of asphalt on project roads.

H.3 Pedestrian/Bicycle/Other Access

Personal interaction shall be encouraged within Durbin Park through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety. The preferred location for pedestrian crossings is at intersections. Wherever medians are provided at intersections, they shall be wide enough to accommodate groups of pedestrians, wheelchair users, bicyclists, and people pushing strollers.

Pedestrian and bicycle circulation will be provided via sidewalks and bike lanes, in the widths and locations depicted on the MDP Map. The Owner will construct sidewalks along Race Track Road, East Peyton Parkway, internal collector roads and other roads within the Project, in the general locations depicted on the MDP Map and IMDPs. Such sidewalks will be constructed in conformance with the requirements of the Code except as provided in **Section T** hereof, Waiver No. 21 at the time of construction of either side of the road or fronting development parcels.

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. Transit stops with locational signage will be located within Durbin Park. The number and locations of transit stops shall be agreed upon by both the transit service provider and the Owner and depicted upon IMDPs.

H.4 Interconnectivity

Vehicular interconnectivity is provided primarily via East Peyton Parkway and West Peyton Parkway. See **Section T**, Waiver 21. Internal vehicular interconnectivity shall be provided via access drives as depicted on the MDP Map. Pedestrian interconnectivity is provided via a series of sidewalks and multi-purpose paths, in the locations and widths depicted on the MDP Map.

One (1) Type C wildlife crossing shall be located within the Mixed Use Parcel B and three (3) Type C wildlife crossings shall be located within the Mixed Use Parcel C, as illustrated on the MDP Map, **Exhibit "C"**. The crossings shall be at-grade crossings, with a traffic calming design, posted speed limit signs not to exceed 35 miles per hour and the placement of signs identifying the area as a wildlife crossing.

Figure H-1, East Peyton Parkway

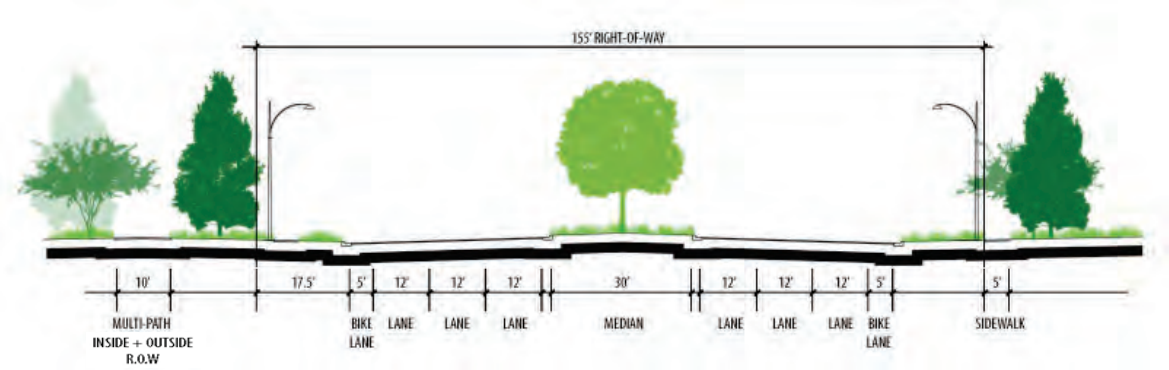
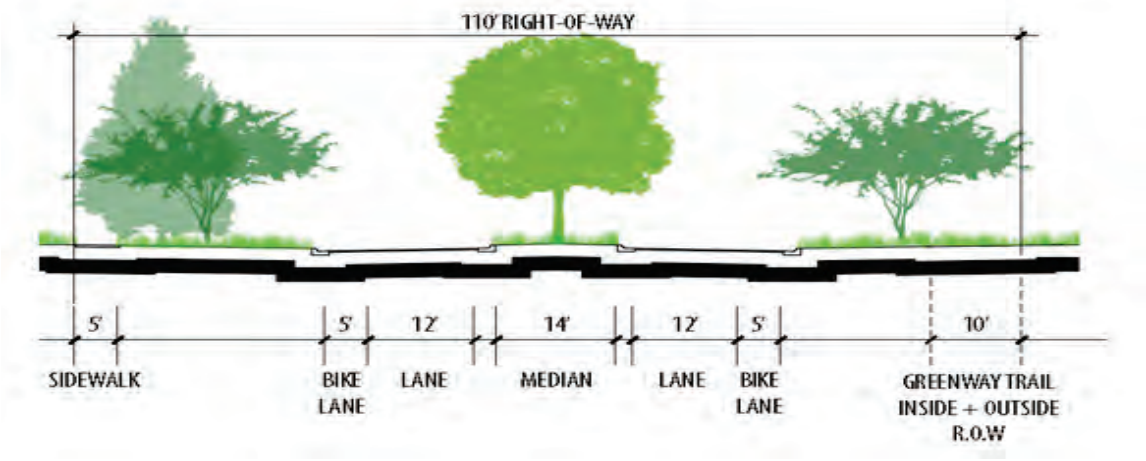


Figure H-2, Durbin Loop Road



H.5 Open Space and Recreation

Conceptual site planning has revealed the Project may have up to 4,514 residents (1,520 multi-family units and 330 single-family units x 2.44 persons per unit) and would be required to provide 30 acres of community and neighborhood parks for that population. A cumulative accounting of the recreational acreage shall be provided on each Incremental Master Development Plan. The Owner proposes to provide recreational areas and facilities suitable and compatible with the vision for Durbin Park. The recreational facilities will include recreational amenities within each multi-family residential complex and single-family residential community and a vast pedestrian and greenway network comprised of hiking and biking trails and workout stations that traverses the entire Property. Single-family residential communities may include recreational amenities such as playgrounds, multi-use fields, swimming pools, walking trails and other active and passive recreational facilities.

The system will offer a journey through the Property, connecting pedestrians, joggers, bicyclists and more to various destinations, points of interest, community greens, picnic areas, playgrounds, pedestrian and greenway networks, and outdoor plazas located throughout the Property. See **Section T**, Waiver 12. Locations of the linear park and any active recreational facilities will be depicted on IMDPs. The linear park shall contain an

interconnected network throughout the Property that may be composed of any combination of the four types specified in **Table H.1**.

TABLE H.1 PEDESTRIAN AND GREENWAY NETWORK	
Materials	**Location**
Asphalt Surfaces	Located adjacent to major thoroughfares and major greenway corridors
Concrete Surfaces	Major thoroughfares, formal park and sidewalk interconnections primarily used for park improvements, sidewalks and connections in constrained areas
Unpaved and Pervious Surfaces	Trail connectivity associated primarily with natural areas where low impact solutions are necessary
Mowed Trails	Informal trails intended to be marginally maintained paths consisting of existing natural materials in place such as leaf litter, dirt and vegetation

Small segments of the linear park may be located within rights-of-way (outside of the paved portion of such right-of-way) as they meander throughout the Property (see **Section T**, Waiver 12) with the provision of a right-of-way use and maintenance agreement with the County. Small segments of linear parks located within rights-of-way will not count toward the required amount (acres) of recreation land.

As set forth in the Development Agreement, 50 percent of the community park land will be dedicated to St. Johns County, acceptance of which is at the County's sole discretion, for public use. For each development phase that contains residential uses, the Owner will provide the minimum acreage of recreation required to meet or exceed Code requirements for the applicable number of residential units in such phase.

The Project will provide a minimum of five (5) percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3. The Owner shall be permitted to construct trails within preserved Significant Natural Communities Habitat areas for passive recreation purposes. The Project will provide a minimum of 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.

H.6 Water and Sewer Service

The Property is located within the service area of JEA. All utility construction shall be designed in accordance with JEA standards and subject to St. Johns County approval for location within public rights-of-way.

H.7 Fire Protection

Fire protection shall be consistent with applicable provisions of the Code and current Florida Fire Prevention Code. Fire equipment accessibility will be provided in compliance with NFPA 1, Chapter 18 and the Code. All structures that exceed two (2) stories in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition of NFPA 13, or equivalent standard as adopted in the Florida Fire Prevention Code

H.8 Solid Waste Collection

Solid waste collection shall be provided by the County-contracted waste collection company or other private provider. Solid waste from the Project shall be stored in enclosed receptacles and appropriately screened areas.

I. Water, Sewer and Reuse

Water, sewer and reclaimed water services will be obtained from JEA via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedicated to the JEA for ownership that are not located in public rights-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with JEA standards.

J. Soils

The predominant soils on this site, as determined by the Soil Survey of St. Johns County (U.S. Department of Agriculture, Soil Conservation Service, 1983) indicates that the Property contains the following 14 main soil types:

Astatula Fine Sand (0 to 8 percent slopes)
Cassia Fine Sand
Myakka Fine Sand
Pomona Fine Sand
Pottsburg Fine Sand
Smyrna Fine Sand
Sparr Fine Sand (0 to 5 percent slopes)
St. Johns Fine Sand
St. Johns Fine Sand, depressional
Tavares Fine Sand (0 to 5 percent slopes)
Terra Ceia Muck, frequently flooded slopes
Tocoi Fine Sand
Wesconnett Fine Sand, frequently flooded
Zolfo Fine Sand

K. Upland Forest and Wetland Vegetation

Wetland and upland information is included in the Environmental Report provided to County Staff. A FLUCCS Map is included in the Report.

L. Significant Natural Communities Habitat and Listed Species

Significant Natural Communities Habitat and Listed Species information for the Property are contained in the Environmental Report. There are approximately 53.9 acres of Significant Natural Communities Habitat within the Property. A minimum of ten (10) percent of such habitat will be preserved, pursuant to LDC Section 4.01.07. The Significant Natural Communities Habitat preservation area will be shown on Incremental Master Development Plans for portions of the Property in which the preserved habitat is located. The Significant Natural Communities Habitat preservation area shall be considered as community and neighborhood park space and included in the cumulative accounting of recreational acreage required in Section H.5 hereof. The Owner shall be permitted to construct trails within preserved Significant Natural Communities Habitat areas for passive recreational purposes. There are gopher tortoises present on the Property, as noted in the Project Environmental Report. The Owner will conduct an updated gopher tortoise study prior to commencing development within various portions of the Property. The Owner will relocate any tortoises in each portion of the Property in compliance with state and federal laws.

M. Known or Observed Historic Resources

There is one historic resource group that extends into the current area of potential effect ("APE"): 5500 Race Track Road Group (8SJ05569). One historic structure is recorded within the current APE: Durbin Structure (8SJ05031). There are five archaeological sites recorded within the current APE – Hester Prynne (8SJ05023), Pearl (8SJ05024), Governor Bellingham (8SJ05027), Nathaniel Hawthorne (8SJ05029), and The Scarlet Letter (8SJ05030).

N. Buffering and Landscaping

N.1 Perimeter Buffer

A natural or preserved landscaped perimeter buffer a minimum ten (10) feet wide shall be located along the perimeters of the Property and not around the boundaries of individual development parcels. The location of the perimeter buffer is illustrated on **Exhibit "C"** (the "**MDP Map**"). This buffer may be located within, and not in addition to, any development edge or scenic edge described in **Subsection N.4**. Such buffers will meet the applicable requirements of LDC Section 6.06.04. The Owner will show all buffers on Incremental Master Development Plans. The Owner will be permitted to construct sidewalks within the perimeter buffer. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions. See **Section T**, Waiver 18 or regarding buffering within the Property.

N.2 Screening

Screening between residential parcels and Arterial and Collector roads will be provided per applicable Code provisions. Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

N.3 Upland Buffers and Building Setback

An averaged 25-foot-wide undisturbed (natural vegetative) upland buffer (minimum width of ten (10) feet) shall be maintained around all contiguous wetlands on the Property, except for unavoidable wetland impacts, measured landward from the State jurisdictional wetland line.

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

A 25-foot-wide building setback shall be maintained landward of any upland buffer located within a development parcel. Reduced (no minimum) setbacks may be allowed within the portion of a parcel to be developed except for residential, as approved by the County Administrator using acceptable environmental evaluation practices. The additional 25-foot building setback from the upland buffer shall not be required if the upland buffer is not located within a development parcel (including for multi-family areas, pursuant to LDC Section 4.01.06.B.2). The upland buffer and additional building setback shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all Accessory Uses listed in MDP **Section Q** hereof shall be permitted within this additional building 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 sprinkler systems, utility lines, landscaping and hardscape, pool enclosures, fencing and gazebos;
- The construction of roads essential for access and the construction of stormwater retention or detention basins or other stormwater-related structures;
- The construction of recreation trails; and
- Any necessary grade finishing providing gradual slopes between the setback lines and the upland buffers.

N.4 Development and Scenic Edges

This section N.4 applies only to the perimeter of the portion of the Property that is located west of Interstate 95, in the County's Northwest Sector (the "**NW Sector Land**"), as depicted on the MDP Map. No scenic edge or development edge described herein shall be required around the perimeter of any portion of the Property located east of Interstate 95, including the East Parcel.

Scenic edges of a minimum 10 feet for non-residential uses and a minimum 30 feet/average 50 feet for residential uses will be provided adjacent to the rights-of-way of State Road 9B and East Peyton Parkway within the NW Sector Land, as depicted on the MDP Map. A 30-foot minimum scenic edge will be provided adjacent to the right-of-way of Race Track Road within the NW Sector Land, as depicted on the MDP.

A 35-foot-wide **development edge** will be provided around the Property's perimeter wherever no scenic edge is required. Development edges may be left in a natural state or landscaped in accordance with performance standards. Landscaped scenic edges may be designed to provide either a natural or manicured appearance. Shrubs and groundcover planted within the scenic edge shall provide a continuous screen of parking and service areas. Plant materials shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and as appropriate to the local climate.

No development edge is required where a scenic edge is provided. No development edge or scenic edge is required along any roadway internal to the Property except for East Peyton Parkway, as detailed above. Development edges may include signs; drainage, utility or access easements; multi-purpose paths; trails; walking paths; drainage outfalls; and stormwater ponds designed as amenities (for example, with fountains, gazebos, benches or similar improvements).

Breaks in the scenic edge are allowed in otherwise continuous edges to allow for pond maintenance paths, access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

Portions of any scenic edge that are less than 30 feet wide shall contain enhanced landscaping and hardscaping consistent with Comprehensive Plan Future Land Use Policy A.2.1.4(a). Any enhanced landscaping and hardscaping within the rights-of-way of East Peyton Parkway or Race Track Road shall be considered on-site landscaping and eligible for tree mitigation credit. Further, because the Owner is preserving over 200 wetland acres within the Durbin Creek Conservation Corridor, in conformance with Comprehensive Plan Policy A.2.1.6, and the vast linear park that maintains a vast network of green space throughout the Property, this PUD offers flexibility in scenic edge dimensions in exchange for strengthening and protecting the County's greenway system in the Northwest Sector. Except for East Peyton Parkway, no scenic edge shall be required along any other internal roadway located upon the Property. Requiring rural character along internal roadways runs contrary to the intention and design necessary to create a mixed-use urban center.

The Owner will provide enhanced landscaping and hardscaping within the scenic edges within the portion of the Property west of Interstate 95, as required by Comprehensive Plan

Policy A.2.1.4(a) and LDC Subsection 6.06.02.G.2. See **Section T**, Waiver 23, which sets the enhanced landscaping and hardscaping performance standards for scenic edges within Durbin Park are as follows:

N.4.1 Scenic Edge along Race Track Road (West of I-95)

One (1) tree for every 20 feet of scenic edge frontage, exclusive of entry drives, with a maximum spacing of 40 feet between trees (including canopy and non-canopy) trees to allow for clustering and denser screening where appropriate for that portion of the scenic edge along Race Track Road. A minimum of 70 percent of trees along Race Track Road will be canopy trees, as defined by the Code. The scenic edge shall incorporate a continuous hedge as long as it does not interfere with sight distance requirements. Shrubs and groundcovers shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge landscaping (including trees) along East Peyton Parkway and Race Track Road may be planted within the adjacent right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Hardscape embellishments, signage elements and other landscaping shall be allowed within all scenic edges. A maximum of 20 percent of the landscaping required within the scenic edge along Race Track Road may be planted in the right-of-way in order to enhance the project view from the roadway.

N.4.2 Scenic Edge along State Road 9B and East Peyton Parkway

One (1) tree for every 30 feet of scenic edge frontage, exclusive of entry drives, with maximum spacing of trees (canopy and non-canopy) not exceeding 40 feet. Trees may consist of any combination of canopy trees, Palms, and non-canopy trees, with 70 percent of trees being canopy trees. Palm trees may be planted with a minimum spacing of five (5) feet when planted as a cluster, and non-canopy trees may be planted no closer than ten (10) feet of a canopy tree. Scenic edges shall incorporate a continuous hedge in areas with visible vehicular use and service areas as long as the hedge does not interfere with sight distance requirements. Shrubs and groundcovers within the scenic edge shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge plantings may be located within the 10-foot-wide scenic edge or adjacent to the scenic edge either within the Property or within the right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Landscaping within rights-of-way will meet the FDOT roadside recovery and clear zone standards. Landscape planted within a scenic edge may satisfy up to 20 percent of the landscape requirements within the adjacent East Peyton Parkway right-of-way or adjacent development parcel.

N.5 Landscaping

Landscaping for Durbin Park will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the Property and to coordinate with the proposed architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas from these roads. Landscaping will be consistent with typical plantings found in northwestern St. Johns County.

The parking areas will be landscaped at the required minimum five (5) percent of vehicle use area, utilizing parking islands and green space interspersed throughout the parking fields. Terminal islands will be a minimum of 12 feet in width and internal islands being a minimum of eight (8) feet in width, both types of islands containing at least one (1) tree. Maximum spacing of internal islands shall be 130 feet or 14 spaces. See **Section T**, Waiver 25.

Scenic edges will be planted in a configuration consisting of one (1) tree planted at a rate of based on 1 tree per 30 linear feet of scenic edge (excluding driveways). Scenic edges may consist of trees, shrubs and groundcovers where breaks in the planting may be up to 40 feet in length allowing views within the development parcels. The breaks in the scenic edges will consist of either shrubs or groundcover. Scenic edge trees (canopy or non-canopy) will be planted at a maximum distance of 40 feet. See **Section T**, Waivers 4 and 23.

Tree plantings shall be a mixture of canopy and non-canopy trees intermingled throughout the project (including scenic edges) with a minimum of 70 percent of the trees being canopy trees and 30 percent non canopy. The 70 percent allocation of canopy trees may consist of both canopy trees and palm trees. The allocation of palm trees in this mix may include up to a minimum of 55 percent canopy trees and 45 percent palm trees. Palm trees used to satisfy this requirement shall be a minimum of 12 feet clear trunk. See **Section T**, Waiver 4. No landscaped buffers will be provided internal to the site because of the mixed-use nature of Durbin Park. The non-residential uses are similar in intensity. The site is separated from parcels not included within this Project by large expanses of conservation lands and major roadways.

Replacement trees and all trees planted to satisfy the requirements of the Code shall be planted to support the commercial nature of the project for this purpose **Section T**, Waiver 5 articulates the applicable diversity ratio for the project. To satisfy the planting requirements for spacing of canopy trees for Values Assigned to Trees, trees of the Pinus species will be permitted to be spaced ten (10) feet from all newly planted and existing trees to receive credit.

The Project will use vegetation around stormwater ponds within residential portions of the Project and the Durbin Creek Conservation Corridor to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8. Commercial and office areas within the Property will have more manicured stormwater ponds that serve as amenities that add to the aesthetics of the Durbin Park.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database as appropriate to the local climate. Landscaping shall be in conformance with LDC Section 6.06.00 and other applicable Code provisions, except as waived or otherwise relieved in **Section T,** Waivers 23, 24, 25, 39 and 40.

N.6 Trees and Other Vegetation

The Property shall be subject to the provisions of LDC Section 4.01.05 in effect as of the date of the County Commission's approval of this PUD Ordinance except as waived or otherwise relieved in **Section T**, Waivers 23, 24, 25, 39 and 40.

O. Special Districts

Durbin Park is not located within any special district as defined in LDC Article III and is not subject to any special district requirements.

P. Temporary Uses

Temporary construction and temporary leasing trailers may be located on the site during construction of the Project and for construction of State Road 9B and East Peyton Parkway by FDOT and its contractors. Temporary construction and leasing trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. Because construction of the Project will be phased, the Owner shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct residents, tenants, customers, and other visitors to other areas of the Property that are in operation. All temporary leasing offices shall meet all of the applicable requirements of the Florida Accessibility Code for Building Construction, including, but not limited to, an accessible route and accessible parking with signage. Construction staging areas may be located within any phase of the Project.

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 MDP **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.

The Owner shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Subsections 7.03.01.B and C.

The Owner will be permitted to conduct Outdoor Seasonal Sales of merchandise and hold outdoor festivals and events in public greens and parks and within internal drives and their adjacent sidewalks and café areas in commercial and office areas of the Project. Temporary uses will comply with LDC Section 2.02.05, except as set forth in **Section T**, Waiver 2.

Q. Accessory Uses

Because of the mixed-use nature of the Project, locations of Accessory Uses for structures are not limited from, or assigned to, any specific location on the site. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way, or located on the ground and screened from view from any adjacent public right-of-way. See **Section T**, Waiver 38. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), antenna and other similar structures shall be similarly screened. Off-street parking and loading shall also be permitted. All loading areas will comply with LDC Section 6.05.02.K, except as provided in **Section T**, Waiver 22.

Swimming pools may be provided for recreation at any hotel or amenity center that may be constructed on the Property. Any swimming pool shall be permitted as an Accessory Use associated with the hotel, amenity center or with a commercial use such as a health club or SCUBA shop. Swimming pools shall not be located closer than 40 feet from any public

right-of-way unless a continuous living landscape buffer of at least 24 inches in height is installed, in which case a minimum setback of 15 feet to the pool will be required.

Standard residential accessory uses will be allowed within residential portions of the Project, 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, except as set forth **Section T**, Waivers 1 and 38.

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 requirements.

R. Phasing Schedule

Project Phase	Commercial/ Shopping Center (Square Feet)	Office (Square Feet)	Hospital (Square Feet)	Hotel (Rooms)	Multi-family Residential (Units)	Single-family Residential (Units)
Total	1,697,130	2,276,065	375,000	350	1,520	330
1 (2020-2024)	0	100,000	375,000	0	280	
2 (2025-2029)	1,250,000	1,225,000	0	225	300	330
3 (2030-2034)	350,000	520,000	0	125	940	
4 (2035-2039)	97,130	431,065	0	0	0	

Note: Any of the 700,000 square feet of commercial development rights from the Durbin Park Phase 1A PUD, Ordinance No. 2016-64, as amended, that are not used in the Phase 1A PUD will carry over to this PUD. Unused development rights from a particular phase carry over into subsequent phases until build-out. Phases 1 through 4 of this PUD are the same as Phases 2A through 4 of the Development Agreement.

The Owner has commenced construction of Phase 1. Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans. The Owner will commence construction of the remaining phases as the real estate market dictates. Unused development rights from a particular phase carry over into subsequent phases until build-out. The Project will be completed by September 12, 2051. The PUD completion date has been extended pursuant to Section 252.363, Florida Statutes. See St. Johns County Application DOE 2024-17. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or certification of completion by the Owner's engineer. This completion date may be extended through a modification of this PUD Ordinance. See **Section T**, Waiver 7.

S. Project Impact and Benefits

The Project will provide a first-class, mixed-use regional employment and shopping district that will become a viable, desirable and attractive amenity for St. Johns County. The Project is expected to draw shoppers and diners from all over Northeast Florida. The office buildings will provide workspace for thousands of people and will generate jobs for County residents. The residential component will provide multi-family and single-family housing where people who work within the Project can reside and will deliver much-needed market-rate rental units for the County.

The Project expands employment, entertainment and shopping opportunities for residents and greater tax and other revenues for the County and other governmental agencies. With only 11 percent of the County's tax base coming from non-residential properties, the expansion of commercial, office and hotel uses at the Project will be of assistance to the County Commission, which has a stated goal of increasing the non-residential tax base to 30 percent.

T. Waivers, Variances or Deviations

The Future Land Use Element of the St. Johns County Comprehensive Plan supports and promotes creative design concepts and innovative land use patterns such as mixed-use developments and village centers. However, because most of the provisions of the Code have not yet been amended to incorporate these highly desirable design concepts, there are many criteria within the Code that would prohibit this type of mixed-use development pattern. Until the Code is updated to incorporate these concepts, it is necessary for the Owner and others who wish to develop mixed-use projects to request waivers from many of the provisions of the Code.

The Property contains a substantial amount of wetland associated with and located alongside Durbin Creek. Those wetlands will be placed under conservation easement to ensure their perpetual preservation, to enhance the County's Northwest Sector Greenway system and to provide wildlife habitat, recreational opportunities, natural corridors, aesthetics and open space, in conformance with St. Johns County Comprehensive Plan Policy A.2.1.6. The Policy allows the Board of County Commissioners to provide incentives like flexible setbacks, accelerated timing and phasing of development and others in exchange for provision of Greenway lands.

In order to implement Durbin Park as a mixed-use center, it is necessary for the Owner to obtain certain waivers from the provisions of the Code, as enumerated in **Table T.1**.

U. Binding All Successors

The Owner, on behalf of itself and its 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 Owner also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this PUD rezoning application.

All roads, drainage facilities and common areas located within the PUD for the common use and benefit of all property owners shall initially be constructed by the Owner and will be operated and maintained by either the County, a property owners association or a community development district.

V. Future Land Use Map Designations

The Property is designated as IC (**Intensive Commercial**) and R/S (**Rural/Silviculture**) within the boundary of an Urban Service Area on the County's 2025 Future Land Use Map.

TABLE T.1.a
WAIVERS FROM LAND DEVELOPMENT CODE

(Previously approved waivers from Ordinance No. 2020-20)

1	Relief from **LDC Sections 2.02.04.C.3 and 6.04.06.F.7.b (Commercial Accessory Setbacks).** Except where easements are provided, a waiver to this minimum design standard provides relief to place commercial accessories at functional locations, irrespective of parcel lines. Under the current Code, typical commercial accessory uses are permitted, provided the uses or structures are not less than seven (7) feet from the property line. Under LDC Section 6.04.06.F.7(b), Building and Accessory Structures are limited to a minimum of three (3) feet from side and rear property lines. This waiver eliminates both section setbacks except where easements are located along property lines and provided accessories are adequately screened. The Owner will be required to maintain positive drainage.
2	Relief from **LDC Sections 2.02.05.A.2.A (Outdoor Seasonal Sales)** changing the number of temporary use permits from current Code allowance of 1 time in 1 month not to exceed three (3) days for each event and one permit per parcel. The request sets no maximum number of permits per year or parcel and maintains 45 days for each event.
3	Relief from **LDC Section 2.03.02 (Alcoholic Beverages)** distance requirements in order to develop the project in a more compact urban form with uses complimentary to one another. Should a place of worship or school be located near Durbin Park's boundaries, the internal configuration of buildings away from the perimeters of the site should be sufficiently separated from the outside house of worship or school. In the event it is not, this waiver will protect the vested property rights of Durbin Park.
4	Relief from **LDC Section 4.01.05.E.1. Note 6(a) 70 Percent Canopy Trees; LDC Section 6.06.02.C.4 Palms and LDC Section 6.06.03.A Canopy Trees.** Because of the commercial nature of the site (requirements for visibility, security of property and maintenance of paved surfaces), this waiver allows up to 45 percent of the mandatory 70 percent canopy tree standard to be met with palm trees a minimum of 12 feet clear trunk height at time of planting. Canopy trees will be included within the landscaping plan where appropriate while maintaining sight lines and maximizing safety and security. Tree percentage requirement will be calculated using the following formulas: Total Trees Required by LDC — 70% canopy + 30% non-canopy Total Canopy cluster (three (3) palm trees) — 55% (min.) canopy + 45% (max.) palm tree Total Non-Canopy — 30% single non-canopy trees This waiver also seeks to eliminate the 30 percent cap for Palm Trees. Percentage calculations will be tracked Property-wide within construction plans. In support, the Code permits the County Administrator to waive this standard based upon site conditions (i.e., safety, security, visibility and planting space limitations). The PUD clusters development to maintain large, contiguous areas of conserved lands that frame each development parcel and maintain the character of Northwest St. Johns County.

5	Relief from **LDC Section 4.01.05.E.1. Note 6(d)** that requires canopy trees not to be planted closer than 20 to 30 feet from other trees. The Owner is requesting that trees of the *Pinus* species be allowed to be planted ten (10) feet from other trees. This request is justified based on the growth habit of pine trees, and the latitude provided to the County Administrator to make these determinations.
6	Relief from **LDC Section 5.02.03.G.2 (MDP Map)** having to illustrate the initial phase of construction on the MDP Map. Incremental Master Development Plan (MDP) Maps shall be submitted depicting in detail the initial phase of development and all subsequent phases prior to construction plan approved by the County.
7	Relief from **LDC Section 5.03.02.G.1.r (Phasing)** to allow the Project to be developed over time and pursuant to real estate market conditions. The Property is subject to a 30-year Development Agreement. Therefore, the Owner has requested a waiver to this Code provision to allow the Project to be completed by December 31, 2044.
8	Relief from **LDC Sections 5.03.02.G.1.g and G.2.f**, **6.05.02 and Table 6.17 (Parking).** The Project is a mixed-use development which incorporates multiple (e.g. commercial and office) uses within individual buildings and within common parcels within the site. This mixed-use style development promotes an efficient use of parking spaces since the spaces are likely to be occupied by different users at different times of the day. This concept specifically addressed in the Urban Land Institutes' publication "Shared Parking, Second Edition" and is fully integrated in the design and creation of the Project, as set forth in the Shared Parking Analysis provided to the County for consideration as part of PUD 2016-17 (Durbin Park Phase 1A PUD).
9	Relief from **LDC Section 5.03.02.G.2 (Master Development Plan Details)** to allow the details of development of the Project to be reviewed and approved through Incremental Master Development Plans. The initial development of the Urban Service Area is being accomplished within the Durbin Park Phase 1A PUD. The Owner has not fully planned the remaining parcels within the Urban Service Area at this time. The Owner will file and obtain approval of incremental Master Development Plans for parcels within the Property prior to construction plan approval.
10	Relief from **LDC Sections 5.03.03.B.1.b and 6.03.01 (Fire Protection Regulations/Building Setbacks)** to allow for a minimum separation between structures as measured from the outer wall of one structure to the outer wall of another structure, 30 inches above grade. To ensure adequate public safety, the Owner will provide either protection with an automatic fire sprinkler system or fire hydrants capable of providing an additional 500 gallons per minute at 20 PSI, in addition to meeting applicable requirements of NFPA 1, Chapter 18.
11	Relief from **LDC Section 5.03.03.B.2 (Commercial Setbacks between Buildings, Parking and Storage Areas)** This waiver seeks to reduce the required PUD setback from 20 feet to ten (10) feet along the property lines adjacent to road rights-of-way for SR 9B and East Peyton Parkway, and from 20 feet to zero (0) feet on any internal roadway, to create an urban edge/experience. The scenic edges planned along SR 9B and East Peyton Parkway have been requested to be reduced to the referenced widths. All commercial buildings will be situated to allow fire department access pursuant to applicable provisions of the Code and all other applicable local, state and federal fire protection standards.

12	Relief from **LDC Section 5.03.03.E.2 and E.3 (Active Recreation)** to allow the recreation facilities within the PUD to be consistent with the vision for Durbin Park and not be ball fields and multi-purpose fields that are more appropriate for suburban settings. The Owner will demonstrate that the planned recreational uses are more appropriate for the residents of Durbin Park. The required recreational facilities will include recreational amenities within each residential complex/community, plazas, greens, linear parks, and a vast pedestrian network and greenway system comprised of hiking and biking trails that traverses the entire Property. The pedestrian system will offer a journey through the PUD connecting pedestrians, joggers, bicyclists and more to various destinations, points of interest, community greens, picnic areas, playgrounds, and outdoor plazas located throughout the Property. Small segments of linear parks located within rights-of-way will not count toward the required amount (acres) of recreation land.
13	Relief from **LDC Section 5.03.03.F (Unified Sign Plan)**. Signage provided in Durbin Park will be located within the Property and on adjacent lands owned by the Owner. Likewise, signage located within the Property may apply to businesses located on adjacent lands owned by the Owner. Thus, the Unified Sign Plan, as may be modified from time to time, shall apply to all lands subject to this PUD Ordinance, as may be amended from time to time.
14	Relief from **LDC Section 5.03.07 (PUD Progress Report)** to waive the five (5)-year phase guideline and this section requires a report based on the five (5)-year phase. The information sought with the progress report is tracked through the County construction plan submittal process.
15	Relief from **LDC Section 6.04.05.D (Driveway Grades)** maximum grade changes established in LDC Figure 6.03 because the algebraic break is too flat and will necessitate long driveways. Alternatively, the Owner elects to adhere to FDOT driveway criteria.
16	Relief from **LDC Section 6.04.05.H (Auxiliary Lanes)** to provide roundabouts in lieu of right and left turn lanes, subject to County approval of Incremental Master Development Plans that include rationale and analysis of roundabouts.
17	Relief from **LDC Section 6.04.05.K (Access Management Classifications for Major Collectors)** to alleviate East Peyton Parkway from Access Class 5 median opening and signal spacing. Construction plans will show dimensions between proposed full median openings and be accompanied by a traffic study that supports acceptable level-of-service and queuing at built-out condition.
18	Relief from **LDC Section 6.04.06 (Compatible Use Buffers)** to eliminate buffering between uses because of the mixed commercial use nature of the Project. The non-residential uses are similar in intensity, which would only result in grassed landscaping strips between uses. Exterior application of the compatible use buffer table would not apply because the site is separated from outside parcels by major roadways, large expanses of conserved wetlands, scenic/development edges, and interstate highways.
19	Relief from **LDC Section 6.04.07.A.2 (Roadway Design)** to allow temporary construction traffic to access the Property prior to the application of the second lift of asphalt being completed in all phases. This will allow construction to be completed sooner and avoid construction traffic from damaging the final roadway. The Owner will assure the removal of, or

	denied entry of, all "horizontal" construction traffic into occupied areas.
20	Relief from **LDC Section 6.04.07.F (Pavement Design)** to allow the Owner to utilize a pavement design based upon the Flexible Pavement Design Manual with an equivalent structural number.
21	Relief from **LDC Section 6.04.07.M (Existing Facilities)** to rely upon those improvements specified in the companion Amended and Restated Development Agreement for the Urban Service Area.
22	Relief from **LDC Section 6.05.02.K (Off-Street Loading Space)** reducing the required minimum number of loading berths. Durbin Park will include several large, individual retail stores that, along with tenants located within the same individual building, may exceed 100,000 square feet in size. The number of loading berths proposed for each building within Durbin Park will be depicted on construction plans.
23	Relief from **LDC Section 6.06.02.G (Scenic Edges)** to set the performance standards for scenic edges as: Scenic edges along East Peyton Parkway and State Road 9B will be planted at a rate of one (1) tree for every 30 feet of scenic edge frontage, exclusive of entry drives, with maximum spacing of trees (canopy and non-canopy) not exceeding 40 feet. Trees may consist of any combination of canopy trees, palm, and non-canopy trees with 70 percent of the trees shall be canopy or palm trees. Of the trees provided in the 70 percent allocation, a maximum of 45 percent of that 70 percent may be palm trees. Palm trees may be planted with a minimum spacing of five (5) feet when planted as a cluster and non-canopy trees may be planted no closer than ten (10) feet of a canopy tree. Scenic edges shall incorporate a continuous hedge in areas with visible vehicular use and service areas as long as the hedge does not interfere with sight distance requirements. Shrubs and groundcovers within the scenic edge shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge plantings may be located within the 10-foot-wide scenic edge or adjacent to the scenic edge either within the Property or within the right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Landscaping within rights-of-way will meet the FDOT roadside recovery and clear zone standards.
24	Relief from **LDC Section 6.06.03.E (Perimeter Buffer)** The Property meets the external standard for perimeter buffers adjacent to road rights-of-way and parking area driveways. This waiver is requested to permit shared parking fields between users and flexibility in defining outparcels. This waiver promotes internal accessibility and is consistent with the request to eliminate the incompatible use buffer. This waiver is supported by LDC Section 6.06.03.I (Variations) which empowers the County Administrator to relax this standard when alternatives are presented.
25	Relief from **LDC Section 6.06.03.G.1 & 2 (Landscape Islands)** to allow for smaller landscape islands, reducing the mandatory minimum from 15 feet to eight (8) feet in width for interior islands, and to 12 feet in width for terminal islands. These islands may contain canopy trees, palms and other non-canopy trees. The second portion of this request changes the island spacing standard from 100 feet to a maximum 130 feet or 14 parking spaces and eliminates tree islands along perimeter parking spaces with abutting landscaped areas. This is supported by increases in

	green space in other areas of the site to meet the minimum of five (5) percent of total landscape area, as well as the need to provide visibility within the Property. This waiver is supported by LDC Section 6.06.03.I (Variations) which empowers the County Administrator to relax this standard when alternatives are presented.
26	Relief from **LDC Section 7.00.04.E and 7.08.01.T (Signs and Rights-of-Way)** to allow for directional signs to be located within public rights-of-way within Durbin Park as long as the Owner enters into a maintenance agreement with the County placing maintenance responsibility for such signs on the Owner, its successors and assigns.
27	Relief from **LDC Section 7.02.04.C (Building Signs)** The Owner will have a variety of tenants in leasable spaces of varying sizes. Some of the tenant buildings will have rear elevations facing Interstate 95, East Peyton Parkway, State Road 9B, and Race Track Road. Thus, the Owner desires to provide tenants with varying sign sizes, based on linear square feet of building frontage and square footage of occupancy, and with some larger front and rear building signs so tenants are visible to passersby. See **Table 1** in **Exhibit "D"** for maximum quantity, sign area and sign height for each type of sign listed herein. The Owner has not identified all tenants to date, so it needs flexibility in buildings, and hence wall sign, locations.
28	Relief from **LDC Sections 7.02.04.E and 7.06.01 (Project and Commercial Identity Signs)** to allow Identification Feature and Identification Monument signs located along State Road 9B and East Peyton Parkway to be part of an entry feature that does not exceed 50 feet in height and 35 feet in height, respectively. The Owner has included signage on attractive entry features at Durbin Pavilion (Durbin Park Phase 1A PUD) and desires to emulate this at Durbin Park. See **Table D** in **Exhibit "D"** for maximum quantity, sign area and sign height for each type of sign listed herein.
29	Relief from **LDC Sections 7.02.01.C, 7.06.01 and 7.06.02 (Signs and Entry Features)** to allow a Durbin Identity Feature Structure to announce arrival into Durbin Park. See **Table D** for more details. Relief requested to allow Durbin Identity Feature Structures where depicted on **Exhibit "D-1**" and have a maximum height of 35 feet.
30	Relief from **LDC Section 7.02.04 (On-Premise Permanent Signs)** to allow Tenant Identity Monuments 1 and 2 and/or all Business Identity Pylons which reference businesses located within both Durbin Park Phase 1A PUD (St. Johns County Ordinance No. 2016-64) and the Property to be constructed within the Property. Durbin Park is located within the Durbin Park Urban Service Area and is intended to operate as one project. The signage permitted within the Durbin Park Phase 1A PUD and this Durbin Park PUD is almost identical and requested waiver is necessary to create a wholistic project.
31	Relief from **LDC Sections 7.02.04 C and D (On Premise Permanent Signs)** to allow ADA to not exceed 200 square feet for Tenant Identity Monuments (TIM 5). These signs are unique due based on their use as a primary campus identification sign that could include multiple elements which may include overall project branding (example: "Durbin Park"), the campus entity and additional occupants within the campus.
32	Relief from **LDC Section 7.02.05.B.1 &B.2 (On Premise Permanent Signs - Interstate)** to allow for additional sign height for all Business Identity Pylons and Specialty Commercial Icons (increase from 120 feet in height to 150 feet in height – More specifically, See enclosed graphic and criteria the request the ADA will be a maximum of 120 in height, architectural

	improvements may extend above that to 150 feet). This request is justified to allow for visibility from I-95 to allow motorist to make decisions regarding egress from the interstate. Additional relief from these sections for the Tenant Identity Monument 1 and 2 and all Business Identity Pylons to allow for ADA up to 555 square feet and 300 square feet respectively, regardless of distance from proximity to the interstate system interchange right-of-way. This request is justified based on the disposition, mixture of uses and dimensions of the Durbin Creek property. Being a very large site with a depth between I-95 and State Road 9B of approximately 1.2 miles this request is appropriate. The request for the increase to 555 is further justified to allow for consistency with the area approved for the Phase 1A PUD (Project Identity Monuments). This waiver also allows the On-Premise Interstate signs to be located farther away from Interstate 95 interchanges than set forth in LDC Section 7.02.05.B. The Durbin Park Property is bifurcated by Interstate 95, with more than 1,000 feet of frontage along the interstate. The project needs identification signage along this lengthy frontage.
33	Relief from **LDC Section 7.02.07 (Placement Limits)** so that on-premise signs may be located closer than five (5) feet on the front and ten (10) feet on the side and rear provided sight distance triangles are met for traffic safety.
34	Relief from **LDC Section 7.02.06.B (Directional Signage)** to allow larger directional signage within Durbin Park due to the size of the Property and number of tenants throughout. Such signs shall not exceed 12 feet in height. See **Table D** for more details.
35	Relief from **LDC Section 7.05.01.G (Special Event Signs)** to permit banners used in conjunction with temporary and special events that are not more than 50 square feet in size and are not limited as to number and duration. Decorative banners will also be placed on streetlight poles and shall not count toward the overall maximum advertising display area allowed for monument and pylon signs. Such banners may be displayed for more than 120 days per calendar year and for more than three (3) special events per year.
36	Relief from **LDC Section 7.02.07, 7.06.01.B, 7.06.02.A.3 and 7.08.01.T (Sign Placement Limits)** to allow for on-premise permanent signs, and/or portions thereof, to be located within public rights-of-way as long as the Owner enters into a maintenance agreement with the County placing maintenance responsibility for such signs on the Owner, its successors or assigns.
37	Relief from **LDC Sections 7.02.04.B, C and D and 7.02.04.06 (Large Signs)** to allow for signs up to 555 square feet of advertising display area. The larger signage will allow for northbound and southbound Interstate 95 and State Road 9B travelers to identify Durbin Park earlier and result in enough time to safely make the necessary exits off of the roadways. If the maximum sizes of the signs are limited to the sizes permitted in the Code, travelers may pass the off-ramps by the time they notice the signs identifying Project signage. See **Table D** for more details.

TABLE T.1.b **WAIVERS FROM LAND DEVELOPMENT CODE** **(New waivers for East Parcel only)**	
38	Relief from **LDC Sections 2.02.04.B.5 (Permitted Accessory Uses, Residential Districts).** This waiver is requested to reduce the setback to three (3) feet from property lines for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, including servicing and enclosures for such equipment). This waiver is justified to allow for the opportunity of compact neighborhoods.
39	Relief from **LDC Section 4.01.05.F.1b(6)** (**Land Alteration for Lots within Subdivisions**). Waiver for all TND areas to allow tree planting required to meet Code landscape standards for individual lots as reasonably determined by the County Administrator to be planted on common property or within rights-of-way. This allowance shall not reduce or replace the landscape planting requirements of either the common property or the right-of-way but will allow establishment of tree canopy within neighborhoods having reduced yard sizes. The waiver is justified in that it meets the intent of the Code and does not reduce requirement standards.
40	Relief from **LDC Section 5.03.03.B.1.c (Reduced Front Yard Setbacks)**. The Owner is requesting a waiver from the requirement to provide a minimum 15-foot front yard setback to non-garage portions of the home. The project will include single-family and multi-family traditional neighborhood design areas, where homes will be located closer than 15 feet from the property line. See Table G.1.
41	Relief from **LDC Section 6.01.03.E.3 (Front Yards on Corner Lots)** to waive the requirement to provide a second front yard for corner lots where the second frontage may be reduced by twenty percent (20%). The request is to propose a ten (10)-foot-wide side yard on corner lots. The project includes compact development patterns including traditional neighborhood design ("**TND**") which is consistent with the requested ten (10)-foot-wide second frontage side yard setbacks on corner lots for "conventional" lots and five (5)-feet for TND conditions.
42	Relief from **LDC Section 6.04.07.H.4 (Sidewalks in cul-de-sacs)** to allow for the removal of the requirement for sidewalks in cul-de-sacs with four or less lots. The waiver is justified due to minimal pedestrian usage and traffic in these areas. Additionally, it creates efficiencies (in part by reducing impervious surfaces) for conditions where cul-de-sacs are used directly adjacent to upland buffers and otherwise where no homes are proposed.
43	Relief from **LDC Section 6.04.07.D, 6.04.07.H.4 and H.5 (Sidewalks)** to allow flexibility for placement of sidewalks placed on the right-of-way if needed for local streets to allow for maximization of area for street trees. The waiver further allows for relief from requiring sidewalks and multiuse paths to meander outside of the rights-of-way in common areas and easements producing additional tree planting space to minimize conflicts with curbing, pavement and utilities to the maximum extent possible.
44	Relief from **LDC Section 7.06.01.A (Signs at Entrances to Residential Subdivisions)** to allow for increased advertisement area based on anticipated configuration of road networks and proximity to future non-residential uses the need for increased advertisement area is sought.

DURBIN
P·A·R·K
St. Johns County, Florida

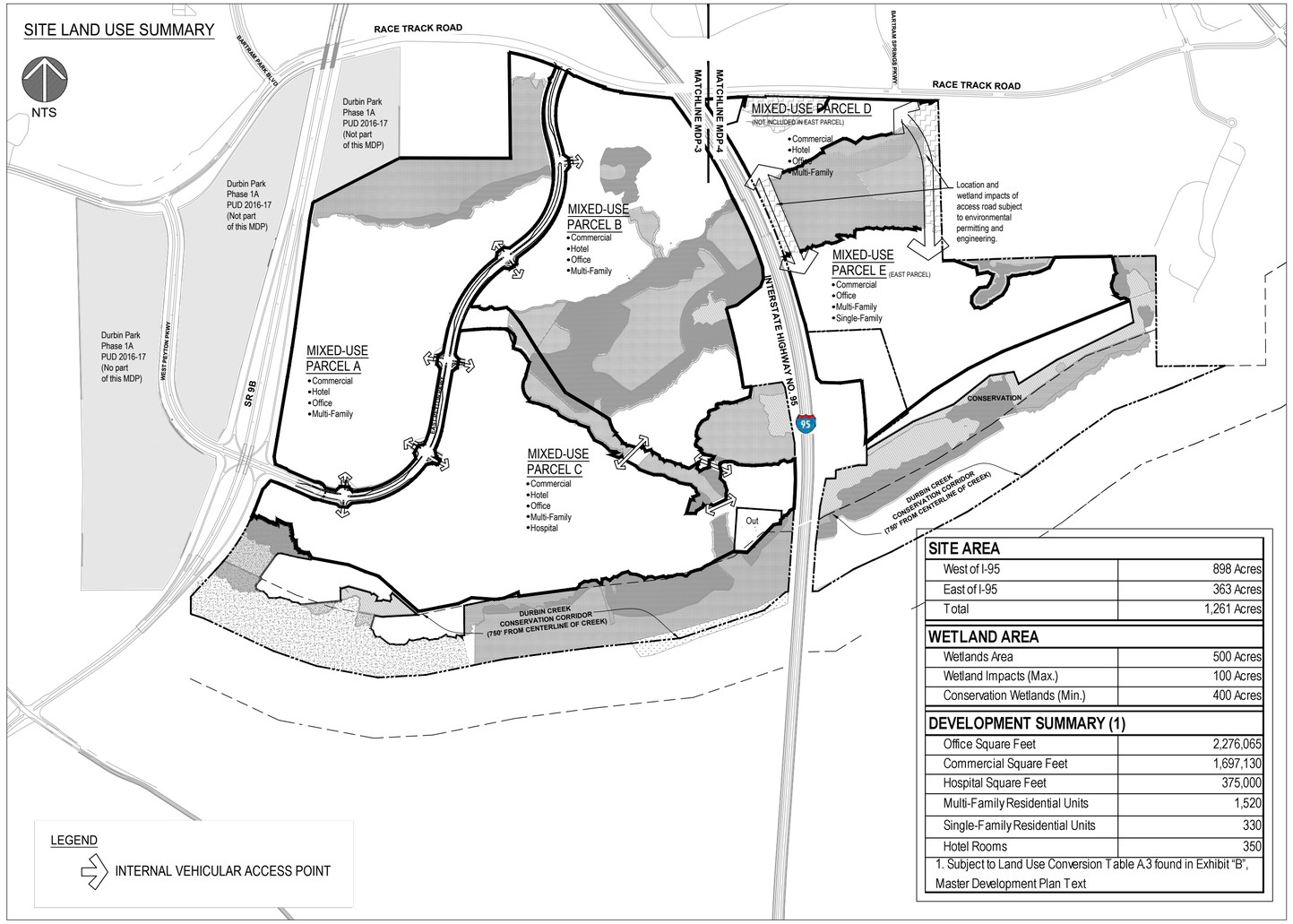
Application for Planned Unit Development Major Modification

EXHIBIT "C"

Master Development Plan Map

Sheet MDP-1	Overall Master Development Plan
Sheet MDP-2	Legal Description
Sheet MDP-3	Master Development Plan (West of I-95)
Sheet MDP-4	Master Development Plan (East of I-95)

SITE LAND USE SUMMARY



SITE AREA	
West of I-95	898 Acres
East of I-95	363 Acres
Total	1,261 Acres
WETLAND AREA	
Wetlands Area	500 Acres
Wetland Impacts (Max.)	100 Acres
Conservation Wetlands (Min.)	400 Acres
DEVELOPMENT SUMMARY (1)	
Office Square Feet	2,276,065
Commercial Square Feet	1,697,130
Hospital Square Feet	375,000
Multi-Family Residential Units	1,520
Single-Family Residential Units	330
Hotel Rooms	350

1. Subject to Land Use Conversion Table A.3 found in Exhibit "B", Master Development Plan Text

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: _____

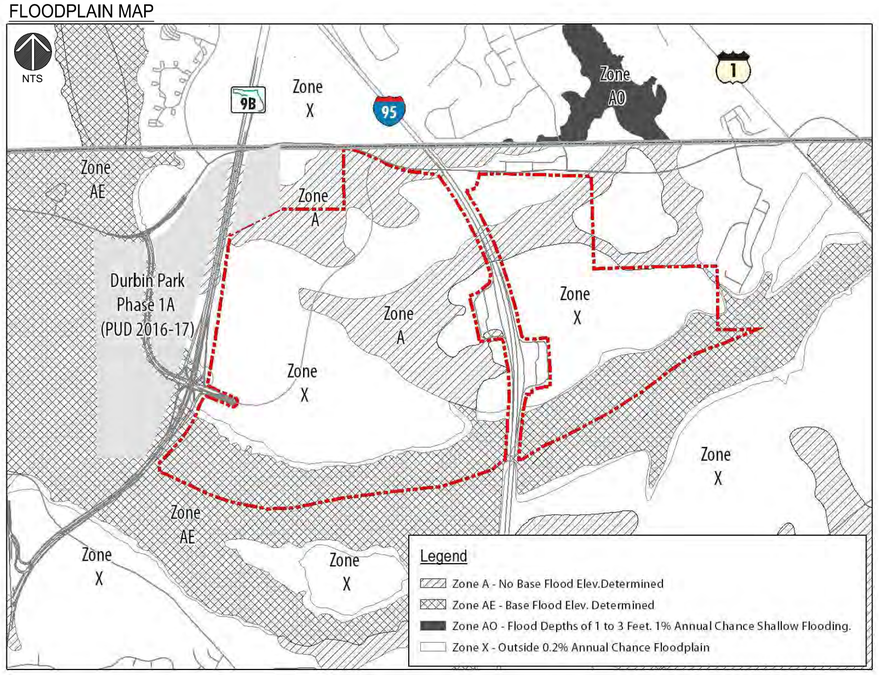
NOTES:

1. THE LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. THIS MAP IS BASED ON PRELIMINARY INFORMATION. PARCEL CONFIGURATION AND CIRCULATION ARE SUBJECT TO CHANGE BASED ON FINAL WETLAND SURVEYS, PERMITTING AND FINAL SITE PLANNING AND ENGINEERING. ROADWAY AND ASSOCIATED WETLAND IMPACTS ARE NOT DEPICTED ON THIS MAP. ALL ACREAGES ARE CONCEPTUAL ESTIMATES AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
3. WETLAND AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO FINAL DESIGN, ROAD CROSSINGS, FINAL WETLAND SURVEYS AND PERMITTING.
4. CONSERVATION INCLUDES WETLANDS AND UPLANDS.
5. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT" , ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
6. ALL ACCESS POINTS ARE CONCEPTUAL. ACCESS ARE SHOWN FOR GRAPHICAL CLARITY AND ARE SUBJECT FOR MODIFICATION BASED ON INCREMENTAL MASTER PLAN DEVELOPMENT.

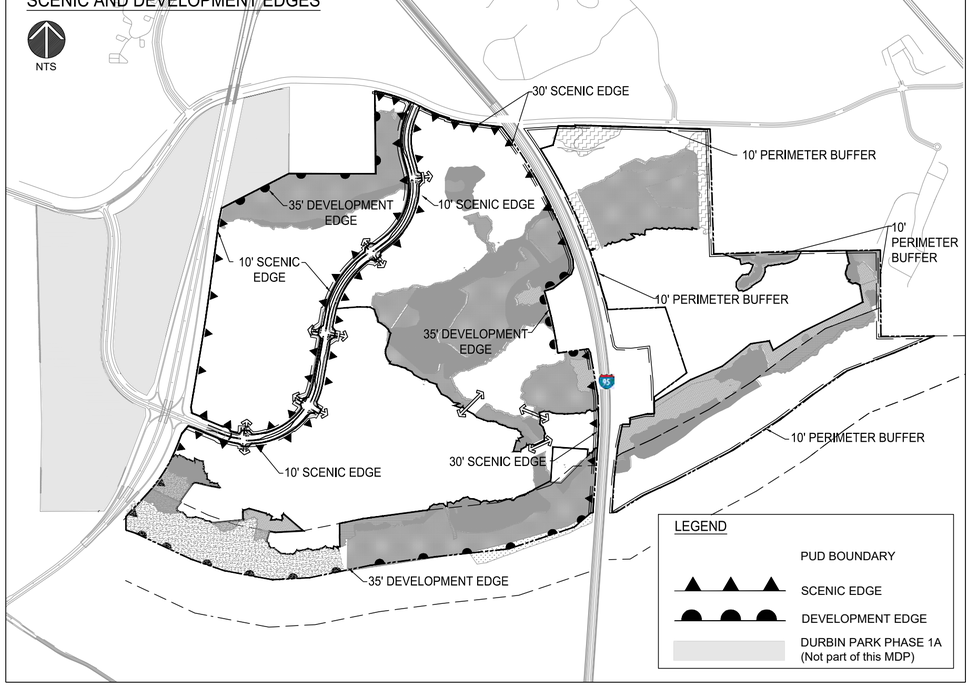
KEY MAP



FLOODPLAIN MAP



SCENIC AND DEVELOPMENT EDGES



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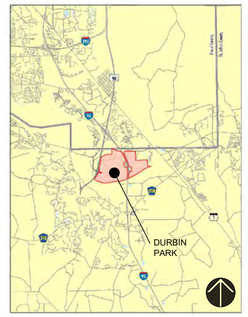
Office 904.739.3655
Fax 904.730.3413

www.prosserinc.com

Florida Certificate of Authorization Number: 00004050

DURBIN PARK

EXHIBIT "C"



VICINITY MAP

DATE : JUNE 24, 2026
PROJECT NO. : 13030.04
DESIGNED BY : TR/DF
DRAWN BY : BHK
SCALE : AS NOTED

No.	Date	Revision
1	11-21-19	RESPOND TO SJC COMMENTS
2	1-7-20	RESPOND TO SJC COMMENTS
3	3-19-20	REVISED DEVT TABLE
4	6-24-26	PARCEL E REVISION

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

OVERALL MASTER DEVELOPMENT PLAN

MDP-1

SHEET

P:\Projects\Prosser\113\13030-03-DURBIN-PLANNING\CAD\CURRENT\MDP\13030.03-Durbin-MDP.dwg Jul 31, 2026 - 7:54am

WEST OF I-95

A PORTION OF SECTIONS 4, 5, 6, 7, 8, AND 9, AND A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78000, F.P. NO. 4314182); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 11°40'41" WEST, 1794.49 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: SOUTH 11°40'41" WEST, 156.10 FEET; COURSE NO. 3: SOUTH 07°40'39" WEST, 1292.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23012.00 FEET, AN ARC DISTANCE OF 745.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°36'19" WEST, 745.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 09°32'00" WEST, 1006.21 FEET; COURSE NO. 6: SOUTH 09°34'18" EAST, 96.11 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF DURBIN CONNECTOR (A 200 FOOT WIDE RIGHT OF WAY, AS SHOWN ON SAID STATE ROAD NO. 9B RIGHT OF WAY MAP: THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID DURBIN CONNECTOR, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 67°37'24" EAST, 140.83 FEET; COURSE NO. 2: SOUTH 54°07'40" EAST, 51.42 FEET; COURSE NO. 3: SOUTH 67°37'24" EAST, 154.65 FEET; COURSE NO. 4: SOUTH 67°37'24" EAST, 189.94 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 116.00 FEET, AN ARC DISTANCE OF 487.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°22'36" WEST, 200.00 FEET; COURSE NO. 6: NORTH 67°37'24" WEST, 510.91 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°35'31" WEST, 157.68 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5117.50 FEET, AN ARC DISTANCE OF 282.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°20'55" WEST, 282.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2386.00 FEET, AN ARC DISTANCE OF 873.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°25'06" WEST, 868.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 43°54'21" WEST, 440.03 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE SOUTH 00°25'28" WEST, ALONG LAST SAID LINE, 217.87 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 1849; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 65°26'37" EAST, 1356.86 FEET; COURSE NO. 2: SOUTH 77°47'44" EAST, 1202.67 FEET; COURSE NO. 3: NORTH 81°26'36" EAST, 3079.25 FEET; THENCE NORTH 78°52'22" EAST, 845.88 FEET; THENCE NORTH 71°36'06" EAST, 861.43 FEET; THENCE NORTH 49°47'16" EAST, 359.20 FEET; THENCE NORTH 88°34'50" EAST, 50.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440; THENCE NORTHERLY, NORTHWESTERLY, WESTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°59'10" EAST, 1022.66 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 336.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°41'54" EAST, 336.64 FEET; COURSE NO. 3: NORTH 01°23'34" WEST, 446.71 FEET; COURSE NO. 4: NORTH 09°40'59" WEST, 701.21 FEET; COURSE NO. 5: NORTH 26°49'41" WEST, 76.28 FEET; COURSE NO. 6: SOUTH 82°03'36" WEST, 490.40 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 6904.44 FEET, AN ARC DISTANCE OF 1010.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°07'53" WEST, 1009.27 FEET; COURSE NO. 8: NORTH 73°40'38" EAST, 138.96 FEET; COURSE NO. 9: NORTH 51°51'12" EAST, 370.50 FEET; COURSE NO. 10: NORTH 20°40'10" EAST, 101.72 FEET; COURSE NO. 11: NORTH 03°32'06" WEST, 145.46 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 2392.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°14'08" WEST, 2382.28 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 82°50'33" WEST, 579.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1959.83 FEET, AN ARC DISTANCE OF 269.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°53'59" WEST, 269.53 FEET; COURSE NO. 3: NORTH 15°02'36" EAST, 17.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1942.83 FEET, AN ARC DISTANCE OF 386.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'40" WEST, 385.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 63°33'56" WEST, 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 765.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°19'10" WEST, 763.17 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°38'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'32" WEST, ALONG LAST SAID LINE, 1378.02 FEET; THENCE SOUTH 62°51'53" WEST, 1210.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
THOSE LANDS DESIGNATED PARCEL 100C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 720 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 897.80 ACRES, MORE OR LESS.

EAST OF I-95

A PORTION OF SECTIONS 3, 4, 5, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 126 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 1309.05 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1352.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527 OF SAID PUBLIC RECORDS; THENCE NORTH 01°28'34" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 134, PAGE 504 OF SAID PUBLIC RECORDS, 632.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (COUNTY ROAD NO. 5, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°19'04" WEST, 2143.58 FEET; COURSE NO. 2: SOUTH 01°40'56" WEST, 17.00 FEET; COURSE NO. 3: NORTH 88°19'04" WEST, 270.00 FEET; COURSE NO. 4: SOUTH 15°28'49" WEST, 320.30 FEET; COURSE NO. 5: SOUTH 73°43'53" WEST, 209.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, EASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 2459.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'08" EAST, 2448.94 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 687.77 FEET; COURSE NO. 4: SOUTH 46°41'58" EAST, 73.71 FEET; COURSE NO. 5: SOUTH 88°18'50" EAST, 234.77 FEET; COURSE NO. 6: NORTH 82°50'00" EAST, 268.31 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 1058.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°32'41" EAST, 1058.06 FEET; COURSE NO. 8: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 9: SOUTH 77°16'39" WEST, 283.75 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 10: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 11: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 12: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 13: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 14: SOUTH 03°59'10" WEST, 587.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 63°02'45" EAST, 2200.27 FEET; COURSE NO. 2: NORTH 54°52'27" EAST, 2182.16 FEET; COURSE NO. 3: NORTH 68°14'55" EAST, 1485.98 FEET, TO THE SOUTHERLY LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 851.18 FEET, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.41 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 383.34 ACRES, MORE OR LESS

LESS AND EXCEPT

PARCEL NO. 110

A PART OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LIGHT WOOD HUB WITH 3/8" IRON ROD, WITH NO IDENTIFICATION, MARKING THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°03'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 914.61 FEET TO THE BASELINE OF SURVEY OF STATE ROAD NO. 9 (INTERSTATE 95) (A VARIABLE WIDTH RIGHT OF WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080, F.P. NO 4240264); THENCE CONTINUE NORTH 89°03'05" EAST, ALONG SAID SOUTH LINE OF SECTION 4, A DISTANCE OF 228.90 FEET TO THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD NO. 9; THENCE NORTH 89°03'05" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 121.37 FEET TO A NON-TANGENT CURVE IN SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, HAVING A RADIUS OF 7,990.77 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°44'16", AN ARC DISTANCE OF 102.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'21" EAST, 102.88 FEET; THENCE NORTH 77°22'44" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 283.64 FEET; THENCE SOUTH 89°55'40" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 108.55 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8,374.41 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 01°50'19, AN ARC DISTANCE OF 268.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°51'06" WEST, 268.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,374.41 FEET, THROUGH AN ANGLE OF 05°24'18", AN ARC DISTANCE OF 790.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 04°28'24" WEST, 789.70 FEET; THENCE CONTINUE ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES; (1) SOUTH 82°49'43" WEST, 268.31 FEET; (2) NORTH 88°18'37" WEST, 234.77 FEET; (3) NORTH 46°41'45" WEST, 73.71 FEET; (4) NORTH 12°16'21" WEST, 589.63 FEET; THENCE NORTH 87°37'45" EAST, A DISTANCE OF 918.46 FEET; THENCE SOUTH 18°04'34" EAST, A DISTANCE OF 1099.09 FEET; THENCE SOUTH 53°39'17" WEST, A DISTANCE OF 642.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.850 ACRES, MORE OR LESS.

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: _____

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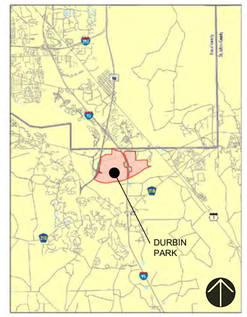
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Number: 00004050

DURBIN PARK

EXHIBIT "C"



VICINITY MAP

DATE : JUNE 24, 2026
PROJECT NO. :113030.04
DESIGNED BY : TR/DF
DRAWN BY : BHK
SCALE : AS NOTED

No.	Date	Revision
1	11-21-19	RESPOND TO SJC COMMENTS
2	1-7-20	RESPOND TO SJC COMMENTS
3	3-19-20	REVISED DEV'T TABLE
4	6-24-26	PARCEL E REVISION

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SHEET TITLE

LEGAL DESCRIPTION

MDP-2

SHEET

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GENERAL LEGEND

- PUD BOUNDARY
- PARCEL BOUNDARY
- CONSERVED WETLANDS
- WETLAND IMPACTS
- UNDISTURBED UPLAND BUFFER (25' AVERAGE WIDTH)
- ENHANCED WETLANDS
- UPLAND PRESERVATION WITHIN CONSERVATION EASEMENT
- SCENIC EDGE
- DEVELOPMENT EDGE
- 25' BUILDING SETBACK
- CONSERVATION AREA
- RECORDED OR PROPOSED CONSERVATION CORRIDOR

CE# — CONSERVATION EASEMENT (CE)

CE1	BK 4607 PG 1077
CE2	BK 4274 PG 1173
CE3	BK 4274 PG 1153
CE4	BK 4607 PG 1083
CE5	BK 4274 PG 1176
CE6	PROPOSED CE (Subject to SJRWMD Approval)

- * WILDLIFE CROSSING TYPE C
- LOOP ROAD [3] (SEE NOTE 3)
- LINEAR PARK [3] (SEE NOTE 3)
- ACCESS: FULL
- ACCESS: DIRECTIONAL
- ACCESS: RIGHT IN / RIGHT OUT

NOTE:
1. ALL ACCESS POINTS ARE CONCEPTUAL. ACCESS ARE SHOWN FOR GRAPHICAL CLARITY AND ARE SUBJECT FOR MODIFICATION BASED ON INCREMENTAL MASTER PLAN DEVELOPMENT.
2. RECREATIONAL FACILITIES ARE PERMISSIBLE.
3. THE LOCATION AND ALIGNMENT OF THE LINEAR PARK AND LOOP ROAD IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON DETAIL DESIGN, PARCEL CONFIGURATION, ENGINEERING AND PERMITTING.

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: _____

RACE TRACK ROAD

BARTRAM PARK BLVD

Durbin Park Phase 1A PUD 2016-17 (Not part of this MDP)

Durbin Park Phase 1A PUD 2016-17 (Not part of this MDP)

Durbin Park Phase 1A PUD 2016-17 (No part of this MDP)

WEST PEYTON PKWY

SR 9B

EAST PEYTON PKWY

MATCHLINE MDP-3

MATCHLINE MDP-4

MIXED-USE PA

(NOT INCLUDED IN EAST PA

- Commerci
- Hotel
- Office
- Multi-Fami

LINEAR PARK [3] (APPROXIMATE LOCATION)

MIXED-USE*
PARCEL B
- Commercial
- Hotel
- Office
- Multi-Family

25' UPLAND BUFFER
25' BUILDING SETBACK

LINEAR PARK [3] (APPROXIMATE LOCATION)

INTERSTATE HIGHWAY NO. 95

95

MIXED-USE
PARCEL A
- Commercial
- Hotel
- Office
- Multi-Family

MIXED-USE
PARCEL C
- Commercial
- Hotel
- Office
- Multi-Family
- Hospital

25' UPLAND BUFFER
25' BUILDING SETBACK

Out

LOOP ROAD [3]

LINEAR PARK [3] (APPROXIMATE LOCATION)

CE4
CE3
CE2
CE1
CE6
CE6
CE6

Lake
Lake

DURBIN CREEK CONSERVATION CORRIDOR (750' FROM CENTERLINE OF CREEK)

750'
1500'

500 0 250 500

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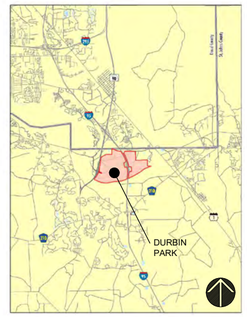
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Florida Certificate of Authorization Number: 00004050

DURBIN PARK

EXHIBIT "C"



VICINITY MAP

DATE : JUNE 24, 2026
PROJECT NO. :113030.04
DESIGNED BY : TR/DF
DRAWN BY : BHK
SCALE : AS NOTED

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2	1-7-20	RESPOND TO SJC COMMENTS
3	3-19-20	REVISED DEVT TABLE
4	6-24-26	PARCEL E REVISION

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SHEET TITLE

MASTER DEVELOPMENT PLAN (West of I-95)

MDP-3

SHEET

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: _____

BARTRAM SPRINGS PKWY

RACE TRACK ROAD

MATCHLINE MDP-3

MATCHLINE MDP-4

INTERSTATE HIGHWAY NO. 95

95

500 0 250 500

MIXED-USE PARCEL D
(NOT INCLUDED IN EAST PARCEL)

- Commercial
- Hotel
- Office
- Multi-Family

25' BUILDING SETBACK
25' UPLAND BUFFER

LINEAR PARK (3) (APPROXIMATE LOCATION)

Location and wetland impacts of access road subject to environmental permitting and engineering.

MIXED-USE PARCEL B*

- Commercial
- Hotel
- Office
- Multi-Family

25' UPLAND BUFFER
25' BUILDING SETBACK

LINEAR PARK (3) (APPROXIMATE LOCATION)

MIXED-USE PARCEL E (EAST PARCEL)

- Commercial
- Office
- Multi-Family
- Single-Family

LINEAR PARK (3) (APPROXIMATE LOCATION)

25' UPLAND BUFFER
25' BUILDING SETBACK

CE5

CONSERVATION

MIXED-USE PARCEL C

- Commercial
- Hotel
- Office
- Multi-Family
- Hospital

25' UPLAND BUFFER
25' BUILDING SETBACK

LOOP ROAD (3)

LINEAR PARK (3) (APPROXIMATE LOCATION)

Out

750'

1500'

DURBIN CREEK CONSERVATION CORRIDOR (750' FROM CENTERLINE OF CREEK)

NOTE:
1. ALL ACCESS POINTS ARE CONCEPTUAL. ACCESS ARE SHOWN FOR GRAPHICAL CLARITY AND ARE SUBJECT FOR MODIFICATION BASED ON INCREMENTAL MASTER PLAN DEVELOPMENT.
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- DEVELOPMENT EDGE
- 25' BUILDING SETBACK
- CONSERVATION AREA
- RECORDED OR PROPOSED CONSERVATION CORRIDOR
- CE#

CONSERVATION EASEMENT (CE)

CE1	BK 4607 PG 1077
CE2	BK 4274 PG 1173
CE3	BK 4274 PG 1153
CE4	BK 4607 PG 1083
CE5	BK 4274 PG 1176
CE6	PROPOSED CE (Subject to SJRWMD Approval)

- WILDLIFE CROSSING TYPE C
- LOOP ROAD (3) (SEE NOTE 3)
- LINEAR PARK (3) (SEE NOTE 3)
- ACCESS: FULL
- ACCESS: DIRECTIONAL
- ACCESS: RIGHT IN / RIGHT OUT

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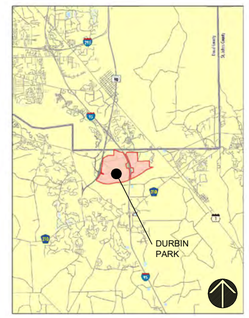
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DURBIN PARK

EXHIBIT "C"



VICINITY MAP

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PROJECT NO. :113030.04
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SHEET TITLE

MASTER DEVELOPMENT PLAN (East of I-95)

MDP-4

SHEET

DURBIN
P·A·R·K
St. Johns County, Florida

Application for Planned Unit Development Major Modification

EXHIBIT "D"

Unified Sign Plan

Overview

As part of the Master Development Plan for Durbin Park, this comprehensive plan for signage has been prepared to set standards and guidelines for signage elements in the Project areas. The many signs and graphics will be planned and designed to communicate with visitors and residents to facilitate orientation and wayfinding. The Unified Sign Plan ("**USP**") addresses signage for Durbin Park.

The USP is almost identical to the signage plan for Durbin Park Phase 1A PUD (St. Johns County Ordinance No. 2016-64, County File No. 2016-17) and enhances the place-making and identity-building for Durbin Park. The USP is a conceptual document that provides a signage program for the public open spaces and general recommendations for the design, scale, location and content of signage within the developed areas. This document includes criteria for project identification, specialty icons/signs, parcel identification and wayfinding signs.

For purposes of this USP, any sign located within the boundaries of the Durbin Park PUD and Durbin Park Phase 1A PUD (collectively "**Durbin Park**") will be considered an "on-premise sign", without regard to ownership of individual parcels so long as the sign content is relevant only to development within Durbin Park. See **Section T**, Waivers 13 and 36 in **Exhibit "B**". No signage shall be allowed to describe development outside of Durbin Park's boundaries; provided, however, the USP shall be applicable to any properties that may be added to Durbin Park in the future.

The successful implementation of this USP will ensure that Durbin Park will enable visitors and tenants alike to identify professional offices, commercial retail and service uses, dynamic entertainment venues and recreational opportunities, hospital/medical park, multi-family residential dwellings, single-family residential dwellings and conservation lands.

Unless stated otherwise herein, signs will conform to requirements of the St. Johns County Land Development Code (the "**Code**" or "**LDC**").

Each section of the USP describes the sign type's characteristics, location and design intent. Various signs designed to serve specific needs are grouped according to these types. Within the type groupings, individual signs are generally described and illustrated to convey detail specifications, suggested materials, allowances and maximum heights.

The general locations of larger monument/ground signs are shown on the **USP Location Map** (see **Exhibit "D-1"** at the end of this USP). Sign locations shown on the USP Location Map are approximate and actual locations may vary according to unforeseen field conditions or to prevent conflict with existing or planned utilities. This map may be updated periodically pursuant to County approval of a Small Adjustment that reflects any changes to sign types and/or locations. In the event that signs are located in conflict with existing utilities, the utility contractor will not be responsible for damage or repair to existing signs. Utility sleeves will be installed as necessary under monument signs to accommodate future utility changes. Smaller monument/ground signs and tenant types for wall sign purposes shall be detailed on Incremental Master Development Plans to allow for staff review of such signs in relation to this Unified Sign Plan.

While signs will be permissible within the right-of-way based on the Owner entering into a maintenance agreement with the County placing responsibility for the signs with the Owner including its successor and assigns, no sign shall be erected that will interfere with clear and free visibility from any roadway intersection or other public right-of-way or that will be confused in shape, color or pattern with any authorized traffic sign, signal or device. See Section T, Waiver 26 in Exhibit "B".

Several types of signs are proposed for Durbin Park as described in this USP. The depictions of sign materials, colors and shapes on the following pages are conceptual illustrations of the general character of signage to be located within the master planned development. These concepts are subject to change and modification including, but not limited to, changes in shape, layout, and location of ADA. Regardless, sign dimensions shall not exceed the maximum sizes listed in this USP.

Project signage shall be designed to be compatible and integral with the architectural design of each building.

Every effort has been made for Durbin Park signs to comply with the existing Code and unless specified herein, Durbin Park signage shall conform to Code requirements as defined on the date of this Plan's approval. Each Incremental Master Development Plan shall illustrate the general location of permanent Project signage. The following signage standards apply to all property within Durbin Park.

- **Signs within Durbin Park may be single-sided or multi-sided. The maximum ADA for multi-sided signs shall be determined separately for each sign face and not cumulatively.**
- **All signage setbacks are measured from the property line to the base of the sign.**
- **Standalone signs (monument, pylon) within Durbin Park over eight (8) feet in height and greater than 24 square feet of ADA may be illuminated using internal lights, external lights, up-lights, down lights or back-lights or "halo" lit.**
- **The ends of multi-tenant buildings (sides other than fronts and rears of such buildings) are known as "end caps". End cap units will be permitted to have front facades and side facades, with signage for each façade based on requirements set forth in this USP.**

Lettering may be:

- Mounted on inserts or panels to be attached to a sign structure or building face,
- Pin mounted or surface mounted lettering,
- Sand blasted or otherwise engraved into a surface, acrylic, or may be painted or otherwise affixed to the sign structure or background.

Lettering may be glass, metal, wood, PVC or other plastic-like or composite material. If sand blasted or otherwise engraved, the ADA may be the same material as the sign structure or may

be of a complementary material. Lettering may have any combination of materials and style and may be affixed to the sign structure in a combination of the aforementioned.

Signs may be pylons, monument signs, ground signs or may be incorporated into a wall, architectural feature, building or other structure. The sign body may be of any material having structural qualities in accordance with the most current Florida Building Code wind load requirements. The body of monument signs may be of cast concrete or epoxy/aggregate materials, concrete, brick, stone, marble, wood, metal or composite materials. Surface finishes may be stucco or stucco-like, paint, enamel or other finishes that may protect and enhance the sign structure materials. Decorative accents may include glass, tile, metal, terra cotta or other material. The structure may have any combination of materials and finishes.

An architectural feature may incorporate project signage features. Architectural features include, but not be limited to, columns, clocks, towers, waterfalls, flanking walls, landscaped areas and shelters.

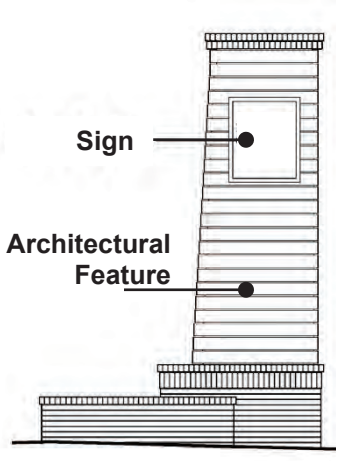


Table 1 identifies Durbin Park's permissible sign types, the maximum numbers of each sign type allowed, locations, and maximum height and ADA of each sign. The Map ID for certain signs corresponds to their respective symbols on the **USP Location Map (Exhibit "D-1")**. Business identity monuments, directional and residential signs are not depicted on **Exhibit "D-1**", but shall be illustrated on Incremental MDP Maps. Definitions of each permissible sign type follow the table. See Waivers section.

The reference to Advertising Display Area ("**ADA**") in the table below is defined by a discernable geometric shape that may be used to encompass all advertising lettering. In calculating the ADA, the area shall be broken down into simple common forms for which a mathematical formula can be applied.

Table 1 Permissible Signs

Map ID	Location	Max. Number.	Max. ADA per side (SF)	Max. Sign Height (FT)	Max. Height of Architectural Feature
Durbin Identity Feature					
DIF1	East Peyton Pky/Race Track Rd Intersection	3	100	35	35
DIF2	East Peyton Pky/SR 9B Intersection	3	100	35	35
Business Identity Pylon – Interstate 95 and State Road 9B					
BIP1	Adjacent to I-95 (west side)	2	300	120	150
BIP2	Adjacent to I-95 (east side)	2	300	120	150
	Specialty Commercial Icon	1 east of I-95 and 1 west of I-95 along interstate frontage	300	120	150
Tenant Identity Monument					
TIM1	Adjacent to SR 9B	3	555	50	50
TIM2	Adjacent to Interstate 95	3	555	50	50
TIM3	Adjacent to East Peyton Parkway	13	370	35	35

TIM4	Adjacent to Race Track Road	6	200	25	25
TIM5	Adjacent to Interior Loop Road	4	200	20	20
Business Identity Monument					
BIM1	Single Tenant	1 per business	75	10	10
BIM2	Multiple Tenant	1 per building	150	10	10
BIM3	Outparcel	1 per outparcel	75	10	10
Durbin Directional					
DIR1	East Peyton Parkway Right-of-Way and Internal Loop Road	10	60	12	12
DIR2	Race Track Road Right-of-Way	2	60	10	10
DIR3	Interior	20	30	8	8
Multi-Family Residential					
RIM	Residential Identity Monument	2 per residential parcel	35	15	15
Single-Family Residential					
SIM	Single Family Identity Monument	2 per residential parcel	60	15	25
DSN	Destination and Neighborhood Signage	1 at each entrance	35	15	15
Gas Stations					
GSIM	Gas Station Identity Monument	1 per gas station parcel	150	20	20

*For Ancillary Gasoline Stations, please see page 46.

For the purposes of regulation, the Maximum Sign Height shall be deemed to be the height of the ADA. The height of the sign shall not include associated architectural features or signage structures. The height of the sign shall be measured from finished grade to the top of the ADA.

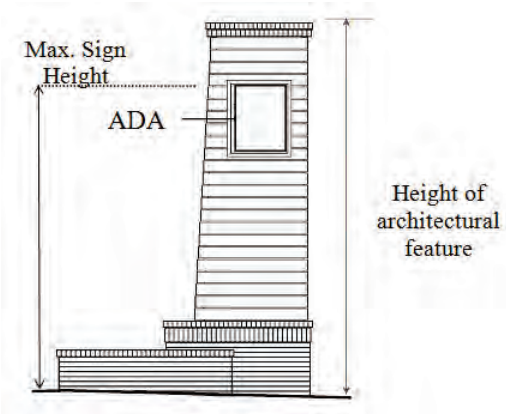


Table 1 Permissible Signs (cont.)

Wall Sign Type	General Location	Max. Quantity	Max. Area (SF)	Max. Height (FT)
Medium Tenant Signage - Front Façade	Retail tenants with leasable area between 0 SF and 8,000 SF grouped in multi-tenant buildings	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 60 SF	5
Medium Tenant Secondary Signage – Rear Façade and End Caps	Retail tenants with leasable area between 0 SF and 8,000 SF grouped in multi-tenant buildings	1 per tenant at rear and 1 per tenant on endcap, if applicable	Not to exceed 75% Front Façade signage dimensions for rear facade Not to exceed 65% of Front Façade signage	N/A

			dimensions for corner end caps	
Junior Tenant - Front Façade	Retailers with between 5,000 SF and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 150 SF	6
Junior Tenant - Rear Façade and End Caps	Retailers with between 5,000 and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per tenant at rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions for rear facades Not to exceed 65% of Front Façade signage dimensions for corner end caps	N/A
Junior Tenant – Secondary Signage	Retailers with between 5,000 and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per major service or department	Not to exceed 25% of total Front Façade signage area	2
Anchor Tenant - Front Façade	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 300 SF	8
Anchor Tenant - Rear Façade and End Caps	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per tenant on rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions on rear facades Not to exceed 65% of Front Façade signage on end caps	N/A
Anchor Tenant - Front Façade Secondary Sign – Only major services/departments allowed. No advertising or slogans	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per major service or department	Not to exceed 25% of total Front Façade signage area	2.5
Outparcel Tenant - Front Façade	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 150 SF	5
Outparcel Tenants - Rear Facades and End Caps	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant on rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions on rear facades Not to exceed 65% of Front Façade signage dimensions for end caps	N/A
Outparcel Tenants – Secondary Signage	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant in multi-tenant or multi-use building	Not to exceed 75% of the total Front Façade sign area per sign	5
Gasoline Stations – Canopy Signs	Gas stations	Each side of the canopy over gas pump area – Maximum 3 canopy signs per site	1.5 SF per linear foot of applicable canopy, not to exceed 48 SF	2.5

Durbin Identity Features (DIF1 and DIF2) are gateway features located at the primary entrances to Durbin Park at East Peyton Parkway. DIF1 is located near the intersection of State Road 9B and East Peyton Parkway and DIF2 is located at the intersection of Race Track Road and State Road 9B. Each will function as entry features comprised of a maximum of three primary signage elements. The elements will be placed on each side of East Peyton Parkway and

in the median. In the Code, this sign type is classified as a Mixed Use Project Identification Sign and functions as an entry feature.

The Owner has the right to construct two (2) Durbin Identity Feature signs at one or both intersections if traffic safety conditions warrant per the locational description above and the enclosed **Exhibit "D-1**". These signs may be placed in the right-of-way and include a central architectural feature in the median of East Peyton Parkway flanked by additional features on each adjacent roadway shoulder to create a gateway at each location. The two exterior flanking features may be four-sided, and each side may contain a sign (100 square feet ADA total for each individual feature) that displays the branding, project name signage and/or specialty tenant signage. either internally lit, halo letter lit, shielded/niche down and/or up-lighting. The central architectural feature (located in the median) may include a sign on both sides up to 75 square feet of ADA per side either internally lit, halo letter lit, shielded/niche down and/or up-lighting. These signs will be architecturally compatible with the Durbin Park Theme which is to be determined. See Waivers 27 through 37 in **Exhibit "B**".

Business Identity Pylons – Interstate (BIP1 and BIP2) are located adjacent to Interstate 95 and shall be designed to complement the architecture within Durbin Park. Each Business Identity Pylon is permitted to display the name, logo and/or symbol of one or more businesses or organizations located within Durbin Park, including certain businesses located in the Phase 1A PUD. Such signs may be either internally lit halo letter lit, shielded/niche down and/or up-lighting. BIP's must be no closer than 100 feet from one another. See Waivers 28 and 29 in **Exhibit "B**".

Tenant Identity Monument (TIM1 and TIM2) may contain signs that display the project name and/or logo along with individual tenant name or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the Code, this sign type which is located along State Road 9B and Interstate 95 is not specifically classified. It is similar to the Interstate Business Sign, and the Mixed Use Project Identification Sign along East Peyton Parkway, Race Track Road and internal roads. The tenants, project name or primary tenant(s) may be aggregated onto a single ADA or separated among an architectural feature while still remaining within the maximum permissible ADA limits. All signs may be either internally lit, halo letter lit, shielded/niche down and/or up-lighting. These signs are identical in size, function and ADA to the "Project Identity Monument" approved for the Phase 1A PUD (Amended ORD. 2018-57). See Waivers 30, 31 and 36 in **Exhibit "B**".

Tenant Identity Monument (TIM3) display branding and tenant/multi-tenant signage along East Peyton Parkway. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the code these signs closely align with those described in 7.06.01.B since they are entrances to mixed use or non-residential projects. See Waiver 28 in **Exhibit "B**".

Tenant Identity Monument (TIM4) display branding and tenant/multi-tenant signage along Race Track Road. Signage will be designed so that it is consistent with the Durbin Park theme. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the code these signs closely align with those described in 7.06.01.B since they are entrances to mixed use or non-residential projects. See Waivers 31 and 37 in **Exhibit "B**".

Tenant Identity Monument (TIM5) display branding and tenant/multitenant signage along the Loop Road. Signage will be designed so that it is consistent with the Durbin Park theme but integrate branding elements of future users. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 31 and 37 in **Exhibit "B**".

Business Identity Monuments (BIM1-BIM3) display the individual tenant name or multiple tenant names located on an individual development parcel. The signs may be either single or double-sided and internally lit, halo letter lit, shielded/niche down and/or up-lighting. The business and/or organization name shall be the dominant message (larger sign) with the option of including the Durbin Park name and/or logo as a subordinate message (smaller sign) while remaining within the maximum permissible ADA limits. In the Code, this sign type is classified as a Mixed Use Project Identification Sign.

Single-Family Identity Monuments (SIM) are permitted for each single-family development within the East Parcel. These signs will display the name of the single-family development and may be either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 47 in **Exhibit "B**".

Destination and Neighborhood Signage (DNS) are permitted throughout single-family developments within the East Parcel. These signs identify the entrances to neighborhoods, amenities, park locations and certain destinations. These signs will display the name of the neighborhood and destinations and may be either internally lit halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 47 in **Exhibit "B**".

Durbin Directional Signs indicate to travelers, bicyclists and pedestrians the locations of Durbin Park's major buildings, office parks, common areas, education facilities, various building entries, and recreational facilities/linear park system. Each sign may be single or double-sided and bear information related to the uses and tenants within Durbin Park (including future phases of Durbin Park) and shall be permitted within the right-of-way. The design of these signs should reflect the character of the nearby buildings and may include the Durbin Park name and/or logo either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 34 in **Exhibit "B**".

Specialty Commercial Icon. This type of architectural feature may be utilized by large-scale and free-standing commercial tenants whose businesses and brand are recognized with a unique physical structure signifying their presence in the marketplace. "Durbin Park" and "St. Johns County" may also be displayed on such icons. Such icons may include, but not be limited to, lighthouses, clock towers, and spires. These prominent architectural features must complement the business' vernacular and may display the name of the business and their logo, if applicable. Specialty Commercial Icons may not contain the names of any neighboring tenants or businesses located within Durbin Park. Each of the four Mixed-Use Parcels within Durbin Park are limited to a single (one) Specialty Commercial Icon. See Waivers 32, 37 and 38 in **Exhibit "B**".

For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3, or 4 sides (or cylindrical), such signs shall be a maximum of 40 square feet ADA per side and not exceed ten (10) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Residential Identity Monuments are permitted for each multi-family development within Durbin Park. These signs will display the name of the multi-family development and may be either internally lit halo letter lit, shielded/niche down and/or up-lighting.

Gas Station Identity Monuments are permitted for each outparcel on which a gas station is located. This sign type may include electronic message boards for numbers.

The following criteria apply to building signage, See Waiver 27 in **Exhibit "B**".

Medium Tenant Wall Signage. This wall signage typical is for commercial and office tenants with leasable area between 0 square feet and 8,000 square feet of leasable area grouped in multi-tenant buildings.

Junior Tenant Wall Signage. Commercial and office tenants with between 5,000 square feet and 60,000 square feet of leasable area, grouped in large, multi-tenant buildings.

Anchor Tenant Wall Signage. Large commercial, office, hotel and hospital tenants in free-standing buildings ranging from 45,000 or more square feet of leasable space.

Outparcel Tenants. This wall signage applies project-wide and is for free-standing, primarily single-tenant buildings located on outparcels.

Gas Station Canopies. This signage applies only to tenants whose primary business is the sale of gasoline. Each station shall be permitted to have signage on each side of the canopy over the gas pump area.

Ancillary Gasoline Station. This sign applies to major free-standing anchor tenants whose primary business is not the sales of gasoline. One ground sign shall be allowed not to exceed 8 feet in height, have a maximum of 2 gas price lines with letters not exceeding 12 inches in height.

Awning Signs. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one (1) single enclosed building such that the awning signage facing the pedestrian and vehicular drives within the interior of Durbin Park are deemed as interior signs. Additionally, wall signage facing public rights-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing public rights-of-way. These signs may be perpendicular to the street and may encroach into the right-of-way and/or setbacks. These signs will maintain a minimum clearance distance of at least ten (10) feet over pedestrian use areas and 18 feet over vehicle use areas. Awning sign ADA will be deducted from overall wall signage for each building.

Under the Canopy Signs. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in ADA per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. These signs may be perpendicular to the street and may encroach into the right-of-way and/or setbacks. These signs will maintain a minimum clearance distance of at least ten (10) feet over pedestrian use areas and 18 feet over vehicle use areas.

Banner Signs. Banner signs will be permitted for temporary and special events. Such signs shall not exceed 50 square feet in ADA. Banner signs will be permitted in the entrances and interior of Durbin Park. The banners shall be allowed to display logos and/or the name of the Project and/or Owner. Banners placed on streetlight poles are permitted and unregulated. Banner signs do not count toward the overall maximum ADA allowable for monument and pylon signs. Banners shall be maintained by the Owner, POA or CDD to limit interference with public utilities, pedestrian and vehicle access and visibility. See Waiver 35 in **Exhibit "B**".

Flags. Up to three (3) permanent flags may be flown per business site, office site, multi-family complex and recreational facility site. The maximum distance from top to bottom of all flags situated on a single flagpole shall be 20 percent of the total height of the flagpole. For flags situated without a flagpole, the maximum distance from top to bottom of all flags shall be 20 percent of the distance from the top of the flag or insignia to the ground. The height of a flagpole shall not exceed 30 feet. Temporary flags shall adhere to the related parameters contained within the Code.

Window Signs. Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not part of the maximum allowed sign area. Such signs are not physically attached or painted to the window and do not obscure more than 10 percent of the ground floor street side building transparency. This 10 percent is not to exceed total glass area calculated for both unattached and temporary window signs.

Menu Boards. One (1) single-sided menu board shall be allowed per street address. Menu boards shall not exceed six (6) square feet in size and shall be placed no further than four (4) feet from the front entrance of the restaurant or take-out food establishment. Pedestal menu signs shall not impede pedestrian movement.

Murals. Murals shall be permitted on building walls, provided the painted area within any mural does not cover more than 20 percent of the applicable wall.

Signs within Rights-of-Way

In addition to the signage specifically defined in the Code, some Durbin Park signs may be located within the right-of-way due to their size and function, but only within areas for which the County has approved a right-of-way use and maintenance agreement. Any signage located within the right-of-way and subject to an aforementioned use and maintenance agreement shall be maintained by the Owner, a Property Owner's Association ("**POA**"), or a Community Development District ("**CDD**"), as applicable. The Owner, CDD and/or POA shall be responsible for any signage and associated landscaping, lighting and/or decorative hardscape elements that may be located within public rights-of-way, subject to the Owner, CDD and/or POA entering into a hold harmless agreement with St. Johns County in a form reasonably acceptable to both parties.

- The hold harmless agreement and permit shall touch and concern the land and the development within Durbin Park and shall be a covenant running with the fee interest underlying the right-of-way, whether in existence from the date hereof or constructed in the future.

General Sign Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.

2. All electrical signs will be fabricated by an Underwriters Laboratories (U.L.) approved sign company, according to U.L. specifications and bear a U.L. label.

3. Sign companies installing such signs must be fully licensed with the County and State and shall provide proof of full Workman's Compensation and general liability insurance.

4. All penetrations of building exterior surfaces are to be sealed, waterproofed and in color and finish to match existing exterior.

5. Internal illumination to be 30 milliamp neon, fluorescent tube or LED of storefront elevations and #3500 white neon or LED halo for freeway elevations. Installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".

6. Painted surfaces must have an acrylic polyurethane finish or baked-on finish.

7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders.

8. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced.

9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.

10. Signs must be made of durable, rust-inhibited materials that are appropriate and complimentary to the building.

11. Color coatings shall exactly match the colors specified on the approved plans.

12. Joining materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.

13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

15. Exposed conduit is not permitted unless it is incorporated into the overall sign design.

16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.

17. All lettering shall be attached to the building surface. Existing adjacent building paint color shall not be altered in any way. There shall be no backing, plates, screens, sheets or boards behind lettering.

Shop Tenants Signage Specifications

The intent of these criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction and colors repeated throughout Durbin Park. Signs must be architecturally compatible with the entire center. The idea of using dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment. The following types of construction will be allowed:

- Acrylic face channel letters
- Through-face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters
- Open pan channel letters (only in an artistic letter style/font)
- Push-thru letters and logos in aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed neon accents

Building murals are allowable and are not considered signs pursuant to Durbin Park. Such murals are considered public art and will not require sign permitting through St. Johns County Development Services. Murals shall not contain advertising display or copy.

All lighting standards of LDC Sections 6.09.02 and 7.00.06.C shall be adhered to by all lighted sign locations within Durbin Park.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25 percent beyond the envelope limits, provided that the overall allocated square footage is not exceeded. In other words, these areas have to be calculated individually.

"Ascender" shall mean the part of the lowercase letters such as b, d and h that extends above the other lowercase letters. "Descender" shall mean the part of the lowercase letters such as g, p and q that extend below the other lowercase letters.

Prohibited Signs

1. **Signs Constituting a Traffic Hazard**. No person shall install or maintain or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

2. **Signs in Proximity to Utility Lines**. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the applicable laws and or code are prohibited. No sign shall project above or below the sign-able area.

3. **Painted Letters**. Painted letters will not be permitted.

4. **Projections**. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. **Flashing, Moving or Audible Signs**. Flashing, moving and audible signs that are not reader boards shall be prohibited.

6. **Vehicle Signs**. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used to advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

7. **Light Bulb Strings**. External displays, other than temporary decorative holiday lighting and strings above open air, outdoor seating and plazas which consists of unshielded light bulbs, are prohibited. An exception hereto may be granted upon review and at the sole discretion of the County Administrator or his designee.

8. **Banners, Pennants & Balloons Used for Advertising Purposes**. Temporary flags, banners or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Code requirements.

9. **"Sale" Signs**. The use of permanent "sale" signs is prohibited. The temporary use of these signs are limited to a 30-day period and are restricted to signs affixed to the interior windows which do not occupy more than 20 percent of the window area. Each business is permitted a total of not more than 90 days of temporary window sale signs per calendar year.

10. **Storefront Decal Signs**. Signs that are affixed in a manner that covers the storefronts in full or in part in a permanent fashion. Window signs shall not be used for retail sales messages, excluding food intended for on-site consumption, and shall not cover more than 20 percent of one (1) window pane per storefront.

11. **Outdoor Advertising or Portable advertising Structures, including signs, Balloons, Flags, Etc.**

12. **Holographic Display Signs.**

13. **Obscene Signs.**

14. **Pavement Markings, Except for Official Traffic Control Markings and Building Address Markings Required by Law.**

15. **Abandoned Signs.**

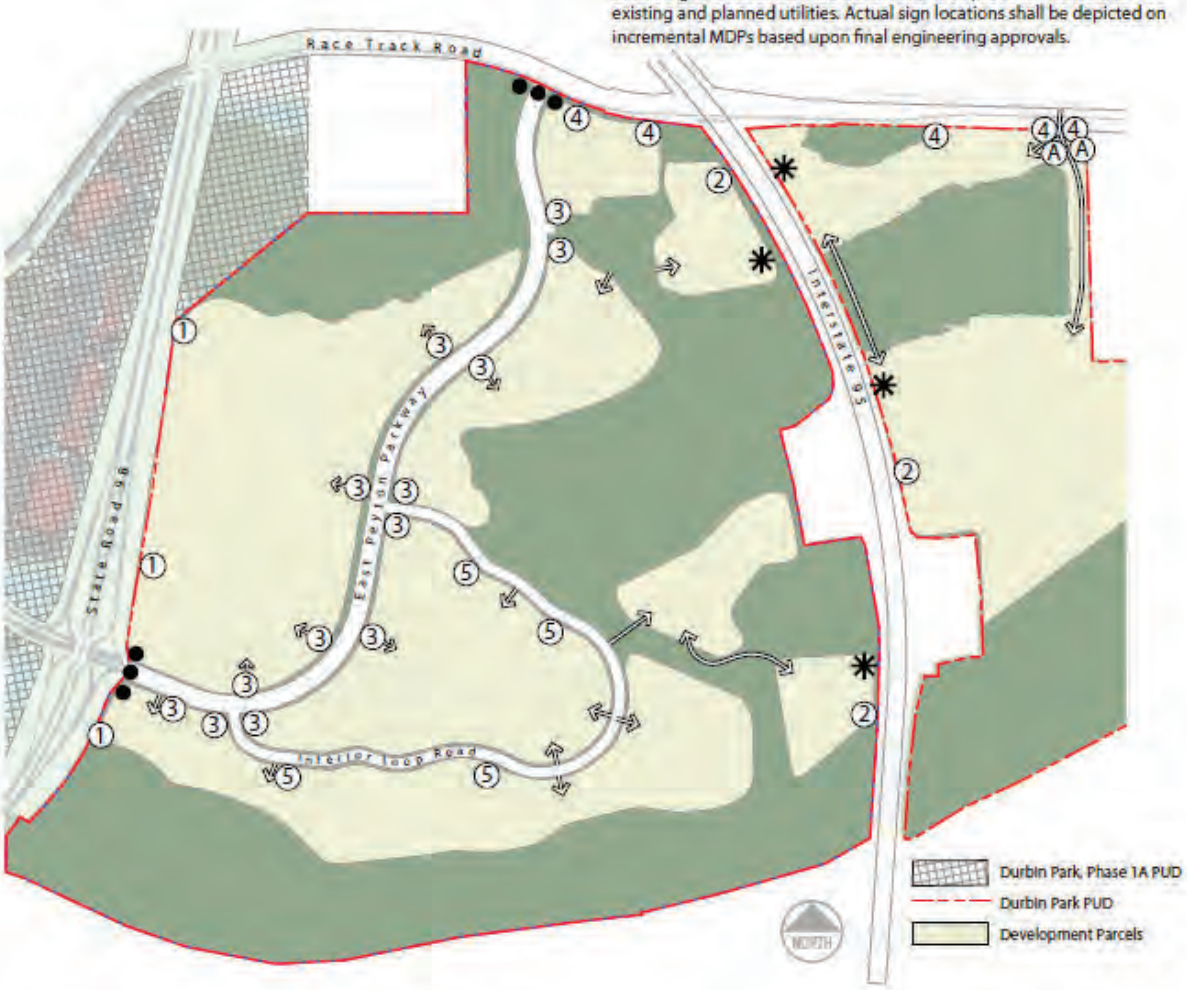
Waivers

Because Durbin Park encompasses more than 1,600 acres and may include more than 3.5 million square feet of non-residential space and more than 2,600 multi-family residential units, a variety of signs are necessary to provide for the safe and efficient movement of people through the community. Durbin Park also includes uses along Interstate 95, State Road 9B, and Race Track Road, so all signage to be installed along these roadways will be designed to complement the travel experience. In order to accomplish these goals, waivers from certain provisions of LDC Article VII are required. Please see Section T and Table T.1 of the PUD Text, **Exhibit "B"** of this PUD Ordinance for sign-related waivers.

Exhibit "D-1"
DURBIN PARK PHASE 2
UNIFIED SIGN PLAN LOCATION MAP

Map ID	Symbol	Location
Durbin Identity Feature		
DIF1	●	East Peyton Pkwy. /Race Track Rd. Intersection
DIF2	●	East Peyton Pkwy. /SR 9B Intersection
Business Identity Pylon		
BIP1	✱	Adjacent to I-95 (west side)
BIP2	✱	Adjacent to I-95 (east side)
Tenant Identity Monument		
TIM1	①	Adjacent to SR 9B
TIM2	②	Adjacent to I-95
TIM3	③	Adjacent to East Peyton Parkway
TIM4	④	Adjacent to Race Track Road
TIM5	⑤	Adjacent to Interior Loop Road
Single Family Identity Monument		
SIM	Ⓐ	Entrance to East Parcel

Sign locations shown are approximate and actual locations may vary according to unforeseen field conditions or to prevent conflict with existing and planned utilities. Actual sign locations shall be depicted on incremental MDPs based upon final engineering approvals.



END DOUCMENTS
TO BE RECOREDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

DURBIN

P · A · R · K

St. Johns County, Florida

Application for
~~Rezoning~~Major Modification
to Durbin Park Planned Unit
Development

~~July 2019~~

June 2026

Revised ~~March 2020~~September 2, 2026

Submittal No. 4: March 2020
10315849_1

DURBIN

P · A · R · K

St. Johns County, Florida

Application for ~~Rezoning to~~
Planned Unit Development
Major Modification

EXHIBIT "A-1"

Legal Description for All Land Within PUD, including East Parcel

Durbin Park Legal Description ~~(Parcels 1A and 4)~~

PARCEL 1A

A PORTION OF SECTIONS 4, 5, 6, 7, 8, AND 9, AND A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78000, F.P. NO. 4314182); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 11°40'41" WEST, 1794.49 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: SOUTH 11°40'41" WEST, 156.10 FEET; COURSE NO. 3: SOUTH 07°40'39" WEST, 1292.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23012.00 FEET, AN ARC DISTANCE OF 745.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°36'19" WEST, 745.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 09°32'00" WEST, 1006.21 FEET; COURSE NO. 6: SOUTH 09°34'18" EAST, 96.11 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF DURBIN CONNECTOR (A 200 FOOT WIDE RIGHT OF WAY, AS SHOWN ON SAID STATE ROAD NO. 9B RIGHT OF WAY MAP: THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID DURBIN CONNECTOR, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 67°37'24" EAST, 140.83 FEET; COURSE NO. 2: SOUTH 54°07'40" EAST, 51.42 FEET; COURSE NO. 3: SOUTH 67°37'24" EAST, 154.65 FEET; COURSE NO. 4: SOUTH 67°37'24" EAST, 189.94 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 116.00 FEET, AN ARC DISTANCE OF 487.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°22'36" WEST, 200.00 FEET; COURSE NO. 6: NORTH 67°37'24" WEST, 510.91 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9B; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°35'31" WEST, 157.68 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5117.50 FEET, AN ARC DISTANCE OF 282.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°20'55" WEST, 282.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2386.00 FEET, AN ARC DISTANCE OF 873.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°25'06" WEST, 868.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 43°54'21" WEST, 440.03 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE SOUTH 00°25'28" WEST, ALONG LAST SAID LINE, 217.87 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 1849; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 65°26'37" EAST, 1356.86 FEET; COURSE NO. 2: SOUTH 77°47'44" EAST, 1202.67 FEET; COURSE NO. 3: NORTH

81°26'36" EAST, 3079.25 FEET; THENCE NORTH 78°52'22" EAST, 845.88 FEET; THENCE NORTH 71°36'06" EAST, 861.43 FEET; THENCE NORTH 49°47'16" EAST, 359.20 FEET; THENCE NORTH 88°34'50" EAST, 50.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440; THENCE NORTHERLY, NORTHWESTERLY, WESTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°59'10" EAST, 1022.66 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 336.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°41'54" EAST, 336.64 FEET; COURSE NO. 3: NORTH 01°23'34" WEST, 446.71 FEET; COURSE NO. 4: NORTH 09°40'59" WEST, 701.21 FEET; COURSE NO. 5: NORTH 26°49'41" WEST, 76.28 FEET; COURSE NO. 6: SOUTH 82°03'36" WEST, 490.40 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 6904.44 FEET, AN ARC DISTANCE OF 1010.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°07'53" WEST, 1009.27 FEET; COURSE NO. 8: NORTH 73°40'38" EAST, 138.96 FEET; COURSE NO. 9: NORTH 51°51'12" EAST, 370.50 FEET; COURSE NO. 10: NORTH 20°40'10" EAST, 101.72 FEET; COURSE NO. 11: NORTH 03°32'06" WEST, 145.46 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 2392.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°14'08" WEST, 2382.28 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 82°50'33" WEST, 579.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1959.83 FEET, AN ARC DISTANCE OF 269.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°53'59" WEST, 269.53 FEET; COURSE NO. 3: NORTH 15°02'36" EAST, 17.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1942.83 FEET, AN ARC DISTANCE OF 386.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'40" WEST, 385.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 63°33'56" WEST, 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 765.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°19'10" WEST, 763.17 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°38'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'32" WEST, ALONG LAST SAID LINE, 1378.02 FEET; THENCE SOUTH 62°51'53" WEST, 1210.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THOSE LANDS DESIGNATED PARCEL 100C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 720 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE--DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 897.80 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 4

A PORTION OF SECTIONS 3, 4, 5, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 126 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 1309.05 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1352.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527 OF SAID PUBLIC RECORDS; THENCE NORTH 01°28'34" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 134, PAGE 504 OF SAID PUBLIC RECORDS, 632.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (COUNTY ROAD NO. 5, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°19'04" WEST, 2143.58 FEET; COURSE NO. 2: SOUTH 01°40'56" WEST, 17.00 FEET; COURSE NO. 3: NORTH 88°19'04" WEST, 270.00 FEET; COURSE NO. 4: SOUTH 15°28'49" WEST, 320.30 FEET; COURSE NO. 5: SOUTH 73°43'53" WEST, 209.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, EASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 2459.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'08" EAST, 2448.94 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 687.77 FEET; COURSE NO. 4: SOUTH 46°41'58" EAST, 73.71 FEET; COURSE NO. 5: SOUTH 88°18'50" EAST, 234.77 FEET; COURSE NO. 6: NORTH 82°50'00" EAST, 268.31 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 1058.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°32'41" EAST, 1058.06 FEET; COURSE NO. 8: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 9: SOUTH 77°16'39" WEST, 283.75 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY;

COURSE NO. 10: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 11: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 12: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 13: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 14: SOUTH 03°59'10" WEST, 587.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 63°02'45" EAST, 2200.27 FEET; COURSE NO. 2: NORTH 54°52'27" EAST, 2182.16 FEET; COURSE NO. 3: NORTH 68°14'55" EAST, 1485.98 FEET, TO THE SOUTHERLY LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 851.18 FEET, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.41 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 383.34 ACRES, MORE OR LESS

LESS AND EXCEPT (Parcel conveyed to Florida Department of Transportation):

A PART OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LIGHT WOOD HUB WITH 3/8" IRON ROD, WITH NO IDENTIFICATION, MARKING THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°03'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 914.61 FEET TO THE BASELINE OF SURVEY OF STATE ROAD NO. 9 (INTERSTATE 95) (A VARIABLE WIDTH RIGHT OF WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080, F.P. NO 4240264); THENCE CONTINUE NORTH 89°03'05" EAST, ALONG SAID SOUTH LINE OF SECTION 4, A DISTANCE OF 228.90 FEET TO THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD NO. 9; THENCE NORTH 89°03'05" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 121.37 FEET TO A NON-TANGENT CURVE IN SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, HAVING A RADIUS OF 7,990.77 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°44'16", AN ARC DISTANCE OF 102.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'21" EAST, 102.88 FEET; THENCE NORTH 77°22'44" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 283.64 FEET; THENCE SOUTH 89°55'40" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 108.55 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8,374.41 FEET; THENCE NORTHERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 01°50'19, AN ARC DISTANCE OF 268.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°51'06" WEST, 268.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,374.41 FEET, THROUGH AN ANGLE OF 05°24'18", AN ARC DISTANCE OF 790.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 04°28'24" WEST, 789.70 FEET; THENCE CONTINUE

ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES; (1) SOUTH 82°49'43" WEST, 268.31 FEET; (2) NORTH 88°18'37" WEST, 234.77 FEET; (3) NORTH 46°41'45" WEST, 73.71 FEET; (4) NORTH 12°16'21" WEST, 589.63 FEET; THENCE NORTH 87°37'45" EAST, A DISTANCE OF 918.46 FEET; THENCE SOUTH 18°04'34" EAST, A DISTANCE OF 1099.09 FEET; THENCE SOUTH 53°39'17" WEST, A DISTANCE OF 642.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.850 ACRES, MORE OR LESS.

EXHIBIT "A-2"

Legal Description of East Parcel
(The legal description of the East Parcel is included within the legal description in Exhibit A-1)

A PORTION OF SECTIONS 3, 4, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THE PLAT OF STONECREST, AS RECORDED IN MAP BOOK 119, PAGES 66 THROUGH 72, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF SAID PLAT OF STONECREST, 1309.05 FEET, TO THE WESTERLY LINE OF SAID PLAT OF STONECREST; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1006.04 FEET; THENCE SOUTH 87°19'21" WEST, 1082.46 FEET; THENCE SOUTH 64°47'31" WEST, 1126.07 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 1107.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°36'56" EAST, 1106.83 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 98.14 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5399, PAGE 1261 OF SAID PUBLIC RECORDS; THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 87°37'46" EAST, 918.48 FEET; COURSE NO. 2: SOUTH 18°04'33" EAST, 1099.09 FEET; COURSE NO. 3: SOUTH 53°38'17" WEST, 642.43 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95, SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 268.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°50'29" EAST, 268.46 FEET; COURSE NO. 2: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 3: SOUTH 77°16'39" WEST, 283.75 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 5: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 6: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 7: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 8: SOUTH 03°59'10" WEST, 587.00 FEE, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 63°02'45" EAST, 2200.26 FEET; COURSE NO. 2: NORTH 54°52'27" EAST, 2182.16 FEET; COURSE NO. 3: NORTH 68°14'55" EAST, 1485.99 FEET, TO THE SOUTHERLY LINE OF THE

AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 851.18 FEET, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.34 FEET, TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 295.34 ACRES, MORE OR LESS.

DURBIN

P · A · R · K

St. Johns County, Florida

Application for ~~Rezoning to~~
Planned Unit Development
Major Modification

EXHIBIT "B"

Master Development Plan Text

Project History

This application seeks to ~~rezone~~modify St. Johns County Ordinance No. 2020-20 for the Durbin Park Planned Unit Development ("**PUD**"), which includes approximately 1,281 acres (the "**Property**") owned by Durbin Creek National, LLC ("**Owner**~~") from Open Rural ("**OR**") to Planned Unit Development ("**PUD**"). This~~"). The PUD ~~rezoning seeks to provide~~ordinance provides parameters for development of the mixed-use project within the Property over a number of years. The Property is located east and west of Interstate 95 along State Road 9B, and will connect to County Road 2209 and Race Track Road. The Property has Future Land Use Map ("**FLUM**") designations of Intensive Commercial ("**IC**") and Rural/Silviculture ("**R/S**") and is subject to the following St. Johns County approvals ~~to date~~:

1. Comprehensive Plan Amendment/Urban Service Area approved by the St. Johns County Commission ("**Commission**") as Ordinance No. 2015-4.

2. Development Agreement between the Owner and St. Johns County dated February 9, 2015 and recorded in Official Records Book 3986, Page 1862, as amended by the First Amendment to Development Agreement dated January 19, 2017 and recorded in Official Records Book 4319, Page 1805~~, both~~ and as further amended by the Second Amendment to Development Agreement dated May 26, 2020 and recorded in Official Records Book 4951, Page 1179, all of the Public Records of St. Johns County, Florida (collectively, the "**Development Agreement**").

3. Tax Increment/Trust Fund Ordinance approved by the Commission as Ordinance No. 2015-5.

4. Road Capacity Charges Ordinance approved by the Commission as Ordinance No. 2015-6, as amended by Ordinance No. 2020-19.

The above-referenced ordinances and Development Agreement approved transportation mitigation and associated funding for the development of ~~a maximum of 999 multi-family residential units, a maximum of 2,795,610 square feet of office space, a maximum of 2,397,130 square feet of commercial space and a maximum 350 hotel rooms (collectively, the "**Approved Development Rights**") on~~ approximately 1,624 acres owned by the Owner (the "**Durbin Creek National Land**"). ~~The Development Agreement and ordinances also required~~ The Property lies within the Durbin Creek National Land, with the ~~Owner to dedicate right-of-way necessary to extend State Road 9B into~~Property being subject to the Durbin Park PUD, St. Johns County ~~and to connect State Road 9B, Interstate 95 and~~Ordinance No. 2020-20 and the balance of the Durbin Creek National Land located in the adjacent Durbin Park Phase 1A PUD, St. Johns County ~~Road 2209 with Race Track Road. The Owner has dedicated such right-of-way. West Peyton Parkway has also been constructed, pursuant to the Development Agreement~~Ordinance No. 2016-64, as amended.

~~The Property lies within the Durbin Creek National Land and will be developed with a majority of the Approved Development Rights, as those are proposed to be amended herein and in a companion modification to the Development Agreement. The balance of the Durbin Creek Development Rights is allocated to the adjacent Durbin Park Phase 1A Planned Unit~~

~~Development (St. Johns County Ordinance No. 2016-64, County File No. PUD 2016-17, as amended).~~

Summary of PUD Modification Request

This PUD major modification application only applies to approximately 295 acres of the Property that lies east of Interstate 95 and south of Race Track Road (the "**East Parcel**"). The East Parcel is currently approved for a mixture of land uses, including commercial, office and multi-family. The Owner is requesting to add single-family to the already approved uses on the East Parcel. Any single-family units within the East Parcel will be achieved by converting previously approved multi-family development rights planned for the East Parcel, so no additional transportation trips will be generated on Race Track Road from the project.

No other portion of the Property is affected by this PUD major modification application. The legal description of the Property is being revised to remove approximately 20 acres conveyed to the Florida Department of Transportation.

A. Project Overview

~~This application seeks to rezone the Property from Open Rural to Planned Unit Development ("**PUD**"). The site~~This application seeks a major modification to the Durbin Park PUD approved by St. Johns County Ordinance No. 2020-20 only for the East Parcel. No changes are proposed to any portion of the Property outside of the East Parcel. The East Parcel is currently approved for a mixture of land uses, including commercial, office and multi-family. The Owner is requesting to add single-family as a permitted use on the East Parcel, in addition to the already approved commercial, office and multi-family uses.

The Property is surrounded on the north by the Bartram Park Development of Regional Impact ("**DRI**") and Duval County, on the east by the Twin Creeks project and other residential and commercial uses, on the west by the Durbin Park Phase 1A PUD and Durbin Crossing project, and on the south by the Gourd Island Conservation Area owned by the St. Johns River Water Management District. The Owner has dedicated right-of-way for the extension of State Road 9B from its current terminus in Duval County south into St. Johns County, where the road connects to County Road 2209, Interstate 95 ("**I-95**"), West Peyton Parkway and Race Track Road.

Durbin Park will provide St. Johns County with a long-sought-after regional business, shopping and entertainment experience, a more intensely developed urban service area with qualities and characteristics that are very different from a conventional low-density suburban neighborhood with single-family homes and community shopping centers. The intent is to create a compact mixed-use center that serves as an interactive gathering place for those living within Durbin Park, as well as serving the primary needs of the surrounding community. Such urban characteristics include a strong pedestrian orientation, the use of civic and cultural elements, street trees, and a full mix of uses that are thoroughly integrated. Through the use of architectural elements and an extensive open space system, Durbin Park will create a new focal point for St. Johns County. Because of the unique character of the Project, it is necessary to vary from some of the provisions of the St. Johns County Land

Development Code (the "**Code**" or "**LDC**") in some areas in order to achieve the character that is described above.

A legal description of the Property is attached as **Exhibit "A-1"**, and a legal description of the East Parcel is attached as **Exhibit "A-2**".

It is the intent to provide for the complimentary and orderly development of a planned mixed-use project which may contain a variety of retail, office, medical and residential uses mixed on-site both horizontally and vertically in accordance with an approved development plan which:

- Provides a dynamic and exciting destination at the gateway to St. Johns County offering a wide array of goods, services, significant employment opportunities and a tremendous source of sales tax revenue generation;

- Allows a diversity of uses, building types and open spaces to be developed in a manner that is both internally organized and compatible with external existing or future land uses;

- Provides the maximum opportunity for the application of innovative site planning concepts to create an aesthetically pleasing environment in which to live, work, shop and play;

- Enables the Northwest Sector to be a more complete community, helping to balance the predominant existing and planned residential development with large amounts of service, retail, employment, entertainment and recreation uses;

- Allows a more efficient use of infrastructure than is possible through the application of conventional zoning districts;

- Conforms to the limitations of use, design, density, coverage and phasing stipulated on the approved development plan; and

- Encourages increased open space areas by permitting a more efficient use of building areas than would be possible under conventional zoning.

Durbin Park will promote a North Florida Vernacular architectural style consistent with styles found in St. Augustine as well as examples found elsewhere in St. Johns County. The project architecture will have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures. The following shall not be considered recognized architectural styles:

- Any architecture having a historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, tepees, medieval castles, caves and the like.

- Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.

~~As set forth in the above Project History section, the County has approved certain development rights for the Property, as follows:~~

~~TABLE A.1~~ ~~EXISTING ENTITLEMENTS, DURBIN PARK PHASE 2~~			
~~Commercial/ Shopping Center (Square Feet)~~	~~Office (Square Feet)~~	~~Multi-family Residential (Units)~~	~~Hotel (Rooms)~~
~~1,697,130(1)~~	~~2,795,610~~	~~999~~	~~350~~

~~(1) Excludes 700,000 square feet of commercial space assigned to the Durbin Park Phase 1A Planned Unit Development (County File No. PUD 2016-17), Ordinance No. 2016-64.~~

Since the County's approval of the Durbin Park Urban Service Area in 2015, the Owner has been working with various companies to bring businesses to the project~~,~~ in addition to the retailers and ~~restaurateurs~~restaurants operating ~~or about to open~~ within the Phase 1A PUD. ~~One of the businesses interested in locating within~~ UF Health Durbin Park ~~is~~will open in the fall of 2026, bringing a ~~St. Augustine-based~~state-of-the-art hospital ~~that would like to expand its geographic footprint to the northern part~~, emergency department and medical offices. Multi-family housing has been provided within walking distance of the ~~County in order to serve residents there.~~ new medical campus.

~~The proposed hospital and offices, laboratories, imaging centers, teaching facilities and other services needed to support the hospital will create hundreds of jobs. Those employees will need housing in St. Johns County, so the Owner is proposing to develop multi-family workforce housing attainable by people who desire to live, work, shop and play within the community. The Owner is proposing to convert 179,426 square feet of office space to 375,000 square feet of hospital space and 355,119 square feet of office space to 1,266 multi-family units.~~

Pursuant to the Development Agreement, the Owner has dedicated the four-lane right-of-way for West Peyton Parkway (the Florida Department of Transportation constructed West Peyton Parkway as part of its State Road 9B project) and completed construction of the six-lane East Peyton Parkway from State Road 9B to Race Track Road. These major collector roadway projects have resulted in significant improvements to the regional roadway network in north St. Johns County. The Owner spent approximately $35 million to build East Peyton Parkway at the beginning of the first phase of the project, ensuring its transportation mitigation requirements were met up front.

With the addition of ~~375,000 square feet of hospital space and 1,266 multi-family units~~single-family residential as a permitted use on the East Parcel only, the proposed entitlements for Durbin Park will be:

TABLE A.~~2~~1 PROPOSED ENTITLEMENTS, DURBIN PARK ~~PHASE 2~~					
Commercial/ Shopping Center (Square Feet)	**Office (Square Feet)**	**Multi-family Residential (Units)**	**Single-family Residential (Units)(1)**	**Hotel (Rooms)**	**Hospital (Square Feet)**
1,697,130	2,276,065	~~2,265~~1,520	330	350	375,000

(1) Single-family residential units will only be permitted within the East Parcel.

The Project contributes to the vision, principles, goals and objectives of the Northwest Sector Plan by providing greenway corridors through the use of development and scenic edges that are linked to a vast linear park system that will traverse the Property; providing a regional employment center within St. Johns County; exemplifying true mixed use with a variety of land uses that reduces reliance on the regional roadway network; and significantly improves the jobs-to-housing balance by generating a number of high-paying jobs and a large amount of office, commercial, medical, and other non-residential footage within the Northwest Sector.

The Owner shall be permitted to convert between land uses within the project based on the Land Use Conversion Table (**Table A.~~3~~2**) below that allows for the exchange of land uses based on trip generation for each land use and subject to the minimums and maximums set forth therein.

At the time the Owner elects to convert land uses pursuant to the Land Use Conversion Table, the Owner will notify the County in writing of such election at least 30 days before implementation (the "**Conversion Notice**"). Such Conversion Notice shall include the uses and intensities proposed, the resulting cumulative uses, intensities, and any other information required by the Land Use Conversion Table. The County will process the Conversion Notice as a Small Adjustment to this PUD pursuant to LDC Section 5.03.05.A.9. Within 30 days after receipt of the Conversion Notice, the County shall provide written confirmation to the Owner of the County's receipt of the Conversion Notice and the proposed revision's compliance with the Land Use Conversion Table. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

TABLE A.~~3~~2 LAND USE CONVERSION TABLE					
Land Use	**Proposed**	**Minimum**	**Maximum**	**Net Trip Rate**	**Units**
Multi-Family Residential(1)	~~2,265~~1,520 DU	799 DU	2,999 DU	0.354	DU
Single-Family Residential(2)	330 DU	300 DU	450 DU	0.799	DU
Office(~~2~~3)	2,276,065 SF	1,128,160 SF	3,214,952 SF	1.262	1,000 SF
Commercial	1,697,130 SF	1,674,888 SF	2,636,843 SF	2.547	1,000 SF
Hotel	350 RM	0 RM	600 RM	0.379	RM
Hospital	375,000 SF	0 SF	500,000 SF	1.387	2,500 SF

(1) School concurrency review will be required for any increase in the number of residential units above ~~2,265~~1,850 by conversion.

(2) Single-family residential units will only be permitted within the East Parcel.

~~(2)~~(3) Office uses include but are not limited to offices, research and clinical laboratories; education facilities; outpatient facilities; wellness centers; monitored hotels; inpatient facilities with surgical, diagnostic and therapeutic areas; medical resident's housing for clinicians and postdoctoral students in training; and support facilities including central records storage, maintenance activities, recreation and health facilities, conference and meeting rooms, and storage of supplies.

	Convert to:	Multi-Family Residential	Single-Family Residential(1)	Office	Commercial	Hotel	Hospital
Convert Fro	Multi-Family Residential	-	0.44	0.280	0.139	0.934	0.255
	Single-Family Residential	2.26		0.63	0.31	2.11	0.58
	Office	3.565	-1.58	-	0.496	3.330	0.910
	Commercial	7.195	3.19	2.018	-	6.720	1.836
	Hotel	1.071	0.47	0.300	0.149	-	0.273
	Hospital	3.918	1.74	1.099	0.545	3.660	-

(1) Single-family residential units will only be permitted within the East Parcel.

Formula: (Land Use Convert From) x (Conversion Factor) = (Land Use Convert To)

Examples:
Convert 50 Multi-family Residential dwellings units (DU) to Office: 50 x 0.28 = 14,000 Office square feet
Convert 32,000 Office square feet (SF) to Hotel: 32 x 3.33 = 107 Hotel rooms

B. Total Number of Acres

The Property includes approximately 1,281 acres.

C. Total Number of Wetland Acres

There are approximately 500 acres of wetlands located within the Property. This is an approximate number and likely will change based on final surveys, permitting and approval by the St. Johns River Water Management District and U.S. Army Corps of Engineers. Not less than 400 acres of the Property's higher quality wetland areas will be preserved within the conservation areas predominantly as an interconnected system. These wetland acres may be protected by a conservation easement that would be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit. The location and amount of wetland impacts will be shown on each incremental Master Development Plan.

D. Development Area & Land Use

There are approximately 781 developable acres proposed for development within the Property. The Property will be developed as a mixed-use project of hospital/medical, office, commercial, hotel ~~and~~, multi-family residential and single-family residential uses, in the densities and intensities set forth in **Section A** above. A Master Development Plan depicting the proposed locations of the various uses is attached as **Exhibit "C"** (the "**MDP Map**").

Much of the Property has been and will continue to be used for silvicultural purposes in conformance with LDC Section 4.01.02.C.10. Silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers and preserved upland and wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Silvicultural operations shall be subject to applicable provisions of the Code, including LDC Section 4.01.05.C.6. "Silviculture" is defined as the use of land for bona fide Silvicultural purposes as determined by the County Administrator taking into account silvicultural best management practices by the Florida Department of Agriculture and Consumer Services, Division of Forestry, the requirements of Chapters 373 and 403, Florida Statutes, and St. Johns River Water Management District silviculture rules.

E. Residential Uses and Density

The project may include ~~2,265~~1,520 multi-family residential dwelling units and 330 single-family residential dwelling units. Residential densities within the Property as a whole will not exceed the densities permitted in the Commercial Intensive Future Land Use designation. Durbin Park's residential density may range from ~~8~~1 to 35 dwelling units per net acre among individual development parcels; however, the overall density among the entire Property shall not exceed 13 dwelling units per developable acre.

The projected population within the Property is ~~5,527~~4,514 residents, based on 2.44 residents for each of ~~2,265~~1,520 multi-family residential dwelling units~~.~~ and 330 single-family residential dwelling units. The projected population of school age children is ~~566 (2,265~~647 (1,520 multi-family residential dwelling units times 0.~~25~~28 children per multi-family unit and 330 single-family residential units times 0.67 children per single-family unit). The

Owner has the right to construct age-restricted multi-family dwelling units that expressly prohibit any permanent resident 18 years old or younger. Thus, no school-age population would require accommodation by the St. Johns County School District. In the event age-restricted housing is constructed, the Owner shall comply with the St. Johns County School District's policies and procedures for exempting the housing from school concurrency. Prior to County construction plan approval for any age-restricted residential development, the Owner will obtain the School District's approval of appropriate covenants and restrictions for age-restricted communities.

Any land use conversion that will result in more than ~~2,265 multi~~1,520 multi-family residential units and more than 330 single-family residential units must demonstrate at the time of election that the conversion received acceptance from the St. Johns County School District based on its proportionate share mitigation or other mitigation formula effective when the School District receives notice of the Owner's exercise of a land use conversion. In the event the Owner elects to increase the total number of multi-family residential units above ~~2,265~~1,520 or the total number of single-family residential units above 330, any required school mitigation shall be approved prior to receiving construction plan approval for any multi-family units obtained through land use conversion.

Mobile homes are not allowed within Durbin Park, with the exception of temporary sales and construction trailers, and security housing for night watchman quarters.

Permitted uses and structures include:

- Multiple family dwellings, including age-restricted senior communities
- Townhouses, including age-restricted senior communities
- Condominiums, including age-restricted senior communities
- Single-family dwellings (conventional and Traditional Neighborhood Design typologies), including age-restricted senior communities (only within the East Parcel) – Traditional Neighborhood Design (TND) includes an emphasis on a walkable pattern generally where lots are smaller and vehicular access to garages is from an alley located at the rear of the home. The central tenet is to create a walkable space at the fronts of homes emphasizing pedestrian movement in lieu of vehicles. Primary elements include rear alleys, fronts of homes without garages, street trees where possible, and promoting more resident interaction.
- Assisted living facilities and nursing homes
- Parks, playgrounds, playfields and recreational and community structures
- Churches, including a rectory or similar use, in compliance with LDC Section 2.03.12
- Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in **Section Q.7** hereof in compliance with all of LDC Sections 2.03.26 and 6.08.12
- Temporary construction trailers and offices
- Other Accessory Uses and Structures as per LDC Section 2.02.04 consistent with **Section Q** hereof

- Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers

Buildings containing both residential units and non-residential uses shall be considered non-residential for the purposes of the design criteria in Table G-1.

F. Non-Residential Uses and Intensity

The Property may be developed with uses classified by the St. Johns County Comprehensive Plan and Code as Neighborhood Business and Commercial; General Business and Commercial; High Intensity Commercial; Highway Commercial; Regional Business and Commercial; Regional Cultural and Entertainment; Mixed Use-Intensive Commercial; Neighborhood Public Service; and Office and Professional. The Project may include a series of uses including:

- **Hospital/medical space**
- **Education/resource centers**
- **Professional and business office space**
- **Commercial retail and service space**
- **Hotel rooms**

The uses set forth in this Section F shall be permitted uses. Any use listed in LDC Part 2.03.00 regarding special uses shall meet the applicable performance criteria set forth in such Part 2.03.00. For the purposes of this PUD, hospital space shall include, but not be limited to, hospital rooms, nursing stations, emergency rooms, operating rooms, administrative offices and other space for overnight care of patients customarily included within a hospital. Only those buildings licensed as a hospital by the State of Florida shall be classified as a hospital. Medical offices or medical uses in separate buildings or wings shall be considered professional and business office space. These uses are subject to permitted increases and/or decreases, as specified in the Land Use Conversion Table contained in **Section A** hereof. Permitted Accessory Uses shall be consistent with LDC Section 2.02.04 and **Section Q** hereof.

Non-residential development may offer a full range of goods and services for sale, hotels and restaurants, as well as professional/regional office, hospital/medical related uses, education/resource centers, entertainment, movie theaters, performing arts and services. Development shall encourage a pedestrian-oriented environment through building placement and massing, an integrated street network, pedestrian connections, open spaces and other development criteria. A vertical integration of land uses is permitted, allowing for office and residential uses above retail uses within the same building or structure. Such buildings or structures shall be considered non-residential for the purposes of the design criteria in Table G-1.

Restaurants, sidewalk cafés, bars, liquor stores, grocery stores, pharmacies, specialty food stores and other commercial establishments within the Project shall be permitted to sell alcoholic beverages for on-premises and off-premises consumption, as applicable. The sale of alcoholic beverages for on-premises and off-premises consumption shall not be subject to

distance separation requirements prescribed in LDC Section 2.03.03 for places of worship and schools (see **Section T**. Waiver 3). Restaurants and sidewalk cafes may be located within Project public spaces.

The Project may include kiosks/movable carts/vehicles for the sales of food, beverages and merchandise; and seasonal sales of merchandise (see MDP **Section P** for limitations on these temporary uses and MDP **Section T,** Waiver 2). Cooking equipment used in fixed, mobile, or temporary concessions such as trucks, buses, pavilions, tents, or any form of roofed enclosure shall comply with NFPA 96 (Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations) or NFPA 1.

Sidewalk cafés will be permitted within the Property. For the purposes of this Project, a sidewalk café is a group of tables and chairs and permitted decorative and accessory devices situated and maintained upon the sidewalk and used for the consumption of food and beverages sold to the public. A clear path, parallel to the street shall be provided for the comfortable movement of pedestrians. The path shall be as allowed by the St. Johns County Fire Department pursuant to applicable local, state and federal requirements. Tables, chairs, umbrellas, awnings and any other objects provided within a sidewalk café shall be maintained in a clean and attractive manner and shall be in good repair at all times, ensuring a tidy appearance. Sidewalks in area where sidewalk cafes will be located will be a width appropriate to allow the above-referenced clear path. Where such sidewalks abut curbs, a minimum seven (7)-foot-wide sidewalk will be required.

Cellular telephone and other antenna towers shall be permitted within the Property, in compliance with applicable provisions of LDC Sections 2.03.26 and 6.08.12.

The Property will be governed by one or more property owners' associations ("**POA**"), which shall have architectural review and approval rights over buildings constructed, remodeled or reconstructed within the Project to ensure a uniform and aesthetically appealing appearance of businesses within the site.

G. Design Criteria

The units and square footage identified in **Section A** may be allocated throughout Durbin Park in accordance with the allowable uses and development standards listed in **Table G.1** below:

TABLE G.1
SCHEDULE OF AREA, HEIGHT, BULK, AND PLACEMENT STANDARDS

Land Use	Min. Lot Width	Min. Lot Area	Impervious Surface Ratio (1)	Max. Lot Coverage by Buildings	Min. Yard Requirements (2)(3) Front / Side / Rear	Max. Height of Buildings (4)(5)
Non-Residential	None	None	95%	None	0 feet / 0 feet / 0 feet	120 feet
Multi-Family Residential	None	None	75%	None	20 feet / 5 feet (3) / 10 feet	100 feet
Multi-Family Residential – TND(6)(8)(9)	None	None	75%	None	5 feet / 5 feet (3) / 10 feet (primary structure) and 3 feet rear alley loaded garage	45 feet
Single-Family Residential(7)	~~None~~40 feet	~~None~~4,000 square feet	~~75~~70%	~~None~~65%	20 feet (9) and 25 feet to front-facing garage/ 5 feet (~~3~~interior/shared side yards) and 10 feet on corner lot frontages / 10 feet	~~100~~35 feet
Single-Family Residential – TND(7)(8)(9)	40 feet	3,200 square feet	75%	70%	5 feet (8), (9) -/ 5 feet / 10 feet (primary structure) and 3 feet rear alley loaded garage	35 feet

(1) Impervious surface ratio for the entire Durbin Park Property shall not exceed 75 percent, consistent with St. Johns County Comprehensive Plan Policy A.1.11.3 as monitored through incremental MDP.

(2) Non-residential structures will be located a minimum of 30 feet from the Race Track Road right-of-way and ten (10) feet from the East Peyton Parkway right-of-way, to be located within the scenic edges, for buildings, parking areas and storage areas along the Property's perimeter adjacent to road rights-of-way, in accordance with LDC Subsection 5.03.03.B.2. Residential structures will be located a minimum of 50 feet from Arterial and Major Collector roadways, to be located within the scenic edges, for buildings, pursuant to LDC Section 5.03.03.B.1.a.

(3) Zero (0) feet for common wall lot lines may be used for apartment buildings, townhomes, row houses, condominiums and commercial buildings. "TND" is traditional neighborhood design.

(4) Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than 20 percent of roof area or extend over ten (10) feet in height), or to chimneys, antennas, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided, however, that such walls shall not exceed more than five (5) feet above the roof; or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

(5) No building taller than 45 feet in height shall be located within 200 feet of Race Track Road.

(6) Multi-family TND units will only be permitted within the East Parcel.

(7) Single-family residential units will only be permitted within the East Parcel.

(8) Front Setback. See **Section T**, Waiver 40.

(9) Second Front (Corner Lots) 10-foot setback for conventional lots; 5-foot setback for TND lots. See **Section T**, Waiver 41.

Maximum floor area ratio within the Property shall not exceed 50 percent PUD-wide, consistent with St. Johns County Comprehensive Plan Policy A.1.11.3. For example, certain office or commercial parcels may be developed with more than 50 percent floor area ratio, but the average floor area ratio within the PUD boundaries will not exceed 50 percent.

All development within Durbin Park will comply with all the requirements of LDC Part 3.03.00 regarding flood damage control regulations. The proposed stormwater systems shall be in compliance with the Land Development Code and other applicable public agency regulations.

All structures shall have a minimum separation of ten (10) feet, as measured from the outer wall of the structure to the outer wall of any other structure. See **Section T**, Waiver 10. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level.

A minimum ten (10)-foot setback will be provided between parking areas for non-residential development and adjacent road rights-of-way. See **Section T**, Waiver 11. Recreation sites will have the same building setback requirements as the other non-residential design criteria. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

Within the East Parcel only, both conventional and TND neighborhood patterns are permitted. The TND pattern includes an emphasis on walkability where lots are generally smaller, setbacks support an architectural envelope that enhances the street, and vehicular access to garages is from an alley located at the rear of the home. The central tenet is to create a walkable space at the fronts of homes emphasizing pedestrian movement in lieu of vehicles. Primary elements include rear alleys, fronts of homes without garages, street trees where possible, and promoting more resident interaction.

G.1 Parking

For individual users, who may own their sites in fee simple, parking may be provided on-street and/or off-street within Durbin Park. Parking areas for multi-family structures shall be allowed at the front, side and rear of buildings. Parking will be provided via surface parking or parking garage(s). Parking shall be provided in accordance with the Code or as outlined in the ULI Shared Parking Study analyzed by the County for the neighboring PUD 2016-17, the initial phase of Durbin Park. Where a fractional space results in the foregoing requirements, the parking space shall be the nearest whole number (e.g., 2.2 becomes 2 and 2.7 becomes 3).

TABLE G.2 PARKING SPACE DIMENSIONS			
Type of Space	**Min. Width**	**Min. Depth**	**Min. Aisle Width**
Standard	9 ft	18 ft	24 ft
Compact	8 ft	16 ft	24 ft
On-Street Parallel	8 ft	24 ft	24 ft
60-Degree Angle	9 ft	21 ft	18 ft

The Owner shall be permitted to allow shared parking among parcels within the project subject to recorded reciprocal easement agreements, pursuant to the Shared Parking Analysis considered for PUD 2016-17. See **Section T**, Waiver 8.

Parking areas shall contain terminal islands no less than twelve (12) feet wide, per **Section T,** Waiver 25 interior islands no less than eight (8) feet wide. Tandem parking shall be allowed on all drives leading to garage parking.

- **Compact spaces** shall not exceed 30 percent of the total spaces, shall be clearly differentiated from standard spaces and shall be considered only for standard layout.
- **On-street parking** may be used to satisfy minimum parking requirements but only on minor collector and neighborhood streets with speeds of 35 miles per hour or less. On-street parking shall be designed to promote traffic calming, pedestrian use and shopping convenience, and may be parallel or 60-degree angle.
- **Offsite parking** in the form of public lots, parking garages and on-street parking may be used to satisfy all or part of the minimum parking requirements. Such off-site parking shall be assigned to uses by the Owner on an equitable basis. Parking areas to satisfy these offsite parking requirements must be constructed by the Owner prior to or concurrently with the time that such uses are constructed.
- **Bike racks** shall be placed at recreation facilities, shopping centers and multi-family sites to facilitate the bicycle mode of travel. Bicycle parking facilities shall be provided within 100 feet of the main entrance to any commercial buildings, multi-family buildings and recreational facilities. Adjacent uses may co-locate and share bicycle parking structures. Bicycle parking shall conform to standards of LDC Section 6.05.02.M.

Single-family units, both conventional and TND, shall provide a minimum one (1)-car garage with associated driveway apron.

G.2 Lighting

Project lighting will comply with applicable provisions of LDC Sections 5.03.06.H.6 and 6.09.00. Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property to prevent glare and /or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Any light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. Lighting is not required on all canopies.

G.3 Incremental MDPs

The Property will be developed with a mix of hospital/medical, commercial, office, hotel ~~and,~~ multi-family residential and single-family residential uses. The MDP Map, **Exhibit "C"**, included with this rezoning application is comprised of five (5) sheets:

Sheet MDP-1	Overall Master Development Plan
Sheet MDP-2	Legal Description
Sheet MDP-3	Master Development Plan (West of I-95)
Sheet MDP-4	Master Development Plan (East of I-95)

Due to the complexities of constructing a regional-scale employment, shopping, dining and entertainment destination with a broad range of tenants, incremental MDPs ("**IMDP**") will be submitted for individual portions of these districts in conjunction with corresponding construction plans. These IMDP maps must demonstrate compliance with all sections of this MDP and will include tracking tables noting upland and wetland acreage, land uses, development rights and other details to enable staff to determine such compliance. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval. See **Section T**, Waivers 6, 9 and 14.

G.4 Architectural Design Guidelines

Durbin Park will promote a North Florida Vernacular architectural style consistent with styles found in St. Augustine as well as examples found elsewhere in St. Johns County. The project architecture will have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures.

Pertinent to an attractive physical environment for the public is the design of the Property, use of colors and materials, signage, building orientation, architectural style and compatibility with surrounding structures. In order to ensure high quality development and to maintain and enhance an attractive physical environment within Durbin Park, the Owner shall cause all construction on the Property to comply with Architectural Design Guidelines ("**Guidelines**") contained in covenants and restrictions recorded against title to the Property.

The architectural design of all structures will comply with the requirements of these Guidelines. Architectural elevations of all facades of all structures to be constructed within Durbin Park will be a required exhibit for architectural review by an Owner-appointed architectural review board. Such exhibits will include colors, materials, building dimensions, locations of service areas and mechanical equipment, screening devices, lighting fixtures, notes indicating compliance with these Guidelines, and any other information as determined necessary to ensure consistency with the intent of these Guidelines by the administrative official.

Final approval of all architectural designs shall be determined by the Owner's architectural review board as part of the development plan approval process. Such approval shall include, but not be limited to, roof design, colors, building orientation and signage.

H. Infrastructure

H.1 Drainage Facilities

A master stormwater management system shall be constructed and maintained by one or more **POA**s or a community development district ("**CDD**") for common infrastructure where individual parcels will be responsible for their own stormwater. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Individual parcels which need unique stormwater features shall meet the same standards.

The stormwater management associated with East Peyton Parkway, a public facility, may be maintained by St. Johns County, one or more POAs or a CDD. If this pond accepts water from any place other than East Peyton Parkway, the County may decline to take maintenance responsibility.

Stormwater ponds shall include design elements such as natural vegetation to create wildlife habitat and passive recreation areas. Ponds shall be designed to have curvilinear perimeters and shall not be designed to be square or rectilinear in shape or appearance.

H.2 Vehicular Access

Primary vehicular access to the site will be provided via State Road 9B and Race Track Road, in the locations depicted on the MDP Map, **Exhibit "C"**, with connections to County Road 2209 and Interstate 95. East Peyton Parkway will be the primary collector road within the Project. Figures H-1 and H-2 (see next page) are cross-sections of two types of internal roadways within the PUD. See **Section T**, Waivers 15, 16 and 17. Driveway locations meeting the Code spacing standards are shown on the MDP Map, **Exhibit "C"**. Additional local roadways meeting St. Johns County standards may be used for vehicular access to single-family communities within the East Parcel. Signals will be interconnected to increase operational efficiency of the signal system. Streets located within mixed use areas of the Project may contain on-street parking. All roads within the Project may be dedicated to St. Johns County for ownership and maintenance. Acceptance of any roads proposed for dedication shall be at the sole discretion of the St. Johns County Commission. The County will not accept roads which have on-street parking. See **Section T**, Waivers 19 and 20 related to timing of Owner providing second lift of asphalt on project roads.

H.3 Pedestrian/Bicycle/Other Access

Personal interaction shall be encouraged within Durbin Park through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety. The preferred location for pedestrian crossings is at intersections. Wherever medians are provided at intersections, they shall be wide enough to accommodate groups of pedestrians, wheelchair users, bicyclists, and people pushing strollers.

Pedestrian and bicycle circulation will be provided via sidewalks and bike lanes, in the widths and locations depicted on the MDP Map. The Owner will construct sidewalks along Race Track Road, East Peyton Parkway, internal collector roads and other roads within the Project, in the general locations depicted on the MDP Map and IMDPs. Such sidewalks will be constructed in conformance with the requirements of the Code except as provided in **Section T** hereof, Waiver No. 21 at the time of construction of either side of the road or fronting development parcels.

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. Transit stops with locational signage will be located within Durbin Park. The number and locations of transit stops shall be agreed upon by both the transit service provider and the Owner and depicted upon IMDPs.

H.4 Interconnectivity

Vehicular interconnectivity is provided primarily via East Peyton Parkway and West Peyton Parkway. See **Section T**, Waiver 21. Internal vehicular interconnectivity shall be provided via access drives as depicted on the MDP Map. Pedestrian interconnectivity is provided via a series of sidewalks and multi-purpose paths, in the locations and widths depicted on the MDP Map.

One (1) Type C wildlife crossing shall be located within the Mixed Use Parcel B and three (3) Type C wildlife crossings shall be located within the Mixed Use Parcel C, as illustrated on the MDP Map, **Exhibit "C**". The crossings shall be at-grade crossings, with a traffic calming design, posted speed limit signs not to exceed 35 miles per hour and the placement of signs identifying the area as a wildlife crossing.

Figure H-1, East Peyton Parkway

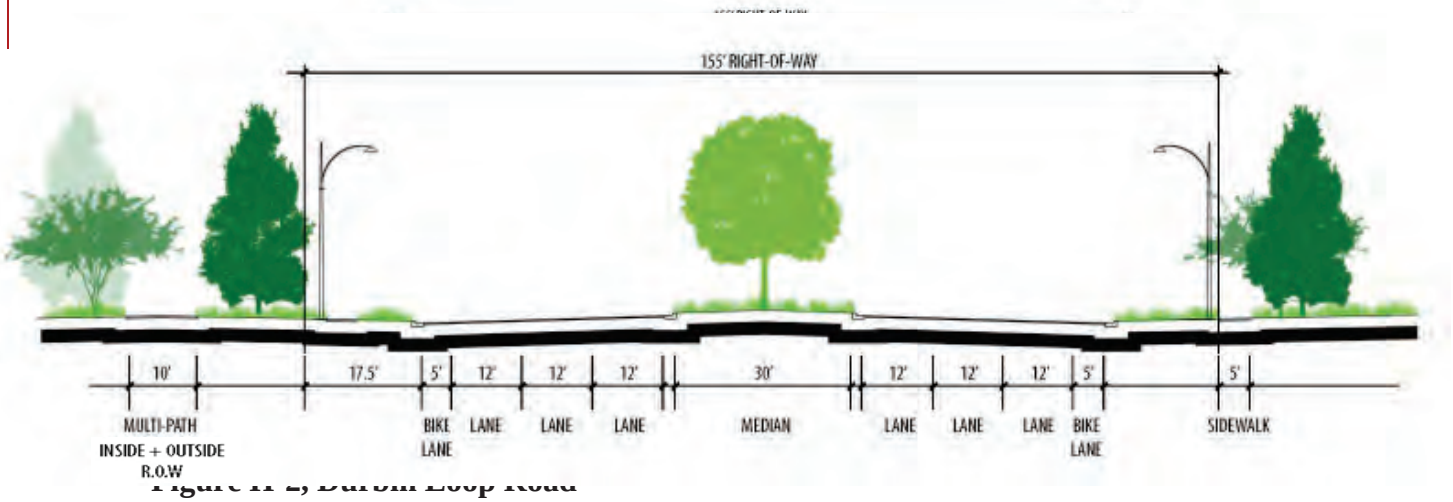
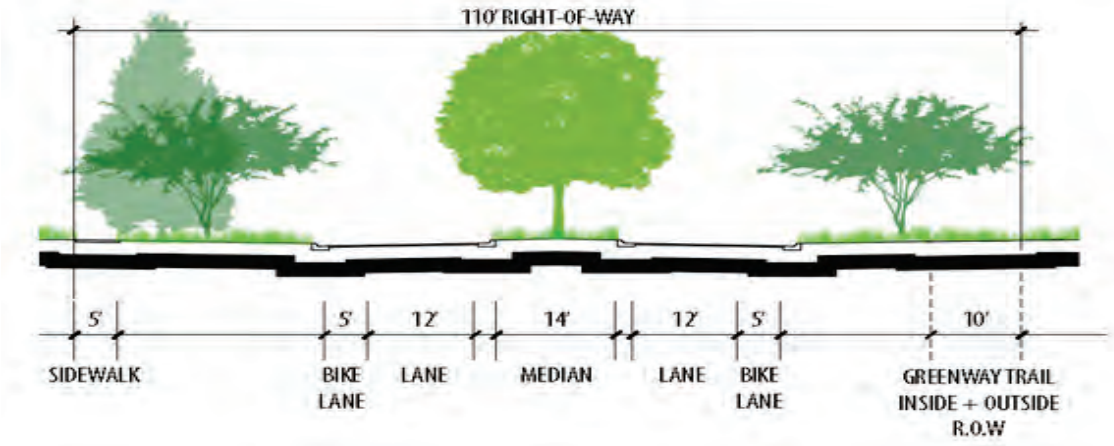


Figure H-2, Durbin Loop Road



H.5 Open Space and Recreation

Conceptual site planning has revealed the Project may have up to ~~5,527~~4,514 residents (~~2,265~~1,520 multi-family units and 330 single-family units x 2.44 persons per unit) and would be required to provide 30 acres of community and neighborhood parks for that population. A cumulative accounting of the recreational acreage shall be provided on each Incremental Master Development Plan. The Owner proposes to provide recreational areas and facilities suitable and compatible with the vision for Durbin Park. The recreational facilities will include recreational amenities within each multi-family residential complex and single-family residential community and a vast pedestrian and greenway network comprised of hiking and biking trails and workout stations that traverses the entire Property. Single-family residential communities may include recreational amenities such as playgrounds, multi-use fields, swimming pools, walking trails and other active and passive recreational facilities.

The system will offer a journey through the Property, connecting pedestrians, joggers, bicyclists and more to various destinations, points of interest, community greens, picnic areas, playgrounds, pedestrian and greenway networks, and outdoor plazas located throughout the Property. See **Section T**, Waiver 12. Locations of the linear park and any

active recreational facilities will be depicted on IMDPs. The linear park shall contain an interconnected network throughout the Property that may be composed of any combination of the four types specified in **Table H.1**.

TABLE H.1
PEDESTRIAN AND GREENWAY NETWORK

Materials	Location
Asphalt Surfaces	Located adjacent to major thoroughfares and major greenway corridors
Concrete Surfaces	Major thoroughfares, formal park and sidewalk interconnections primarily used for park improvements, sidewalks and connections in constrained areas
Unpaved and Pervious Surfaces	Trail connectivity associated primarily with natural areas where low impact solutions are necessary
Mowed Trails	Informal trails intended to be marginally maintained paths consisting of existing natural materials in place such as leaf litter, dirt and vegetation

Small segments of the linear park may be located within rights-of-way (outside of the paved portion of such right-of-way) as they meander throughout the Property (see **Section T**, Waiver 12) with the provision of a right-of-way use and maintenance agreement with the County. Small segments of linear parks located within rights-of-way will not count toward the required amount (acres) of recreation land.

As set forth in the Development Agreement, 50 percent of the community park land will be dedicated to St. Johns County, acceptance of which is at the County's sole discretion, for public use. For each development phase that contains residential uses, the Owner will provide the minimum acreage of recreation required to meet or exceed Code requirements for the applicable number of residential units in such phase.

The Project will provide a minimum of five (5) percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to LDC Section 5.03.03.A.3. The Owner shall be permitted to construct trails within preserved Significant Natural Communities Habitat areas for passive recreation purposes. The Project will provide a minimum of 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.

H.6 Water and Sewer Service

The Property is located within the service area of JEA. All utility construction shall be designed in accordance with JEA standards and subject to St. Johns County approval for location within public rights-of-way.

H.7 Fire Protection

Fire protection shall be consistent with applicable provisions of the Code and current Florida Fire Prevention Code. Fire equipment accessibility will be provided in compliance with NFPA 1, Chapter 18 and the Code. All structures that exceed two (2) stories in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition of NFPA 13, or equivalent standard as adopted in the Florida Fire Prevention Code

H.8 Solid Waste Collection

Solid waste collection shall be provided by the County-contracted waste collection company or other private provider. Solid waste from the Project shall be stored in enclosed receptacles and appropriately screened areas.

I. Water, Sewer and Reuse

Water, sewer and reclaimed water services will be obtained from JEA via central utility systems. All on-site utilities will be public. Water and sewer lines that are to be dedicated to the JEA for ownership that are not located in public rights-of-way shall require an easement/restoration agreement. All utility construction shall be designed in accordance with JEA standards.

J. Soils

The predominant soils on this site, as determined by the Soil Survey of St. Johns County (U.S. Department of Agriculture, Soil Conservation Service, 1983) indicates that the Property contains the following 14 main soil types:

Astatula Fine Sand (0 to 8 percent slopes)
Cassia Fine Sand
Myakka Fine Sand
Pomona Fine Sand
Pottsburg Fine Sand
Smyrna Fine Sand
Sparr Fine Sand (0 to 5 percent slopes)
St. Johns Fine Sand
St. Johns Fine Sand, depressional
Tavares Fine Sand (0 to 5 percent slopes)
Terra Ceia Muck, frequently flooded slopes
Tocoi Fine Sand
Wesconnett Fine Sand, frequently flooded
Zolfo Fine Sand

K. Upland Forest and Wetland Vegetation

Wetland and upland information is included in the Environmental Report provided to County Staff. A FLUCCS Map is included in the Report.

L. Significant Natural Communities Habitat and Listed Species

Significant Natural Communities Habitat and Listed Species information for the Property are contained in the Environmental Report. There are approximately 53.9 acres of Significant Natural Communities Habitat within the Property. A minimum of ten (10) percent of such habitat will be preserved, pursuant to LDC Section 4.01.07. The Significant Natural Communities Habitat preservation area will be shown on Incremental Master Development Plans for portions of the Property in which the preserved habitat is located. The Significant Natural Communities Habitat preservation area shall be considered as community and neighborhood park space and included in the cumulative accounting of recreational acreage required in Section H.5 hereof. The Owner shall be permitted to construct trails within preserved Significant Natural Communities Habitat areas for passive recreational purposes. There are gopher tortoises present on the Property, as noted in the Project Environmental Report. The Owner will conduct an updated gopher tortoise study prior to commencing development within various portions of the Property. The Owner will relocate any tortoises in each portion of the Property in compliance with state and federal laws.

M. Known or Observed Historic Resources

There is one historic resource group that extends into the current area of potential effect ("APE"): 5500 Race Track Road Group (8SJ05569). One historic structure is recorded within the current APE: Durbin Structure (8SJ05031). There are five archaeological sites recorded within the current APE – Hester Prynne (8SJ05023), Pearl (8SJ05024), Governor Bellingham (8SJ05027), Nathaniel Hawthorne (8SJ05029), and The Scarlet Letter (8SJ05030).

N. Buffering and Landscaping

N.1 Perimeter Buffer

A natural or preserved landscaped perimeter buffer a minimum ten (10) feet wide shall be located along the perimeters of the Property and not around the boundaries of individual development parcels. The location of the perimeter buffer is illustrated on **Exhibit "C"** (the "**MDP Map**"). This buffer may be located within, and not in addition to, any development edge or scenic edge described in **Subsection N.4**. Such buffers will meet the applicable requirements of LDC Section 6.06.04. The Owner will show all buffers on Incremental Master Development Plans. The Owner will be permitted to construct sidewalks within the perimeter buffer. Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions. See **Section T**, Waiver 18 or regarding buffering within the Property.

N.2 Screening

Screening between residential parcels and Arterial and Collector roads will be provided per applicable Code provisions. Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.

N.3 Upland Buffers and Building Setback

An averaged 25-foot-wide undisturbed (natural vegetative) upland buffer (minimum width of ten (10) feet) shall be maintained around all contiguous wetlands on the Property, except for unavoidable wetland impacts, measured landward from the State jurisdictional wetland line.

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

A 25-foot-wide building setback shall be maintained landward of any upland buffer located within a development parcel. Reduced (no minimum) setbacks may be allowed within the portion of a parcel to be developed except for residential, as approved by the County Administrator using acceptable environmental evaluation practices. The additional 25-foot building setback from the upland buffer shall not be required if the upland buffer is not located within a development parcel (including for multi-family areas, pursuant to LDC Section 4.01.06.B.2). The upland buffer and additional building setback shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all Accessory Uses listed in MDP **Section Q** hereof shall be permitted within this additional building 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 sprinkler systems, utility lines, landscaping and hardscape, pool enclosures, fencing and gazebos;
- The construction of roads essential for access and the construction of stormwater retention or detention basins or other stormwater-related structures;
- The construction of recreation trails; and
- Any necessary grade finishing providing gradual slopes between the setback lines and the upland buffers.

N.4 Development and Scenic Edges

This ~~subsection~~section N.4 applies only to the perimeter of the portion of the Property that is located west of Interstate 95, in the County's Northwest Sector (the "**NW Sector Land**"), as depicted on the MDP Map. No scenic edge or development edge described herein shall be required around the perimeter of any portion of the Property located east of Interstate 95, including the East Parcel.

Scenic edges of a minimum 10 feet for non-residential uses and a minimum 30 feet/average 50 feet for residential uses will be provided adjacent to the rights-of-way of State Road 9B and East Peyton Parkway within the NW Sector Land, as depicted on the MDP Map. A 30-foot minimum scenic edge will be provided adjacent to the right-of-way of Race Track Road within the NW Sector Land, as depicted on the MDP.

A 35-foot-wide **development edge** will be provided around the Property's perimeter wherever no scenic edge is required. Development edges may be left in a natural state or landscaped in accordance with performance standards. Landscaped scenic edges may be designed to provide either a natural or manicured appearance. Shrubs and groundcover planted within the scenic edge shall provide a continuous screen of parking and service areas. Plant materials shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and as appropriate to the local climate.

No development edge is required where a scenic edge is provided. No development edge or scenic edge is required along any roadway internal to the Property except for East Peyton Parkway, as detailed above. Development edges may include signs; drainage, utility or access easements; multi-purpose paths; trails; walking paths; drainage outfalls; and stormwater ponds designed as amenities (for example, with fountains, gazebos, benches or similar improvements).

Breaks in the scenic edge are allowed in otherwise continuous edges to allow for pond maintenance paths, access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

Portions of any scenic edge that are less than 30 feet wide shall contain enhanced landscaping and hardscaping consistent with Comprehensive Plan Future Land Use Policy A.2.1.4(a). Any enhanced landscaping and hardscaping within the rights-of-way of East Peyton Parkway or Race Track Road shall be considered on-site landscaping and eligible for tree mitigation credit. Further, because the Owner is preserving over 200 wetland acres within the Durbin Creek Conservation Corridor, in conformance with Comprehensive Plan Policy A.2.1.6, and the vast linear park that maintains a vast network of green space throughout the Property, this PUD offers flexibility in scenic edge dimensions in exchange for strengthening and protecting the County's greenway system in the Northwest Sector. Except for East Peyton Parkway, no scenic edge shall be required along any other internal roadway located upon the Property. Requiring rural character along internal roadways runs contrary to the intention and design necessary to create a mixed-use urban center.

The Owner will provide enhanced landscaping and hardscaping within the scenic edges within the portion of the Property west of Interstate 95, as required by Comprehensive Plan

Policy A.2.1.4(a) and LDC Subsection 6.06.02.G.2. See **Section T**, Waiver 23, which sets the enhanced landscaping and hardscaping performance standards for scenic edges within Durbin Park are as follows:

N.4.1 Scenic Edge along Race Track Road (West of I-95)

One (1) tree for every 20 feet of scenic edge frontage, exclusive of entry drives, with a maximum spacing of 40 feet between trees (including canopy and non-canopy) trees to allow for clustering and denser screening where appropriate for that portion of the scenic edge along Race Track Road. A minimum of 70 percent of trees along Race Track Road will be canopy trees, as defined by the Code. The scenic edge shall incorporate a continuous hedge as long as it does not interfere with sight distance requirements. Shrubs and groundcovers shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge landscaping (including trees) along East Peyton Parkway and Race Track Road may be planted within the adjacent right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Hardscape embellishments, signage elements and other landscaping shall be allowed within all scenic edges. A maximum of 20 percent of the landscaping required within the scenic edge along Race Track Road may be planted in the right-of-way in order to enhance the project view from the roadway.

N.4.2 Scenic Edge along State Road 9B and East Peyton Parkway

One (1) tree for every 30 feet of scenic edge frontage, exclusive of entry drives, with maximum spacing of trees (canopy and non-canopy) not exceeding 40 feet. Trees may consist of any combination of canopy trees, Palms, and non-canopy trees, with 70 percent of trees being canopy trees. Palm trees may be planted with a minimum spacing of five (5) feet when planted as a cluster, and non-canopy trees may be planted no closer than ten (10) feet of a canopy tree. Scenic edges shall incorporate a continuous hedge in areas with visible vehicular use and service areas as long as the hedge does not interfere with sight distance requirements. Shrubs and groundcovers within the scenic edge shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge plantings may be located within the 10-foot-wide scenic edge or adjacent to the scenic edge either within the Property or within the right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Landscaping within rights-of-way will meet the FDOT roadside recovery and clear zone standards. Landscape planted within a scenic edge may satisfy up to 20 percent of the landscape requirements within the adjacent East Peyton Parkway right-of-way or adjacent development parcel.

N.5 Landscaping

Landscaping for Durbin Park will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the Property and to coordinate with the proposed architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas from these roads. Landscaping will be consistent with typical plantings found in northwestern St. Johns County.

The parking areas will be landscaped at the required minimum five (5) percent of vehicle use area, utilizing parking islands and green space interspersed throughout the parking fields. Terminal islands will be a minimum of 12 feet in width and internal islands being a minimum of eight (8) feet in width, both types of islands containing at least one (1) tree. Maximum spacing of internal islands shall be 130 feet or 14 spaces. See **Section T**, Waiver 25.

Scenic edges will be planted in a configuration consisting of one (1) tree planted at a rate of based on 1 tree per 30 linear feet of scenic edge (excluding driveways). Scenic edges may consist of trees, shrubs and groundcovers where breaks in the planting may be up to 40 feet in length allowing views within the development parcels. The breaks in the scenic edges will consist of either shrubs or groundcover. Scenic edge trees (canopy or non-canopy) will be planted at a maximum distance of 40 feet. See **Section T**, Waivers 4 and 23.

Tree plantings shall be a mixture of canopy and non-canopy trees intermingled throughout the project (including scenic edges) with a minimum of 70 percent of the trees being canopy trees and 30 percent non canopy. The 70 percent allocation of canopy trees may consist of both canopy trees and palm trees. The allocation of palm trees in this mix may include up to a minimum of 55 percent canopy trees and 45 percent palm trees. Palm trees used to satisfy this requirement shall be a minimum of 12 feet clear trunk. See **Section T**, Waiver 4. No landscaped buffers will be provided internal to the site because of the mixed-use nature of Durbin Park. The non-residential uses are similar in intensity. The site is separated from parcels not included within this Project by large expanses of conservation lands and major roadways.

Replacement trees and all trees planted to satisfy the requirements of the Code shall be planted to support the commercial nature of the project for this purpose **Section T**, Waiver 5 articulates the applicable diversity ratio for the project. To satisfy the planting requirements for spacing of canopy trees for Values Assigned to Trees, trees of the Pinus species will be permitted to be spaced ten (10) feet from all newly planted and existing trees to receive credit.

The Project will use vegetation around stormwater ponds within ~~multi-family~~ residential portions of the Project and the Durbin Creek Conservation Corridor to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8. Commercial and office areas within the Property will have more manicured stormwater ponds that serve as amenities that add to the aesthetics of the Durbin Park.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database as appropriate to the local climate. Landscaping shall be in conformance with LDC Section 6.06.00 and other applicable Code provisions, except as waived or otherwise relieved in **Section T,** Waivers 23, 24, 25, 39 and ~~25~~40.

N.6 Trees and Other Vegetation

The Property shall be subject to the provisions of LDC Section 4.01.05 in effect as of the date of the County Commission's approval of this PUD Ordinance except as waived or otherwise relieved in **Section T**, Waivers 23, 24, 25, 39 and 40.

O. Special Districts

Durbin Park is not located within any special district as defined in LDC Article III and is not subject to any special district requirements.

P. Temporary Uses

Temporary construction and temporary leasing trailers may be located on the site during construction of the Project and for construction of State Road 9B and East Peyton Parkway by FDOT and its contractors. Temporary construction and leasing trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. Because construction of the Project will be phased, the Owner shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct residents, tenants, customers, and other visitors to other areas of the Property that are in operation. All temporary leasing offices shall meet all of the applicable requirements of the Florida Accessibility Code for Building Construction, including, but not limited to, an accessible route and accessible parking with signage. Construction staging areas may be located within any phase of the Project.

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 MDP **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.

The Owner shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Subsections 7.03.01.B and C.

The Owner will be permitted to conduct Outdoor Seasonal Sales of merchandise and hold outdoor festivals and events in public greens and parks and within internal drives and their adjacent sidewalks and café areas in commercial and office areas of the Project. Temporary uses will comply with LDC Section 2.02.05, except as set forth in **Section T**, Waiver 2.

Q. Accessory Uses

Because of the mixed-use nature of the Project, locations of Accessory Uses for structures are not limited from, or assigned to, any specific location on the site. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way, or located on the ground and screened from view from any adjacent public right-of-way. See **Section T**, Waiver 38. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), antenna and other similar structures shall be similarly screened. Off-street parking and loading shall also be permitted. All loading areas will comply with LDC Section 6.05.02.K, except as provided in **Section T**, Waiver 22.

Swimming pools may be provided for recreation at any hotel or amenity center that may be constructed on the Property. Any swimming pool shall be permitted as an Accessory Use associated with the hotel, amenity center or with a commercial use such as a health club or SCUBA shop. Swimming pools shall not be located closer than 40 feet from any public

right-of-way unless a continuous living landscape buffer of at least 24 inches in height is installed, in which case a minimum setback of 15 feet to the pool will be required.

Standard residential accessory uses will be allowed within residential portions of the Project, 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, except as set forth **Section T**, ~~Waiver~~Waivers 1 and 38.

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 requirements.

R. Phasing Schedule

Project Phase	Commercial/ Shopping Center (Square Feet)	Office (Square Feet)	Hospital (Square Feet)	Hotel (Rooms)	Multi-family Residential (Units)	Single-family Residential (Units)
Total	1,697,130	2,276,065	375,000	350	~~2,265~~1,520	330
~~1A~~—1 (2020-2024)	0	~~340~~100,000	375,000	0	~~0~~280	
~~1B~~2 (2025-2029)	1,250,000	1,~~325~~225,000	0	225	~~1,065~~300	330
~~2~~ —3 (2030-2034)	350,000	~~350~~520,000	0	125	~~900~~940	
~~3~~ —4 (2035-2039)	97,130	~~261~~431,065	0	0	~~300~~0	

Note: Any of the 700,000 square feet of commercial development rights from the Durbin Park Phase 1A PUD, Ordinance No. 2016-64, as amended, that are not used in the Phase 1A PUD will carry over to this PUD. Unused development rights from a particular phase carry over into subsequent phases until build-out. Phases ~~1A~~1 through ~~3~~4 of this PUD are the same as Phases 2A through 4 of the Development Agreement.

The Owner ~~will commence~~has commenced construction of Phase ~~1A within four (4) years of the date on which the Board of County Commissioners approves this PUD rezoning~~1. Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans. The Owner will commence construction of the remaining phases as the real estate market dictates. Unused development rights from a particular phase carry over into subsequent phases until build-out. The Project will be completed by ~~December 31, 2044.~~September 12, 2051. The PUD completion date has been extended pursuant to Section 252.363, Florida Statutes. See St. Johns County Application DOE 2024-17. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or certification of completion by the Owner's engineer. This completion date may be extended through a modification of this PUD Ordinance. See **Section T**, Waiver 7.

S. Project Impact and Benefits

The Project will provide a first-class, mixed-use regional employment and shopping district that will become a viable, desirable and attractive amenity for St. Johns County. The Project is expected to draw shoppers and diners from all over Northeast Florida. The office buildings will provide workspace for thousands of people and will generate jobs for County residents. The residential component will provide multi-family and single-family housing where people who work within the Project can reside and will deliver much-needed market-rate rental units for the County.

The Project expands employment, entertainment and shopping opportunities for residents and greater tax and other revenues for the County and other governmental agencies. With only 11 percent of the County's tax base coming from non-residential properties, the expansion of commercial, office and hotel uses at the Project will be of assistance to the County Commission, which has a stated goal of increasing the non-residential tax base to 30 percent.

T. Waivers, Variances or Deviations

The Future Land Use Element of the St. Johns County Comprehensive Plan supports and promotes creative design concepts and innovative land use patterns such as mixed-use developments and village centers. However, because most of the provisions of the Code have not yet been amended to incorporate these highly desirable design concepts, there are many criteria within the Code that would prohibit this type of mixed-use development pattern. Until the Code is updated to incorporate these concepts, it is necessary for the Owner and others who wish to develop mixed-use projects to request waivers from many of the provisions of the Code.

The Property contains a substantial amount of ~~wetlands~~wetland associated with and located alongside Durbin Creek. Those wetlands will be placed under conservation easement to ensure their perpetual preservation, to enhance the County's Northwest Sector Greenway system and to provide wildlife habitat, recreational opportunities, natural corridors, aesthetics and open space, in conformance with St. Johns County Comprehensive Plan Policy A.2.1.6. The Policy allows the Board of County Commissioners to provide incentives like flexible setbacks, accelerated timing and phasing of development and others in exchange for provision of Greenway lands.

In order to implement Durbin Park as a mixed-use center, it is necessary for the Owner to obtain certain waivers from the provisions of the Code, as enumerated in **Table T.1**.

U. Binding All Successors

The Owner, on behalf of itself and its 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 Owner also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this PUD rezoning application.

All roads, drainage facilities and common areas located within the PUD for the common use and benefit of all property owners shall initially be constructed by the Owner and will be operated and maintained by either the County, a property owners association or a community development district.

V. Future Land Use Map Designations

The Property is designated as IC (**Intensive Commercial**) and R/S (**Rural/Silviculture**) within the boundary of an Urban Service Area on the County's 2025 Future Land Use Map.

TABLE T.1.a
WAIVERS FROM LAND DEVELOPMENT CODE

(Previously approved waivers from Ordinance No. 2020-20)

1	Relief from **LDC Sections 2.02.04.C.3 and 6.04.06.F.7.b (Commercial Accessory Setbacks).** Except where easements are provided, a waiver to this minimum design standard provides relief to place commercial accessories at functional locations, irrespective of parcel lines. Under the current Code, typical commercial accessory uses are permitted, provided the uses or structures are not less than seven (7) feet from the property line. Under LDC Section 6.04.06.F.7(b), Building and Accessory Structures are limited to a minimum of three (3) feet from side and rear property lines. This waiver eliminates both section setbacks except where easements are located along property lines and provided accessories are adequately screened. The Owner will be required to maintain positive drainage.
2	Relief from **LDC Sections 2.02.05.A.2.A (Outdoor Seasonal Sales)** changing the number of temporary use permits from current Code allowance of 1 time in 1 month not to exceed three (3) days for each event and one permit per parcel. The request sets no maximum number of permits per year or parcel and maintains 45 days for each event.
3	Relief from **LDC Section 2.03.02 (Alcoholic Beverages)** distance requirements in order to develop the project in a more compact urban form with uses complimentary to one another. Should a place of worship or school be located near Durbin Park's boundaries, the internal configuration of buildings away from the perimeters of the site should be sufficiently separated from the outside house of worship or school. In the event it is not, this waiver will protect the vested property rights of Durbin Park.
4	Relief from **LDC Section 4.01.05.E.1. Note 6(a) 70 Percent Canopy Trees; LDC Section 6.06.02.C.4 Palms and LDC Section 6.06.03.A Canopy Trees.** Because of the commercial nature of the site (requirements for visibility, security of property and maintenance of paved surfaces), this waiver allows up to 45 percent of the mandatory 70 percent canopy tree standard to be met with palm trees a minimum of 12 feet clear trunk height at time of planting. Canopy trees will be included within the landscaping plan where appropriate while maintaining sight lines and maximizing safety and security. Tree percentage requirement will be calculated using the following formulas: Total Trees Required by LDC — 70% canopy + 30% non-canopy Total Canopy — 55% (min.) canopy + 45% (max.) palm tree cluster (three (3) palm trees) Total Non-Canopy — 30% single non-canopy trees This waiver also seeks to eliminate the 30 percent cap for Palm Trees. Percentage calculations will be tracked Property-wide within construction plans. In support, the Code permits the County Administrator to waive this standard based upon site conditions (i.e., safety, security, visibility and planting space limitations). The PUD clusters development to maintain large, contiguous areas of conserved lands that frame each development parcel and maintain the character of Northwest St. Johns County.

5	Relief from **LDC Section 4.01.05.E.1. Note 6(d)** that requires canopy trees not to be planted closer than 20 to 30 feet from other trees. The Owner is requesting that trees of the *Pinus* species be allowed to be planted ten (10) feet from other trees. This request is justified based on the growth habit of pine trees, and the latitude provided to the County Administrator to make these determinations.
6	Relief from **LDC Section 5.02.03.G.2 (MDP Map)** having to illustrate the initial phase of construction on the MDP Map. Incremental Master Development Plan (MDP) Maps shall be submitted depicting in detail the initial phase of development and all subsequent phases prior to construction plan approved by the County.
7	Relief from **LDC Section 5.03.02.G.1.r (Phasing)** to allow the Project to be developed over time and pursuant to real estate market conditions. The Property is subject to a 30-year Development Agreement. Therefore, the Owner has requested a waiver to this Code provision to allow the Project to be completed by December 31, 2044.
8	Relief from **LDC Sections 5.03.02.G.1.g and G.2.f**, **6.05.02 and Table 6.17 (Parking).** The Project is a mixed-use development which incorporates multiple (e.g. commercial and office) uses within individual buildings and within common parcels within the site. This mixed-use style development promotes an efficient use of parking spaces since the spaces are likely to be occupied by different users at different times of the day. This concept specifically addressed in the Urban Land Institutes' publication "Shared Parking, Second Edition" and is fully integrated in the design and creation of the Project, as set forth in the Shared Parking Analysis provided to the County for consideration as part of PUD 2016-17 (Durbin Park Phase 1A PUD).
9	Relief from **LDC Section 5.03.02.G.2 (Master Development Plan Details)** to allow the details of development of the Project to be reviewed and approved through Incremental Master Development Plans. The initial development of the Urban Service Area is being accomplished within the Durbin Park Phase 1A PUD. The Owner has not fully planned the remaining parcels within the Urban Service Area at this time. The Owner will file and obtain approval of incremental Master Development Plans for parcels within the Property prior to construction plan approval.
10	Relief from **LDC Sections 5.03.03.B.1.b and 6.03.01 (Fire Protection Regulations/Building Setbacks)** to allow for a minimum separation between structures as measured from the outer wall of one structure to the outer wall of another structure, 30 inches above grade. To ensure adequate public safety, the Owner will provide either protection with an automatic fire sprinkler system or fire hydrants capable of providing an additional 500 gallons per minute at 20 PSI, in addition to meeting applicable requirements of NFPA 1, Chapter 18.
11	Relief from **LDC Section 5.03.03.B.2 (Commercial Setbacks between Buildings, Parking and Storage Areas)** This waiver seeks to reduce the required PUD setback from 20 feet to ten (10) feet along the property lines adjacent to road rights-of-way for SR 9B and East Peyton Parkway, and from 20 feet to zero (0) feet on any internal roadway, to create an urban edge/experience. The scenic edges planned along SR 9B and East Peyton Parkway have been requested to be reduced to the referenced widths. All commercial buildings will be situated to allow fire department access pursuant to applicable provisions of the Code and all other applicable local, state and federal fire protection standards.

12	Relief from **LDC Section 5.03.03.E.2 and E.3 (Active Recreation)** to allow the recreation facilities within the PUD to be consistent with the vision for Durbin Park and not be ball fields and multi-purpose fields that are more appropriate for suburban settings. The Owner will demonstrate that the planned recreational uses are more appropriate for the residents of Durbin Park. The required recreational facilities will include recreational amenities within each ~~multi-family~~ residential complex/community, plazas, greens, linear parks, and a vast pedestrian network and greenway system comprised of hiking and biking trails that traverses the entire Property. The pedestrian system will offer a journey through the PUD connecting pedestrians, joggers, bicyclists and more to various destinations, points of interest, community greens, picnic areas, playgrounds, and outdoor plazas located throughout the Property. Small segments of linear parks located within rights-of-way will not count toward the required amount (acres) of recreation land.
13	Relief from **LDC Section 5.03.03.F (Unified Sign Plan)**. Signage provided in Durbin Park will be located within the Property and on adjacent lands owned by the Owner. Likewise, signage located within the Property may apply to businesses located on adjacent lands owned by the Owner. Thus, the Unified Sign Plan, as may be modified from time to time, shall apply to all lands subject to this PUD Ordinance, as may be amended from time to time.
14	Relief from **LDC Section 5.03.07 (PUD Progress Report)** to waive the five (5)-year phase guideline and this section requires a report based on the five (5)-year phase. The information sought with the progress report is tracked through the County construction plan submittal process.
15	Relief from **LDC Section 6.04.05.D (Driveway Grades)** maximum grade changes established in LDC Figure 6.03 because the algebraic break is too flat and will necessitate long driveways. Alternatively, the Owner elects to adhere to FDOT driveway criteria.
16	Relief from **LDC Section 6.04.05.H (Auxiliary Lanes)** to provide roundabouts in lieu of right and left turn lanes, subject to County approval of Incremental Master Development Plans that include rationale and analysis of roundabouts.
17	Relief from **LDC Section 6.04.05.K (Access Management Classifications for Major Collectors)** to alleviate East Peyton Parkway from Access Class 5 median opening and signal spacing. Construction plans will show dimensions between proposed full median openings and be accompanied by a traffic study that supports acceptable level-of-service and queuing at built-out condition.
18	Relief from **LDC Section 6.04.06 (Compatible Use Buffers)** to eliminate buffering between uses because of the mixed commercial use nature of the Project. The non-residential uses are similar in intensity, which would only result in grassed landscaping strips between uses. Exterior application of the compatible use buffer table would not apply because the site is separated from outside parcels by major roadways, large expanses of conserved wetlands, scenic/development edges, and interstate highways.
19	Relief from **LDC Section 6.04.07.A.2 (Roadway Design)** to allow temporary construction traffic to access the Property prior to the application of the second lift of asphalt being completed in all phases. This will allow construction to be completed sooner and avoid construction traffic from damaging the final roadway. The Owner will assure the removal of, or

	denied entry of, all "horizontal" construction traffic into occupied areas.
20	Relief from **LDC Section 6.04.07.F (Pavement Design)** to allow the Owner to utilize a pavement design based upon the Flexible Pavement Design Manual with an equivalent structural number.
21	Relief from **LDC Section 6.04.07.M (Existing Facilities)** to rely upon those improvements specified in the companion Amended and Restated Development Agreement for the Urban Service Area.
22	Relief from **LDC Section 6.05.02.K (Off-Street Loading Space)** reducing the required minimum number of loading berths. Durbin Park will include several large, individual retail stores that, along with tenants located within the same individual building, may exceed 100,000 square feet in size. The number of loading berths proposed for each building within Durbin Park will be depicted on construction plans.
23	Relief from **LDC Section 6.06.02.G (Scenic Edges)** to set the performance standards for scenic edges as: Scenic edges along East Peyton Parkway and State Road 9B will be planted at a rate of one (1) tree for every 30 feet of scenic edge frontage, exclusive of entry drives, with maximum spacing of trees (canopy and non-canopy) not exceeding 40 feet. Trees may consist of any combination of canopy trees, palm, and non-canopy trees with 70 percent of the trees shall be canopy or palm trees. Of the trees provided in the 70 percent allocation, a maximum of 45 percent of that 70 percent may be palm trees. Palm trees may be planted with a minimum spacing of five (5) feet when planted as a cluster and non-canopy trees may be planted no closer than ten (10) feet of a canopy tree. Scenic edges shall incorporate a continuous hedge in areas with visible vehicular use and service areas as long as the hedge does not interfere with sight distance requirements. Shrubs and groundcovers within the scenic edge shall be selected from the St. Johns River Water Management District's Florida Waterwise Plant Database and consistent with the local climate. Scenic edge plantings may be located within the 10-foot-wide scenic edge or adjacent to the scenic edge either within the Property or within the right-of-way, subject to the County's approval of a right-of-way use permit and hold harmless agreement related to the use of such right-of-way. Landscaping within rights-of-way will meet the FDOT roadside recovery and clear zone standards.
24	Relief from **LDC Section 6.06.03.E (Perimeter Buffer)** The Property meets the external standard for perimeter buffers adjacent to road rights-of-way and parking area driveways. This waiver is requested to permit shared parking fields between users and flexibility in defining outparcels. This waiver promotes internal accessibility and is consistent with the request to eliminate the incompatible use buffer. This waiver is supported by LDC Section 6.06.03.I (Variations) which empowers the County Administrator to relax this standard when alternatives are presented.
25	Relief from **LDC Section 6.06.03.G.1 & 2 (Landscape Islands)** to allow for smaller landscape islands, reducing the mandatory minimum from 15 feet to eight (8) feet in width for interior islands, and to 12 feet in width for terminal islands. These islands may contain canopy trees, palms and other non-canopy trees. The second portion of this request changes the island spacing standard from 100 feet to a maximum 130 feet or 14 parking spaces and eliminates tree islands along perimeter parking spaces with abutting landscaped areas. This is supported by increases in

	green space in other areas of the site to meet the minimum of five (5) percent of total landscape area, as well as the need to provide visibility within the Property. This waiver is supported by LDC Section 6.06.03.I (Variations) which empowers the County Administrator to relax this standard when alternatives are presented.
26	Relief from **LDC Section 7.00.04.E and 7.08.01.T (Signs and Rights-of-Way)** to allow for directional signs to be located within public rights-of-way within Durbin Park as long as the Owner enters into a maintenance agreement with the County placing maintenance responsibility for such signs on the Owner, its successors and assigns.
27	Relief from **LDC Section 7.02.04.C (Building Signs)** The Owner will have a variety of tenants in leasable spaces of varying sizes. Some of the tenant buildings will have rear elevations facing Interstate 95, East Peyton Parkway, State Road 9B, and Race Track Road. Thus, the Owner desires to provide tenants with varying sign sizes, based on linear square feet of building frontage and square footage of occupancy, and with some larger front and rear building signs so tenants are visible to passersby. See **Table 1** in **Exhibit "D"** for maximum quantity, sign area and sign height for each type of sign listed herein. The Owner has not identified all tenants to date, so it needs flexibility in buildings, and hence wall sign, locations.
28	Relief from **LDC Sections 7.02.04.E and 7.06.01 (Project and Commercial Identity Signs)** to allow Identification Feature and Identification Monument signs located along State –Road 9B and East Peyton Parkway to be part of an entry feature that does not exceed 50 feet in height and 35 feet in height, respectively. The Owner has included signage on attractive entry features at Durbin Pavilion (Durbin Park Phase 1A PUD) and desires to emulate this at Durbin Park. See **Table D** in **Exhibit "D"** for maximum quantity, sign area and sign height for each type of sign listed herein.
29	Relief from **LDC Sections 7.02.01.C, 7.06.01 and 7.06.02 (Signs and Entry Features)** to allow a Durbin Identity Feature Structure to announce arrival into Durbin Park. See **Table D** for more details. Relief requested to allow Durbin Identity Feature Structures where depicted on **Exhibit "D-1**" and have a maximum height of 35 feet.
30	Relief from **LDC Section 7.02.04 (On-Premise Permanent Signs)** to allow Tenant Identity Monuments 1 and 2 and/or all Business Identity Pylons which reference businesses located within both Durbin Park Phase 1A PUD (St. Johns County Ordinance No. 2016-64) and the Property to be constructed within the Property. Durbin Park is located within the Durbin Park Urban Service Area and is intended to operate as one project. The signage permitted within the Durbin Park Phase 1A PUD and this Durbin Park PUD is almost identical and requested waiver is necessary to create a wholistic project.
31	Relief from **LDC Sections 7.02.04 C and D (On Premise Permanent Signs)** to allow ADA to not exceed 200 square feet for Tenant Identity Monuments (TIM 5). These signs are unique due based on their use as a primary campus identification sign that could include multiple elements which may include overall project branding (example: "Durbin Park"), the campus entity and additional occupants within the campus.
32	Relief from **LDC Section 7.02.05.B.1 &B.2 (On Premise Permanent Signs - Interstate)** to allow for additional sign height for all Business Identity Pylons and Specialty Commercial Icons (increase from 120 feet in height to 150 feet in height – More specifically, See enclosed graphic and criteria the request the ADA will be a maximum of 120 in height, architectural

	improvements may extend above that to 150 feet). This request is justified to allow for visibility from I-95 to allow motorist to make decisions regarding egress from the interstate. Additional relief from these sections for the Tenant Identity Monument 1 and 2 and all Business Identity Pylons to allow for ADA up to 555 square feet and 300 square feet respectively, regardless of distance from proximity to the interstate system interchange right-of-way. This request is justified based on the disposition, mixture of uses and dimensions of the Durbin Creek property. Being a very large site with a depth between I-95 and State Road 9B of approximately 1.2 miles this request is appropriate. The request for the increase to 555 is further justified to allow for consistency with the area approved for the Phase 1A PUD (Project Identity Monuments). This waiver also allows the On-Premise Interstate signs to be located farther away from Interstate 95 interchanges than set forth in LDC Section 7.02.05.B. The Durbin Park Property is bifurcated by Interstate 95, with more than 1,000 feet of frontage along the interstate. The project needs identification signage along this lengthy frontage.
33	Relief from **LDC Section 7.02.07 (Placement Limits)** so that on-premise signs may be located closer than five (5) feet on the front and ten (10) feet on the side and rear provided sight distance triangles are met for traffic safety.
34	Relief from **LDC Section 7.02.06.B (Directional Signage)** to allow larger directional signage within Durbin Park due to the size of the Property and number of tenants throughout. Such signs shall not exceed 12 feet in height. See **Table D** for more details.
35	Relief from **LDC Section 7.05.01.G (Special Event Signs)** to permit banners used in conjunction with temporary and special events that are not more than 50 square feet in size and are not limited as to number and duration. Decorative banners will also be placed on streetlight poles and shall not count toward the overall maximum advertising display area allowed for monument and pylon signs. Such banners may be displayed for more than 120 days per calendar year and for more than three (3) special events per year.
36	Relief from **LDC Section 7.02.07, 7.06.01.B, 7.06.02.A.3 and 7.08.01.T (Sign Placement Limits)** to allow for on-premise permanent signs, and/or portions thereof, to be located within public rights-of-way as long as the Owner enters into a maintenance agreement with the County placing maintenance responsibility for such signs on the Owner, its successors or assigns.
37	Relief from **LDC Sections 7.02.04.B, C and D and 7.02.04.06 (Large Signs)** to allow for signs up to 555 square feet of advertising display area. The larger signage will allow for northbound and southbound Interstate 95 and State Road 9B travelers to identify Durbin Park earlier and result in enough time to safely make the necessary exits off of the roadways. If the maximum sizes of the signs are limited to the sizes permitted in the Code, travelers may pass the off-ramps by the time they notice the signs identifying Project signage. See **Table D** for more details.

TABLE T.1.b WAIVERS FROM LAND DEVELOPMENT CODE (New waivers for East Parcel only)	
38	Relief from **LDC Sections 2.02.04.B.5 (Permitted Accessory Uses, Residential Districts).** This waiver is requested to reduce the setback to three (3) feet from property lines for mechanical equipment (such as air conditioning units and pads, heating equipment, solar panels, pool pumps, utility meters and similar installations, including servicing and enclosures for such equipment). This waiver is justified to allow for the opportunity of compact neighborhoods.
39	Relief from **LDC Section 4.01.05.F.1b(6) (Land Alteration for Lots within Subdivisions**). Waiver for all TND areas to allow tree planting required to meet Code landscape standards for individual lots as reasonably determined by the County Administrator to be planted on common property or within rights-of-way. This allowance shall not reduce or replace the landscape planting requirements of either the common property or the right-of-way but will allow establishment of tree canopy within neighborhoods having reduced yard sizes. The waiver is justified in that it meets the intent of the Code and does not reduce requirement standards.
40	Relief from **LDC Section 5.03.03.B.1.c (Reduced Front Yard Setbacks)**. The Owner is requesting a waiver from the requirement to provide a minimum 15-foot front yard setback to non-garage portions of the home. The project will include single-family and multi-family traditional neighborhood design areas, where homes will be located closer than 15 feet from the property line. See Table G.1.
41	Relief from **LDC Section 6.01.03.E.3 (Front Yards on Corner Lots)** to waive the requirement to provide a second front yard for corner lots where the second frontage may be reduced by twenty percent (20%). The request is to propose a ten (10)-foot-wide side yard on corner lots. The project includes compact development patterns including traditional neighborhood design ("**TND**") which is consistent with the requested ten (10)-foot-wide second frontage side yard setbacks on corner lots for "conventional" lots and five (5)-feet for TND conditions.
42	Relief from **LDC Section 6.04.07.H.4 (Sidewalks in cul-de-sacs)** to allow for the removal of the requirement for sidewalks in cul-de-sacs with four or less lots. The waiver is justified due to minimal pedestrian usage and traffic in these areas. Additionally, it creates efficiencies (in part by reducing impervious surfaces) for conditions where cul-de-sacs are used directly adjacent to upland buffers and otherwise where no homes are proposed.
43	Relief from **LDC Section 6.04.07.D, 6.04.07.H.4 and H.5 (Sidewalks)** to allow flexibility for placement of sidewalks placed on the right-of-way if needed for local streets to allow for maximization of area for street trees. The waiver further allows for relief from requiring sidewalks and multiuse paths to meander outside of the rights-of-way in common areas and easements producing additional tree planting space to minimize conflicts with curbing, pavement and utilities to the maximum extent possible.
44	Relief from **LDC Section 7.06.01.A (Signs at Entrances to Residential Subdivisions)** to allow for increased advertisement area based on anticipated configuration of road networks and proximity to future non-residential uses the need for increased advertisement area is sought.

DURBIN
P·A·R·K
St. Johns County, Florida

Application for ~~Rezoning to~~
Planned Unit Development
Major Modification

EXHIBIT "C"
Master Development Plan Map

Sheet MDP-1	Overall Master Development Plan
Sheet MDP-2	Legal Description
Sheet MDP-3	Master Development Plan (West of I-95)
Sheet MDP-4	Master Development Plan (East of I-95)

DURBIN
P·A·R·K
St. Johns County, Florida

Application for ~~Rezoning to~~
Planned Unit Development
Major Modification

EXHIBIT "D"

Unified Sign Plan

Overview

As part of the Master Development Plan for Durbin Park, this comprehensive plan for signage has been prepared to set standards and guidelines for signage elements in the Project areas. The many signs and graphics will be planned and designed to communicate with visitors and residents to facilitate orientation and wayfinding. The Unified Sign Plan ("**USP**") addresses signage for Durbin Park.

The USP is almost identical to the signage plan for Durbin Park Phase 1A PUD (St. Johns County Ordinance No. 2016-64, County File No. 2016-17) and enhances the place-making and identity-building for Durbin Park. The USP is a conceptual document that provides a signage program for the public open spaces and general recommendations for the design, scale, location and content of signage within the developed areas. This document includes criteria for project identification, specialty icons/signs, parcel identification and wayfinding signs.

For purposes of this USP, any sign located within the boundaries of the Durbin Park PUD and Durbin Park Phase 1A PUD (collectively "**Durbin Park**") will be considered an "on-premise sign", without regard to ownership of individual parcels so long as the sign content is relevant only to development within Durbin Park. See **Section T**, Waivers 13 and 36 in **Exhibit "B**". No signage shall be allowed to describe development outside of Durbin Park's boundaries; provided, however, the USP shall be applicable to any properties that may be added to Durbin Park in the future.

The successful implementation of this USP will ensure that Durbin Park will enable visitors and tenants alike to identify professional offices, commercial retail and service uses, dynamic entertainment venues and recreational opportunities, hospital/medical park, multi-family residential dwellings, single-family residential dwellings and conservation lands.

Unless stated otherwise herein, signs will conform to requirements of the St. Johns County Land Development Code (the "**Code**" or "**LDC**").

Each section of the USP describes the sign type's characteristics, location and design intent. Various signs designed to serve specific needs are grouped according to these types. Within the type groupings, individual signs are generally described and illustrated to convey detail specifications, suggested materials, allowances and maximum heights.

The general locations of larger monument/ground signs are shown on the **USP Location Map** (see **Exhibit "D-1"** at the end of this USP). Sign locations shown on the USP Location Map are approximate and actual locations may vary according to unforeseen field conditions or to prevent conflict with existing or planned utilities. This map may be updated periodically pursuant to County approval of a Small Adjustment that reflects any changes to sign types and/or locations. In the event that signs are located in conflict with existing utilities, the utility contractor will not be responsible for damage or repair to existing signs. Utility sleeves will be installed as necessary under monument signs to accommodate future utility changes. Smaller monument/ground signs and tenant types for wall sign purposes shall be detailed on Incremental Master Development Plans to allow for staff review of such signs in relation to this Unified Sign Plan.

While signs will be permissible within the right-of-way based on the Owner entering into a maintenance agreement with the County placing responsibility for the signs with the Owner including its successor and assigns, no sign shall be erected that will interfere with clear and free visibility from any roadway intersection or other public right-of-way or that will be confused in shape, color or pattern with any authorized traffic sign, signal or device. See Section T, Waiver 26 in Exhibit "B".

Several types of signs are proposed for Durbin Park as described in this USP. The depictions of sign materials, colors and shapes on the following pages are conceptual illustrations of the general character of signage to be located within the master planned development. These concepts are subject to change and modification including, but not limited to, changes in shape, layout, and location of ADA. Regardless, sign dimensions shall not exceed the maximum sizes listed in this USP.

Project signage shall be designed to be compatible and integral with the architectural design of each building.

Every effort has been made for Durbin Park signs to comply with the existing Code and unless specified herein, Durbin Park signage shall conform to Code requirements as defined on the date of this Plan's approval. Each Incremental Master Development Plan shall illustrate the general location of permanent Project signage. The following signage standards apply to all property within Durbin Park.

- **Signs within Durbin Park may be single-sided or multi-sided. The maximum ADA for multi-sided signs shall be determined separately for each sign face and not cumulatively.**
- **All signage setbacks are measured from the property line to the base of the sign.**
- **Standalone signs (monument, pylon) within Durbin Park over eight (8) feet in height and greater than 24 square feet of ADA may be illuminated using internal lights, external lights, up-lights, down lights or back-lights or "halo" lit.**
- **The ends of multi-tenant buildings (sides other than fronts and rears of such buildings) are known as "end caps". End cap units will be permitted to have front facades and side facades, with signage for each façade based on requirements set forth in this USP.**

Lettering may be:

- Mounted on inserts or panels to be attached to a sign structure or building face,
- Pin mounted or surface mounted lettering,
- Sand blasted or otherwise engraved into a surface, acrylic, or may be painted or otherwise affixed to the sign structure or background.

Lettering may be glass, metal, wood, PVC or other plastic-like or composite material. If sand blasted or otherwise engraved, the ADA may be the same material as the sign structure or may be of a complementary material. Lettering may have any combination of materials and style and may be affixed to the sign structure in a combination of the aforementioned.

Signs may be pylons, monument signs, ground signs or may be incorporated into a wall, architectural feature, building or other structure. The sign body may be of any material having structural qualities in accordance with the most current Florida Building Code wind load requirements. The body of monument signs may be of cast concrete or epoxy/aggregate materials, concrete, brick, stone, marble, wood, metal or composite materials. Surface finishes may be stucco or stucco-like, paint, enamel or other finishes that may protect and enhance the sign structure materials. Decorative accents may include glass, tile, metal, terra cotta or other material. The structure may have any combination of materials and finishes.

An architectural feature may incorporate project signage features. Architectural features include, but not be limited to, columns, clocks, towers, waterfalls, flanking walls, landscaped areas and shelters.

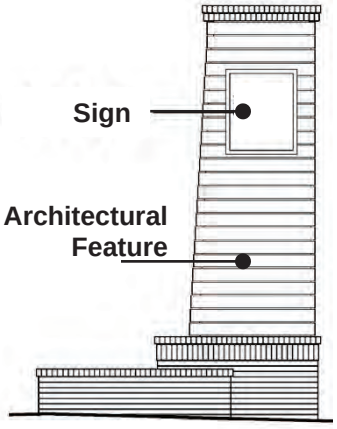


Table 1 identifies Durbin Park's permissible sign types, the maximum numbers of each sign type allowed, locations, and maximum height and ADA of each sign. The Map ID for certain signs corresponds to their respective symbols on the **USP Location Map (Exhibit "D-1")**. Business identity monuments, directional and ~~multi-family~~ residential signs are not depicted on **Exhibit "D-1**", but shall be illustrated on Incremental MDP Maps. Definitions of each permissible sign type follow the table. See Waivers section.

The reference to Advertising Display Area ("**ADA**") in the table below is defined by a discernable geometric shape that may be used to encompass all advertising lettering. In calculating the ADA, the area shall be broken down into simple common forms for which a mathematical formula can be applied.

Table 1 Permissible Signs					
Map ID	Location	Max. Number.	Max. ADA per side (SF)	Max. Sign Height (FT)	Max. Height of Architectural Feature
Durbin Identity Feature					
DIF1	East Peyton Pky/Race Track Rd Intersection	3	100	35	35
DIF2	East Peyton Pky/SR 9B Intersection	3	100	35	35
Business Identity Pylon – Interstate 95 and State Road 9B					
BIP1	Adjacent to I-95 (west side)	2	300	120	150
BIP2	Adjacent to I-95 (east side)	2	300	120	150
	Specialty Commercial Icon	1 east of I-95 and 1 west of I-95 along interstate frontage	300	120	150
Tenant Identity Monument					
TIM1	Adjacent to SR 9B	3	555	50	50

TIM2	Adjacent to Interstate 95	3	555	50	50
TIM3	Adjacent to East Peyton Parkway	13	370	35	35
TIM4	Adjacent to Race Track Road	6	200	25	25
TIM5	Adjacent to Interior Loop Road	4	200	20	20
Business Identity Monument					
BIM1	Single Tenant	1 per business	75	10	10
BIM2	Multiple Tenant	1 per building	150	10	10
BIM3	Outparcel	1 per outparcel	75	10	10
Durbin Directional					
DIR1	East Peyton Parkway Right-of-Way and Internal Loop Road	10	60	12	12
DIR2	Race Track Road Right-of-Way	2	60	10	10
DIR3	Interior	20	30	8	8
Multi-Family Residential					
RIM	Residential Identity Monument	2 per residential parcel	35	15	15
Single-Family Residential					
SIM	Single Family Identity Monument	2 per residential parcel	60	15	25
DSN	Destination and Neighborhood Signage	1 at each entrance	35	15	15
Gas Stations					
GSIM	Gas Station Identity Monument	1 per gas station parcel	150	20	20

*For Ancillary Gasoline Stations, please see page 46.

For the purposes of regulation, the Maximum Sign Height shall be deemed to be the height of the ADA. The height of the sign shall not include associated architectural features or signage structures. The height of the sign shall be measured from finished grade to the top of the ADA.

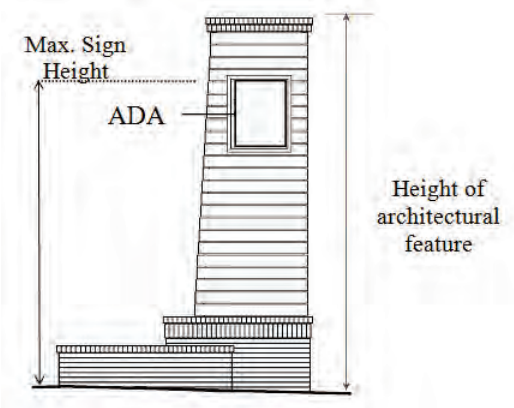


Table 1 Permissible Signs (cont.)

Wall Sign Type	General Location	Max. Quantity	Max. Area (SF)	Max. Height (FT)
Medium Tenant Signage - Front Façade	Retail tenants with leasable area between 0 SF and 8,000 SF grouped in multi-tenant buildings	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 60 SF	5
Medium Tenant Secondary Signage – Rear Façade and End Caps	Retail tenants with leasable area between 0 SF and 8,000 SF grouped in multi-	1 per tenant at rear and 1 per tenant on endcap, if	Not to exceed 75% Front Façade signage dimensions for rear	N/A

	tenant buildings	applicable	facade Not to exceed 65% of Front Façade signage dimensions for corner end caps	
Junior Tenant - Front Façade	Retailers with between 5,000 SF and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 150 SF	6
Junior Tenant - Rear Façade and End Caps	Retailers with between 5,000 and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per tenant at rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions for rear facades Not to exceed 65% of Front Façade signage dimensions for corner end caps	N/A
Junior Tenant – Secondary Signage	Retailers with between 5,000 and 60,000 SF of leasable area each, grouped in-line in large, multi-tenant buildings	1 per major service or department	Not to exceed 25% of total Front Façade signage area	2
Anchor Tenant - Front Façade	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 300 SF	8
Anchor Tenant - Rear Façade and End Caps	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per tenant on rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions on rear facades Not to exceed 65% of Front Façade signage on end caps	N/A
Anchor Tenant - Front Façade Secondary Sign – Only major services/departments allowed. No advertising or slogans	Large retailers in freestanding buildings from 45,000 SF or more of leasable space	1 per major service or department	Not to exceed 25% of total Front Façade signage area	2.5
Outparcel Tenant - Front Façade	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant	1.5 SF per linear foot of occupancy frontage, not to exceed 150 SF	5
Outparcel Tenants - Rear Facades and End Caps	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant on rear and 1 per tenant on end cap, if applicable	Not to exceed 75% Front Façade signage dimensions on rear facades Not to exceed 65% of Front Façade signage dimensions for end caps	N/A
Outparcel Tenants – Secondary Signage	Freestanding, primarily single tenant buildings Includes gas stations with food vendors	1 per tenant in multi-tenant or multi-use building	Not to exceed 75% of the total Front Façade sign area per sign	5
Gasoline Stations – Canopy Signs	Gas stations	Each side of the canopy over gas pump area – Maximum 3 canopy signs per site	1.5 SF per linear foot of applicable canopy, not to exceed 48 SF	2.5

Durbin Identity Features (DIF1 and DIF2) are gateway features located at the primary entrances to Durbin Park at East Peyton Parkway. DIF1 is located near the intersection of State Road 9B and East Peyton Parkway and DIF2 is located at the intersection of Race Track Road

and State Road 9B. Each will function as entry features comprised of a maximum of three primary signage elements. The elements will be placed on each side of East Peyton Parkway and in the median. In the Code, this sign type is classified as a Mixed Use Project Identification Sign and functions as an entry feature.

The Owner has the right to construct two (2) Durbin Identity Feature signs at one or both intersections if traffic safety conditions warrant per the locational description above and the enclosed **Exhibit "D-1**". These signs may be placed in the right-of-way and include a central architectural feature in the median of East Peyton Parkway flanked by additional features on each adjacent roadway shoulder to create a gateway at each location. The two exterior flanking features may be four-sided, and each side may contain a sign (100 square feet ADA total for each individual feature) that displays the branding, project name signage and/or specialty tenant signage. either internally lit, halo letter lit, shielded/niche down and/or up-lighting. The central architectural feature (located in the median) may include a sign on both sides up to 75 square feet of ADA per side either internally lit, halo letter lit, shielded/niche down and/or up-lighting. These signs will be architecturally compatible with the Durbin Park Theme which is to be determined. See Waivers 27 through 37 in **Exhibit "B**".

Business Identity Pylons – Interstate (BIP1 and BIP2) are located adjacent to Interstate 95 and shall be designed to complement the architecture within Durbin Park. Each Business Identity Pylon is permitted to display the name, logo and/or symbol of one or more businesses or organizations located within Durbin Park, including certain businesses located in the Phase 1A PUD. Such signs may be either internally lit halo letter lit, shielded/niche down and/or up-lighting. BIP's must be no closer than 100 feet from one another. See Waivers 28 and 29 in **Exhibit "B**".

Tenant Identity Monument (TIM1 and TIM2) may contain signs that display the project name and/or logo along with individual tenant name or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the Code, this sign type which is located along State Road 9B and Interstate 95 is not specifically classified. It is similar to the Interstate Business Sign, and the Mixed Use Project Identification Sign along East Peyton Parkway, Race Track Road and internal roads. The tenants, project name or primary tenant(s) may be aggregated onto a single ADA or separated among an architectural feature while still remaining within the maximum permissible ADA limits. All signs may be either internally lit, halo letter lit, shielded/niche down and/or up-lighting. These signs are identical in size, function and ADA to the "Project Identity Monument" approved for the Phase 1A PUD (Amended ORD. 2018-57). See Waivers 30, 31 and 36 in **Exhibit "B**".

Tenant Identity Monument (TIM3) display branding and tenant/multi-tenant signage along East Peyton Parkway. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the code these signs closely align with those described in 7.06.01.B since they are entrances to mixed use or non-residential projects. See Waiver 28 in **Exhibit "B**".

Tenant Identity Monument (TIM4) display branding and tenant/multi-tenant signage along Race Track Road. Signage will be designed so that it is consistent with the Durbin Park theme. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. In the code these signs closely align with those described in 7.06.01.B since

they are entrances to mixed use or non-residential projects. See Waivers 31 and 37 in **Exhibit "B**".

Tenant Identity Monument (TIM5) display branding and tenant/multitenant signage along the Loop Road. Signage will be designed so that it is consistent with the Durbin Park theme but integrate branding elements of future users. These signage elements may contain project name and/or logo along with individual tenant name/multi-tenant or uses on panels either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 31 and 37 in **Exhibit "B**".

Business Identity Monuments (BIM1-BIM3) display the individual tenant name or multiple tenant names located on an individual development parcel. The signs may be either single or double-sided and internally lit, halo letter lit, shielded/niche down and/or up-lighting. The business and/or organization name shall be the dominant message (larger sign) with the option of including the Durbin Park name and/or logo as a subordinate message (smaller sign) while remaining within the maximum permissible ADA limits. In the Code, this sign type is classified as a Mixed Use Project Identification Sign.

Single-Family Identity Monuments (SIM) are permitted for each single-family development within the East Parcel. These signs will display the name of the single-family development and may be either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 47 in **Exhibit "B**".

Destination and Neighborhood Signage (DNS) are permitted throughout single-family developments within the East Parcel. These signs identify the entrances to neighborhoods, amenities, park locations and certain destinations. These signs will display the name of the neighborhood and destinations and may be either internally lit halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 47 in **Exhibit "B**".

Durbin Directional Signs indicate to travelers, bicyclists and pedestrians the locations of Durbin Park's major buildings, office parks, common areas, education facilities, various building entries, and recreational facilities/linear park system. Each sign may be single or double-sided and bear information related to the uses and tenants within Durbin Park (including future phases of Durbin Park) and shall be permitted within the right-of-way. The design of these signs should reflect the character of the nearby buildings and may include the Durbin Park name and/or logo either internally lit, halo letter lit, shielded/niche down and/or up-lighting. See Waivers 26 and 34 in **Exhibit "B**".

Specialty Commercial Icon. This type of architectural feature may be utilized by large-scale and free-standing commercial tenants whose businesses and brand are recognized with a unique physical structure signifying their presence in the marketplace. "Durbin Park" and "St. Johns County" may also be displayed on such icons. Such icons may include, but not be limited to, lighthouses, clock towers, and spires. These prominent architectural features must complement the business' vernacular and may display the name of the business and their logo, if applicable. Specialty Commercial Icons may not contain the names of any neighboring tenants or businesses located within Durbin Park. Each of the four Mixed-Use Parcels within Durbin Park are limited to a single (one) Specialty Commercial Icon. See Waivers 32, 37 and 38 in **Exhibit "B**".

For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3, or 4 sides (or cylindrical), such signs shall be a maximum of 40 square feet ADA per side and not exceed ten

(10) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Residential Identity Monuments are permitted for each multi-family development within Durbin Park. These signs will display the name of the multi-family development and may be either internally lit halo letter lit, shielded/niche down and/or up-lighting.

Gas Station Identity Monuments are permitted for each outparcel on which a gas station is located. This sign type may include electronic message boards for numbers.

The following criteria apply to building signage, See Waiver 27 in **Exhibit "B**".

Medium Tenant Wall Signage. This wall signage typical is for commercial and office tenants with leasable area between 0 square feet and 8,000 square feet of leasable area grouped in multi-tenant buildings.

Junior Tenant Wall Signage. Commercial and office tenants with between 5,000 square feet and 60,000 square feet of leasable area, grouped in large, multi-tenant buildings.

Anchor Tenant Wall Signage. Large commercial, office, hotel and hospital tenants in free-standing buildings ranging from 45,000 or more square feet of leasable space.

Outparcel Tenants. This wall signage applies project-wide and is for free-standing, primarily single-tenant buildings located on outparcels.

Gas Station Canopies. This signage applies only to tenants whose primary business is the sale of gasoline. Each station shall be permitted to have signage on each side of the canopy over the gas pump area.

Ancillary Gasoline Station. This sign applies to major free-standing anchor tenants whose primary business is not the sales of gasoline. One ground sign shall be allowed not to exceed 8 feet in height, have a maximum of 2 gas price lines with letters not exceeding 12 inches in height.

Awning Signs. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one (1) single enclosed building such that the awning signage facing the pedestrian and vehicular drives within the interior of Durbin Park are deemed as interior signs. Additionally, wall signage facing public rights-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing public rights-of-way. These signs may be perpendicular to the street and may encroach into the right-of-way and/or setbacks. These signs will maintain a minimum clearance distance of at least ten (10) feet over pedestrian use areas and 18 feet over vehicle use areas. Awning sign ADA will be deducted from overall wall signage for each building.

Under the Canopy Signs. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in ADA per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. These signs may be perpendicular to the street and may encroach

into the right-of-way and/or setbacks. These signs will maintain a minimum clearance distance of at least ten (10) feet over pedestrian use areas and 18 feet over vehicle use areas.

Banner Signs. Banner signs will be permitted for temporary and special events. Such signs shall not exceed 50 square feet in ADA. Banner signs will be permitted in the entrances and interior of Durbin Park. The banners shall be allowed to display logos and/or the name of the Project and/or Owner. Banners placed on streetlight poles are permitted and unregulated. Banner signs do not count toward the overall maximum ADA allowable for monument and pylon signs. Banners shall be maintained by the Owner, POA or CDD to limit interference with public utilities, pedestrian and vehicle access and visibility. See Waiver 35 in **Exhibit "B**".

Flags. Up to three (3) permanent flags may be flown per business site, office site, multi-family complex and recreational facility site. The maximum distance from top to bottom of all flags situated on a single flagpole shall be 20 percent of the total height of the flagpole. For flags situated without a flagpole, the maximum distance from top to bottom of all flags shall be 20 percent of the distance from the top of the flag or insignia to the ground. The height of a flagpole shall not exceed 30 feet. Temporary flags shall adhere to the related parameters contained within the Code.

Window Signs. Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not part of the maximum allowed sign area. Such signs are not physically attached or painted to the window and do not obscure more than 10 percent of the ground floor street side building transparency. This 10 percent is not to exceed total glass area calculated for both unattached and temporary window signs.

Menu Boards. One (1) single-sided menu board shall be allowed per street address. Menu boards shall not exceed six (6) square feet in size and shall be placed no further than four (4) feet from the front entrance of the restaurant or take-out food establishment. Pedestal menu signs shall not impede pedestrian movement.

Murals. Murals shall be permitted on building walls, provided the painted area within any mural does not cover more than 20 percent of the applicable wall.

Signs within Rights-of-Way

In addition to the signage specifically defined in the Code, some Durbin Park signs may be located within the right-of-way due to their size and function, but only within areas for which the County has approved a right-of-way use and maintenance agreement. Any signage located within the right-of-way and subject to an aforementioned use and maintenance agreement shall be maintained by the Owner, a Property Owner's Association ("**POA**"), or a Community Development District ("**CDD**"), as applicable. The Owner, CDD and/or POA shall be responsible for any signage and associated landscaping, lighting and/or decorative hardscape elements that may be located within public rights-of-way, subject to the Owner, CDD and/or POA entering into a hold harmless agreement with St. Johns County in a form reasonably acceptable to both parties.

- The hold harmless agreement and permit shall touch and concern the land and the development within Durbin Park and shall be a covenant running with the fee interest

underlying the right-of-way, whether in existence from the date hereof or constructed in the future.

General Sign Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.

2. All electrical signs will be fabricated by an Underwriters Laboratories (U.L.) approved sign company, according to U.L. specifications and bear a U.L. label.

3. Sign companies installing such signs must be fully licensed with the County and State and shall provide proof of full Workman's Compensation and general liability insurance.

4. All penetrations of building exterior surfaces are to be sealed, waterproofed and in color and finish to match existing exterior.

5. Internal illumination to be 30 milliamp neon, fluorescent tube or LED of storefront elevations and #3500 white neon or LED halo for freeway elevations. Installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".

6. Painted surfaces must have an acrylic polyurethane finish or baked-on finish.

7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders.

8. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced.

9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.

10. Signs must be made of durable, rust-inhibited materials that are appropriate and complimentary to the building.

11. Color coatings shall exactly match the colors specified on the approved plans.

12. Joining materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.

13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

15. Exposed conduit is not permitted unless it is incorporated into the overall sign design.

16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.

17. All lettering shall be attached to the building surface. Existing adjacent building paint color shall not be altered in any way. There shall be no backing, plates, screens, sheets or boards behind lettering.

Shop Tenants Signage Specifications

The intent of these criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction and colors repeated throughout Durbin Park. Signs must be architecturally compatible with the entire center. The idea of using dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment. The following types of construction will be allowed:

- Acrylic face channel letters
- Through-face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters
- Open pan channel letters (only in an artistic letter style/font)
- Push-thru letters and logos in aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed neon accents

Building murals are allowable and are not considered signs pursuant to Durbin Park. Such murals are considered public art and will not require sign permitting through St. Johns County Development Services. Murals shall not contain advertising display or copy.

All lighting standards of LDC Sections 6.09.02 and 7.00.06.C shall be adhered to by all lighted sign locations within Durbin Park.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25 percent beyond the envelope limits, provided that the overall allocated square footage is not exceeded. In other words, these areas have to be calculated individually.

"Ascender" shall mean the part of the lowercase letters such as b, d and h that extends above the other lowercase letters. "Descender" shall mean the part of the lowercase letters such as g, p and q that extend below the other lowercase letters.

Prohibited Signs

1. **Signs Constituting a Traffic Hazard**. No person shall install or maintain or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

2. **Signs in Proximity to Utility Lines**. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the applicable laws and or code are prohibited. No sign shall project above or below the sign-able area.

3. **Painted Letters**. Painted letters will not be permitted.

4. **Projections**. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. **Flashing, Moving or Audible Signs**. Flashing, moving and audible signs that are not reader boards shall be prohibited.

6. **Vehicle Signs**. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used to advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

7. **Light Bulb Strings**. External displays, other than temporary decorative holiday lighting and strings above open air, outdoor seating and plazas which consists of unshielded light bulbs, are prohibited. An exception hereto may be granted upon review and at the sole discretion of the County Administrator or his designee.

8. **Banners, Pennants & Balloons Used for Advertising Purposes**. Temporary flags, banners or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Code requirements.

9. **"Sale" Signs**. The use of permanent "sale" signs is prohibited. The temporary use of these signs are limited to a 30-day period and are restricted to signs affixed to the interior windows which do not occupy more than 20 percent of the window area. Each business is permitted a total of not more than 90 days of temporary window sale signs per calendar year.

10. **Storefront Decal Signs**. Signs that are affixed in a manner that covers the storefronts in full or in part in a permanent fashion. Window signs shall not be used for retail sales messages, excluding food intended for on-site consumption, and shall not cover more than 20 percent of one (1) window pane per storefront.

11. **Outdoor Advertising or Portable advertising Structures, including signs, Balloons, Flags, Etc.**

12. **Holographic Display Signs.**

13. **Obscene Signs.**

14. **Pavement Markings, Except for Official Traffic Control Markings and Building Address Markings Required by Law.**

15. **Abandoned Signs.**

Waivers

Because Durbin Park encompasses more than 1,600 acres and may include more than 3.5 million square feet of non-residential space and more than 2,600 multi-family residential units, a variety of signs are necessary to provide for the safe and efficient movement of people through the community. Durbin Park also includes uses along Interstate 95, State Road 9B, and Race Track Road, so all signage to be installed along these roadways will be designed to complement the travel experience. In order to accomplish these goals, waivers from certain provisions of LDC Article VII are required. Please see Section T and Table T.1 of the PUD Text, **Exhibit "B"** of this PUD Ordinance for sign-related waivers.

Exhibit "D-1"
DURBIN PARK PHASE 2
UNIFIED SIGN PLAN LOCATION MAP

Map ID	Symbol	Location
Durbin Identity Feature		
DIF1	●	East Peyton Pkwy. /Race Track Rd. Intersection
DIF2	●	East Peyton Pkwy. /SR 9B Intersection
Business Identity Pylon		
BIP1	✱	Adjacent to I-95 (west side)
BIP2	✱	Adjacent to I-95 (east side)
Tenant Identity Monument		
TIM1	①	Adjacent to SR 9B
TIM2	②	Adjacent to I-95
TIM3	③	Adjacent to East Peyton Parkway
TIM4	④	Adjacent to Race Track Road
TIM5	⑤	Adjacent to Interior Loop Road

Sign locations shown are approximate and actual locations may vary according to unforeseen field conditions or to prevent conflict with existing and planned utilities. Actual sign locations shall be depicted on incremental MDPs based upon final engineering approvals.

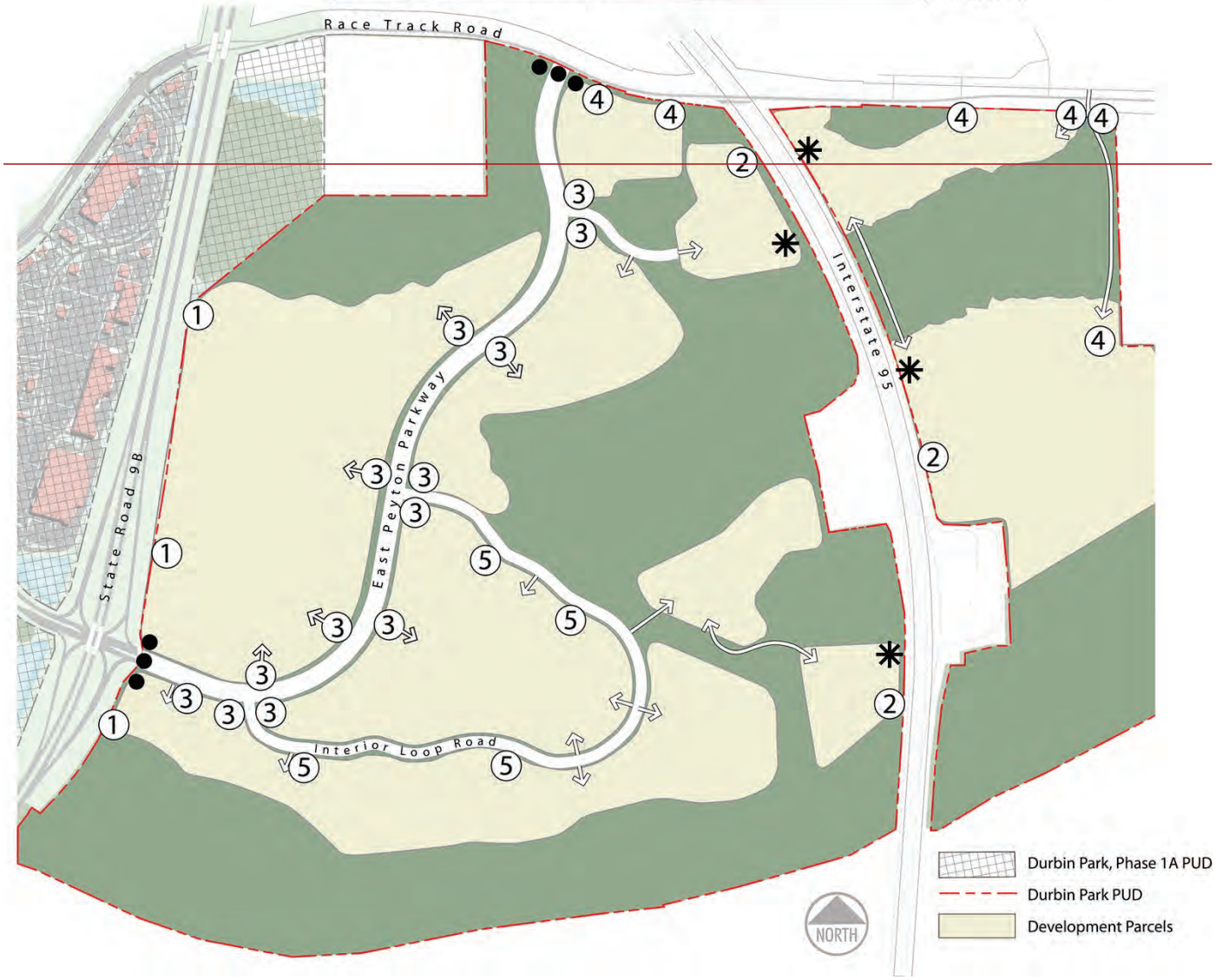
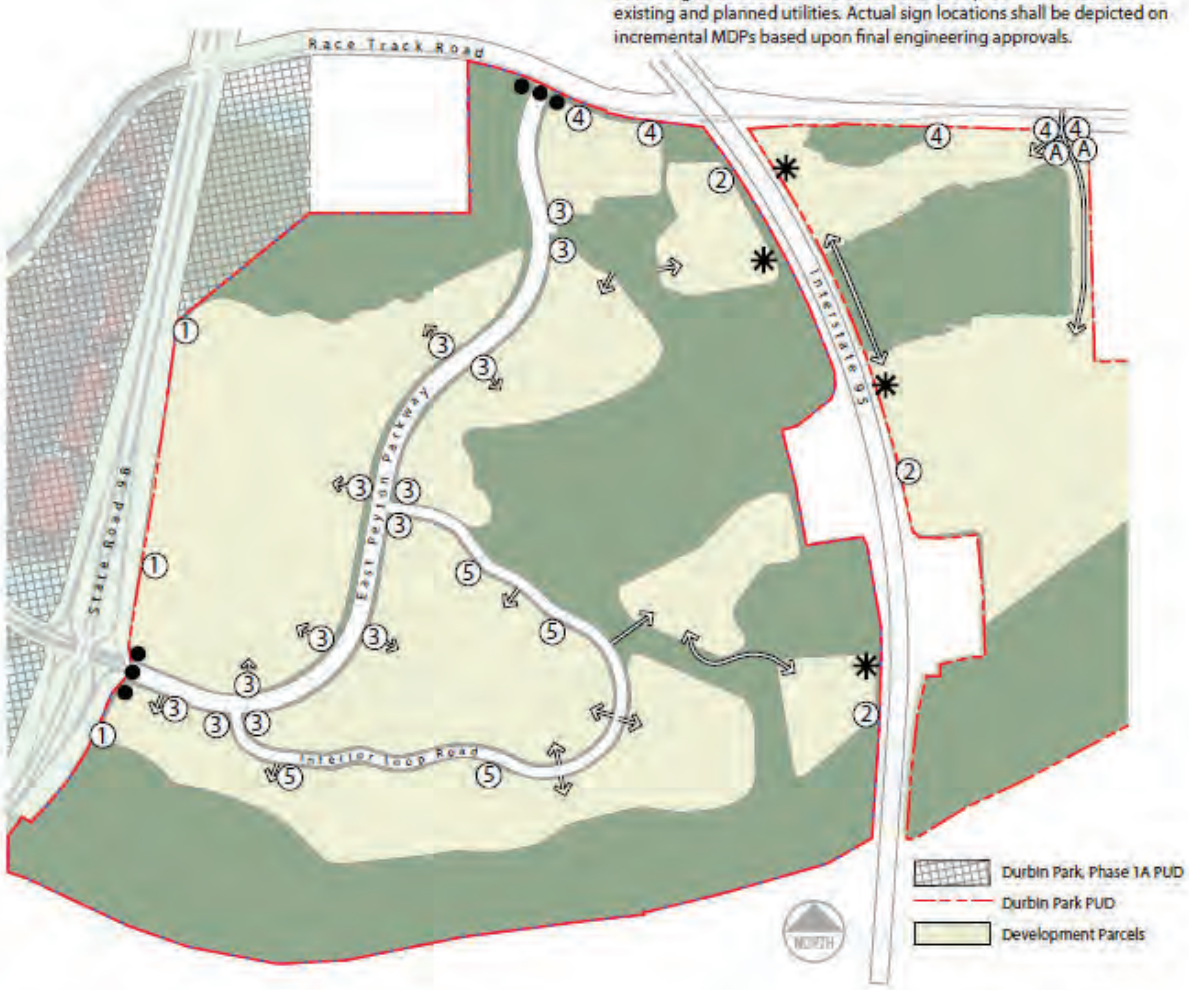


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TIM2	②	Adjacent to I-95
TIM3	③	Adjacent to East Peyton Parkway
TIM4	④	Adjacent to Race Track Road
TIM5	⑤	Adjacent to Interior Loop Road
Single Family Identity Monument		
SIM	Ⓐ	Entrance to East Parcel

Sign locations shown are approximate and actual locations may vary according to unforeseen field conditions or to prevent conflict with existing and planned utilities. Actual sign locations shall be depicted on incremental MDPs based upon final engineering approvals.



Net External Trip Rate Calculations - East Parcel
Durbin Pavillion PUD Modification
St. Johns County, Florida

Land Use Code	Description	Quantity	Units		Equation	Entering %	Exiting %	Gross Trips			Internal Capture*				Pass-by **				Net External Trips			Net External Trip Rate
								Total	Entering	Exiting	Total	Entering	Exiting	20% Max	Percentage	Trips	Entering	Exiting	Total	Entering	Exiting	
210	Single Family	300	DUs	Min	Ln(T) = 0.92 Ln(X) + 0.33	62%	38%	264	164	100												
210	Single Family	450	DUs	Max	Ln(T) = 0.92 Ln(X) + 0.33	62%	38%	384	238	146												
	Average	375						324	201	123	143	97	46	65	0	0	0	0	259	168	91	0.799
820	Commercial/Retail	235000	SF		Ln(T) = 0.66 Ln(X) + 3.23	49%	51%	928	455	473	143	46	97	65	34%	293	144	149	570	278	292	
								1252	656	596	286	143	143	130	0.34	293	144	149	829	447	382	
											0.228435											

Race Track Road - Background Traffic (Obtained from SJC TAS Dated 03/18/2026)

Cummer Pkwy East to Bartram Springs Pkwy	4938
Bartram Springs Pkwy to SR 5 (U.S. 1)	4878

* Max Internal Capture Limited to 20% of Gross Trip Generation

** Max Pass-by % limited to 10% of Adjacent Street Peak Traffic

Trip Rates/Equations obtained from Trip Generation Manual, 12th Edition, Institute of Transportation Engineers

Land Use Exchange Table
Durbin Pavillion PUD Modification
St. Johns County, Florida

Net Trip Rate Table

	Proposed	Min	Max	Net Trip Rate	Units
Multi-Family Residential	1,520	799	2,999	0.354	DUs
Single - Family	330	300	450	0.799	DUs
Office	2,276,065	1,128,160	3,214,952	1.262	KSF
Commercial	1,697,130	1,674,888	2,636,843	2.547	KSF
Hotel	350	0	600	0.379	RM
Hospital	375,000	0	500,000	1.387	2.5 KSF

Exchange Rate Table

		Convert To					
		Multi-Family Residential	Single - Family	Office	Commercial	Hotel	Hospital
Convert From	Multi-Family Residential	1.00	0.44	0.28	0.14	0.93	0.26
	Single - Family	2.26	1.00	0.63	0.31	2.11	0.58
	Office	3.56	1.58	1.00	0.50	3.33	0.91
	Commercial	7.19	3.19	2.02	1.00	6.72	1.84
	Hotel	1.07	0.47	0.30	0.15	1.00	0.27
	Hospital	3.92	1.74	1.10	0.54	3.66	1.00

Example	DUs	Trip Rate	Total Trips
Convert from Multi-Family	745	0.354	264
Convert to Single Family	330	0.799	264

ATTACHMENT 3
CORRESPONDENCE

Outlook

Fw: Durbin Park – MAJMOD-2026000009 / DEVAGRMOD-2026000001 – Tree Protection & Residential Buffer Concern at 246 Slate Way

From Tami Rich <trich@sjcfl.us>
Date Mon 8/31/2026 8:13 AM
To Jennifer Gutt <jgutt@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>; Jan Trantham <jtrantham@sjcfl.us>

4 attachments (6 MB)

D857B206-D510-43BC-B623-23385C498B51.jpeg; 703520BA-03CC-4AB2-B4B4-7424D129FEF4.jpeg; E138B239-E947-466E-A200-1925B31F9AFD.jpeg; 655CA0BD-A863-46C6-B2B2-2FC45AA991BC.jpeg;

From: Rejenish Kiran <rajneeshkiran@gmail.com>
Sent: Saturday, August 29, 2026 1:35 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Durbin Park – MAJMOD-2026000009 / DEVAGRMOD-2026000001 – Tree Protection & Residential Buffer Concern at 246 Slate Way

Hello,
I am the homeowner at **246 Slate Way**, a corner property in Stonecrest adjacent to the area affected by the proposed Durbin Park development. I received the adjacent property owner notice and would like the following concerns included in the public record and considered as part of the review.
My primary concern is the protection of a very large, mature multi-trunk oak immediately adjacent to my home and the existing wooded area.
The tree has an exceptionally large trunk and canopy, with portions of the canopy extending toward/over my home. Based on the existing fence line, the base of the tree appears to be approximately **20–30 feet from the boundary toward the proposed development**.
I understand that the tree itself may therefore be outside the proposed construction area. However, because of its size, I am concerned that its **root system and/or drip line may extend into the area potentially affected by clearing, grading, excavation, utilities, drainage work, soil compaction or heavy construction equipment**.
My concern is not only preservation of this mature tree. Because of its size and proximity to my house, damage to a significant portion of its root system could potentially affect its long-term health or structural stability and create a future safety concern, particularly during hurricanes and other severe weather.
I respectfully request that **County Environmental staff evaluate this tree and its relationship to the proposed development before clearing or construction adjacent to this portion of Stonecrest is approved**, including:

- whether the tree qualifies for **Specimen Tree or other applicable protected status**;
- the location of its **drip line/root protection area** relative to the proposed clearing and construction limits;

- whether appropriate tree-protection measures and construction setbacks are required to prevent root damage, soil compaction, grading or drainage impacts; and
- whether an evaluation by a **certified arborist** should be required if proposed construction activity could affect the tree's protected area.

I also have a significant concern regarding the **existing wooded buffer between the proposed development and the homes along Slate Way/Stonecrest**. The mature vegetation currently provides substantial visual screening and privacy to these homes. My kitchen and living areas directly overlook this wooded area, and the large oak and surrounding wooded area are also part of an outdoor area that my family regularly uses.

I respectfully request that the County and applicant consider preserving the **maximum practical existing mature vegetated buffer along the Stonecrest/Slate Way boundary**, particularly around large mature trees, rather than clearing vegetation up to the minimum required setback.

I have attached photographs showing the size of the oak, its proximity to my home, its canopy, and the existing wooded area. I would be happy to provide additional photographs or measurements or to make the area available for inspection if that would assist County Environmental staff.

I would appreciate confirmation that these comments and attached photographs will be included in the public record/staff materials for **both referenced Durbin Park applications** and considered during the upcoming public hearings.

I would also appreciate any information regarding the proposed clearing/construction limits and landscape or buffer plan immediately adjacent to **246 Slate Way**.

Thank you for considering these concerns during the review.

Regards,

Rejenish Kiran
246 Slate Way







