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Inst No: 2003071128 Date: 12/30/2003  
GAIL WADSWORTH, FLAGLER Co. Time: 15:53  
Book: 1025 Page: 1405 Total Pgs: 68

**ORDINANCE No. 2003-32  
PUD 03-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE CITY OF PALM COAST OFFICIAL ZONING DISTRICT MAP AS ESTABLISHED IN ARTICLE III, ZONING DISTRICT REGULATIONS SECTION 3.01.01 THROUGH 3.01.03 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PALM COAST, FLORIDA, AS AMENDED AND SUPPLEMENTED; CHANGING THE ZONING CLASSIFICATION FOR A 1557 ACRE SUBJECT PROPERTY DESCRIBED IN SECTION I OF THIS ORDINANCE FROM THE AGRICULTURAL (AC), GENERAL COMMERCIAL AND SHOPPING (C-2) AND FUTURE DEVELOPMENT DISTRICT (FDD) TO THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT IN ORDER TO DEVELOP TOWN CENTER DEVELOPMENT OF REGIONAL IMPACT AS REFERENCED IN SECTION II OF THIS ORDINANCE; PROVIDING FOR CONFLICTS, CODIFICATION SEVERABILITY, AND AN EFFECTIVE DATE.**

**Whereas**, two public hearings on the question of expanding a zoning district classification of the property hereinafter described have been duly held in the City of Palm Coast, Florida and at such hearings, interested parties and citizens for and/or against the proposed establishment of this zoning district classification were invited to be heard; and

**Whereas**, the property hereinafter described has a designation on the Palm Coast Comprehensive Plan Future Land Use Map of High Intensity, Agricultural and Mixed-Use; and

**Whereas**, the property in the Planned Unit Development (PUD) is included in the town Center Development of Regional Impact (DRI) that was approved by City Council and the Department of Community Affairs; and

**Whereas**, the proposed rezoning of +/- 1557 acres to Planned Unit Development (PUD) district classification to create uniform PUD zoning for the Town Center DRI project that is consistent with the future land use designation; and

**Whereas**, the Town Center PUD Development Agreement (Attachment "A") proposes to allow for the development of 2,050 residential units, 1,400,000 square feet of office space, 2,000,000 square feet of retail commercial space, 1,400,000 square feet on non-retail commercial

space, 625,000 square feet of institutional space, 2,400 seats of movie theatre, 480 lodging rooms, and 240 nursing home beds that were provided for in the Development of Regional Impact (DRI); and

**Whereas,** the Town Center Development is a mixed use urban mixed use community; and

**Whereas,** after said public hearings, the City Council of the City of Palm Coast, Florida, determined that the zoning district classification of said property shall be established as PUD as defined in Article III, of the Zoning District Regulations, Code of Ordinances of the City of Palm Coast, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PALM COAST, FLORIDA, AS FOLLOWS:**

**SECTION I: Rezoning of Property.** The zoning district for the 1,557 acre parcel of land located north of State Road 100, west of Interstate 95, south of Royal Palms Parkway and west of Belle Terre Parkway, more specifically described in Attachment "A", Exhibit "B" (subject property), of the Town Center Planned Unit Development Agreement, is hereby amended from Agricultural (AC), General Commercial and Shopping (C-2) and Future Development District (FDD) to Planned Unit Development (PUD) to permit development within the Town Center DRI

**SECTION II: Agreement.** The rezoning accomplished by this Ordinance shall be governed by the terms and conditions of the Town Center PUD Agreement (Attachment "A" of this Ordinance) which are hereby incorporated herein by reference.

**SECTION III: Conflicts.** All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION IV: Severability.** If any section or portion of a section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Ordinance.

**SECTION V: Codification.** This Ordinance shall not be codified.

**SECTION VI: Effective Date.** This ordinance shall be effectively immediately upon execution and recording of the PUD agreement and its attached documents referenced above.

**APPROVED** upon first reading the 2<sup>nd</sup> day of December, 2003.

**ADOPTED** upon second reading after due public notice and public hearing the 16<sup>th</sup> day of December, 2003.

CITY COUNCIL  
CITY OF PALM COAST  
By: James V. Canfield  
JAMES V. CANFIELD, MAYOR



ATTEST:  
By: Clare M. Hoeni  
Clare M. Hoeni, City Clerk

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**TOWN CENTER AT PALM COAST  
PLANNED UNIT DEVELOPMENT AGREEMENT**

1.0 A Glossary of the terms that are defined herein is attached as **Exhibit "A"** hereto.

2.0 Introduction -

This is a Planned Unit Development Agreement (this "PUD Agreement") for a rezoning to a planned unit development ("PUD") in order to develop Town Center at Palm Coast ("Town Center"), on approximately one thousand five hundred fifty-seven acres of land generally located between Belle Terre Parkway to the west, I-95 to the east, SR-100 to the south and the Royal Palms Waterway to the north, and more particularly described on **Exhibit "B"** hereto (the "Town Center Property"). The Town Center Property is primarily owned by Florida Landmark Communities, Inc. ("Landmark"). In addition, Mardem, LLC ("Mardem") owns approximately ten acres of the Town Center Property and the Flagler County School Board (the "School Board") owns approximately eighteen and one-half acres of the Town Center Property. Landmark, Mardem and the School Board are hereinafter referred to collectively as the "Owner". For purposes of this application, Owner's address is One Corporate Drive, Suite 3A, Palm Coast, Florida 32137.

Town Center is a Development of Regional Impact ("DRI"), as defined in Section 380.06, Florida Statutes, and Chapter 28-24, Florida Administrative Code. The DRI review of Town Center was completed and a DRI Development Order, captioned TOWN CENTER AT PALM COAST DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER ("DRI Development Order") was approved by the City on

July 1, 2003. The following table is included in the DRI Development Order and lists the maximum permitted density and intensity for all uses within Town Center.

**A Table Of Maximum Permitted Density and Intensity**

<b>Land Uses</b>	<b>Total Density/Intensity</b>
Residential	2,500 dwelling units
Office	1,400,000 sq. ft.
Retail Commercial	2,000,000 sq. ft.
Non-Retail Commercial	1,400,000 sq. ft.
Institutional	625,000 sq. ft.
Movie Theater	2,400 seats
Lodging	480 rooms
Nursing Home	240 beds

The non-residential uses are stated in square feet of gross building area.

The land uses provided for above may be converted to different classifications as provided for in the DRI Development Order, provided that the maximum permitted density and intensity for the aggregate of all land uses within Town Center will not be increased.

In the event of a conflict between this PUD Agreement and the DRI Development Order, on one hand, and the building codes, zoning ordinances and other land development regulations of the City, on the other hand, this PUD Agreement and the DRI Development Order will control. In the event of a conflict between this PUD Agreement and the DRI Development Order, the DRI Development Order will control. All building codes, zoning ordinances and other land development regulations of the City of Palm Coast (the "City"), including, without limitation, any concurrency management requirements and the City Comprehensive Plan and/or any similar plans adopted by the

1 City, as may be amended from time to time, will be applicable to the Town Center  
2 Property unless otherwise stated herein or in the DRI Development Order.

3 Transportation concurrency requirements for Town Center may be satisfied by  
4 meeting the transportation conditions contained in the DRI Development Order. Other  
5 concurrency requirements will be evaluated periodically through the biennial monitoring  
6 reporting process that is specified in the DRI Development Order.

### 7 8 3.0 Traditional Neighborhood Development ("TND") Concept -

9 Although it draws its inspiration from towns and suburbs built early in the 20<sup>th</sup>  
10 Century, TND evolved in the United States during the 1980's. Also known as  
11 Neo-traditional Development or New Urbanism, TND is the term used to describe the  
12 planning and urban design of new developments that take their forms from the structure  
13 and layout of traditional American small towns dating from the early decades of the  
14 20<sup>th</sup> Century. The planning concepts and physical attributes of such places, with their  
15 human walkable scale and lively mix of uses, are as inviting now as when they were  
16 originally developed, sixty to one hundred years ago.

17 The main organizing principals that define TNDs are:

- 18 • Compact, defined urban neighborhoods, comprising a compatible mix of uses  
19 and housing types
  - 20 • A network of connected streets with sidewalks and street trees to facilitate  
21 convenient and safe movement throughout neighborhoods for all modes of transportation
  - 22 • Focus on the pedestrian over the automobile (while retaining automobile  
23 convenience)
  - 24 • Integration of parks and public spaces into each neighborhood
- 25

1           • The placement of important civic buildings on key sites to create landmarks  
2 and a strong sense of place.

3           To effectively implement a development that is based on TND principals often  
4 requires rewriting the community zoning ordinance, zoning map and subdivision  
5 regulations. Local government planners using TND need new criteria for reviewing  
6 subdivision plats and site plans. These criteria have more to do with the physical  
7 arrangements of buildings and spaces than on infrastructure dimensions. \*

8           \* The foregoing was paraphrased from a portion of an article captioned "Traditional Neighborhood  
9 Development (TND) Implementation".

10  
11       4.0    Project Description -

12           4.1    General -

13           Town Center will be a mixed-use development located approximately in the  
14 geographic center of the City. The development plan for Town Center is generally  
15 outlined below and depicted on the PUD Master Plan which is attached as **Exhibit "C1"**  
16 hereto (the "Master Plan").

17           **Exhibit "C2"** (the "Tract Map") depicts the Town Center Tracts (the  
18 "Tracts" or individually a "Tract") and the conceptual roadway system, including public  
19 and private roads and driveways through parking areas.

20           Town Center will function as an urban center for the City, Flagler County  
21 and the surrounding area. Town Center will include areas for traditional and  
22 conventional development patterns with a "park and walk" downtown area, compact  
23 residential development that is projected to be primarily attached low and mid-rise units,  
24 planned business parks, service commercial and extensive open space areas. Town  
25 Center will combine local and national retail establishments, restaurants, entertainment

1 and office space. Opportunities will also exist for a governmental complex, a cultural  
2 center, a youth center and other public uses. Public outdoor areas will be designed to  
3 encourage gatherings and outdoor entertainment and events.

4 4.2 Land Use Areas -

5 Town Center will be made up of the following land use areas, the locations  
6 of which are shown on the Master Plan:

7 (a) Town Core Areas -

8 The "Town Core Areas" will consist of the urban downtown areas  
9 with a commercial center designed with convenient automobile access, including  
10 diagonal parking along streets, but a strong pedestrian orientation. The Town Core Areas  
11 will include sites for a combination of mixed uses, including the following: retail; office;  
12 governmental; civic; cultural; lodging; food service; institutional facilities; entertainment;  
13 outdoor public gatherings, exhibits and festivals; residential apartments and  
14 condominium units, all as more specifically provided for in Section 6.3 below. The  
15 Town Core Areas consist of eighteen Tracts, as shown on the Tract Map. As indicated in  
16 Subsection (c) of Section 6.1 below, the Town Core Areas include both the Urban Core  
17 and the Urban Center. The Urban Core will contain the most intense urban uses.

18 (b) Town Service Area -

19 The "Town Service Area" will include sites for warehousing,  
20 storage, daycare, fraternal organizations, churches and public facilities, and may also  
21 include sites for event (overflow) parking, as more specifically provided for in Section  
22 6.3 below. The Town Service Area consists of one Tract, as shown on the Tract Map.

23 (c) Town Business Areas -

24 The "Town Business Areas" will include sites for a combination of  
25 mixed uses including the following: retail; office; business parks; showroom and flex

1 space; food service; lodging and other tourist related facilities; public facilities;  
2 institutional facilities; and residential apartments and condominium units, as more  
3 specifically provided for in Section 6.3 below. The Town Business Areas consist of five  
4 Tracts, as shown on the Tract Map.

5 (d) Town Residential Areas -

6 The "Town Residential Areas" will include sites for various housing  
7 types including the following: apartment units; condominium units; townhomes; row  
8 homes; patio homes and elderly housing, such as independent living, assisted living,  
9 congregate care and retirement village, as more specifically provided for in Section 6.3  
10 below. The Town Residential Areas consist of fourteen Tracts, as shown on the Tract  
11 Map.

12 (e) Perimeter Commercial Areas -

13 The "Perimeter Commercial Areas" are located along or near  
14 existing perimeter roads and will include sites for retail commercial, food service, office,  
15 lodging, financial institutions and automobile care facilities, as more specifically  
16 provided for in Section 6.3 below. The Perimeter Commercial Areas consist of eight  
17 Tracts, as shown on the Tract Map.

18 (f) Town Common Areas -

19 The "Town Common Areas" will consist of 500 acres of existing  
20 high quality wetlands, plus greenways, lakes, bikeways, walkways, parks and other  
21 passive recreational areas which will contain over 200 additional acres. The Common  
22 Areas will make up approximately one-half of the Town Center Property and will create  
23 an edge for the development areas and provide a buffer between land uses. Where  
24 possible, pedestrian access will be provided through the Town Common Areas to connect  
25 adjacent development areas. Development activities within permanent conservation

1 easements will comply with applicable rules and regulations set forth in the Florida  
2 Administrative Code and Florida Statutes.

3  
4 5.0 Land Development Code Applicability -

5 5.1 The Land Development Code of the City ("Land Development Code")  
6 applies to the Town Center Property and development within it, unless expressly  
7 otherwise provided in this Section.

8 5.2 The requirements of this Section supersede any inconsistent provisions of  
9 the Land Development Code or other ordinances of the City.

10 5.3 Many of the provisions of the Land Development Code are inconsistent  
11 with the TND planning concept, and as indicated in Section 3.0 above, Town Center is  
12 planned as a TND. As a result, for purposes of Town Center and development within it,  
13 the following provisions apply and supercede any conflicting provisions contained in the  
14 Land Development Code:

15 (a) The Town Center Property contains approximately 580 acres of  
16 wetlands, much of which are substantially degraded as a result of years of agricultural  
17 use. Of the five hundred eighty wetland acres, approximately five hundred acres of  
18 wetlands on the Town Center Property will be conserved and/or enhanced. Because of  
19 the complex nature of the design of Town Center, including the wetland mitigation plan  
20 that is provided for in the DRI Development Order and the commitment to conserve  
21 and/or enhance the majority of the wetlands on site in order to provide an increase in the  
22 overall wetland functional values, the wetlands provisions of the Land Development  
23 Code will not apply. Instead, Owner will be obligated to obtain approvals, as  
24 appropriate, from the United States Army Corps of Engineers ("USACE") and/or the St.  
25 Johns River Water Management District ("SJRWMD") prior to commencing

1 development within the Town Center Property. However, notwithstanding the  
2 requirements of USACE and SJRWMD to the contrary, all mitigation for impacts to the  
3 Town Center Property will also occur on the Town Center Property.

4 (b) An upland buffer averaging no less than twenty-five feet will be  
5 maintained adjacent to and surrounding all wetlands. The minimum buffer will be fifteen  
6 feet, provided that no more than twenty percent of all buffers will be less than twenty-five  
7 feet.

8 (c) Title to any Tract may be transferred in its entirety without platting,  
9 as more specifically provided for in Section 6.1(b) below. However, no infrastructure  
10 improvements, with the exception of stormwater and utility improvements and site fill  
11 may be made on any Tract until preliminary plat approval is received for the area to be  
12 improved. A final plat must be recorded prior to issuance of a certificate of occupancy or  
13 conveyance of any portion of the property that is included in the plat.

14 As Tracts are fully developed and built out, the method of conveying  
15 stormwater to stormwater retention areas may be altered from time to time. In the  
16 meantime, stormwater may be conveyed to stormwater retention areas on a temporary  
17 basis through a variety of methods, including open swales. Temporary easements will be  
18 granted to the Town Center CDD and the City over all areas that contain temporary  
19 drainage facilities, and when the stormwater facilities are permanently located, the Town  
20 Center CDD and the City will release any temporary easements in exchange for a grant of  
21 permanent easements over the location of the permanent drainage facilities.

22 (d) Subject to administrative approval by the City's Development  
23 Services Director, any previously platted block in the Urban Core may be further divided  
24 to create CDD Parking Areas, without replatting, and any previously platted lot, tract or  
25 parcel anywhere within Town Center may be further divided without replatting ("Split

1 Lot") for the purpose, whether immediate or future, of any kind of transfer of ownership  
2 or right-of-possession or for any building development, provided each portion thereof, as  
3 divided, will have frontage on a public street or approved private street, or an easement  
4 having a width no less than twenty-five feet is dedicated to provide access to the lot, tract  
5 or parcel. Each Split Lot will conform to the site development requirements setforth in  
6 Section 6.4 below, and as previously stated, will be subject to an administrative  
7 subdivision exemption approval by the City.

8 (e) Road rights-of-way may be dedicated to the City on plats or by  
9 right-of-way deed. Dedications by right-of-way deed will be accepted by the City when  
10 the construction plans or preliminary plat of the road is approved by the City. If not  
11 previously recorded, plats of all roads will be recorded following completion of road  
12 construction. The City will join in plats if the road being platted is located in a right-of-  
13 way that was dedicated to the City by right-of-way deed before the plat is recorded.

14 (f) To avoid damage to roads, disruption of activities at Town Center  
15 and because of the location of fill sources, it will be necessary to fill certain development  
16 areas at Town Center before specific site development plans are available for the areas.  
17 All areas at Town Center that are shown on **Exhibit "C1"** hereto, except Town  
18 Commons, wetland buffers and existing lakes, require clearing and filling. Therefore,  
19 clearing of trees, filling, excavation and dredging may be performed within Town Center  
20 consistent with permits issued from time to time by SJRWMD. All cleared and filled  
21 areas will be seeded or sodded and an average of one tree, with a minimum height of  
22 eight feet and two inches caliper measured six inches above grade, will be planted per  
23 acre. The trees may be grouped.

24 (g) The sidewalk/pathway installations within Town Center will consist  
25 of the following:

1                   •       The sidewalks and pathways that are shown on **Exhibit "D1"**  
2 hereto ("First Phase of the Master Sidewalk/Pathway System"). First Phase of the  
3 Master Sidewalk/Pathway System will be constructed within one year from the date of  
4 this PUD Agreement.

5                   •       The sidewalks and pathways that are shown on **Exhibit "D2"**  
6 hereto ("Future Phase of the Master Sidewalk/Pathway System"). Future Phase of the  
7 Master Sidewalk/Pathway System will be constructed from time to time, in segments, as  
8 the adjacent land is developed. Sidewalks must be constructed concurrent with  
9 development of adjoining properties to insure that contiguous walkable sidewalks are  
10 available at all times. This means that sidewalk construction may be required to precede  
11 development of properties. Any temporary sidewalks fronting vacant building sites may  
12 consist of a path constructed with stabilized shell or other material approved by the City's  
13 Development Services Director. Temporary paths must be replaced by permanent  
14 sidewalks before a certificate of occupancy will be issued for a building that is  
15 constructed on the adjacent building site. Crosswalks will be provided on Belle Terre  
16 Parkway at the intersections of Main Street and Eastwood Drive.

17                   Developments adjacent to Town Center may connect their  
18 sidewalks to the sidewalks and pathways as shown on **Exhibit "D1" and "D2"**.

19                   •       The sidewalks and pathways that are shown as part of the  
20 street sections on **Exhibit "D3"** hereto (the "Neighborhood Sidewalk System"). The  
21 Neighborhood Sidewalk System will be constructed from time to time, in segments, as  
22 the internal street system is constructed. The Neighborhood Sidewalk System is required  
23 on both sides of all internal streets in all residential areas except as otherwise shown on  
24 **Exhibit "D1" or Exhibit "D2"**. There will be a trail that connects Tract 21 to the City  
25 park site.

1                   •       **Exhibit "D4"** is a composite of **Exhibits "D1", "D2"**  
2 **and "D3"**.

3                   (h)       Within the Urban Core there will be a minimum of one canopy street  
4 tree per an average of ninety lineal feet of lot frontage, with small trees and ornamental  
5 plantings at intervals averaging thirty feet on center. Five percent of the developed area  
6 will be landscaped but no perimeter buffer will be required.

7                   (i)       Within the right-of-way of Main Street (except in the Urban Core),  
8 Seminole Woods Parkway, Eastwood Drive, Bulldog Drive and Hospital Drive, on each  
9 side of the road and in the median, there will be one tree per thirty lineal feet, one-half of  
10 which will be canopy trees. The Urban Core streetscape will include, but not necessarily  
11 be limited to the following elements: trees in cutout areas in pavement, planters, window  
12 boxes, and foundation plantings.

13                   Except as otherwise provided herein, there will be canopy trees  
14 installed at intervals of approximately one tree for every fifty linear feet of roadway along  
15 common areas and on both sides of the road. Canopy trees will be minimum of two inch  
16 caliper measured six inches above grade and eight feet minimum height and will be  
17 installed within the right-of-way or within ten feet of the right-of-way line.

18                   (j)       Except as provided for in this Subsection, no sign regulations will  
19 apply other than in the Perimeter Commercial Areas where the sign regulations that are  
20 setforth in the Land Development Code, as from time to time modified, will apply.  
21 Under canopy signs in the Urban Core will be set back a minimum of five feet from the  
22 lot line. Neon signs will not be permitted except in the Urban Core where they will be  
23 permitted but only in connection with food and entertainment. Where permitted, neon  
24 signs may move or vary in intensity and color but may not flash, rotate or flicker.

25

1 (k) The permitted uses and structures within Town Center will be as  
2 setforth in the table at Section 6.3 below.

3 (l) The dimensional requirements within Town Center will be as  
4 setforth in the table at Section 6.4 below.

5 (m) The parking requirements within Town Center will be as setforth in  
6 Section 8.0 below.

7 (n) Roads, streets and alleys within Town Center will be designed and  
8 built as provided for in Section 6.6 below.

9 (o) The stormwater management system for Town Center will be  
10 designed and built as provided for in Section 6.7 below.

11 (p) The time limits for commencing and completing development  
12 activities within Town Center will be as setforth in the DRI Development Order.

13  
14 6.0 Development Plan -

15 6.1 Plan Overview -

16 (a) The Master Plan depicts the general layout of Town Center,  
17 including the location of major roads ("Major Roads") and the approximate location  
18 where the internal street system will cross wetlands. The location of lot lines, structures,  
19 internal landscape buffers, drainage facilities and the internal street system will be shown  
20 on plats, site development plans or condominium documents as portions of Town Center  
21 are designed for development.

22 (b) Town Center will be developed in multiple phases. Tracts may be  
23 platted by Owner and sold as platted lots, tracts or parcels separately or in groups; or any  
24 Tract may be sold in its entirety "as is" without platting. Any purchaser of an unplatted  
25 Tract will be required to plat and obtain site development plan approval from the City

1 before developing any portion of the Tract or conveying title to any portion of the Tract  
2 to third parties.

3 A preliminary plat or site development plan will be submitted for at  
4 least the first phase of Town Center and the Major Roads within one year from the date  
5 of this PUD Agreement. All infrastructure necessary to support each phase of Town  
6 Center will be constructed with that phase. A final preliminary plat or site development  
7 plan for Town Center will be submitted within twenty-five years from the date of this  
8 PUD Agreement.

9 (c) Following is a brief summary of Owner's plan, or alternative plans,  
10 with respect to each of the Tracts:

11 • Town Core Areas ("Urban Core")

12 Tract 1 - This Tract will include a central lake surrounded by  
13 public gathering space to create a town square. The town square will be surrounded by  
14 two lane roads with diagonal parking running parallel from Main Street and connected at  
15 the north by a two lane cross street that also will include diagonal parking spaces. Sites  
16 at the north and south end of the lake will be designated as sites for public uses. It is  
17 anticipated that the growth of the Urban Core will begin within and emanate from  
18 Tract 1. Tract 1 will include a wide mix of uses, including retail, office, urban  
19 residential (over commercial) and institutional with public parking areas.

20 Tract 1A - This Tract is separated from Tract 1 by Main  
21 Street and will not include any internal streets but will include a walk through (and  
22 possibly a drive through) from Main Street to interior parking. The parking area and a  
23 drainage retention pond will buffer Town Center from the adjacent high school site.  
24 Buildings on Tract 1A will front on Main Street or Bulldog Drive. Uses on Tract 1A will  
25 be primarily retail commercial and parking.

1                   Tracts 2, 3, 4A and 4B - These Tracts front on Main Street for  
2 a distance of approximately one-half mile. It is anticipated that the Urban Core will  
3 expand from west to east as these Tracts build out. These Tracts will be broken into  
4 blocks, with diagonal parking along Main Street and parking areas behind buildings. A  
5 walk through opportunity will be provided near the mid-point of each block. Lineal lakes  
6 will border adjacent wetlands and provide stormwater retention and a source of water for  
7 irrigation. The lakes will also provide scenic locations for pocket parks and sites for  
8 restaurants and cafés with outdoor seating. A site for a youth center will be available at  
9 the western end of Tract 4A, and a site for a movie theater will be designated on  
10 Tract 1B, Tract 2 or Tract 4A and a site for a cultural arts and/or performing arts center  
11 will be available at the eastern end of Tract 4B. Other uses will include office, retail  
12 commercial, non-retail commercial, institutional, urban residential (over commercial) and  
13 possibly also lodging.

14                   •       Town Core Areas ("Urban Center")

15                   Tract 5 - A substantial portion of this Tract will be excavated  
16 to create a lake for stormwater retention and fill. The lake may also provide a source of  
17 water for irrigation. Useable portions of this Tract may be used as a park and/or outdoor  
18 recreational area in conjunction with adjacent Tracts. Tract 5 may also include a site for  
19 a restaurant or other commercial or office use that benefits from a lake vista.

20                   Tracts 6A, 6B and 6C - It is likely that these Tracts will  
21 include both office and urban residential uses. A north/south public street through  
22 Tract 6A and between Tracts 6B and 6C will provide traffic flow from Main Street to  
23 Tract 28 (the largest Perimeter Commercial Tract) without impacting SR-100 or Belle  
24 Terre Parkway.

1                   Tract 7 - Because of its location at the western terminus of the  
2 4-lane section of Main Street, immediately west of the Urban Core, this Tract may  
3 include any of the uses that are permitted within the Town Core Areas. It may or may  
4 not be subdivided to include internal public streets.

5                   Tract 8 - This Tract is located between the Urban Core and  
6 the Town Business Area, and like Tract 7, it may include any of the uses that are  
7 permitted within the Town Core Areas. It may or may not be subdivided to include  
8 internal public streets.

9                   Tract 9 - This is a small Tract along Seminole Woods  
10 Parkway extension before it intersects with Main Street. Because of its size, it is likely  
11 this Tract will be a site for a free-standing commercial or office use.

12                   Tracts 10A, 10B and 10C - These Tracts are located at the  
13 corner of Seminole Woods Parkway extension and Hospital Way and will include an  
14 east/west internal street. Because of its location near the hospital, these Tracts will  
15 include a medical/professional office park and may also include lodging and an assisted  
16 living residential project.

17                   Tract 11 - This Tract is separated from Seminole Woods  
18 Parkway extension by the FP&L power line easement and is adjacent to a Town  
19 Residential Tract (Tract 24). Because of its isolation from a major roadway and its  
20 proximity to a Town Residential Tract, it is likely this Tract will be a site for a nursing  
21 home facility; part of it may be combined with Tract 24 as a site for an adult congregate  
22 living facility or other type of retirement housing project.

23                   Tract 12 - Like Tract 9, this is a small parcel along Seminole  
24 Woods Parkway extension, but unlike Tract 9, it is separated from Seminole Woods  
25 Parkway extension by the FP&L power line easement. Because of the size of this Tract

1 and the interference of the power line easement, it is likely it will be a site for a nursing  
2 home, lodging, day care center or some type of institutional use.

3 • Town Service Area

4 Tract 13 - This Tract is conveniently located at and north of  
5 the intersection of Seminole Woods extension and Main Street between the Town Core  
6 Areas and both Town Residential Areas and Town Business Areas. Because this is the  
7 only Town Service Tract, it is likely it will include some or all of the following uses:  
8 warehousing, storage, daycare, fraternal organizations, churches, public facilities and  
9 event (overflow) parking.

10 • Town Business Areas

11 Tract 14A - This Tract is located west of Seminole Woods  
12 Parkway extension and east of a large FP&L substation site. Tract 14A does not have  
13 I-95 visibility. It is likely it will be developed as a business park, including showroom  
14 and flex space and may also include Institutional uses.

15 Tract 14B - This Tract is designated for use as a public  
16 facility site.

17 Tract 15 - This Tract has visibility from I-95 and frontage on  
18 Donut Lake. It is likely it will be developed either as an office park with multi-story  
19 office buildings or as a residential project with multi-story apartment and/or  
20 condominium buildings and may also include lodging and other tourist related facilities.

21 Tract 16 - This Tract is located north of the Royal Palm  
22 Waterway and may be combined with Tract 17 as a second phase of a business park.  
23 However, because it is a secluded Tract, it may be used for a multi-family residential  
24 project.

1                    Tract 17 - This Tract has a substantial amount of frontage  
2 along I-95. Like Tract 14A, it is likely this Tract will be developed as a business park,  
3 including showroom and flex space for businesses that desire I-95 exposure.

4                    •     Town Residential Areas

5                    Tract 18A - This Tract will have a primary entrance on  
6 Seminole Woods Parkway extension north of its intersection with Main Street. A public  
7 street will run from Seminole Woods Parkway extension along its southern boundary to  
8 Tract 18B. This Tract will be designated for residential apartments or condominiums  
9 with a density of twelve to fifteen units per acre.

10                    Tracts 18B and 18C - These long narrow Tracts will have a  
11 primary access from Seminole Woods Parkway extension via a public street that will run  
12 between Tract 18A and Tract 13. The public street will extend through Tracts 18B and  
13 18C to the Urban Core (Tract 1A). They will also have a separate pedestrian connection  
14 to the Town Core (Tract 2). Because of their configuration and proximity to the Urban  
15 Core, these Tracts will be designated for town homes, row homes or patio homes with a  
16 density of five to eight units per acre.

17                    Tract 19A, 19B and 19C - These Tracts are near (separated  
18 only by the FP&L easement) the future rails-to-trails bikeway project and will be  
19 connected to Tract 18B. They may also have a direct connection to Seminole Woods  
20 Parkway. Because of their location, it is likely these Tracts will be developed for town  
21 homes, row homes or patio homes, possibly as future phases of the development on  
22 Tracts 18B and 18C.

23                    Tracts 20A and 20B - These Tracts will be connected to the  
24 Urban Core (Tract 1A) and will be designated for residential apartments or  
25 condominiums with a density of twelve to fifteen units per acre.

1                   Tracts 21A and 21B - Tract 21A may be increased in size by  
2 adding to it a portion of the adjacent Public Land (Tract 21B). If Tract 21A is increased  
3 in size, it is likely it will be developed as an adult residential project with a combination  
4 of housing types, including multi-story buildings and attached or detached units, with  
5 recreational amenities and may also include onsite medical facilities. If Tract 21A is not  
6 enlarged, it will be designated for apartments or condominiums with a density of twelve  
7 to fifteen units per acre.

8                   Tract 22 - Because it is a small Tract that is surrounded by  
9 three other Residential Tracts (Tracts 20A, 21A and 23B), it may be developed as part of  
10 the development on one of those adjacent Tracts. If it is not combined with an adjacent  
11 Tract, it will be designated for apartments or condominiums with a density of fifteen to  
12 thirty units per acre.

13                   Tracts 23A and 23B - Like Tracts 18B and 18C, this is a long  
14 narrow parcel. It will be connected by a public street to the Urban Core (Tract 1A) and  
15 Main Street at a point slightly southeast of Perimeter Commercial Tract 26B. Because of  
16 its configuration and proximity to the Urban Core and a Perimeter Commercial Tract, this  
17 Tract will be designated for town homes, row homes or apartments or condominiums  
18 with a density of five to twelve units per acre.

19                   Tract 24 - This Tract can be connected to Bulldog Drive  
20 through Tract 4A, Seminole Woods Parkway extension through Tract 11 and directly to  
21 Main Street and will have a pedestrian connection to Bulldog Drive. The connection to  
22 Main Street and/or Bulldog Drive may be by a non-vehicular pathway that will  
23 accommodate pedestrian, bicycle, electric cart, wheel chair and similar traffic. If  
24 Tract 21A is not enlarged to include Tract 21B, as described above, this Tract will be  
25 designated for an adult residential project, and in that case, it is likely to be developed

1 along with a portion of Tract 11. If Tract 21A is enlarged, this Tract may nevertheless be  
2 developed for an adult residential project or it may be developed for other permitted  
3 residential uses.

- 4 • Perimeter Commercial Areas

5 Tract 25 - This Tract will be bordered on the northeast by  
6 Main Street and on the south by Eastwood Drive which will intersect Main Street at the  
7 eastern corner of the Tract. It will be subdivided into a number of commercial lots,  
8 including a site for a grocery store anchored retail center. It is likely Tract 25 will also  
9 include sites for banks and offices and certain types of restaurants and retail uses that are  
10 not planned for the Urban Core area.

11 Tracts 26A and 26B - These Tracts will be bordered on the  
12 north by Eastwood Drive and will be subdivided, along with Tract 25, into a number of  
13 commercial lots. Like Tract 25, it is likely Tracts 26A and 26B will include sites for  
14 banks and offices and certain types of restaurants and retail uses that are not planned for  
15 the Urban Core Areas.

16 Tracts 27A and 27B - These are small Tracts that will be  
17 subdivided along with Tracts 25, 26A and 26B. The access road to Town Residential  
18 Tract 21A will bisect this Tract so it may be developed in conjunction with Tract 21A or  
19 it may be used for small site commercial uses that desire high visibility and traffic  
20 volumes.

21 Tract 28 - This Tract will be planned as a "power center" that  
22 is compatible with the TND design concept and will include sites for large retail  
23 commercial uses and outparcels. This Tract will also include a public street connecting  
24 directly from a signalized median-cut on SR-100 to Tract 6A. As described above, a  
25

1 public street connecting to Main Street will run through Tract 6A and between Tracts 6B  
2 and 6C.

3 Tract 29 - This Tract is sandwiched between outparcels that  
4 are currently sites for a used RV dealer, body and automobile mechanics shops and  
5 similar relatively "unsightly" uses. This Tract will be used for retail commercial and/or  
6 non-retail commercial uses that are compatible with neighboring uses.

7 Tract 30 - This Tract is located at the main entrance to Town  
8 Center from SR-100 and will be planned as an entrance parcel with appropriate  
9 monumentation and will include sites for office and/or retail commercial uses that desire  
10 high visibility and traffic volumes.

11 • Town Common Areas

12 The Town Common Areas include 500 acres of conservation  
13 areas plus greenways, lakes, bikeways and passive parks and recreational areas.

14 6.2 Zoning and Future Land Use Map (FLUM) Category -

15 The City's current draft Comprehensive Plan shows Town Center re-  
16 designated to a newly described FLUM category of DRI (Urban Core). The proposed  
17 rezoning of the Town Center Property in accordance with this PUD Agreement is  
18 consistent with the proposed FLUM category.

19 6.3 Permitted Uses and Structures -

20 The table below lists the permitted uses and structures within each of the  
21 land use areas at Town Center:

22 "P" means that the use is permitted, and "X" means the use is not  
23 permitted. Uses not listed in the table are not permitted unless substantially similar to a  
24 listed use, as determined by the City's Development Services Director.

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
<b>Residential Uses</b>							
Single-family dwellings, but not mobile home dwellings.	X	X	X	X	P	X	X
Duplexes, tri-plexes, four-plexes and similar attached dwellings.	X	X	X	X	P	X	X
Multi-family dwellings including residential units over non-residential use.	P	P	X	P	P	X	X
Town homes and row houses.	X	X	X	X	P	X	X
Lodging house residential (including bed and breakfast).	X	P	X	P	P	X	X
Retirement housing, (including adult congregate living facility, and assisted living facility).	X	P	X	P	P	X	X
Home occupations.	P	P	X	P	P	X	X
Recreational areas accessory to res. dev.	P	P	X	P	P	X	X
<b>Office Uses</b>							
Professionals such as, but not limited to the following: Accountant Appraiser Architect Artist (illustrator or commercial) Attorney Advertising Bookkeeper Broker, real estate and others; ie. mutual funds, stocks, bonds, etc. Business Engineering Public Relations Statistical, Tax.	P	P	P	P	X	P	X

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
Medical and dental such as, but not limited to the following: Chiropractic physicians Dentists Optometrist Optomologist Physicians and surgeons Psychiatrists Psychologists.	P	P	P	P	X	P	X
Financial institutions, including to not limited to banks and saving and loan institutions.	P	P	P	P	X	P	X
Employment agencies.	P	P	P	P	X	P	X
<i>Mixed tenant</i>	P	P	X	P	X	P	X
<i>General office</i>	P	P	X	P	X	P	X
<i>Corporate headquarters</i>	P	P	X	P	X	P	X
Laboratories when incorporated with, or an integral part of, other permitted use.	P	P	P	P	X	P	X
Medical and dental office.	P	P	X	P	X	P	X
<b>Retail Commercial -</b>							
Retail sales and svcs., excluding motor vehicle sales and rental; automobile driving schools; boat or mobile home sales and svcs.; car washes; mini-warehouses and water slides.	P	P	X	P	X	P	X
Pharmacies	P	P	X	P	X	P	X
Specialty shops, including but limited to book, florist, gift and stationary.	P	P	X	P	X	P	X
Bakeries and similar uses, inc. preparation of	P	P	X	P	X	P	X

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
products for sale on the premises.							
Convenience stores, excluding the sale of distilled spirits with a higher alcoholic content than malt beverages or fermented wines.	X	P	X	P	X	P	X
Hardware stores.	P	P	X	P	X	P	X
Newsstands.	P	P	X	P	X	P	X
Auction parlors.	X	X	X	P	X	P	X
Boat, mobile home sales and service establishments.	X	X	X	P	X	P	X
Automobile sales.	X	X	X	P	X	P	X
Pawn shops.	X	X	X	P	X	P	X
Tailors.	P	P	X	P	X	P	X
Tractor sales and srvs.	X	X	P	P	X	P	X
Roadside and street vendor with current occupational license.	P	P	P	P	P	P	X
<b><u>Non-retail Commercial -</u></b>							
Studios, including art, dance and photography	P	P	P	P	X	P	X
Telecommunications tower.	P	P	X	P	X	X	X
Medical clinics, including nursing and convalescent homes, physical therapy and health spas.	X	P	P	P	P *	P	X
Restaurants (takeouts with a maximum seating capacity for 75 persons - 1 drive-thru allowed).	X	P	X	P	X	P	X
Restaurants generally	P	P	X	P	X	P	X
Laundry and dry-cleaning pickup stations.	X	P	P	P	X	P	X

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
Laundry and self-service establishments.	X	P	P	P	X	P	X
Barber shops, beauty shops, shoe repair shops.	P	P	X	P	X	P	X
Automobile service stations.	X	P	P	P	X	P	X
Car washes.	X	X	P	P	X	P	X
Personal storage facilities.	X	P	P	P	X	X <sup>[1]</sup>	X
Gas pumps when incidental to a permitted use.	X	P	P	P	X	P	X
Bars.	P	P	X	P	X	P	X
Bowling alleys.	X	X	X	P	X	P	X
Game rooms, arcades, pool, billiards, pinball machines, juke boxes or other coin operated amusements.	P	P	X	P	X	P	X
Night clubs.	P	P	X	P	X	P	X
Automobile rental agencies.	X	P	P	P	X	P	X
Automotive repair.	X	X	P	P	X	P	X
Catering services.	P	P	P	P	X	P	X
Funeral homes.	X	P	P	P	X	P	X
Pest exterminators.	X	P	P	P	X	P	X
Trade shops, including electrical, plumbing, cabinet maker and heating and air conditioning.	X	X	P	P	X	P	X
Veterinary clinics.	X	P	P	P	X	P	X
Printing.	X	P	P	P	X	P	X
Mini-warehouses.	X	X	P	P	X	X <sup>[1]</sup>	X
Commercial recreational uses.	P	P	P	P	X	P	X
Commercial warehouses and	X	X	P	P	X	X <sup>[1]</sup>	X

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
contractor storage yards (provided outside storage is completely enclosed by a solid fence or otherwise screened from the public view).							
Machine shops.	X	X	P	P	X	X	X
Kennels.	X	X	P	P	X	X	X
Construction contractors.	X	X	P	P	X	P	X
Truck terminals.	X	X	P	P	X	X	X
Welding and repair shops.	X	X	P	P	X	P	X
Any industrial use or structure provided applicable City standards are met.	X	X	P	P	X	X	X
Daycare centers.	P	P	P	P	X	P	X
Automobile driving school.	X	P	P	P	X	P	X
<b><u>Institutional Uses -</u></b>							
City Hall and governmental offices.	P	X	X	X	X	X	X
Private and public school, colleges and universities.	P	P	P	P	X	P	X
Club or lodge	P	P	P	P	X	P	X
Public and private community recreation.	P	P	P	P	P	P	P
Cultural, like, but not limited to: Libraries Museum Art gallery Performing arts center.	P	P	X	P	X	P	X
Public Facilities, like, but not limited to: Police station Fire station Emer. svcs. station.	X	X	P	P	X	X	X

USES	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial Areas	Town Commons Areas
	Urban Core	Urban Center					
Utility service office.	P	P	P	P	X	P	X
Postal facilities.	P	P	P	P	X	P	X
Adult education	P	P	P	P	X	P	X
Religious assembly.	P	P	P	P	X	P	X
Transportation terminal.	X	P	P	P	X	P	X
Taxi cab stands.	P	P	P	P	P	P	X
Bus stations.	X	P	P	P	X	P	X
<b>Movie Theater</b>	P	X	X	X	X	P	X
<b>Lodging</b> - hotels, motels and other tourist accommodations.	P	P	X	P	X	P	X
<b>Nursing Home</b>	X	P	P	P	P*	P	X
<b>Agriculture / Forestry</b> , strictly limited to the following: Forestry Hayfield Horticulture Plant nurseries Agricultural uses on any Tract must cease within twelve months following issuance of a building permit to construct any Tract.	P	P	P	P	P	P	X

\* If ancillary to a primary residential use.

<sup>(1)</sup> Permitted for Tract 29 only.

6.4 Site Development Requirements -

(a) The following table lists the site development requirements that are applicable within each of the areas at Town Center. Minor variances up to ten percent of the site development requirements may be granted administratively by the City's

Development Services Director. Other variances may be granted by the City's Planning and Land Development Regulation Board.

**Table of Site Development Requirements**

Regulation	Town Core Areas		Town Service Area	Town Business Areas	Town Residential Areas	Perimeter Commercial
	Urban Core	Urban Center				
Minimum lot size	2,500 sq. ft.	4,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	2,500 sq. ft.	20,000 sq. ft.
Minimum lot width	25'	40'	100'	100'	25'	100'
Minimum front yard setback	12' <sup>[1]</sup>	20'	20'	20'	10' <sup>[3]</sup> / 20' <sup>[4]</sup>	20'
Minimum street side setback	12' <sup>[1]</sup>	20'	20'	20'	10' <sup>[3]</sup> / 20' <sup>[4]</sup>	20'
Minimum interior side yard setback	0	0	0	0	0 <sup>[5]</sup>	0
Minimum rear yard setback	0	20'	20'	20'	10' <sup>[3]</sup> / 20' <sup>[4]</sup>	20'
Maximum building height <sup>[7]</sup>	80'	80'	35'	80'	80'	45'
Minimum building height <sup>[2]</sup>	24'	24'	16'	16'	16'	16'
Maximum Impervious Coverage per building site	95% <sup>[6]</sup>	85%	85%	85%	75%	85%
Maximum total impervious coverage for Town Center.	50%					

- 1 (1) Second through seventh story, balconies, awnings, and their supports may encroach to within 5' of the property line.
- 2 (2) Minimum building height to roof peak.
- 3 (3) Setback to building or porch.
- 4 (4) Setback to garage.
- 5 (5) Minimum 10' between buildings.
- 6 (6) Within each lot. Individual building sites within a lot that do not contain parking areas may have 100% impervious coverage.

7 (b) All setbacks will be measured from the property line and will apply to principal and accessory structures and pools but not sidewalks, driveways, patios and similar non-vertical elements. Parking will not be permitted on sidewalks.

8 (c) Site plans for development in Town Residential Areas will include the building setback requirements for all lots.

9  
10 6.5 Open Space -

11 The Master Plan depicts approximately seven hundred acres of Common  
12 Areas which is approximately forty-five percent of all of the Town Center Property. At a  
13 minimum, open space area within Town Center will constitute fifty percent of the Town  
14 Center Property. For purposes of calculating open space, the stormwater retention areas,  
15 lakes, buffers, yard area, landscaped areas, walking paths, sidewalks, wetlands, passive  
16 recreational areas, upland buffers and any other areas defined as open space under the  
17 Land Development Code will be considered open space.

18 6.6 Roads -

19 (a) Town Center will have three major entrances from SR-100, two  
20 major entrances from Belle Terre Parkway and an entrance from Old Kings Road. All  
21 roads that are shown on the Master Plan will be dedicated to the City of Palm Coast.  
22 Internal streets and alleys may be dedicated to the City of Palm Coast or may be privately  
23 owned and maintained by a property owners association or the Town Center at Palm  
24 Coast Community Development District ("Town Center CDD").

(b) All roads, streets and alleys within Town Center will be built consistent with the road, street and alley cross sections that are shown on **Exhibit "E"** hereto and the Street Standards that are setforth in the following table:

**Street Standards**

	Collector	Downtown Core	Local	Residential Local	Alley
Maximum Design Speed	30 mph	20 mph	20 mph	20 mph	10 mph
Minimum right-of-way	100'	65'	50'	30' - 40'	20'
Pavement	12' lane	12'/lane	12'/lane	10'/lane <sup>[1]</sup>	8'/lane
Parking	None	Diagonal	Parallel one side	Parallel one side	None
Curb Radius	25'	15'	15'	15'	10'
Sidewalk	6.5'*	12' each side	5' each side	4' each side	N/A
Bikeway	10'*	10'*	10'*	10'*	N/A
Curbs	Req. <sup>[2]</sup>	Req.	Req.	Req.	Not Req.

\* See Exhibits D1, D2 and D3 for bike path and sidewalk location plan. Sidewalks will be located within rights-of-way or within easements adjacent to rights-of-way.

<sup>[1]</sup> Ten feet' on streets with less than eight hundred projected average trips per day or twelve feet on all other streets.

<sup>[2]</sup> Except for portions of Main Street and Seminole Woods Parkway, as provided for in (g) below.

(c) Transportation related to Town Center is further provided for in the DRI Development Order.

(d) Four-lane road sections will have a median width of at least thirty feet to allow for turning movements.

(e) The minimum centerline spacing for median openings will be three hundred feet.

(f) No minimum driveway spacing requirements will be required. The minimum driveway spacing at intersections will be thirty feet from the edge of the side street pavement subject to review and approval by the City.

1 (g) Swales meeting Florida Department of Environmental Protection  
 2 requirements will only be permitted for portions of Main Street and Seminole Woods  
 3 Parkway in accordance with an approved SJRWMD permit. All roadway drainage not  
 4 considered suitable for swale and/or ditch type drainage will be designed as one of the  
 5 following:

- 6 • Miami curb and gutter section
- 7 • Standard curb and gutter section

8 (h) Bus stops will be located at appropriate locations throughout Town  
 9 Center.

10 6.7 Stormwater Management System.

11 (a) Pond treatment volumes will be sized to accommodate run-off  
 12 volumes as required by applicable regulations for the entire improved area of Town  
 13 Center. Credit will not be given for areas that sheet flow towards wetlands or off-site  
 14 areas. Run-off from such areas must, however, be provided treatment prior to release  
 15 using accepted form of Best Management Practice (e.g., vegetated filter strips and reverse  
 16 berms).

17 (b) Discharge locations from treatment ponds will be as shown on the  
 18 stormwater management master plan for Town Center that is approved by SJRWMD.

19 (c) Protection from flooding will be provided by designs which provide  
 20 for discharge of stormwater as shown on the stormwater management master plan for  
 21 Town Center that is approved by SJRWMD. Attenuation storage will not be required for  
 22 a development area so long as the land use for the area is as described in the stormwater  
 23 management master plan for Town Center that is approved by SJRWMD, and the  
 24 location of the outfall is as identified on the stormwater management master plan.  
 25

1 (d) Stormwater from any development that is not discharged into the  
2 Town Center stormwater management system will be required to meet all applicable  
3 regulations and codes and must be approved by Owner, the City, and if applicable,  
4 SJRWMD and the Florida Department of Environmental Protection.

5 (e) Skimmers will be provided at inflow points to the treatment pond or  
6 at the outflow structure. These structures will be designed to skim floating debris, oil,  
7 and grease from an elevation six inches below the normal water elevation of the pond or  
8 overflow structure elevation to an elevation six inches above the design high water level  
9 of the pond. Skimmers will cover all directions of flow through the structures.  
10 Skimmers will be maintained by the CDD. The design of this control system will make  
11 adequate provision to minimize erosion.

12 (f) Off-site areas which drain to or across a development area within  
13 Town Center will be accommodated in the stormwater management master plan for  
14 Town Center that is approved by SJRWMD.

15 (g) The ten year frequency storm will be used to calculate the design  
16 hydraulic gradient line. The maximum hydraulic gradient line for pavement and swale  
17 drainage systems will be no higher than the edge of pavement.

18 (h) Swale drainage systems will be permitted only when the estimated  
19 wet-season water table is a minimum of one foot below the invert of the swale.

20 (i) Conveyance provided by temporary ditches will be replaced with  
21 closed drainage systems upon development of the surrounding area. The resulting closed  
22 drainage system will provide for equivalent flow rates and maintain the hydraulic  
23 gradient line as originally designed.

1           6.8    Construction Fences - During building construction within the Town Core  
2 area, construction fences will be installed and maintained to provide screening and a  
3 buffer from all streets and pedestrian areas.  
4

5           7.0    Design Guidelines - In addition to any private architectural and design guidelines  
6 that the Owner may from time to time impose on all or portions of Town Center, the  
7 following will apply:

8           (a)    Buildings will incorporate architectural styles, building materials, and  
9 colors used in surrounding buildings.

10          (b)    Buildings greater than five stories will clearly delineate the boundary  
11 between each floor of the structure through belt courses, cornice lines or similar  
12 architectural detailing.

13          (c)    Overhanging eaves will be provided to the greatest extent practicable.

14          (d)    Doorways, windows and other openings in the facade of buildings will be  
15 proportioned to reflect pedestrian scale and movement, and encourage interest at the  
16 street level.

17          (e)    Buildings will avoid long, monotonous, uninterrupted walls or roof planes.  
18 The facades of buildings will be divided into distinct modules no longer than one hundred  
19 feet.

20          (f)    Off-street parking lots will be located to the rear of structures, if possible.  
21 If it is necessary to locate parking on the front or side of a structure, the parking will be  
22 screened with solid street walls, berms or landscaping a minimum of four feet in height.

23          (g)    Within the Urban Core there will be a through pedestrian arcade or other  
24 access at ground level, at approximately mid-block.  
25

1 (h) Awnings, covered walkways, open colonnades, or similar weather  
2 protection, spanning a minimum of eighty percent of the frontage of all buildings and  
3 overhanging a minimum of five feet, will be provided for structures within the Urban  
4 Core. The same elements will be encouraged in the other areas of Town Center. These  
5 elements may encroach in the setback a maximum of seven feet, but in all cases must  
6 comply with the minimum sight line requirements.

7 (i) In the Urban Core, commercial uses will provide a minimum of fifty  
8 percent of the street side facade on the ground floor as clear or lightly tinted windows,  
9 doors, or other treatments sufficiently transparent to provide views into the interior of the  
10 buildings.

11 (j) Residential structures will incorporate porches, decks or balconies.

12 (k) Buildings located at intersections with Major Roads will incorporate  
13 architectural features such as corner towers, cupolas, clock towers, spines, balconies,  
14 colonnades or other similar architectural features.

15 (l) All mechanical equipment will be placed on the roof, in the rear or side of  
16 buildings screened from the street, or in equipment rooms constructed of similar  
17 materials as the building on which they are located.

18 (m) The main entrance of all structures will face the street and be clearly  
19 articulated through the use of architectural detailing.

20 (n) A small ancillary building will be permitted within the rear yard of a  
21 residential structure or commercial lot, provided it is architecturally compatible and built  
22 using similar materials as the main building.

23 (o) Stem walls are encouraged to raise residential units eighteen inches above  
24 sidewalk elevation for privacy.

25

1 (p) On-street parking will be allowed on all streets except divided collector  
2 streets and alleys.

3 (q) Parking lots will provide not less than one bicycle parking space for every  
4 twenty vehicle parking spaces.

5 (r) All adjacent parking lots will have internal vehicular connections via a  
6 drive.

7 (s) In the Urban Core, a maximum of twenty continuous parking spaces are  
8 permitted without a landscape island break. Landscape islands will be a minimum of one  
9 hundred fifty square feet and include shade trees. Trees shall be planted according to  
10 urban tree planting details as shown in Architectural Graphic Standards Tenth Edition or  
11 other planting details as approved by the City.

12  
13 **8.0 Parking -**

14 (a) The following minimum parking requirements will apply:

15 • Retail and Non-Retail Commercial, except motels, hotels, night  
16 clubs, restaurants and bars: one space for each three hundred fifty square feet of gross  
17 floor area.

18 • Office: one space for each three hundred square feet of gross floor  
19 area.

20 • Restaurant/Bar/Night Clubs: one space for each one hundred square  
21 feet of gross seating area, plus one space for each employee per shift.

22 • Hotels: one space for each one and one-half unit, plus one space for  
23 each employee per shift.

24 • Single-family, duplex, tri-plex and four-plex, townhouses,  
25 rowhouses or similar attached dwellings: two spaces per dwelling unit.

1           •       Multi-family Dwelling and Lodging House: one and one-half spaces  
2 per dwelling unit (one bedroom unit); one and three-quarter spaces per dwelling unit (two  
3 bedroom unit); two spaces per dwelling unit (three bedroom unit and more).

4           •       Place of public assembly such as auditorium, church, theater and  
5 recreational facility: one space for each four seats, and in the case of a church, one space  
6 for every three hundred fifty square feet of gross floor area of all ancillary uses to the  
7 church.

8           •       Lodge, dance, art and music studio and other similar semi-public  
9 uses: one space for each two hundred square feet of gross floor area.

10          •       Movie theater: Thirty-five spaces per screen.

11          (b)     All parking within the Town Core will be shared parking and available to  
12 the public generally, provided that the Town Center CDD may charge for parking in any  
13 area that is owned or otherwise controlled by the Town Center CDD and provided further  
14 that on sites that are owned by the City or other public entity, parking may be reserved  
15 for designated purposes, consistent with any applicable restrictive covenants. Shared  
16 parking, including diagonal parking along public roads and streets, will be taken into  
17 consideration for purposes of meeting the parking requirements. When Owner conveys  
18 title to a portion of the Town Core for a building site, Owner will record a restrictive  
19 covenant describing and quantifying the shared parking that is allocated to that site for  
20 purposes of meeting the parking requirements. The same shared parking spaces will not  
21 be credited for purposes of meeting the parking requirements of more than one site,  
22 except the same shared parking may meet the parking requirements of both institutional  
23 uses with off-peak event oriented parking requirements and retail commercial, non-retail  
24 commercial and office uses that have no, or limited, off peak parking requirements,  
25 subject to approval, on a case by case basis, by the City's Development Services Director.

1 Shared parking that is credited for purposes of meeting the parking requirements of  
2 another site will also be credited for purposes of meeting the parking requirements of a  
3 youth or teen center in the Urban Core.

4 (c) On plats of Town Center, or as provided for in Section 5.3(d) above,  
5 parking areas may be dedicated to the Town Center CDD, including but not limited to  
6 easements over diagonal parking spaces along platted streets and roads (collectively  
7 "CDD Parking Areas"). The Town Center CDD may impose a fee (parking meters or  
8 otherwise) and/or maximum parking time limits for parking in CDD Parking Areas  
9 provided the revenue is used by the Town Center CDD exclusively for one or more of the  
10 following: related administrative costs; maintenance of parking meters and parking  
11 areas; construction and maintenance of parking areas, including structured parking; and  
12 construction and maintenance of public gathering places within Town Center.

13  
14 9.0 Maintenance -

15 The Town Common Areas and other land that are owned or controlled by the  
16 Town Center CDD will be maintained by the Town Center CDD. The Town Center  
17 CDD will also be responsible for providing any services that are desired by owners of  
18 Town Center Property that are in addition to services that are provided generally  
19 throughout the City.

20  
21 10.0 Services -

22 All services for Town Center, including utilities, fire protection, solid waste,  
23 telephone, electricity, cable television, fiber optics, and stormwater management were  
24 addressed in connection with the DRI review and are provided for, to the extent  
25 appropriate, in the DRI Development Order.

1  
2 11.0 Public Land Parcels -

3 Property that is owned or controlled by the City or other public entity ("Public  
4 Land Parcels") will be maintained by that public entity ("Public Land Parcel Owner").  
5 The Development Order grants the City an option to acquire the sites that are shown as  
6 Site A, Site B and Site C on **Exhibit "F"** hereto in which case they will constitute Public  
7 Land Parcels. Construction on Public Land Parcels will be subject to the requirements  
8 and standards set forth in this PUD Agreement. Parking on Public Land Parcels may be  
9 reserved as deemed appropriate by the Public Land Parcel Owner but shared parking, as  
10 provided for in Section 8.0(b) above, is encouraged, especially during non-business hours  
11 of the Public Land Parcel Owner.  
12

13 12.0 Amending this Agreement -

14 Amendments to this PUD Agreement, other than those which are considered to be  
15 a "minor modification" by the City Manager, or designee, will require the approval of the  
16 City Council following the recommendation of the Planning and Land Development  
17 Regulation Board. Public notification procedures required for rezoning will not be  
18 required for modification of this PUD Agreement. Minor modifications may be approved  
19 by the City Manager, or designee.  
20

21 13.0 Conclusion -

22 Town Center is expected to develop into a regional urban center. TND design  
23 criteria will be followed to the extent feasible to encourage and facilitate pedestrian travel  
24 throughout Town Center and gatherings of residents and non-residents at scheduled and  
25 informal events.

CITY COUNCIL: **City of Palm Coast**

By: *James V. Canfield*  
James V. Canfield, Mayor

Signed this 16<sup>th</sup> day of December, 2003

ATTEST:

By: *Clare M. Heeni*  
~~Richard M. Kelton, City Clerk~~  
**Clare M. Heeni**  
**City Clerk**

Signed this 16<sup>th</sup> day of Dec, 2003

OWNER'S/APPLICANT'S CONSENT AND COVENANT:

COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this PUD Agreement.

**Florida Landmark Communities, Inc.**

By: *William I. Livingston*  
William I. Livingston, President

Signed this 5 day of December, 2003

ATTEST:

By: *Eileen L. Linehan*  
Eileen L. Linehan, Secretary

Signed this 5 day of December, 2003

## EXHIBIT "A"

## GLOSSARY OF DEFINED TERMS

Following, for convenient reference, is a list of all capitalized terms that are used in the PUD Agreement, along with the definition of each term:

"*CDD Parking Areas*" means those easements for parking that may be dedicated to the Town Center CDD over any designated parking areas, including but not limited to diagonal parking spaces along platted streets and roads, as provided for in Section 8.0(c).

"*City*" means the City of Palm Coast, as provided for in Section 2.0.

"*DRI*" means Development of Regional Impact, as provided for in Section 2.0.

"*DRI Development Order*" means Town Center at Palm Coast Development of Regional Impact Development Order, as provided for in Section 2.0.

"*First Phase of the Master Sidewalk/Pathway System*" means the sidewalks and pathways that are shown on **Exhibit "D1"** hereto, which will be constructed within one year from the date of this PUD Agreement, as provided for in Section 5.3(g).

"*FLUM*" means Zoning and Future Land Use Map, as provided for in Section 6.2.

"*Future Phase of the Master Sidewalk/Pathway System*" means the sidewalks and pathways that are shown on **Exhibit "D2"** hereto, which will be constructed from time to time, in segments, as the adjacent land is developed, as provided for in Section 5.3(g).

"*Land Development Code*" means The Land Development Code of the City, as provided for in Section 5.1.

"*Landmark*" means Florida Landmark Communities, Inc., primary owner of the Town Center Property, as provided for in Section 2.0.

"*Major Roads*" means those major roads depicted on the Master Plan of Town Center, as provided for in Section 6.1(a) and identified in **Exhibit "C1"** hereto.

"*Mardem*" means Mardem, LLC, owner of approximately ten acres of the Town Center Property, as provided for in Section 2.0.

"*Master Plan*" means the PUD Master Plan, as provided for in Section 4.1 and attached as **Exhibit "C1"** hereto.

"*Neighborhood Sidewalk System*" means the sidewalks that are shown as part of the street sections on **Exhibit "D3"** hereto and which will be constructed from time to time, in segments, as the internal street system is constructed, as provided for in Section 5.3(g).

"*Owner*" means Landmark, Mardem and the School Board, collectively, as provided for in Section 2.0.

"*Perimeter Commercial Areas*" means those areas that are located along or near existing perimeter roads and will include sites for retail commercial, food service, office, lodging, financial institutions and automobile care facilities, and which consist of eight Tracts as shown on the Tract Map, as provided for in Section 4.2(e), Section 6.1(c) and Section 6.3.

"*Public Land Parcels*" means property that is owned or controlled by the City or other public land entity, as provided for in Section 11.0.

"*Public Land Parcel Owner*" means that City or other public entity which owns or controls Public Land Parcels, as provided for in Section 11.0.

"*PUD*" means planned unit development, as provided for in Section 2.0.

"*PUD Agreement*" means this Planned Unit Development Agreement, as provided for in Section 2.0.

"*School Board*" means the Flagler County School Board, owner of approximately eighteen and one-half acres of the Town Center Property, as provided for in Section 2.0.

"*SJRWMD*" means the St. Johns River Water Management District, as provided for in Section 5.3(a).

"*Split Lot*" means any previously platted lot, tract or parcel that may be further divided without replatting, as provided for in Section 5.3(d). Each Split Lot will conform to the Site Development Requirements set forth in the table at Section 6.4.

"*TND*" means Traditional Neighborhood Development, as provided for in Section 3.0.

"*Town Business Areas*" means those areas of land that will include sites for a combination of mixed uses including the following: retail; office; business parks; showroom and flex space; food service; lodging and other tourist related facilities; public facilities; institutional facilities; and residential apartments and condominium units, and will consist of five Tracts as shown on the Tract Map, and as more specifically provided for in Section 4.2(c), Section 6.1(c) and Section 6.3.

"*Town Center*" means Town Center at Palm Coast, as provided for in Section 2.0.

"*Town Center CDD*" means Town Center at Palm Coast Community Development District, as provided for in Section 6.6(a).

"*Town Center Property*" means the approximately one thousand five hundred fifty-seven acres of land generally located between Belle Terre Parkway to the west, I-95 to the east, SR-100 to the south and the Royal Palms Waterway to the north, as provided for in Section 2.0 and specifically described on **Exhibit "B"** hereto.

"*Town Common Areas*" means those areas of land that will consist of 500 acres of existing high quality wetlands, plus greenways, lakes, bikeways, walkways, parks and other passive recreational areas which will contain over 200 additional acres, which will make up approximately one-half of the Town Center Property and create an edge for the development areas and provide a buffer between land uses, all as provided for in Section 4.2(f), Section 6.1(c) and Section 6.3.

"*Town Core Areas*" means those areas of land which will consist of the urban downtown areas with a commercial center designed with convenient automobile access, including diagonal parking along streets, but a strong pedestrian orientation, and will include sites for a combination of mixed uses, including the following: retail; office; governmental; civic; cultural; lodging; food service; institutional facilities; entertainment; outdoor public gatherings, exhibits and festivals; residential apartments and condominium units, as provided for in Section 6.3. The Town Core Areas will consist of eighteen Tracts as shown on the Tract Map, as provided for in Section 4.2(a), Section 6.1(c) and Section 6.3.

"*Town Residential Areas*" means those areas of land that will include sites for various housing types including the following: apartment units; condominium units; townhomes; row homes; patio homes and elderly housing, such as independent living, assisted living, congregate care and retirement village and will consist of fourteen Tracts as shown on the Tract Map, all as provided for in Section 4.2(d), Section 6.1(c) and Section 6.3.

"*Town Service Area*" means those areas of land that will include sites for warehousing, storage, daycare, fraternal organizations, churches and public facilities, and may also include sites for event (overflow) parking and will consist of one Tract as shown on the Tract Map, all as more specifically provided for in Section 4.2(b) and Section 6.1(c) and Section 6.3.

"*Tract*" or "*Tracts*" means Town Center Tract or Town Center Tracts, as provided for in Section 4.1.

"*Tract Map*" shall mean the depiction of the Town Center Tracts and the conceptual roadway system, including public and private roads and driveways through parking areas, as provided for in Section 4.1 and attached as **Exhibit "C2"** hereto.

"*Urban Center*" means those Town Core Areas comprised of Tract 5 through Tract 12, as provided for in Section 6.1(c).

"*Urban Core*" means those Town Core Areas comprised of Tract 1 through Tract 4B, as provided for in Section 6.1(c).

"*USACE*" means United States Army Corps of Engineers, as provided for in Section 5.3(a).

Unofficial Copy



RESERVED FOR RECORDING INFORMATION

**DESCRIPTION: PARCEL "A"**

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 29 AND 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, THENCE NORTH 88°24'49" EAST A DISTANCE OF 2642.88 FEET TO THE SOUTH QUARTER CORNER OF SECTION 32 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 00°40'50" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (1/4) A DISTANCE OF 221.03 FEET, THENCE DEPARTING SAID WEST LINE SOUTH 89°15'49" WEST A DISTANCE OF 510.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE PLAT PINE GROVE SECTION-28, MAP BOOK 9, PAGES 51 THROUGH 66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE NORTH 00°40'55" WEST ALONG THE EASTERLY BOUNDARY OF AND DEPARTING SAID PLAT SECTION-28 A DISTANCE OF 4569.91 FEET, THENCE NORTH 21°00'44" EAST A DISTANCE OF 1028.92 FEET TO A POINT ON THE WESTERLY LINE OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95, THENCE SOUTH 18°20'58" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1809.43 FEET, THENCE NORTH 89°52'23" EAST A DISTANCE OF 290.97 FEET, THENCE SOUTH 33°20'58" EAST A DISTANCE OF 502.28 FEET, THENCE SOUTH 18°20'58" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 A DISTANCE OF 3752.21 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32, THENCE DEPARTING INTERSTATE-95 SOUTH 88°46'16" WEST ALONG THE SOUTH LINE OF SECTION 32 A DISTANCE OF 2120.40 FEET TO THE POINT OF BEGINNING;  
 PARCEL "A" CONTAINING 202.3081 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS LOCALLY REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF GOVERNMENT SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING SOUTH 01°31'08" EAST.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.

ABBREVIATIONS

D=DELTA  
 R=RADIUS  
 L=LENGTH  
 CH=CHORD  
 CB=CHORD BEARING

MB=MAP BOOK  
 PG=PAGE  
 R/W=RIGHT OF WAY  
 CL=CENTER LINE

PC=POINT OF CURVE  
 PT=POINT OF TANGENCY  
 POB=POINT OF BEGINNING

PCP=PERMANENT CONTROL POINT  
 PRM=PERMANENT REFERENCE MONUMENT  
 ORB=OFFICIAL RECORD BOOK



LB #2232

**TOMOKA ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
 DAYTONA BEACH                      FLAGLER/PALM COAST  
 Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
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 email: tomoka@tomoka-eng.com                      website: www.tomoka@tomoka-eng.com

SKETCH  
 AND  
 DESCRIPTION

PROJECT NO.	T1037FLCI
DRAWING REFERENCE No.	1037SL-ALL
DATE	FEB 25, 2002
SHEET NO.	2 OF 4

RESERVED FOR RECORDING INFORMATION

**DESCRIPTION: PARCEL "B"**

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING COMMON AS THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, THENCE SOUTH 01°31'08" EAST ALONG THE WEST LINE OF SECTION 5 A DISTANCE OF 163.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID WEST LINE NORTH 89°15'49" EAST A DISTANCE OF 1595.15 FEET, THENCE SOUTH 00°39'41" EAST A DISTANCE OF 1318.27 FEET, THENCE NORTH 89° 20'19" EAST A DISTANCE OF 1320.00 FEET, THENCE NORTH 00°39'41" WEST A DISTANCE OF 1320.00 FEET, THENCE NORTH 89°15'49" EAST A DISTANCE OF 1915.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE-95, THENCE SOUTH 18°20'58" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 4927.55 FEET TO THE NORTHEAST CORNER OF MEMORIAL HOSPITAL FLAGLER INC. LANDS, RECORDED IN OFFICIAL RECORDS BOOK 657, PAGE 1835, THENCE DEPARTING INTERSTATE-95 SOUTH 71°39'02" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID HOSPITAL LANDS A DISTANCE OF 281.01 FEET, THENCE SOUTH 36°24'53" WEST A DISTANCE OF 947.44 FEET, THENCE DEPARTING SAID BOUNDARY OF HOSPITAL NORTH 53°36'18" WEST A DISTANCE OF 61.27 FEET, THENCE NORTH 08°33'46" EAST A DISTANCE OF 99.48 FEET, THENCE NORTH 63°16'51" WEST A DISTANCE OF 51.99 FEET, THENCE NORTH 35°29'45" WEST A DISTANCE OF 69.86 FEET, THENCE NORTH 46°37'11" EAST A DISTANCE OF 34.40 FEET, THENCE NORTH 66°03'22" EAST A DISTANCE OF 38.81 FEET, THENCE NORTH 07°07'30" WEST A DISTANCE OF 71.05 FEET, THENCE NORTH 15°25'07" WEST A DISTANCE OF 57.60 FEET, THENCE SOUTH 68°48'21" WEST A DISTANCE OF 43.08 FEET TO A POINT ON THE WEST LINE OF SECTION 9, THENCE DEPARTING SAID WEST LINE CONTINUE SOUTH 68°48'21" WEST A DISTANCE OF 688.90 FEET, THENCE SOUTH 39°53'49" EAST A DISTANCE OF 291.02 FEET, THENCE SOUTH 76°28'18" EAST A DISTANCE OF 64.12 FEET, THENCE NORTH 67°07'05" EAST A DISTANCE OF 72.01 FEET, THENCE SOUTH 39°14'51" EAST A DISTANCE OF 153.66 FEET, THENCE SOUTH 62°37'27" EAST A DISTANCE OF 59.26 FEET, THENCE NORTH 46°11'10" EAST A DISTANCE OF 36.29 FEET, THENCE NORTH 51°11'25" WEST A DISTANCE OF 74.59 FEET, THENCE NORTH 31°41'14" EAST A DISTANCE OF 38.19 FEET, THENCE NORTH 69°00'23" EAST A DISTANCE OF 148.98 FEET, THENCE SOUTH 78°58'19" EAST A DISTANCE OF 101.53 FEET TO A POINT ON THE NORTHWEST BOUNDARY LINE OF SAID HOSPITAL LANDS RECORDED IN OFFICIAL RECORDS BOOK 657, PAGE 1835, THENCE SOUTH 36°24'53" WEST A DISTANCE OF 336.01 FEET, THENCE SOUTH A DISTANCE OF 320.20 FEET, THENCE SOUTH 74°31'57" WEST A DISTANCE OF 196.13 FEET, THENCE DEPARTING SAID NORTHWEST BOUNDARY LINE OF HOSPITAL SOUTH 02°47'32" EAST A DISTANCE OF 109.00 FEET, THENCE SOUTH 49°04'23" EAST A DISTANCE OF 109.00 FEET, THENCE SOUTH 00°50'55" EAST A DISTANCE OF 190.00 FEET, THENCE SOUTH 89°09'05" WEST A DISTANCE OF 924.56 FEET, THENCE SOUTH 21°34'23" EAST A DISTANCE OF 370.29 FEET, THENCE SOUTH 89° 07'49" WEST A DISTANCE OF 181.73 FEET, THENCE SOUTH 21°34'21" EAST A DISTANCE OF 695.14 FEET TO A



LB #2232

**TOMOKA ENGINEERING**

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
 DAYTONA BEACH FLAGLER/PALM COAST  
 Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
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SKETCH  
 AND  
 DESCRIPTION

PROJECT NO.	T1037FLCI
DRAWING REFERENCE No.	1037SL-ALL
DATE	FEB 25, 2002
SHEET NO.	3 OF 4

SKETCH AND DESCRIPTION

BOOK: 1025 PAGE: 1452

RESERVED FOR RECORDING INFORMATION

POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 100 (200'R/W), THENCE SOUTH 89° 09'05" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 928.54 FEET, THENCE DEPARTING STATE ROAD 100 NORTH 02°23'06" WEST A DISTANCE OF 1356.48 FEET, THENCE SOUTH 88°41'00" WEST A DISTANCE OF 663.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST (NE) QUARTER (1/4) OF SECTION 8, THENCE SOUTH 88°49'35" WEST A DISTANCE OF 668.63 FEET, THENCE SOUTH 02°08'49" EAST A DISTANCE OF 692.67 FEET, THENCE SOUTH 88°59'33" WEST A DISTANCE OF 1344.70 FEET, THENCE SOUTH 01°32'05" EAST A DISTANCE OF 650.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 100, THENCE SOUTH 89°09'05" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 297.82 FEET, THENCE DEPARTING STATE ROAD 100 NORTH 01°13'40" WEST ALONG THE EASTERLY BOUNDARY LINE OF PLAT OF MIDWAY PARK, MAP BOOK 5, PAGE 25, A DISTANCE OF 1337.58 FEET, THENCE SOUTH 88°49'35" WEST ALONG THE NORTH LINE OF MIDWAY PARK A DISTANCE OF 378.00 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT SECTION 8, THENCE NORTH 01°13'33" WEST ALONG SAID WEST LINE OF SECTION 8 A DISTANCE OF 786.73 FEET, THENCE DEPARTING SAID WEST LINE OF SECTION 8 SOUTH 88° 17'00" WEST A DISTANCE OF 125.00 FEET, THENCE NORTH 01°13'33" WEST A DISTANCE OF 140.00 FEET, THENCE SOUTH 88°17'00" WEST ALONG THE NORTH LINE OF FLAGLER COUNTY SCHOOL BOARD LANDS A DISTANCE OF 1571.20 FEET, THENCE SOUTH 01°55'36" WEST ALONG THE WEST LINE OF SAID SCHOOL BOARD LANDS A DISTANCE OF 2205.60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 100, THENCE NORTH 88°04'24" WEST A DISTANCE OF 2535.95 FEET TO THE SOUTHEAST CORNER OF LIL' CHAMP FOOD STORE LAND RECORDED IN OFFICIAL RECORDS BOOK 594, PAGES 648 AND 649, THENCE DEPARTING STATE ROAD 100 NORTH 01°55'36" EAST ALONG THE EAST BOUNDARY LINE OF SAID LIL' CHAMP LAND A DISTANCE OF 250.00 FEET, THENCE NORTH 78°46'38" WEST ALONG THE NORTH LINE OF SAID LIL' CHAMP LANDS A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY, THENCE DEPARTING LIL' CHAMP LANDS NORTH 11°13'22" EAST ALONG SAID RIGHT-OF-WAY OF BELLE TERRE PARKWAY A DISTANCE OF 1828.63 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHERLY A DISTANCE OF 824.97 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°32'31", A RADIUS OF 1600.00 FEET, A CHORD BEARING OF NORTH 03°32'53" WEST AND A CHORD DISTANCE OF 815.86 FEET TO A POINT OF TANGENCY, THENCE NORTH 18°19'09" WEST A DISTANCE OF 1118.45 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, THENCE NORTHERLY A DISTANCE OF 1037.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°27'17", A RADIUS OF 1400.00 FEET, A CHORD BEARING OF NORTH 02°54'30" EAST AND A CHORD DISTANCE OF 1013.80 FEET TO A POINT OF TANGENCY, THENCE NORTH 24°08'08" EAST A DISTANCE OF 559.85 FEET, THENCE DEPARTING BELLE TERRE PARKWAY NORTH 89°15'49" EAST A DISTANCE OF 2810.00 FEET, THENCE NORTH 00°44'11" WEST A DISTANCE OF 2015.00 FEET, THENCE NORTH 89°15'49" EAST A DISTANCE OF 1400.26 FEET TO THE POINT OF BEGINNING. PARCEL "B" CONTAINING 1354.9211 ACRES MORE OR LESS.

PARCELS "A" TOGETHER WITH PARCEL "B" CONTAINING 1557.2292 ACRES OF LAND MORE OR LESS.



LB #2232

# TOMOKA ENGINEERING

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
**DAYTONA BEACH**      **FLAGLER/PALM COAST**  
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## SKETCH AND DESCRIPTION

PROJECT NO.	T1037FLCI
DRAWING REFERENCE No.	1037SL-ALL
DATE	FEB 25, 2002
SHEET NO.	4 OF 4

Sheet 1  
See Sketch of Description  
Included as Attachment "A"

**TOWN CENTER DOES NOT INCLUDE THE FOLLOWING PARCEL:**  
**LEGAL DESCRIPTION PARCEL 1**

A parcel of land lying in Section 7, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northwest Corner of Section 7, Township 12 South, Range 31 East; thence South 01° 08' 25" East, along the west line of said section a distance of 2444.71 feet to a point lying on the Northerly Right-of-Way line of State Road No.100, said point being a point on a curve concave Southerly having a tangent bearing of South 89°57'38" East and a radius of 23,018.33 feet; thence run Easterly along the arc of said curve through a central angle of 01°52'54" for a distance of 755.96 feet to the point of tangency; thence South 88°04'44" East for a distance of 101.41 feet to the Southeast corner of that property described in Official Records Book 0594, Page 0649 of the Public Records of Flagler County, Florida; thence North 01°55'16" East along the East line of said property for a distance of 20.00 feet to the **POINT OF BEGINNING**; thence leaving said Right-of-Way and continuing along said East line, North 01°55'16" East for a distance of 230.00 feet to the Northeast corner of said property; thence North 78°46'58" West along the North line of said property for a distance of 250.19 feet, to a point on the Easterly Right-of-Way line of Belle Terre Parkway; thence along said Right-of-Way, North 11°12'57" East for a distance of 49.90 feet; thence leaving said Right-of-Way, South 78°47'03" East for a distance of 262.73 feet; thence South 01°55'16" West for a distance of 277.23 feet, to said Northerly Right-of-Way; thence North 88°04'44" West for a distance of 20.43 feet to the **POINT OF BEGINNING**.


Containing 17980 Square Feet or 0.41 Acres, more or less

**T03-D85.P1**

Prepared by:

Tinklepaugh Surveying Services, Inc.  
379 West Michigan Street  
Suite 208  
Orlando, Florida 32806  
(407) 422-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 61G17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

  
GERALD F. LIVERNOISE P.L.S # 3517  
Date: 11-12-03

**ATTACHMENT 'A'**  
**TABLE OF DESCRIPTION**  
**-- NOT A SURVEY --**

**ABBREVIATION LISTING**

- == OFFICIAL RECORDS BOOK
- == PAGE
- == PLAT BOOK
- == POINT OF CURVATURE
- == POINT OF TANGENCY
- == POINT OF COMPOUND CURVATURE
- == POINT OF REVERSE CURVATURE
- == DELTA or CENTRAL ANGLE
- == DELTA or CENTRAL ANGLE

**BELLE TERRE PARKWAY**  
 EASTERLY RIGHT OF WAY

N117°2'57"E  
 49.90'

S 78°47'03" E  
 262.73'

**PARCEL No. 1**

N78°46'58"W  
 250.19'

NORTH LINE OF PROPERTY DESCRIBED IN DRB 0594, PG 0649

PROPERTY DESCRIBED IN D.R.B. 0594, PG. 0649

EAST LINE OF PROPERTY DESCRIBED IN DRB 0594, PG 0649

N01°55'16"E  
 230.00'

S 01°55'16" W 277.23'

N 88°04'44" W  
 20.43'

POINT OF BEGINNING  
 S 88°04'44" E  
 101.41'

N 01°55'16" E  
 20.00'

SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DRB 0594, PG 0649

TANGENT BEARING = S 89°57'38" E

$\Delta = 01^{\circ}52'54''$   
 $R = 23018.33'$   
 $L = 755.96'$

NORTHERLY RIGHT OF WAY LINE -- STATE ROAD 100

**STATE ROAD 100**  
 ASPHALT PAVEMENT

P.T.

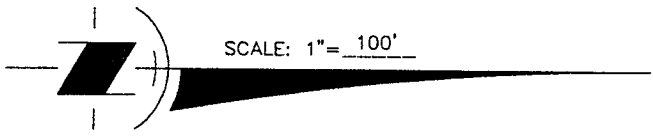
POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST

WEST LINE OF SECTION 7-12-31

2444.71'











S 01°08'25" E

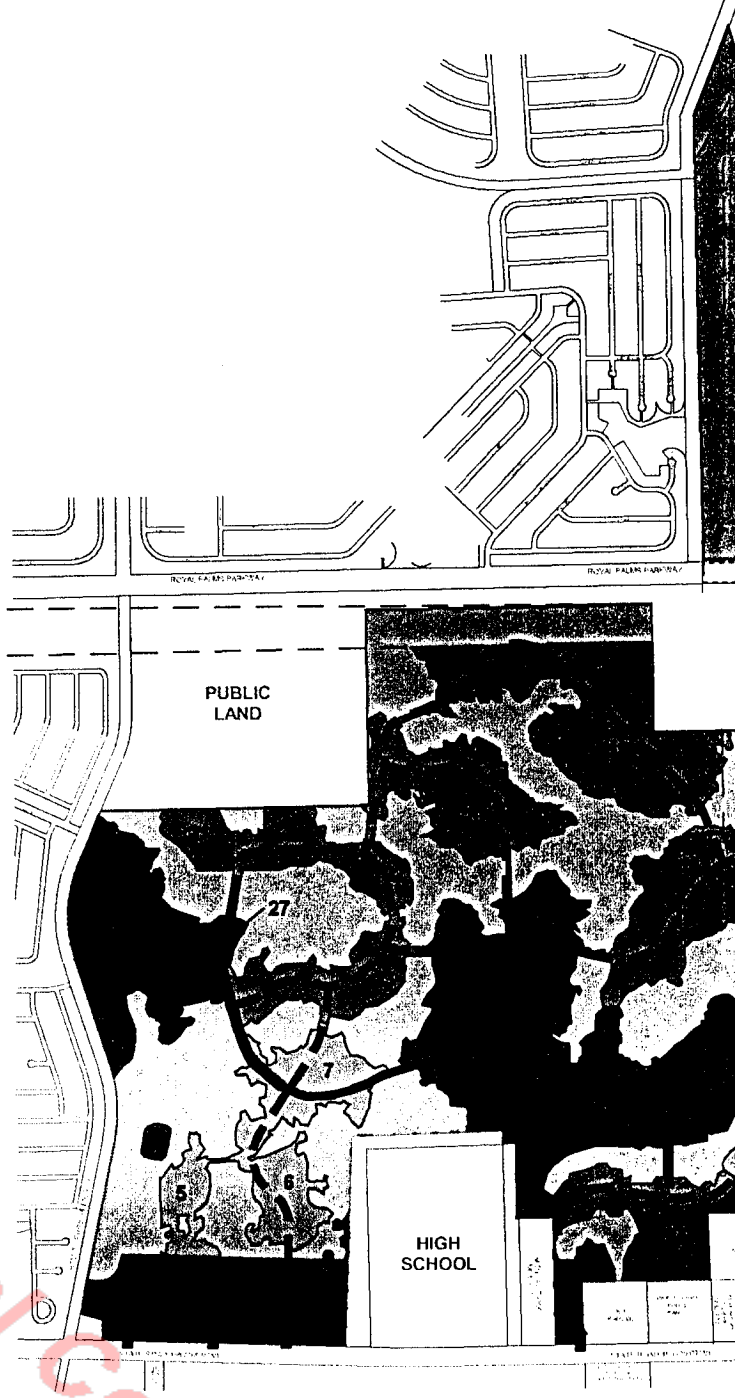
SCALE: 1" = 100'



**Tinklepaugh SURVEYING SERVICES, INC.**  
 379 W. Michigan Street, Suite 208 • Orlando, Florida 32808  
 Tele. No. (407) 422-0967 Fax No. (407) 422-0915  
 LICENSED BUSINESS No. 8778

LAND USE KEY

-  Urban Core
-  Urban Center
-  Town Services
-  Town Business
-  Town Residential
-  Perimeter Commercial
-  Town Commons
-  Existing Lakes
-  Street R/W
-  Indicates Conceptual Location of Future Streets or Parking Lot Drives



Numbers on each development area indicate pod number.

ROBERT D. LONDEREE LANDSCAPE ARCHITECT



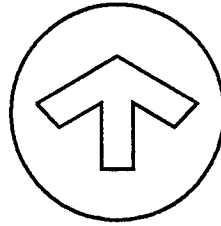
BOX 1077, WINDERMERE, FL. 34786, (407) 876-4644

PLANNING AND DESIGN

BOOK: 1025 PAGE: 1456

# Town Center at Palm Coast

Florida Landmark  
Communities, Inc.

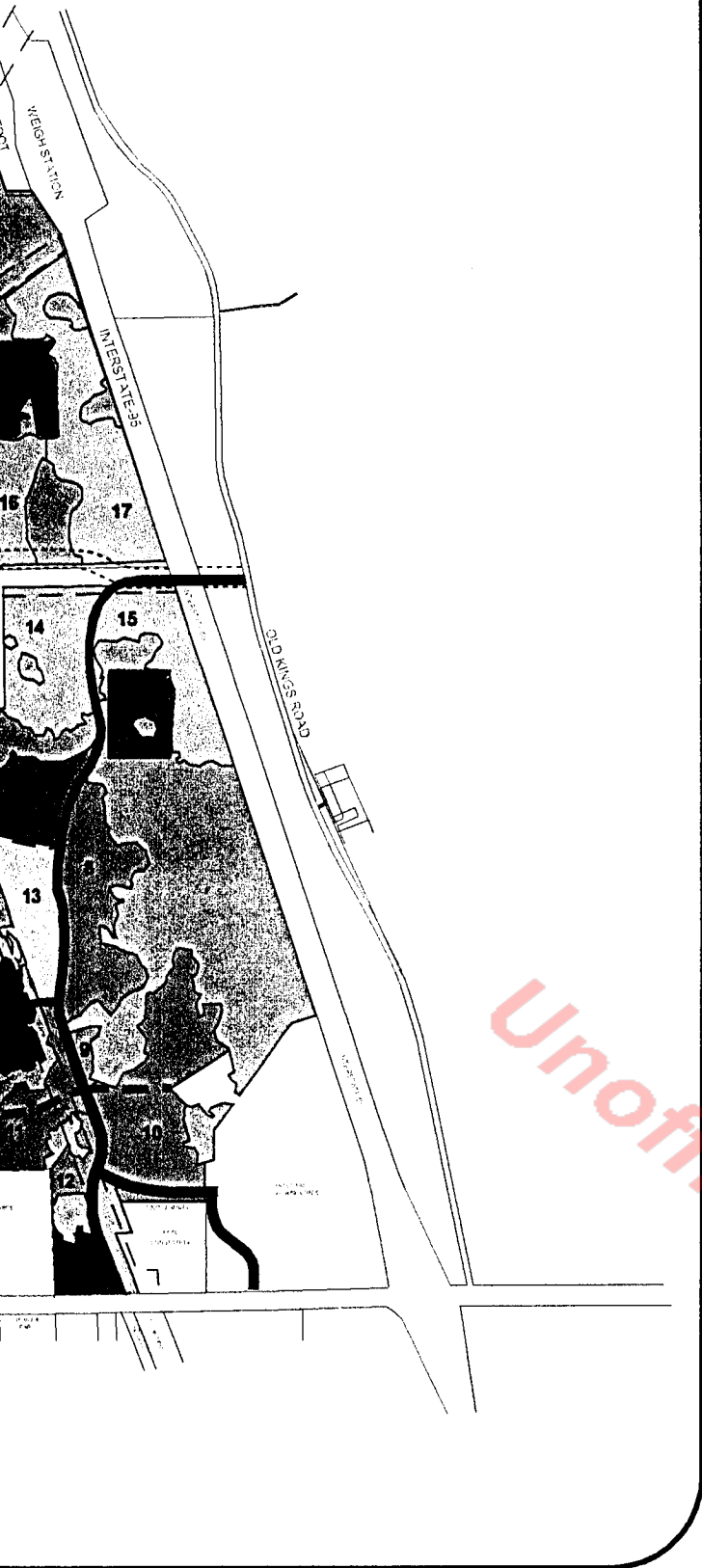


**NORTH**

1000' 0 1000' 2000'



SCALE - 1" = 2000'



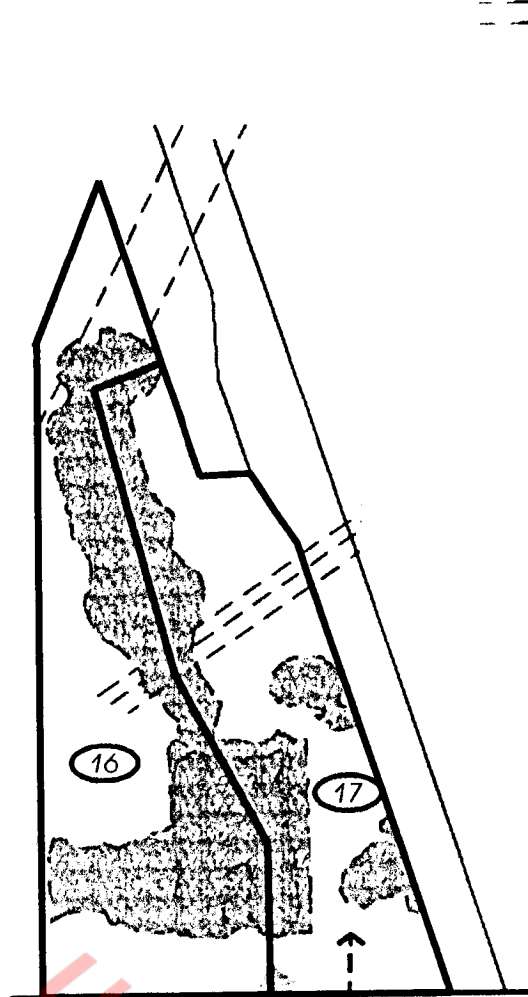
MASTER  
DEVELOPMENT  
PLAN  
**EXHIBIT C1**

# TOWN CENTER TRAC

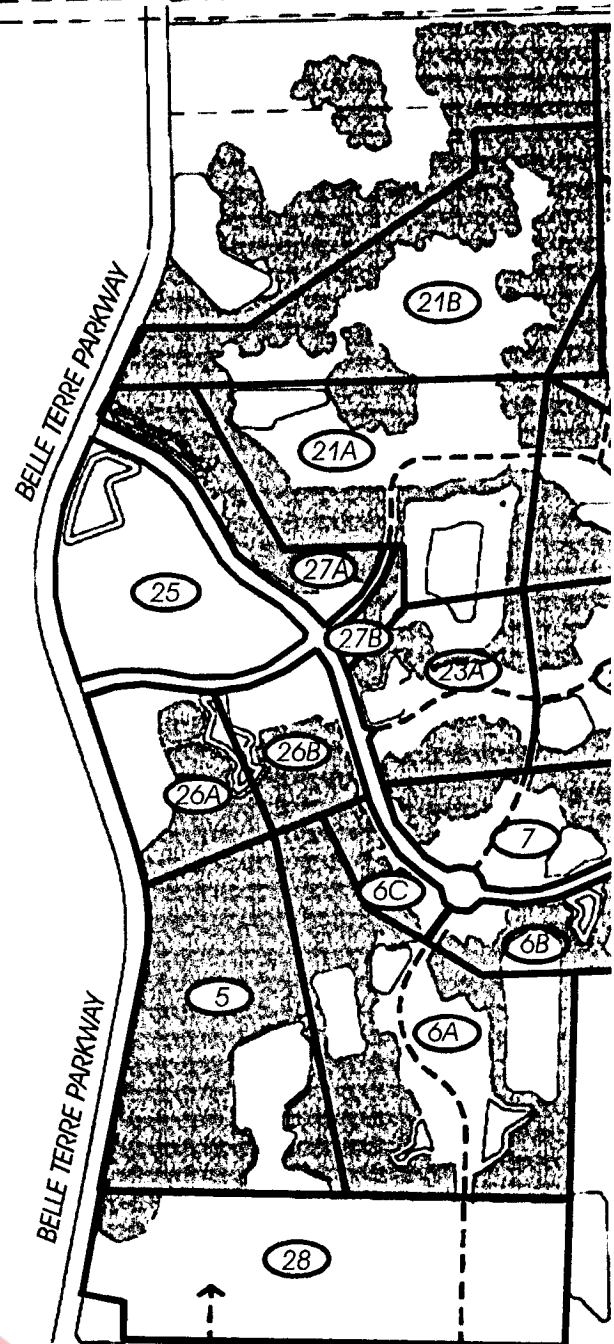


NORTH

ROYAL PALM



MATCH LINE



STATE ROAD 100

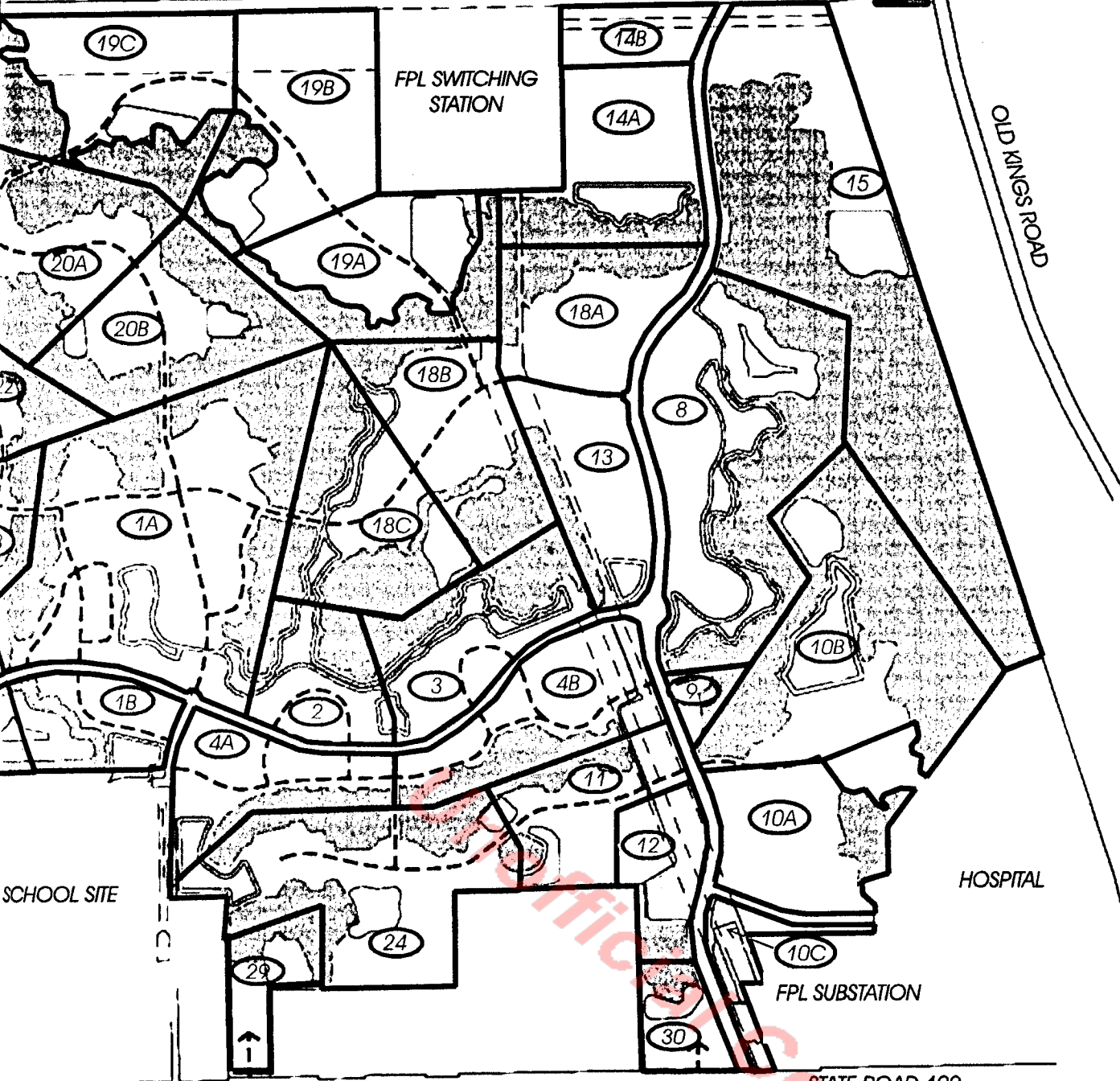
KEY  
 - - - INDICATES CONCEPT  
 AND PRIVATE ROAD

UNOFFICIAL COPY

# MAP

CANAL

MATCH LINE



LOCATIONS OF FUTURE PUBLIC DRIVEWAYS THROUGH PARKING AREAS

PARKWAY  
SEMINOLE  
WOODS

STATE ROAD 100

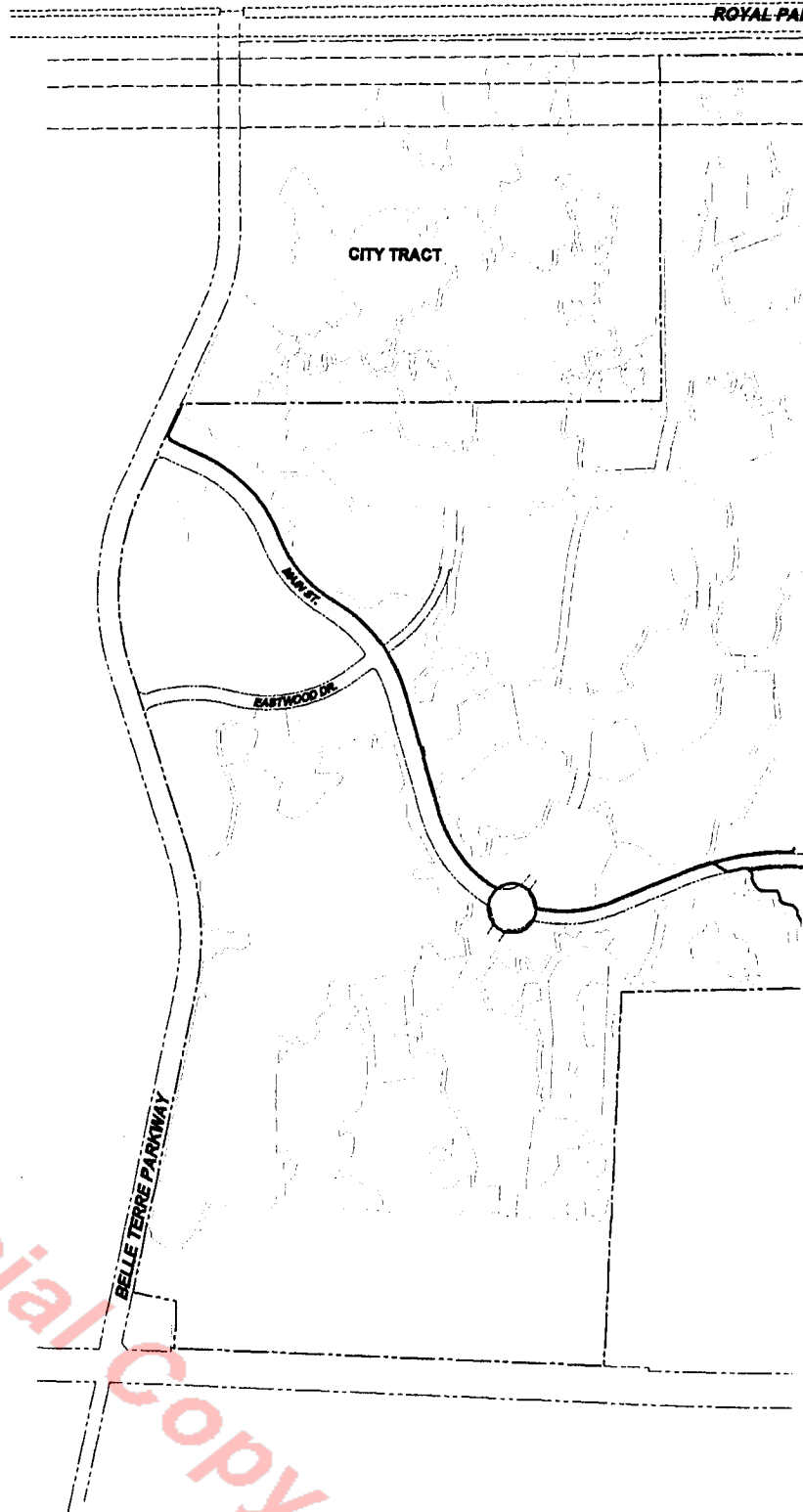
HOSPITAL

FPL SUBSTATION

FPL SWITCHING STATION

OLD KINGS ROAD

Exhibit C2



**LEGEND**

- ASPHALT PATH
- DOWNTOWN SIDEWALK
- 6.5' WIDE SIDEWALK

Unofficial Copy

<b>Revision</b>	<b>Date</b>	<b>Approved</b>	<b>Designed by:</b>	<b>Name</b>	<b>Date</b>	<b>SINGHOFEN &amp; ASSOCIATES, INC.</b> STORMWATER MANAGEMENT AND CIVIL ENGINEERING 6961 University Boulevard Winter Park, Florida 32782 Tel: (407) 678-2001 Fax: (407) 678-2691 OPR No. 9112	<b>FLORIDA L COMMUNI'</b>
			<b>Drawn by:</b>	RBG/MXT	09/01/02		
			<b>Checked by:</b>	BJG/AIN	09/01/02		
			<b>Approved by:</b>	RBG/CMS	09/01/02		
				RBG	10/01/02		

MATCH LINE



BOOK: 1025 PAGE: 1460

19 CANAL

FPL SUBSTATION

1st

MAIN STREET

HOSPITAL DRIVE

HOSPITAL

HOSPITAL DRIVE

FPL SUBSTATION

SR 100

Unofficial Copy

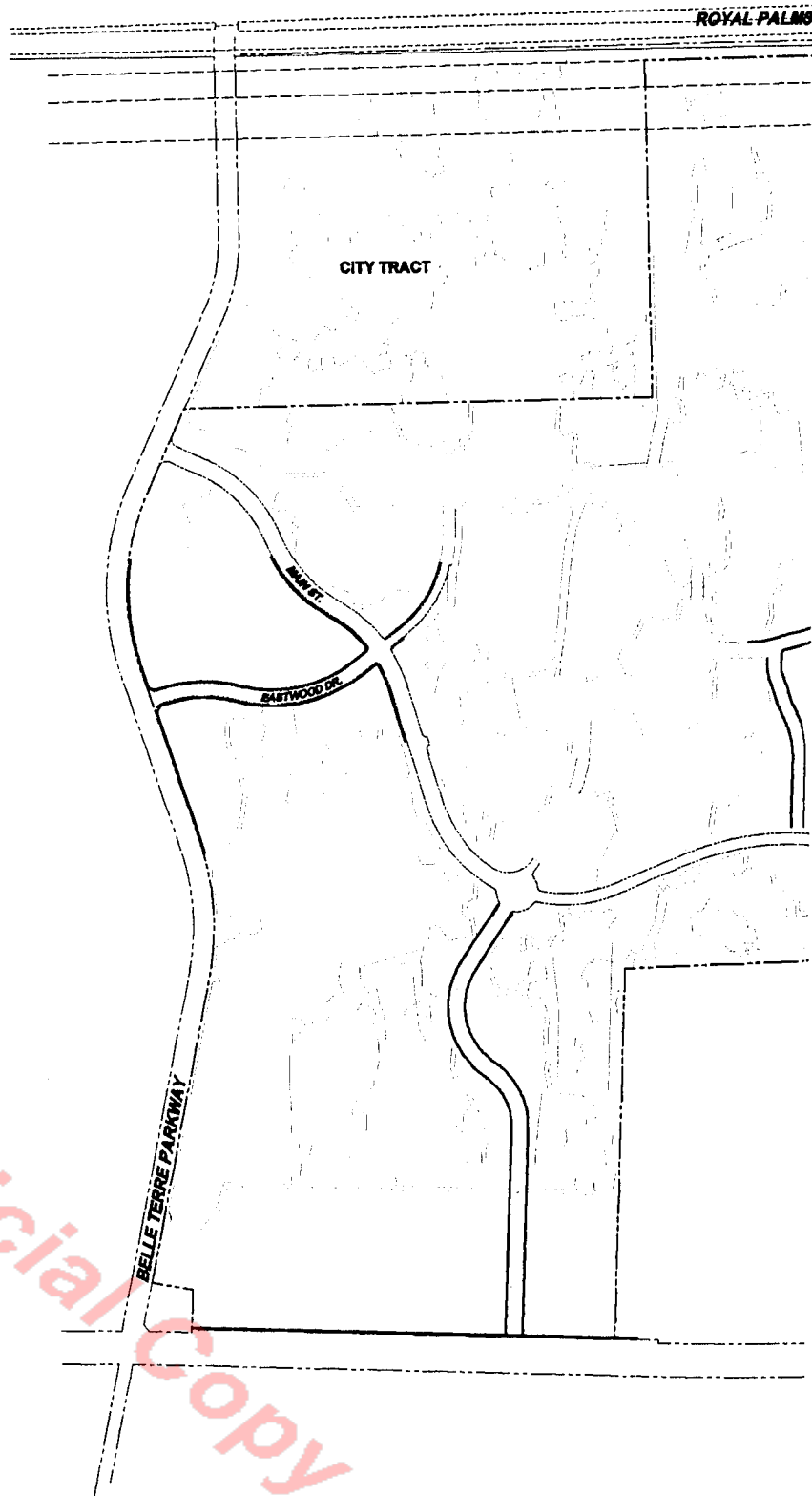
LANDMARK  
IES, INC.

TOWN CENTER  
AT  
PALM COAST

EXHIBIT "D1"  
PHASE 1 OF THE MASTER  
SIDEWALK / PATHWAY SYSTEM

D1  
SAI  
JOB No.  
21004.20

50



**LEGEND**

- ASPHALT PATH
- DOWNTOWN SIDEWALK
- 6.5' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- FUTURE RAILS TO TRAILS  
PATHWAY BY OTHERS

Unofficial Copy

<b>Revision</b>	<b>Date</b>	<b>Approved</b>	<b>Designed by:</b>	<b>Name</b>	<b>Date</b>	<b>SINGHOFEN &amp; ASSOCIATES, INC.</b> STORMWATER MANAGEMENT AND CIVIL ENGINEERING 6961 University Boulevard Winter Park, Florida 32782 PH: (407) 878-3001 Fax: (407) 878-0591 DBPR No. 6112	<b>FLORIDA L COMMUNIT</b>
PER SA	02/21/03	RBG	<b>Drawn by:</b>	RBG/MKT	09/01/02		
			<b>Checked by:</b>	BJG/ALM	09/01/02		
			<b>Approved by:</b>	RBG/CMS	09/01/02		
				RBG	10/01/02		

MATCH LINE



SCALE: 1" = 500'

BOOK 1025 PAGE: 1462

CANAL

FPL SUBSTATION

198

HOSPITAL

FPL SUBSTATION

SR 100

Unofficial Copy

LANDMARK  
SOLUTIONS, INC.

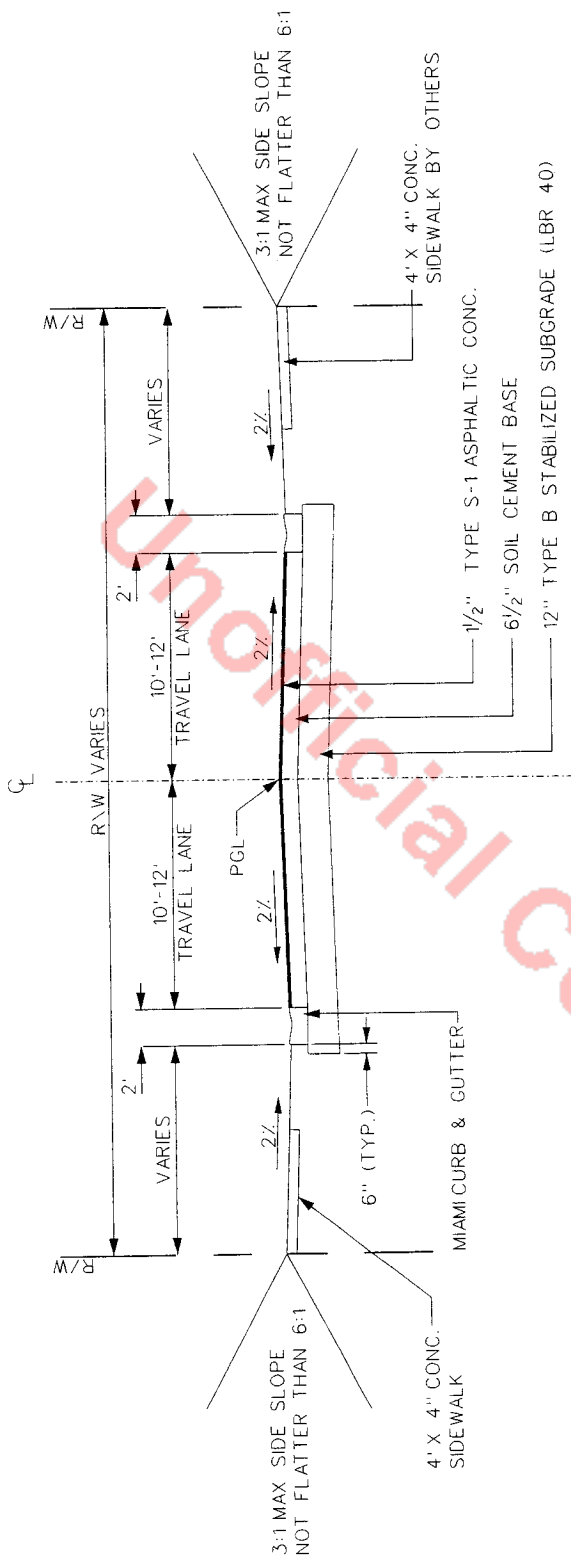
TOWN CENTER  
AT  
PALM COAST

EXHIBIT "D2" OF  
PHASE 2 OF THE MASTER  
SIDEWALK / PATHWAY SYSTEM

D2

SAI  
JOB No.  
21004.20

51



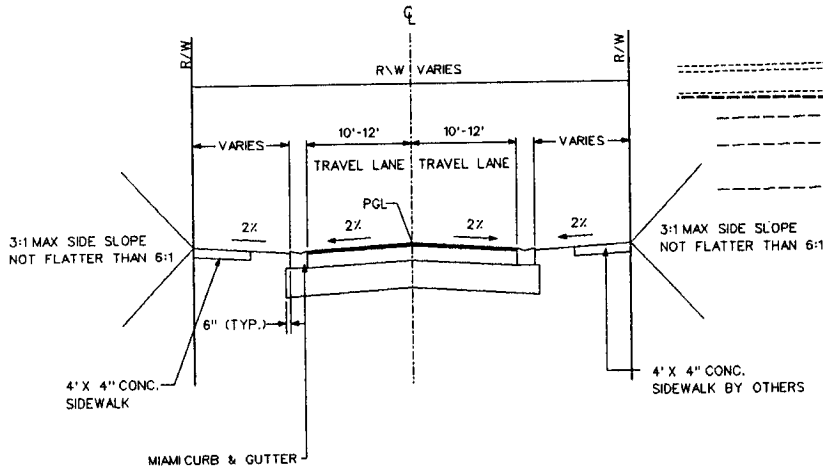
FLORIDA LANDMARK COMMUNITIES, INC.

TOWN CENTER AT PALM COAST

EXHIBIT "D3" NEIGHBORHOOD STREET SECTION

D3

V:\TOWNCENTER\DCN\EXHIBIT(D3).DGN



**NEIGHBORHOOD STREET SECTION**

**LEGEND**

- ASPHALT PATH
- DOWNTOWN SIDEWALK
- 6.5' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- - - FUTURE RAILS TO TRAILS PATHWAY BY OTHERS
- NEIGHBORHOOD SIDEWALK



Revision	Date	Approved

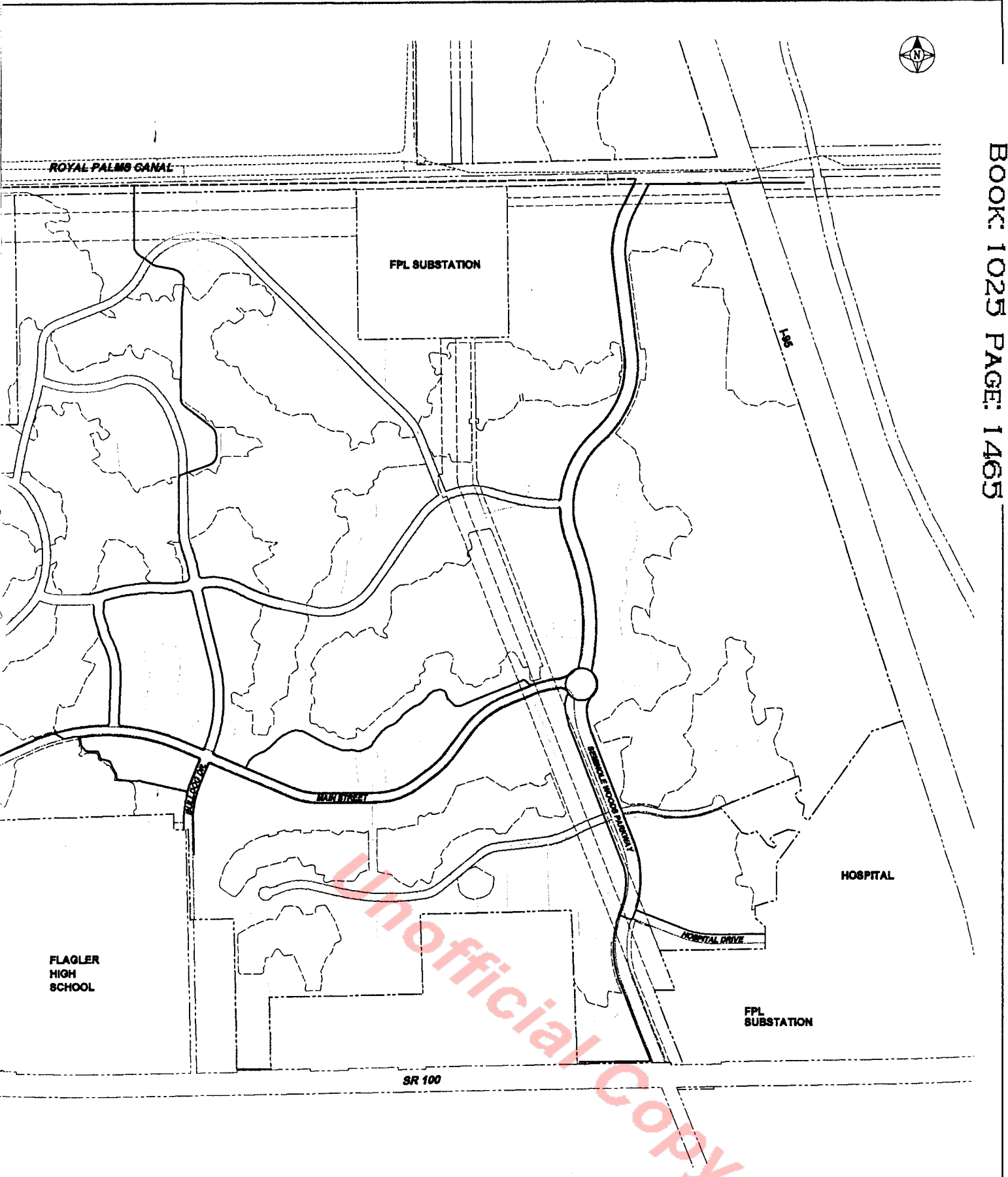
	Name	Date
Designed by:	RBG/MKT	09/01/02
Drawn by:	BJG/AIN	09/01/02
Checked by:	RBG/CMS	09/01/02
Approved by:	RBG	10/01/02

**SINGHOFEN & ASSOCIATES, INC.**  
 STORMWATER MANAGEMENT AND CIVIL ENGINEERING

**SAI**

8861 University Boulevard  
 Winter Park, Florida 32792  
 PH: (407) 878-5001  
 FAX: (407) 878-2681  
 DBPR No. 5112

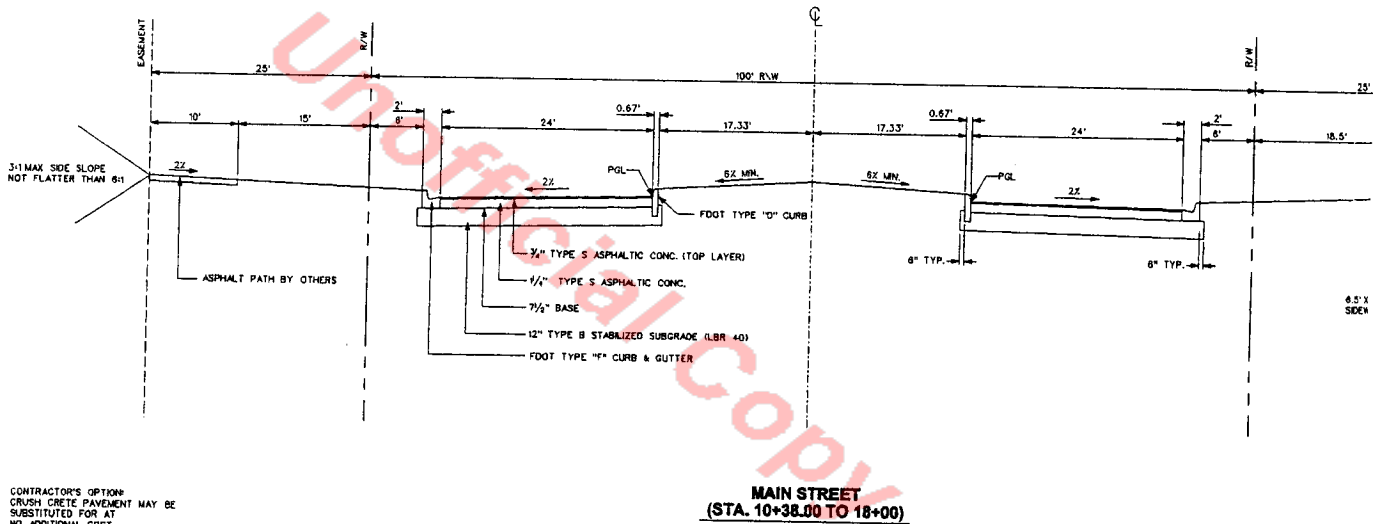
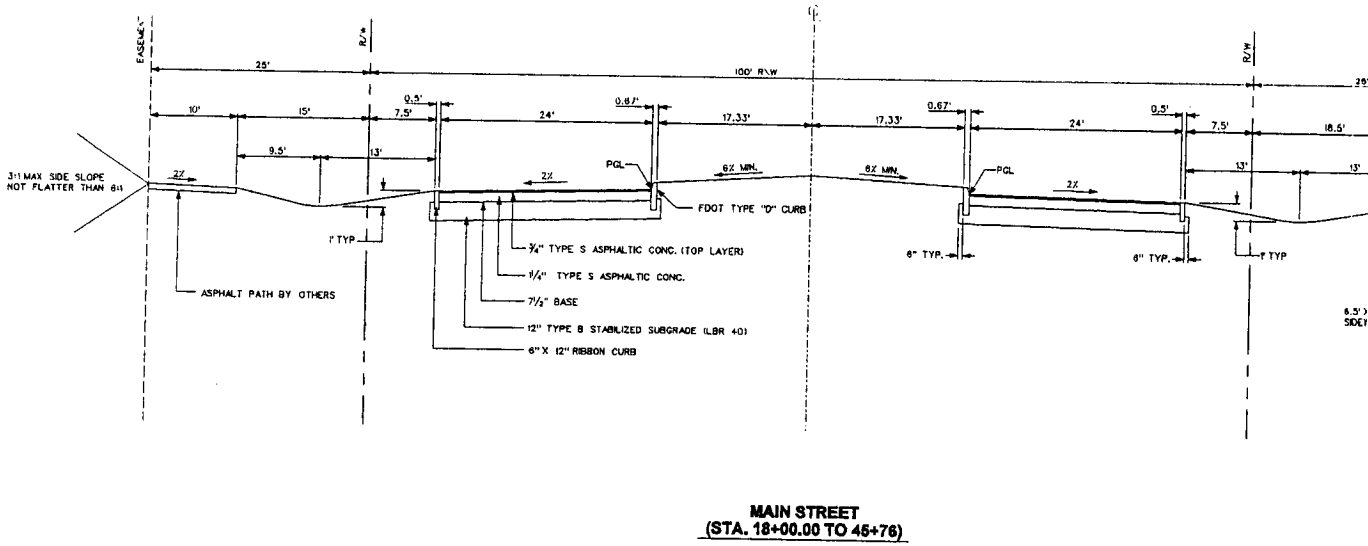
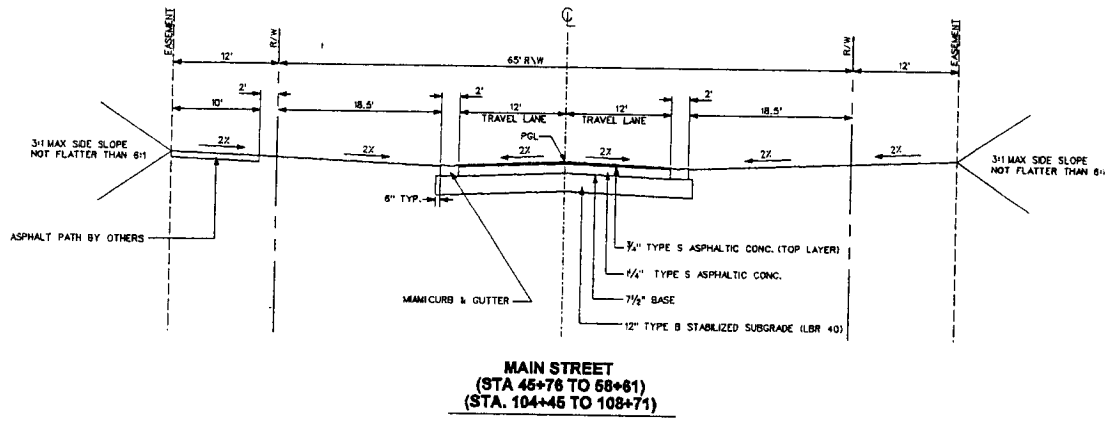
**FLORIDA COMMUNITY**



<p>LANDMARK IES, INC.</p>	<p>TOWN CENTER AT PALM COAST</p>	<p>BIKE PATH &amp; SIDEWALK PLAN</p>	<p>SAI JOB No. 21004.20</p>
-------------------------------	--	--------------------------------------	-------------------------------------

EXHIBIT D4

53



CONTRACTOR'S OPTION:  
CRUSH CRETE PAVEMENT MAY BE  
SUBSTITUTED FOR AT  
NO ADDITIONAL COST.

Revision	Date	Approved

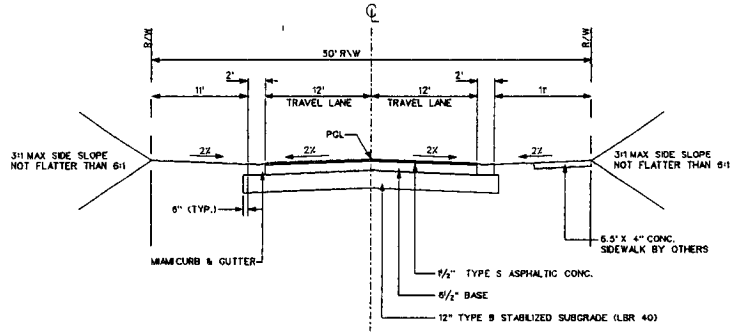
Designed by: **RBG/WMT**      Name: **RBG/WMT**      Date: **09/01/02**  
 Drawn by: **BJG/ALM**      Name: **BJG/ALM**      Date: **09/01/02**  
 Checked by: **RDG/GMS**      Name: **RDG/GMS**      Date: **09/01/02**  
 Approved by: **RBG**      Name: **RBG**      Date: **10/01/02**

**SINGHOFEN & ASSOCIATES, INC.**  
 STORMWATER MANAGEMENT AND CIVIL ENGINEERING

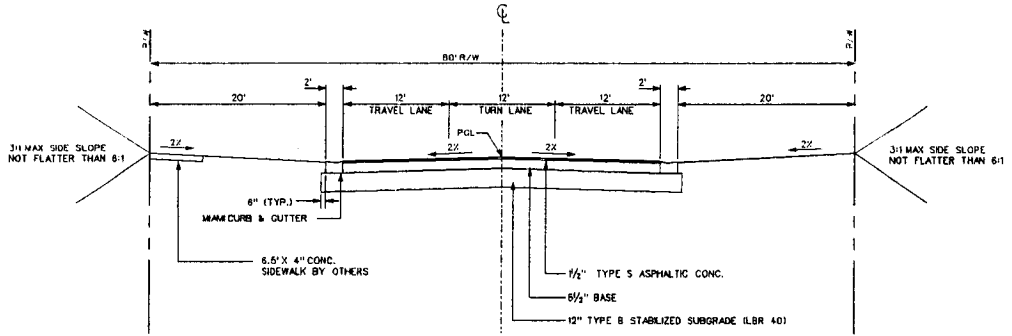


4961 University Boulevard  
 Winter Park, Florida 32782  
 PH: (407) 618-5001  
 FAX: (407) 618-2691  
 OPR No. 5112

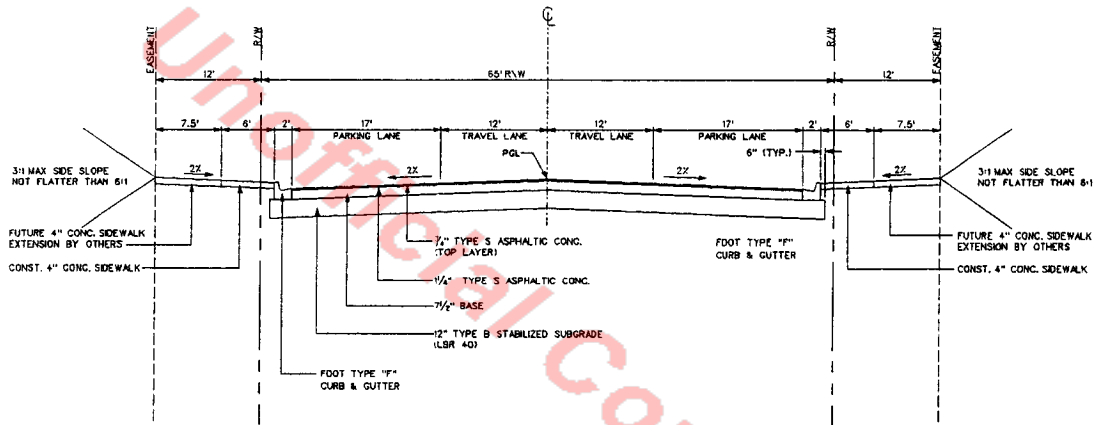
**FLORIDA LAM  
 COMMUNITIE**



**EASTWOOD DRIVE**  
(STA. 415+25.69 TO 421+81)



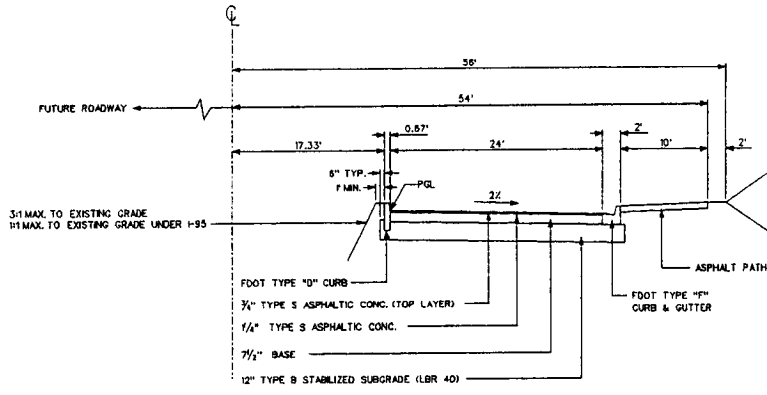
**EASTWOOD DRIVE**  
(STA. 400+00.00 TO 415+25.69)



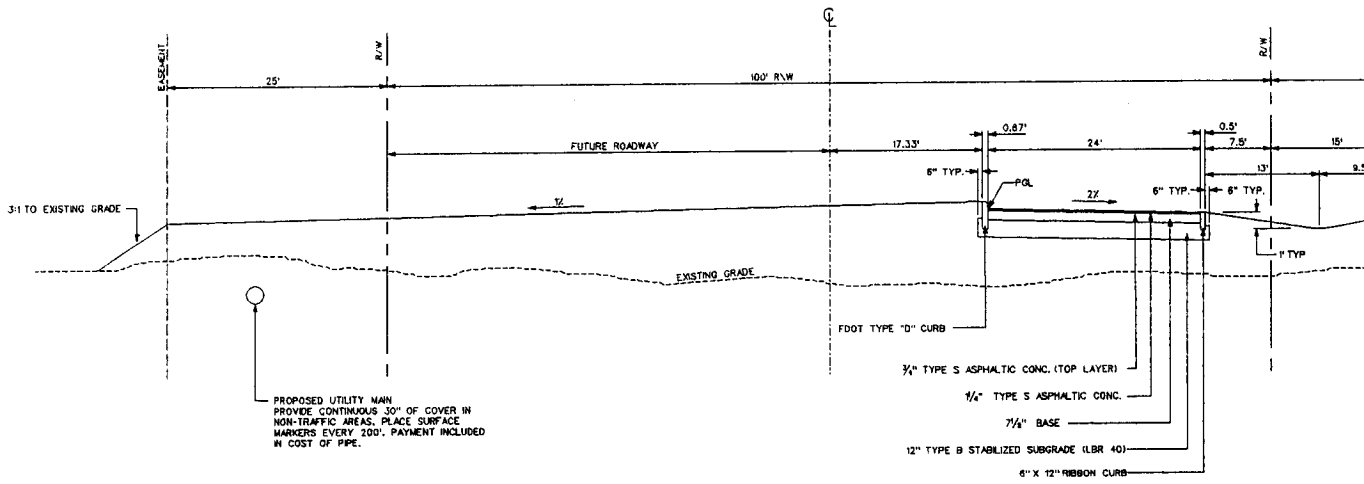
**MAIN STREET**  
(STA. 88+81 TO 104+45)

DMARK S, INC.	TOWN CENTER AT PALM COAST	TYPICAL ROADWAY SECTIONS	EXHIBIT E PAGE: 1 OF 3
---------------	---------------------------	--------------------------	---------------------------

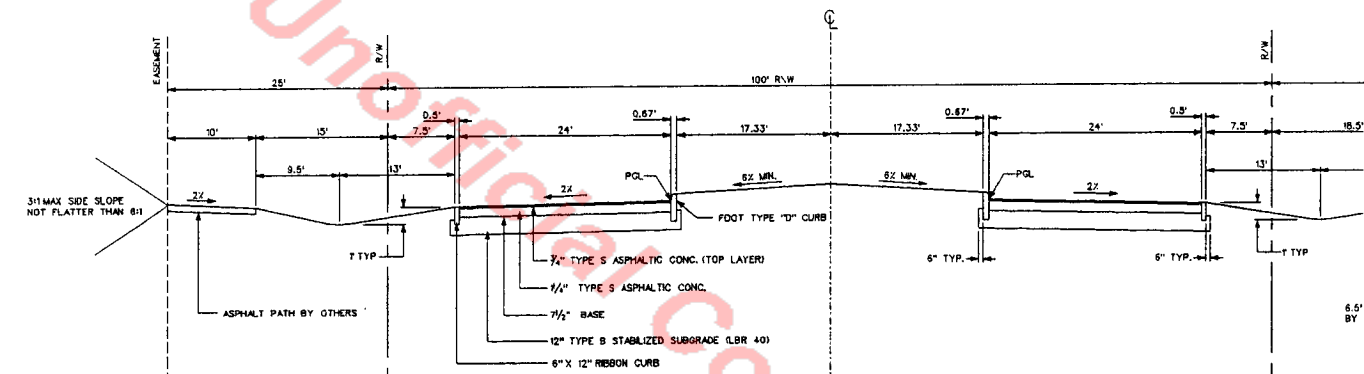
54



**SEMINOLE WOODS PARKWAY (STA. 282+66 TO 296+80)**



**SEMINOLE WOODS PARKWAY (STA. 235+68 TO 282+66)**




**SEMINOLE WOODS PARKWAY (STA. 201+29 TO 235+68)**

CONTRACTOR'S OPTION:  
CRUSH CRETE PAVEMENT MAY BE  
SUBSTITUTED FOR AT  
NO ADDITIONAL COST.

Revision	Date	Approved

	Name	Date
Designed by:	RBG/MKT	09/01/02
Drawn by:	BJG/AIN	09/01/02
Checked by:	RBG/MS	09/01/02
Approved by:	RBG	10/01/02

**SINGHOFEN & ASSOCIATES, INC.**  
STORMWATER MANAGEMENT AND CIVIL ENGINEERING

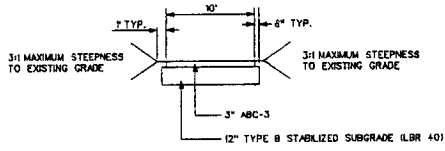


6881 University Boulevard  
Winter Park, Florida 32782  
PH: (407) 679-1001  
FAX: (407) 679-2691  
DPR No. 5112

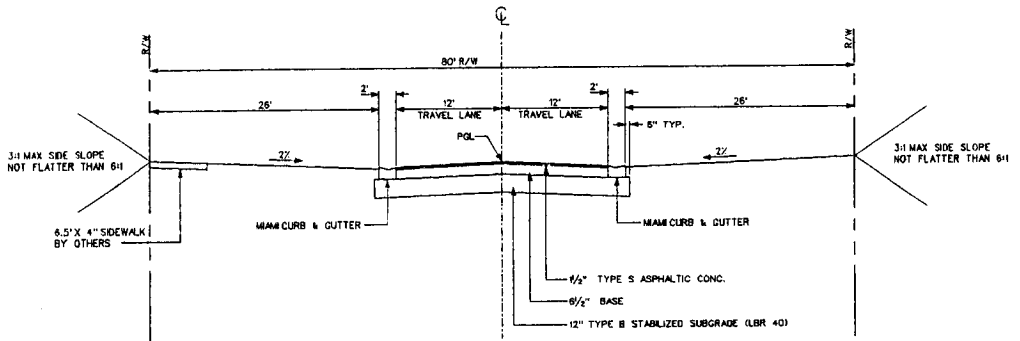
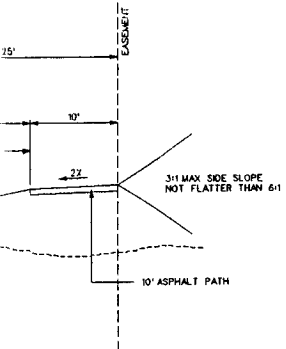
**FLORIDA LA  
COMMUNITI**

3:1 MAX SIDE SLOPE  
NOT FLATTER THAN 6:1

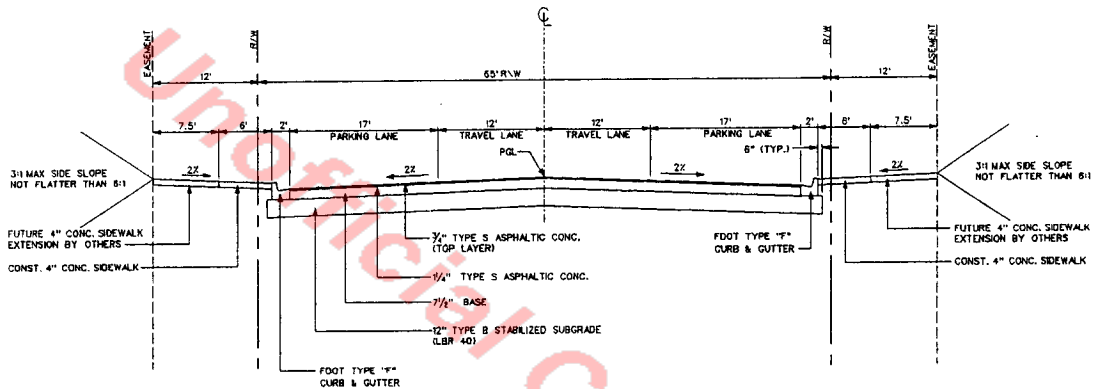
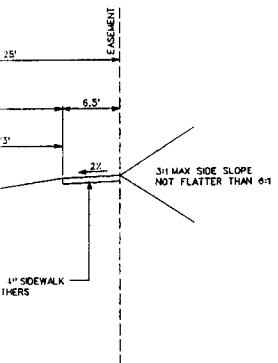
BY OTHERS



**ASPHALT PATH**



**HOSPITAL DRIVE**



**BULLDOG DRIVE**

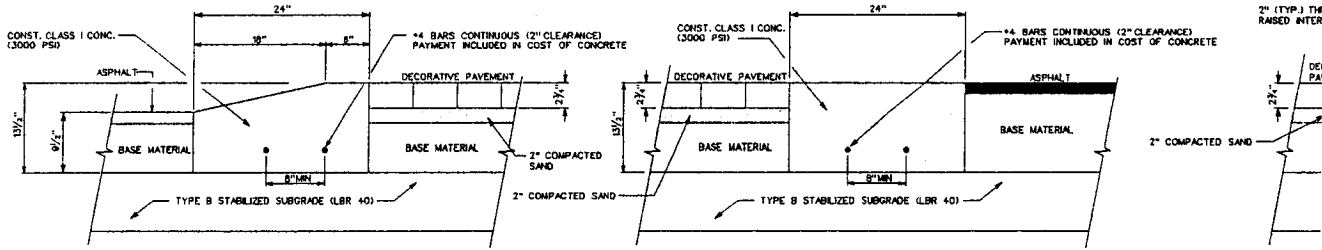
LANDMARK  
ES, INC.

**TOWN CENTER  
AT  
PALM COAST**

**TYPICAL ROADWAY SECTIONS**

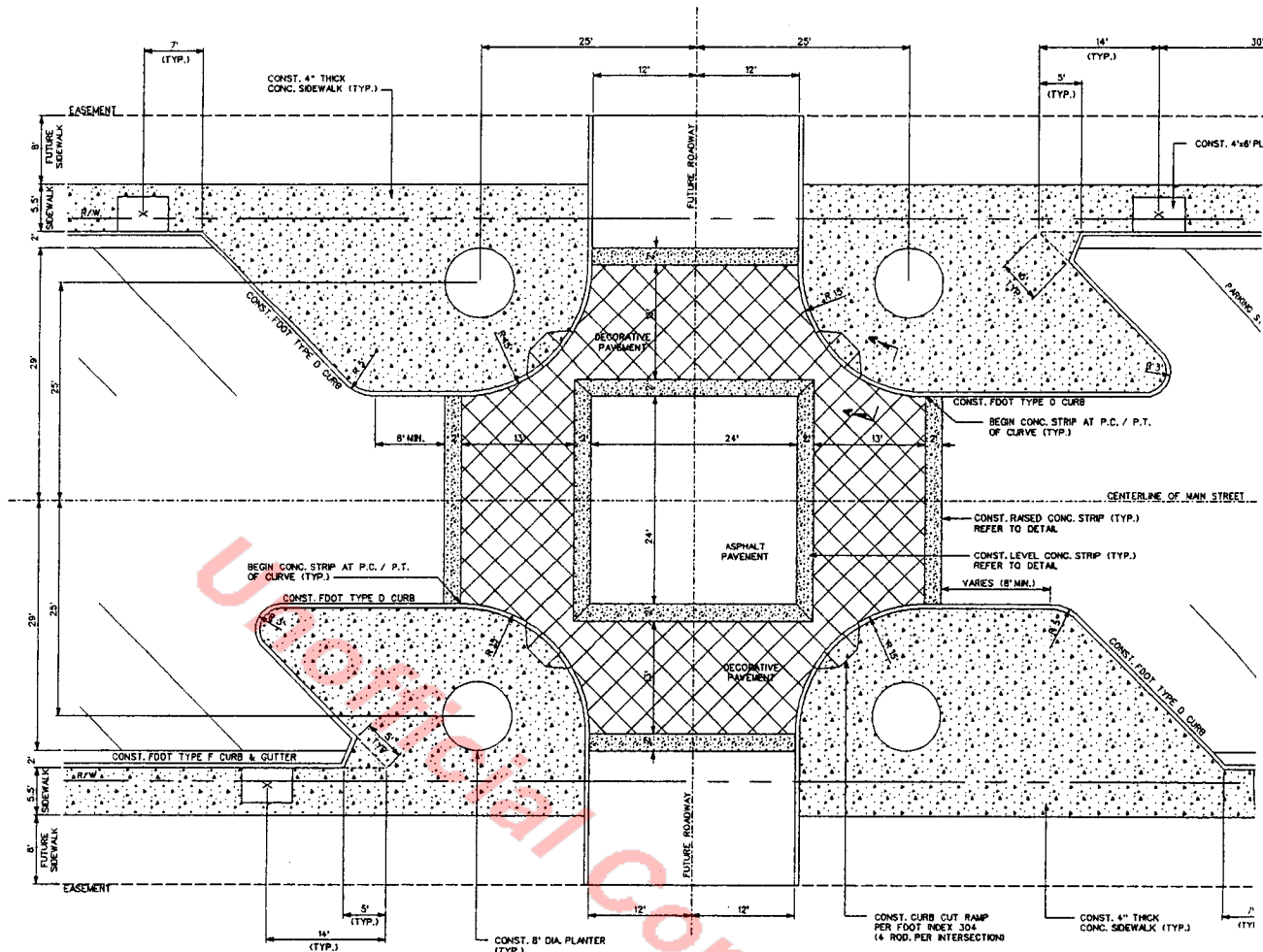
EXHIBIT E  
PAGE:  
2  
OF  
3

55



**RAISED CONCRETE STRIP DETAIL**

**LEVEL CONCRETE STRIP DETAIL**




NOTE:  
EACH PLANTER SHALL BE PROVIDED WITH 3-2" PVC SCH. 40  
CONDUITS FOR IRRIGATION, POWER, AND SOUND SYSTEM.  
COORDINATE WITH OWNER ON ROUTE FOR CONDUITS.

**MAIN STREET RAISED INTERSECTION LAYOUT**

Revision	Date	Approved

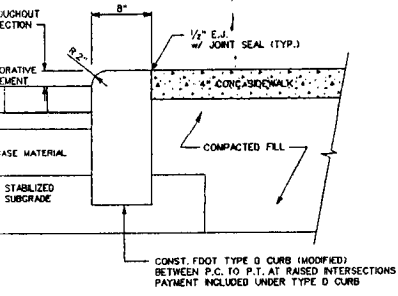
Designed by:	Name	Date
	RBG/MKT	09/01/02
Drawn by:	QJG/AJM	09/01/02
Checked by:	RBG/CMS	09/01/02
Approved by:	RBG	09/01/02

**SINGHOFEN & ASSOCIATES, INC.**  
STORMWATER MANAGEMENT AND CIVIL ENGINEERING



4961 University Boulevard  
Winter Park, Florida 32782  
Ph: (407) 878-3001  
Fax: (407) 878-2691  
DBPR No. 5112

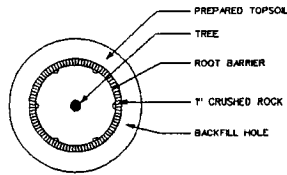
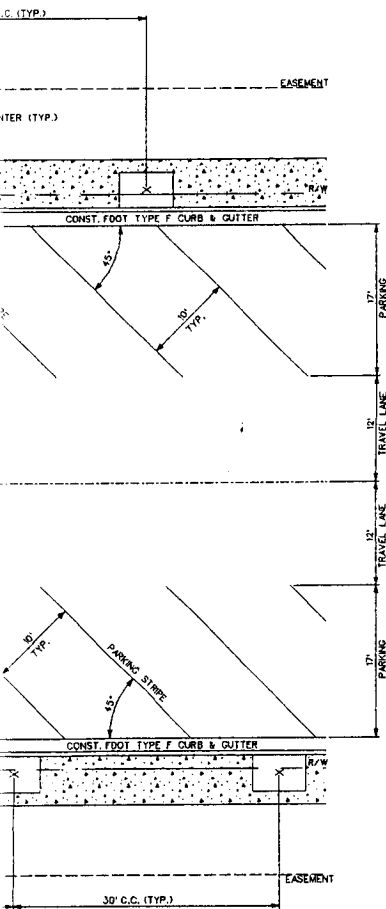
**FLORIDA LA  
COMMUNITI**



SECTION A-A (CURB DETAIL)

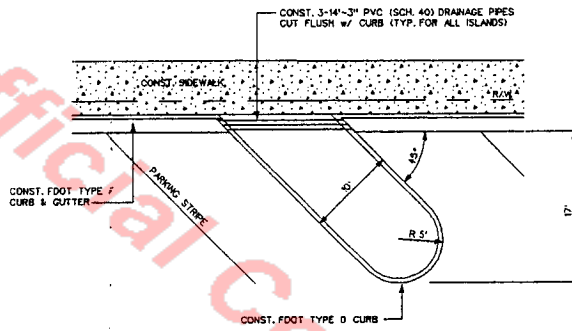
**LOCATION OF RAISED INTERSECTIONS**

- STA. 63-30
- STA. 71-75
- STA. 77-50
- STA. 83-75
- STA. 88-90
- STA. 92+05
- STA. 98+25
- STA. 103-00



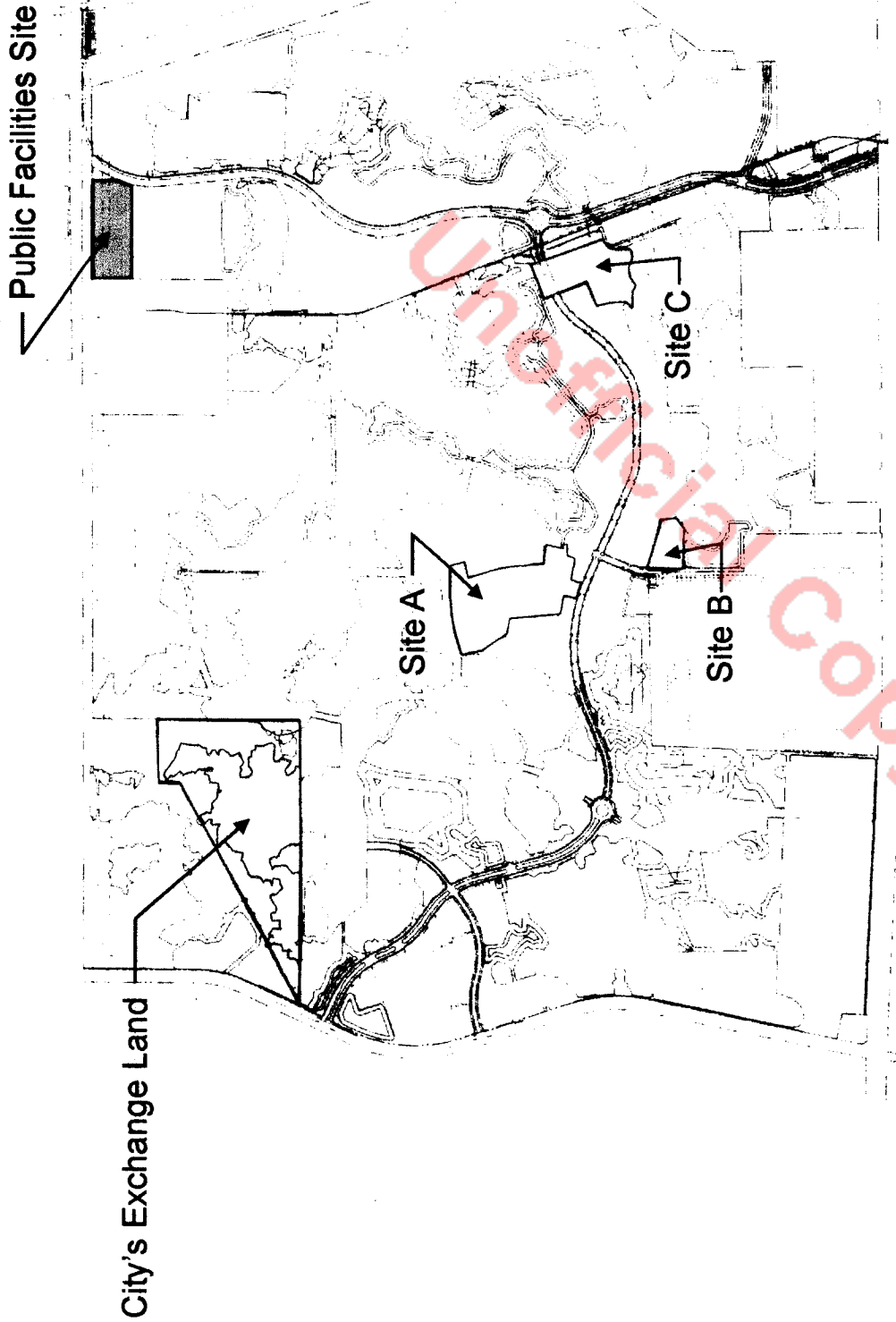
**TREE PLANTING DETAIL**

PRIOR TO CONSTRUCTING SIDEWALK, REMOVE BASE & SOIL FOR A 5' DIA. AREA x 36" DEEP FOR TREE PLANTING. INSTALL ROOT CONTROL BARRIER FOR EACH TREE. ROOT CONTROL BARRIER SHALL BE A MINIMUM OF 30" DEEP x 168" LONG. PLACE TREE, 3"-4" OF GRAVEL ON THE OUTSIDE OF THE BARRIER, AND BACKFILL HOLE. INSTALL PREPARED TOP SOIL TO GRADE. PAYMENT INCLUDE IN THE PRICE OF EACH TREE.



**TYPICAL ISLAND DETAIL**

<p>LANDMARK RES, INC.</p>	<p>TOWN CENTER AT PALM COAST</p>	<p>TYPICAL PARKING &amp; ISLAND DETAILS</p>	<p>EXHIBIT E PAGE: 3 OF 3</p>
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**DATA SUMMARY**

Parcel	Approximate Gross Acres	Approximate Upland Acres
Public Facilities Site	8.5	8.5
City's Exchange Land	44.6	27.0
Town Core Public Land		
· Site A	15.0	15.0
· Site B	3.5	3.5
· Site C	8.5	8.5
<b>Total</b>	<b>27.0</b>	<b>27.0</b>

Exhibit "F"