

**RESERVE AT HAW CREEK  
PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT  
EXHIBIT A**

**TABLE OF CONTENTS**

I.	SUMMARY DESCRIPTION OF THE PROPERTY.....	2
II.	SUMMARY AND PURPOSE OF THE PUD & COMPREHENSIVE PLAN CONSISTENCY .....	2
III.	PUD DEVELOPMENT SUMMARY .....	3
IV.	DEFINITIONS.....	5
V.	GENERAL CRITERIA.....	9
	A. Unified ownership .....	9
	B. City of Bunnell Land Development Code.....	9
	C. Silviculture .....	9
	D. Land Clearing .....	10
	E. Sales Center .....	10
	F. Mobile Home Prohibition.....	10
	G. Construction Methods.....	10
	H. Affordable Housing.....	10
	I. Open Space and common facilities requirements .....	10
	J. Underground utilities .....	11
	K. Road Right-of-way .....	11
	L. Parking and Loading Requirements.....	17
	M. Number of parking spaces required.....	26
	N. Number of loading spaces required .....	28
	O. Flag Lots.....	28
	P. Easements .....	29
	Q. Community Name .....	29
	R. Bus stops .....	30
	S. Sign Requirements .....	30
	T. Landscape Requirements .....	41
	U. Town Center Development Requirements.....	43
VI.	ZONING DISTRICTS .....	50
VII(a).	Agri-Hood, Clustered (AGH-C).....	52
VII(b).	Single Family Residential (SFR) .....	54
VII(c).	Single Family Residential Medium Density (SFRM) .....	56
VII(d).	Multifamily Residential (MFR) .....	57
VII(e).	Town Center Mixed Use (TC) .....	59
VII(f).	Light Industrial (LI) .....	61
VII(g).	Public.....	63
VII.	PUD REVIEW CRITERIA.....	64

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

A. The following chart includes the subject parcels of the proposed large scale land use amendment and planned unit development:

Survey Reference	Parcel ID (Flagler County)	Acreage +/-
A1	16-12-30-0650-000A0-0010	136.99 ac
A2	16-12-30-0650-000B0-0010	143.36 ac
A3	16-12-30-0750-00010-0010	1.09 ac
A4	16-12-30-0750-00020-0000	17.60 ac
A5	15-12-30-0850-000B0-0040	56.89 ac
A6	15-12-30-0650-000C0-0042	71.15 ac
A7	16-12-30-0650-000B0-0000	311.88 ac
Purchase from Weyerhaeuser	15-12-30-0650-000C0-0070	4.60 ac
A8	22-12-30-0650-000B0-0011	3.03 ac
A9	21-12-30-0000-01010-0010	425.04 ac
B1	17-12-30-0650-000D0-0000	590.80 ac
B2B	20-12-30-0650-000B0-0010	97.70 ac
B2B	20-12-30-0650-000A0-0030	94.07 ac
C1	18-12-30-5550-00050-0110	278.93 ac
C2	18-12-30-5550-00010-0000	63.26 ac
C3	18-12-30-5550-00030-0010	19.75 ac
C4	08-12-30-5550-00130-0000	9.15 ac
C5	18-12-30-5550-00120-0010	29.84 ac
C6	13-12-29-5550-00010-0010	21.44 ac
C7	13-12-29-5550-00080-0000	119.98 ac
C8	13-12-29-5550-00150-0000	79.17 ac
C9	13-12-29-1250-00100-0010	2.85 ac
C10	13-12-29-1250-00010-0000	26.97 ac
C11	13-12-29-1250-00100-0380	0.13 ac
C12	13-12-29-1250-00100-0360	0.13 ac
13F	18-12-30-5550-00130-0000	154.32
6A	By Legal Description, See Survey	4.90 ac
B2A	By Legal Description, See Survey	0.28 ac
A2A	By Legal Description, See Survey	0.93 ac
Roadway as illustrated by GIS		21.27 ac
	Total Area +/- as by GIS	2,787.50 ac

Source: Boundary Survey, Flagler County Property Appraiser (2023) and Flagler County GIS (2023) (Exhibit B) Survey and legal descriptions for the development outlined.

**II. SUMMARY AND PURPOSE OF THE PUD & COMPREHENSIVE PLAN CONSISTENCY**

A. This Planned Unit Development (PUD) is being submitted by Northeast Florida Developers LLC (“Applicant”) the authorized agent of the property owners, JM Properties X, LLC (the “Owner”). All references herein to the Applicant shall include the Applicant’s successors and assigns. The Applicant is proposing a PUD for Reserve at Haw Creek located within the incorporated City of

Bunnell in Flagler County, Florida. The subject site consists of approximately 2,800 +/- acres designated on the current Future Land Use Map (FLUM) of the 2035 Comprehensive Plan as Agriculture & Silviculture, Conservation – 1, and Single Family-Low Residential. The parcels have zoning districts consisting of Agriculture & Silviculture (AG&S), Agriculture (Flagler) (AC), and Residential-1 (RES – 1). The subject parcels (the “Property”) are located in the southwestern quadrant of State Highway 100 West (County Road 20) and State Highway 11 (West Moody Boulevard), ½ mile west of U.S. Highway 1 and five miles west of Interstate 95.

- B. The proposed PUD follows a companion large scale Land Use Amendment (LUA) for the Property and shall be developed consistent with 2035 City of Bunnell Comprehensive Plan, as outlined herein. The PUD provides for the development criteria to allow for an integrated master planned mixed use community including residential, commercial, light industrial, support services, parks and recreation and conservation. The Community will include housing types ranging from affordable to market rate housing, consisting of detached and attached Single Family residential, including duplexes, townhomes, Multifamily, condominiums and Live-Work. A village center is proposed in the eastern portion of the subject property that will provide a mixture of neighborhood and community services, retail and commercial spaces, parks and trails, public services and amenities. The entire Community will include appropriate Infrastructure to support the development of Reserve at Haw Creek, including water, sewer, roads, etc.

### III. PUD DEVELOPMENT SUMMARY

- A. The Proposed Zoning District (PUD) and related land use (in italics) summarized below:

a. Agri-Hood – Clustered (AGH-C) / <i>Rural Estates LU</i> (1 DU/acre):	+/- 770 acres
b. Single Family Residential (SFR) / <i>Single Family Low-Density LU</i> (4 DU/acre):	+/- 1,438 acres
c. Single Family Residential Medium Density (SFRM) / <i>Single Family Medium Density LU</i> (8 DU/acre):	+/- 95 acres
d. Multifamily Residential (MFR) / <i>Multifamily LU</i> (Min 8, Max 20 DU/acre):	+/- 212 acres
e. Town Center Mixed Use (TC) / <i>Commercial Medium LU</i> (20 DU/acre):	+/- 44 acres
f. Industrial / <i>Industrial LU</i>	+/- 216 acres
g. Public / <i>Public LU</i>	+/- 13 acres

---

Total Gross Acres                    +/- 2,788 acres

B. Use types and acreage ranges are proposed as follows.

- a. Total Project Area +/- 2,788 acres
- b. Wetlands / Conservation (estimated only, subject to environmental permitting) +/- 1,200 acres
- c. Potential Net Developable Area (estimated only) +/- 1,588 acres
- d. Potential Net Developable by Use Type (**Note: net acres vs gross acres above**)
  - i. Residential: 1,000 acres low – 2,550+ acres high
  - ii. RV Resort: 15 acres low – 80+ acres high
  - iii. Commercial/Retail: 15 acres low – 44 acres high
  - iv. Fire and Rescue: Minimum 4 acres
  - v. Public Services: Minimum 8 acres
  - vi. Light Industrial: 15 acres low – 70+ acres high
  - vii. Conservation: Minimum 1,115 acres

C. Maximum Community Densities.

- a. Residential, including Single Family detached and attached units, all types 8,000 units
- b. Commercial / Retail 440,000 square feet
- c. Industrial 775,000 square feet
- d. RV Resort 800 sites
- e. Public Service By Land use

D. Potential Phasing. The following represents potential development implementation and phasing for planning purposes only. Multiple factors impact the implementation of a community, including the economy, market trends, permitting time frames, environmental factors, etc. The following does not apply any restrictions to densities or timing but is merely included as a planning tool for one scenario as to how the community may be developed for infrastructure planning only and may be updated throughout the process outside this PUD without having to modify this chart within the PUD.

Use Type	Ph 1A	Ph 1B	Ph 2A	Ph 2B	Ph 3A	Ph 3B	Total
Residential	500 du	800 du	1,000 du	1,300 du	1,000 du	900 du	5,500 du
Commercial / Retail	0 sf	20,000 sf	25,000 sf	75,000 sf	75,000 sf	25,000 sf	220,000 sf
Light Industrial	4 ac	76 ac	0 ac	0 ac	0 ac	0 ac	80 ac
RV Resort	0 pads	150 pads	0 pads	200 pads	200 pads	200 pads	750 pad
Public Services	13 ac	0 ac	0 ac	0 ac	10 ac	0 ac	23 ac

\*A traffic study has been conducted for the project as a whole, by the three phases. A new traffic study/traffic study update will be conducted at the end of each phase to re-assess the anticipated impacts created by this project to the external road network prior to updating the capital improvement comprehensive plan and implementing anticipated improvements.

---

## IV. DEFINITIONS

- A. The following words, terms, and phrases, when used in this PUD written description, shall have the meanings ascribed to them in this section:
- a. **Affordable Housing** – As applicable to this PUD, single family attached or detached housing, built and sold fee simple to the same standards as adjacent housing, deeded as affordable and sold fee simple to individuals who qualify for affordable housing down payment assistance as outlined herein.
  - b. **Area Regulations** - The allowable development guidelines per parcel or Lot as expressed through setbacks, Building Site Area Regulations, maximum Lot Coverage, height regulations, abutting road surface and parking requirements.
  - c. **Attached housing, Duplex** – An attached residence, joined by one wall, totaling two units. Owner lives in one side of the duplex and rents the other side.
  - d. **Attached housing, Paired Villa** – A duplex where each unit is sold fee simple to different individuals.
  - e. **Attached housing, townhome** – An attached residence with multiple units sharing a joint wall, with each unit sold fee simple. Townhomes are typically 4, 6, 8 or 10 units per building.
  - f. **Auxiliary Verbs** – Language throughout this document outlining either mandatory requirements or options through the following words:
    - i. **Shall, required, must** = mandatory requirements.
    - ii. **Should, may, encouraged, incentive** = optional requirements.
  - g. **Bed and breakfast inns** – A building, residential in nature, built for the purpose of renting rooms in a similar manner as a hotel.
  - h. **Building Area** - The total area taken on a horizontal plane at the average ground elevation of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps or unenclosed covered structures such as breezeways, roof overhangs or gazebos, amongst others.
  - i. **Building Height**
    - i. Residential buildings and/or accessory structures as measured from the average ground elevation to peak of the roof. Cupolas and architectural features may extend above the designated height without restriction.
    - ii. Buildings other than residential, as measured from the average ground elevation to the top of parapet or peak of roof.
    - iii. The height limitation for all improvements within this PUD does not apply to decorative/architecture rooftop structures including, without limitation, screening mechanical equipment, elevator shafts, roof access, spires, belfries, cupolas, parapets, antennas, chimneys, fire towers, cooling towers, ventilators, and other apparatus not intended for human occupancy.
    - iv. In no event do building height definitions supersede compliance with applicable fire code compliance for the community.
  - j. **Building Site Area Regulation** - The defined minimum size of a Lot within a zoning district identified by minimum area and minimum width.
  - k. **Community** – The area within Reserve at Haw Creek that encompasses the built and natural environments. The Community is comprised of mixed land uses, including but not limited to residential, commercial, office and light industrial as well as services supporting the Community such as conservation lands, parks, civic uses, and professional services.

---

The Community includes necessary Infrastructure to support the development and functioning of the Community.

- i. Clustered Lots** – Lots smaller than the base zoning, arranged together, with the difference in size of allocated versus proposed being utilized for greenspace, lake, amenity, and the like. The net result of land utilized is the same, the homes are “clustered” on a smaller portion to allow a Community-wide use of the balance.
- m. Commission** - The City commission of the City of Bunnell.
- n. Driveway** - A short road or paved area leading from a public road to a house or garage.
- o. Dwelling Unit** - One or more rooms including a kitchen designed as a unit for occupancy by only one family for cooking, living, and sleeping purposes.
- p. Home based daycare** – daycare allowed within a Single Family Detached residence also serving as a primary home. Number of children, employees, and parking regulated by state requirements for a home-based daycare.
- q. Impervious Surface** – Impervious surface shall mean any part of any parcel of land that has a surface or compacted cover of material that impedes or restricts infiltration of rainfall into the soil. Impervious surfaces include, but are not limited to, building roofs; parking lots; parking areas formed with compacted soil, clay, shell or gravel; paved driveways; concrete patios; sidewalks; walkways; compacted clay, and athletic courts. The following are not considered impervious, including wood slatted decks, boardwalks, docks; water area of natural lakes; stormwater retention ponds and swimming pools.
- r. Infrastructure** – A term used to generalize the services required for the Community to successfully function, including roads, sidewalks, and utilities such as water, sewer, power, data.
- s. Land Use** – Land use is the allowable use on a parcel or Lot of land, as applicable.
- t. Live-Work** – A type of mixed-use building that consists of retail and/or office on the ground level and residential living for the proprietor of the business either behind or above the commercial use.
- u. Lot** – A single parcel of land or a portion of a subdivision sold and developed for residential use, commercial use or industrial use, the boundaries of which have been established by some legal instrument of record, which is recognized and intended as a unit for the purpose of transfer of ownership.
- v. Lot Coverage** - The maximum allowable Building Area on an individual parcel expressed as a percentage.
- w. Manufactured Home** – A building built offsite in a factory and shipped to site and set in place on a permanent foundation. Manufactured homes tend to offer a lower priced housing option due to less stringent building code requirements vs site built or pre-fab construction. See definition for pre-fab building.
- x. Mobile Home** – A residential dwelling built off-site in a factory and shipped to site on a on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site. Mobile homes may not have permanent foundations, instead are may be set on jacks or other temporary or permanent foundations. Mobile homes meet FHA construction requirements instead of same building code requirements as site built structures.
- y. Multifamily** – A residential building with multiple “units” and multiple families living in each unit. Typical Multifamily units include apartments for rent or condominiums, and it is not uncommon for Single Family attached buildings, townhomes, to also be referred to as Multifamily.

- 
- z. Non-Conflicting Hours (related to shared parking)** - Non-Conflicting Hours of use is defined as two or more users whose peak parking time is different than the other use. An example includes a church and bank sharing parking where a church's typical peak parking occurs Wednesday after 6 and Sunday throughout the day and a bank's typical peak parking occurs from 9 am to 6 pm M-F, sometimes 9am to 1 pm Saturday.
- aa. On-Street Parking** – Parking within the right-of-way that is added beyond the normal travel lanes. Designated parking may be parallel parking or angular parking, provided adjacent travel lanes accessing said parking remain at minimum defined width. Designated On-street Parking may count towards total parking required for adjacent uses as defined by use.
- bb. Open Space** – All shared vegetated areas of land or water within the Community, including protected wetlands, uplands, greenspace, and park space as identified here within.
- i. **Greenspace** – Any vegetated area of land or water within the developed portion of the Community.
  - ii. **Park** – A greenspace within the Community for active and passive recreation use by the Community and Bunnell Community at Large. Within the commercial, town center area, outdoor plazas, courtyards, dining, seating spaces and other active outdoor areas qualify towards the park requirements.
- cc. Outside Storage** - The outdoor placement or leaving of merchandise, products, or materials in bulk quantities for future use or preservation; and associated with land uses such as the rental, distribution, or wholesale sale of products, supplies, and/or equipment. This definition excludes outdoor display of product for retail sale, vehicle dealerships, nurseries, and similar uses.
- dd. Parking, off street** - Off street parking includes parking that is not on public / community roads or property. Off street parking is a designated lot, parking structure, drive, garage or other private space located on the parcel it serves. Mixed uses allow for off street parking to not be located on the same parcel as defined herein.
- ee. Parking, on-street** - On Street parking includes parking that is on public / community roads or property. On-street parking is a defined parking space, striped / denoted as such, and not inclusive of a travel lane.
- ff. Pre-Fab Building**- A modular prefabricated building or structure built to current Florida building codes that may consist of multiple sections that are constructed at a remote facility. The sections are transported to the building site on truck beds and set together on a permanent foundation by cranes with finishing completed by construction crews on site. Once together and sealed, the building becomes one integrated wall, floor and roof assembly like any site built structure Pre-Fab modular buildings and homes do not have axles or a fixed chassis and designed not to be moved once placed on site. Pre-Fab residential buildings differ from "Manufactured" homes by application of building code requirements. Pre-Fab meet the same full Florida building code as any site built structure whereas manufactured homes meet manufactured homes construction and safety standards.
- gg. Public Services** – Those service provided by public, quasi-public or private entities providing services such as water, sewer, power, data, libraries, fire, police, garbage, recreation, etc.
- hh. PUD** – Planned Unit Development (PUD), is a zoning document that establishes zoning and other allowable / non allowable development parameters to a specific parcel of land.

---

The PUD will have a companion PUD Map identifying where zoning districts are located, and the PUD identifies what uses are allowed and how development can occur within each of the zoning districts. A Site Plan for each development parcel is required to be submitted to the governing authority (City of Bunnell) that illustrates compliance with PUD criteria.

- ii. **PUD Map** – A Planned Unit Development (PUD) map is a graphical illustration of zoning districts as outlined within a companion PUD document, which includes the allowable development criteria. The PUD Map is attached as Exhibit C. The PUD Map indicated the preliminary, general layout for the Community for construction of development. The location and size of all lots, roads, project entrances, recreation/open space and other area shown on the PUD Map are conceptual such that the final location of any roads, project entrances, recreation/opens pace, and other area will be depicted on the final development plan and the final engineering plans for the particular phase of the Community.
- jj. **Recreation, Active** – Active recreation includes buildings, fields, playgrounds and structures that allow for the physical exertion of exercise.
- kk. **Recreation, Passive** – Passive recreation includes natural elements, supporting appurtenances such as, but not limited to, benches, raised gardens and gazebos for leisurely activities.
- ll. **Ribbon Driveway** - Ribbon Driveways consist of two parallel tracks paved with a hard material and separated by an unpaved area, such as turf, ground cover or gravel.
- mm. **Setback, Front Yard** – The minimum distance from the front Lot line to the building foundation.
- nn. **Setback, Rear Yard** – The minimum distance from the rear Lot line to the building foundation.
- oo. **Setback, Side Yard** – The minimum distance from the side Lot line to the building foundation.
- pp. **Setback, Street Side Yard** – The minimum distance from the side Lot line adjacent to the street / Right-of-way and the building foundation.
- qq. **Single Family Attached** – A type of multifamily building that comprises of a single residential building on a single Lot that is attached to the adjacent building by common wall. Each building is intended for one family to live in at one time. Common examples include a duplex, paired villa, and townhome.
- rr. **Single Family Detached** – A single residential building, typically on a single Lot, intended for one family to live in at one time.
- ss. **Site Plan** – A detailed drawing (architectural, engineering and/or construction drawing) illustrating a proposed development. The drawing is utilized for Site Plan Review and permitting compliance by agencies.
- tt. **Site Plan Review** – Review of submitted Site Plan for compliance with the criteria established by the PUD.
- uu. **SJRWMD** – St Johns River Water Management District.
- vv. **Special Exception** – Requires City of Bunnell Staff and/or Planning Board approval.

---

## V. GENERAL CRITERIA

The following PUD applies zoning to create a fully integrated master planned community to be known as Reserve at Haw Creek. The outlined zoning provides housing types ranging from detached and attached Single Family residential, including duplexes, townhomes, Multifamily, condominiums and Live-Work. A mixed-use village center will provide a mixture of neighborhood and community services including commercial, office and mixed use.

The community will integrate infrastructure, public services, parks, trails and amenities throughout to support Reserve at Haw Creek Community as well as the Bunnell community at large. The zoning is inclusive of natural environmental features programmed as conservation, wildlife corridors and active and passive Open Space. The Community will provide for landscaping throughout, conducive to Florida Friendly planting principles, enhancing development around the various watersheds and activating pathways, plazas, and public spaces.

The criteria outlined here within applies to Reserve at Haw Creek only:

- A. Unified ownership** - All land within Reserve at Haw Creek is under unified ownership, see attached boundary map and parcel numbers.
  - a. Community Governance** – The community will be governed by a property owners’ association (such as a Homeowners Association (“HOA”) and/or Community Development District (CDD).
    - i. The Community Governance may be governed by one or more entities as provided below.
    - ii. There may be multiple associations, one master community wide association and then multiple individual associations representing sub-districts within the Community (i.e., a CDD for the entire development, then each neighborhood may have individual HOAs).
    - iii. Other associations may be formed, but are not required, with more specialized authority, as deemed necessary. An example may include architectural review board (ARB).
    - iv. Portions of the Community may be sold to other developers, and in such case, they are required to provide Community governance as outlined herein. Any governing entity of differing ownership shall work together to apply and manage all criteria as outlined within this PUD and companion Development Agreement and underlying land use.
  - b. Community Development District Bonding** - The PUD criteria does not require nor prohibit Reserve at Haw Creek from forming a community development district for funding and managing the infrastructure for the development of all or a portion of the community.
- B. City of Bunnell Land Development Code** – This PUD outlines specific development patterns for application to the Reserve at Haw Creek. Any item not addressed within this PUD shall be regulated by the City of Bunnell Land Development Code by default.
- C. Silviculture** - Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

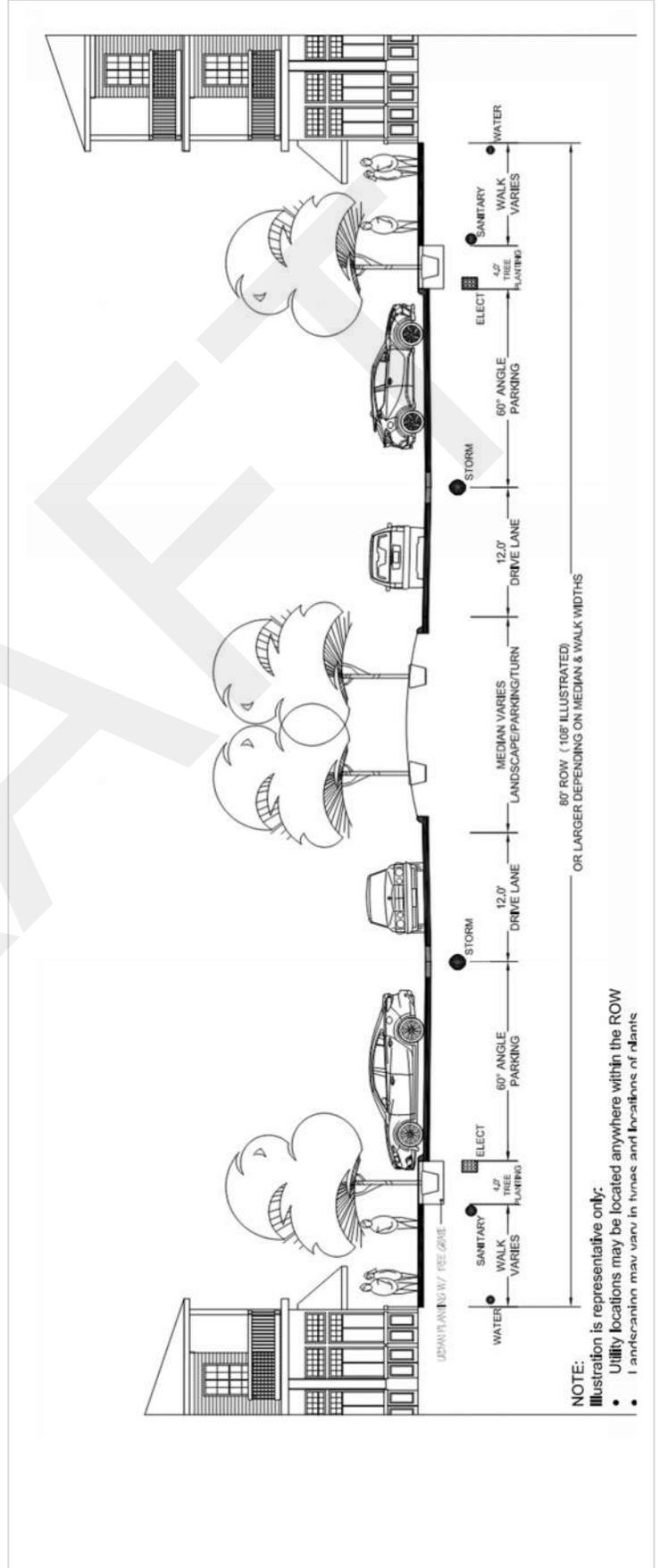
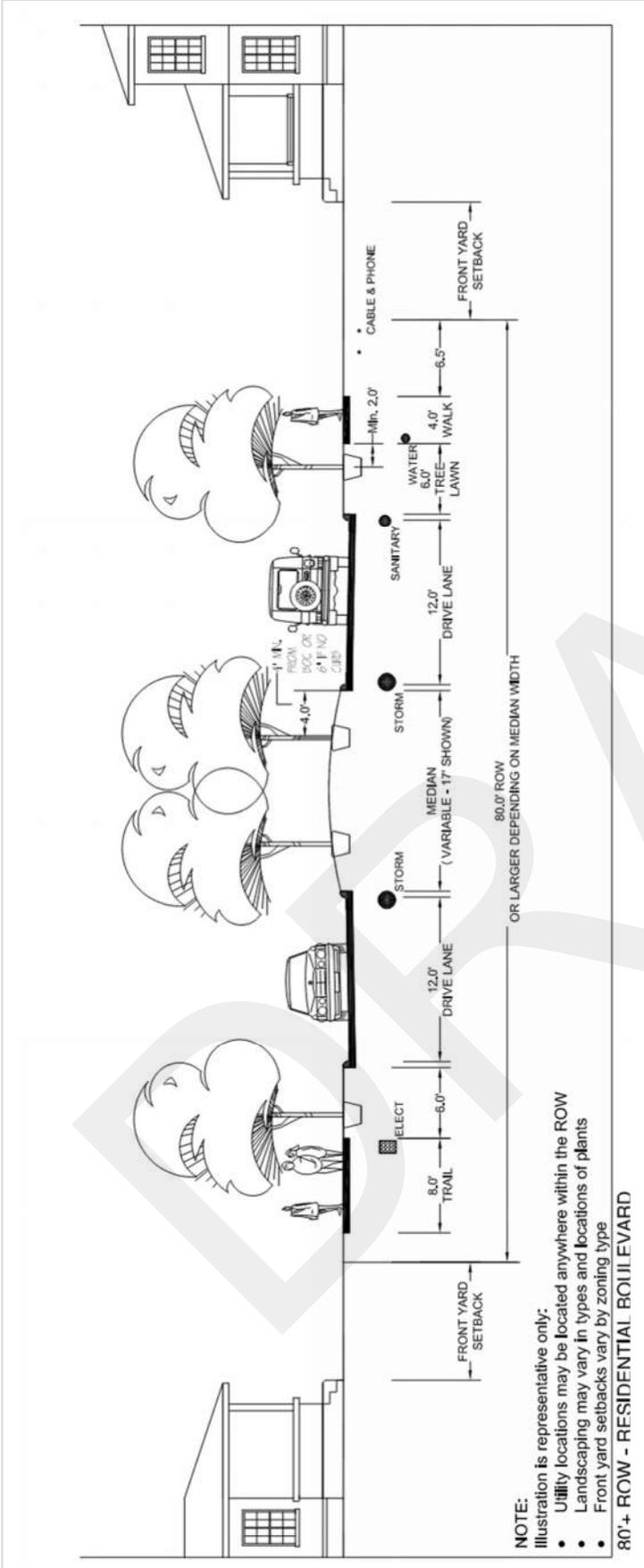
- 
- D. Land Clearing** - Land clearing and processing of land clearing debris shall be permitted on all or any portion of the property, provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Bunnell, FL Land Development Code.
- E. Sales Center** - Temporary sales centers are allowed during development, regardless of zoning or use. If a sales center is to be converted to a “for sale” or permanent use after sales, then the final “converted” for sale product shall comply with all PUD zoning requirements and other City of Bunnell Land Development Code requirements not addressed by this PUD
- F. Mobile Home Prohibition** – Mobile homes are not permitted within Reserve at Haw Creek Community other than for use as temporary construction trailers (during active construction) and temporary sales centers.
- G. Construction Methods** - Single Family, Multifamily, hotels and comparable buildings may be built on-site conventionally “stick built” or within a factory Prefab Building and shipped to location for assembly, as long as the factory built comply with the same building code requirements as on-site built. Lower quality “manufactured housing” and “mobile homes” that are built in compliance with different building code requirements are not allowed.
- H. Affordable Housing** – Throughout the Reserve at Haw Creek, 10% of housing shall be dedicated assisting working-class individuals and family into home ownership. Many common and necessary jobs, teachers, police officers, nurses, city employees, restaurant staff, etc. make it difficult for citizens to save for a down payment, and are often relegated to more expensive monthly rent payments compared to mortgage payments. With the Reserve at Haw Creek, this program is established to incentivize home ownership through down payment assistance. The homes will be built and sold to the same standards as adjacent homes. What dictates affordability is the applicant’s income level and qualifications for down payment assistance by as established by Flagler County, City of Bunnell or other agencies. The following shall apply to affordable housing within the Community:
- a. A minimum of 10% of homes shall be dedicated affordable, applied to each neighborhood, dispersed and integrated throughout the community.
  - b. Home style, build methods and sales price don’t differ from market rate housing.
  - c. The homes shall be deeded “affordable” and remain deeded for re-sale as “affordable”
  - d. Applicants shall qualify under the median and low income categories as defined by Flagler County Affordable Housing Guidelines for down payment assistance.
  - e. The program is for down payment assistance, monthly payments, CDD fees and other fees remain the same as market rate homes.
  - f. Resale of deeded home shall remain in the program and homeowner will be required to sell to another applicant complying with affordability guidelines.
- I. Open Space and common facilities requirements** – Sixty percent (60%) or more of Reserve at Haw Creek Community shall be retained in Open Space, inclusive of green portion of rights-of-way, stormwater management, natural protected wetlands and uplands and common space.
- a. Distributed throughout this required 60%, a minimum of twelve percent (12%) of net residential neighborhoods shall be reserved as greenspace, of which:

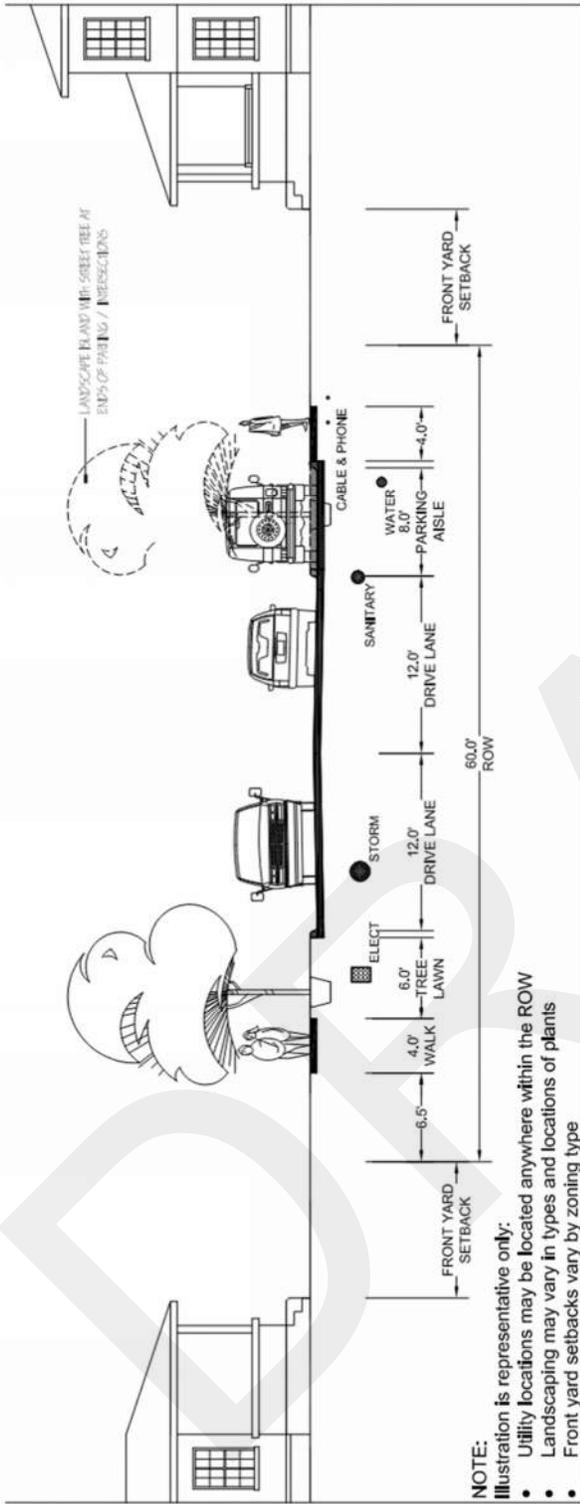
- 
- i. A minimum fifty percent (50%) of this net 12% greenspace shall be implemented park space within each residential neighborhood and/or residential pods.
        - ii. A minimum of twenty percent (20%) of this net 12% greenspace shall be implemented as park space within the town center.
          - 1. Paved outdoor plazas and dining count towards the 12% park space.
          - 2. Paved pedestrian gathering spaces, including benches shall count towards the 12% park space.
      - b. Common Open Space shall be dedicated to and usable by all residents of the planned unit development community as well as the Bunnell community at large.
      - c. The location, shape, size, and character of common Open Space must be shown on any Site Plan submitted for approval.
      - d. Common Open Space must be suitably improved for its intended use. Common Open Space containing natural features worthy of preservation may be left unimproved.
      - e. Common Open Space shall allow for structures and hardscape supporting the recreational or intended use, including maintenance.
      - f. Common Open Space shall be maintained by Reserve at Haw Creek through an established organization such as a HOA, trust, CDD or other suitable means.
      - g. Master retention may be utilized for greenspace requirements, up to the percentage of retention allocated towards the parcel / area.
      - h. See **Exhibit D, "Greenspace and Park Space Distribution"** for distribution methodology of open space, greenspace, and park space.
      - i. The application of wetlands and adjacent buffers as greenspace shall be placed into conservation at time of infrastructure platting.
  - J. Underground utilities** - All new utilities implemented within Reserve at Haw Creek Community shall be installed underground, inclusive of telephone, television cables, and electrical (except existing transmission lines). Appurtenances to these systems and primary facilities which customarily require above ground installation may be exempted.
  - K. Road Right-of-way** – The following road right-of-way criteria shall be applied by each zoning district as outlined within the respective district. Road right-of-way shall contain the following.
    - a. Collector Road / Spine Road – this is the primary road system that connects to highways 11 and 100, and the internal neighborhood local roads connect to this system. Within Reserve at Haw Creek, the collector shall be a minimum eighty (80) foot Right-of-way or larger.
    - b. Lots fronting spine road – Min. lot size shall be 60’ wide. Lots 60’ to 65’ in width shall utilize a shared drive between two lots when access is directly from the spine road. Lots 66’ and larger may utilize their individual drive per lot, or a shared drive between two lots.
    - c. Local Roads – these roads serve the individual neighborhoods and connect to the collector roads for access with the neighborhood.
      - i. The main road serving the neighborhood, which connects to the collector road shall be minimum sixty (60) foot right-of-way in width or larger.
      - ii. All other roads within the neighborhood, other than the main neighborhood road, shall be fifty (50) foot right-of-way in width or larger.
    - d. Alley – an alley is a limited access drive serving the side and/or rear of lots within a neighborhood. Alleys allow for locating utilities behind parcels and rear loaded garages,

---

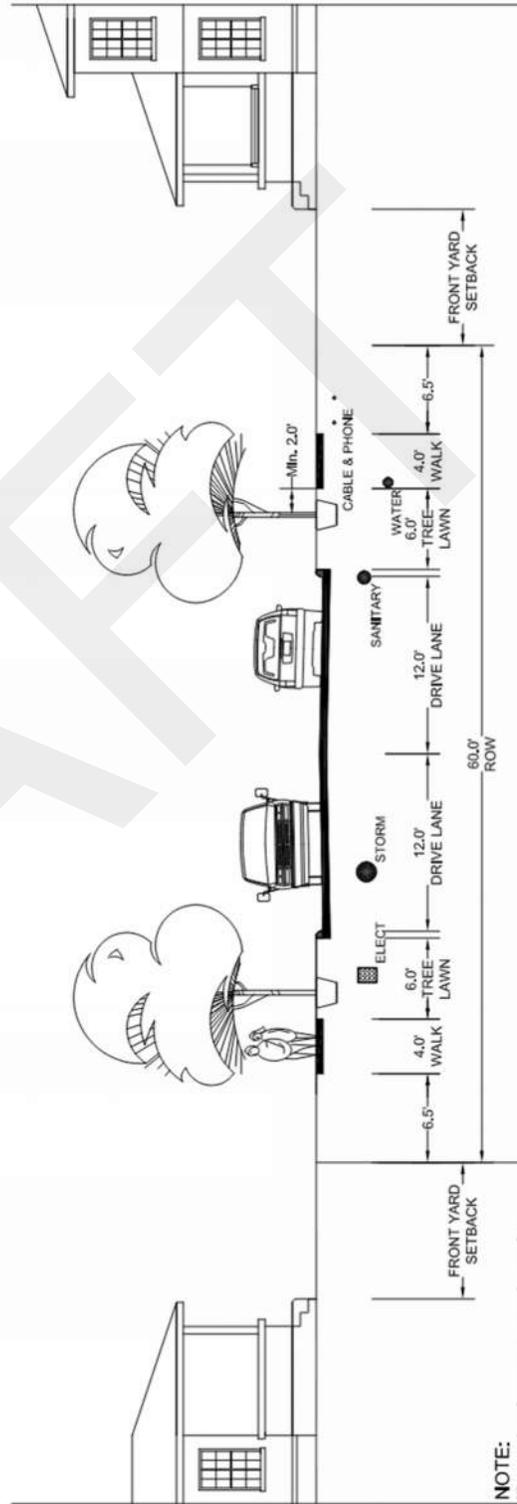
creating a more walkable, less cluttered neighborhood from a street perspective. Alleys, where utilized, shall be a minimum twenty-two (22) foot width or larger and shall establish the designated land area through either an easement, tract or right-of-way.

- e. Sidewalks – a minimum four (4) foot concrete sidewalk shall be provided on at least one side of the road within fifty (50) foot and sixty (60) foot rights-of-way. Two sidewalks, one, a minimum four (4) foot wide shall be provided on one side of the road, the other side a minimum of eight (8) feet wide for rights-of-way eighty (80) foot or larger.
- f. All utilities within the Community shall be located underground and coordinated accordingly to allow for proper spacings to avoid conflicts. The exhibits shown represent a method to 1) avoid conflicts and 2) protect utilities from above ground impacts during construction and down the road with Community improvements / maintenance.
- g. On-street parking is not only allowed but encouraged throughout the Reserve at Haw Creek community. To encourage on-street parking, required parking counts for each zoning district may be satisfied with the implementation of on-street parking, in part or in whole, as outlined within parking and loading requirements and each zoning district.
- h. On-street parking requirements - On-street parking shall be provided within each residential neighborhood at the rate of 2 on-street parking spaces per 5 homes. On-street parking shall be independent parking spaces, striped as such and off travel lanes. Parallel, angled or 90 degree spaces adjacent to lanes may apply, as well as off street parking lots within neighborhood parks / greenspace.
- i. The side of or portion of neighborhood roads without designated on-street parking shall be signed “no parking”.
- j. On-street Parking shall not block any Driveways.
- k. Lots adjacent to CR 65 and CR 80. A twenty-five (25) foot buffer is required adjacent to CR 65 and CR 80. The existing ditch adjacent to roads shall remain and individual lots don't have right to drain into ditch nor do individual lots have right to cross over ditch between their property and existing roadway.
- l. The following illustrations provide visual guidance for the implementation of rights-of-way within Reserve at Haw Creek:
  - i. The illustrations are representative only, not mandatory layouts as multiple design approaches may be implemented and engineered drawings shall be approved by City in context to illustration and required separations.
  - ii. All utilities are representative of best practices and may be located in different locations as suitable for each road section.
  - iii. Landscaping is representative only and multiple types and sizes of trees, shrubs and groundcover may be utilized to provide variety throughout the community.

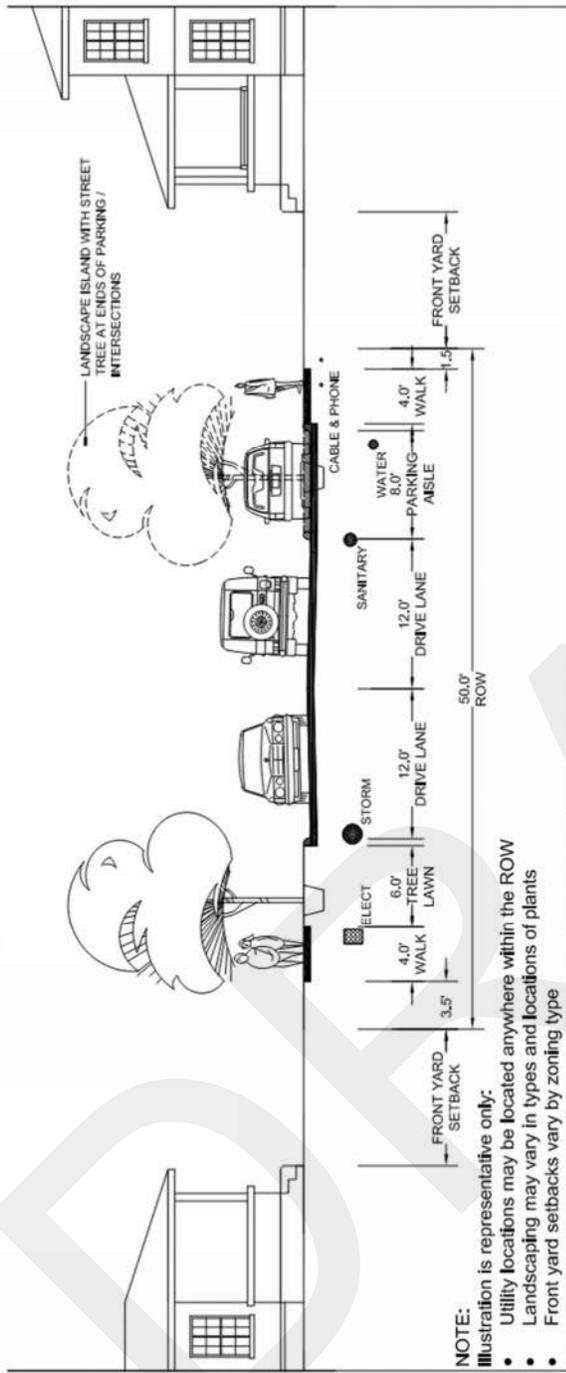




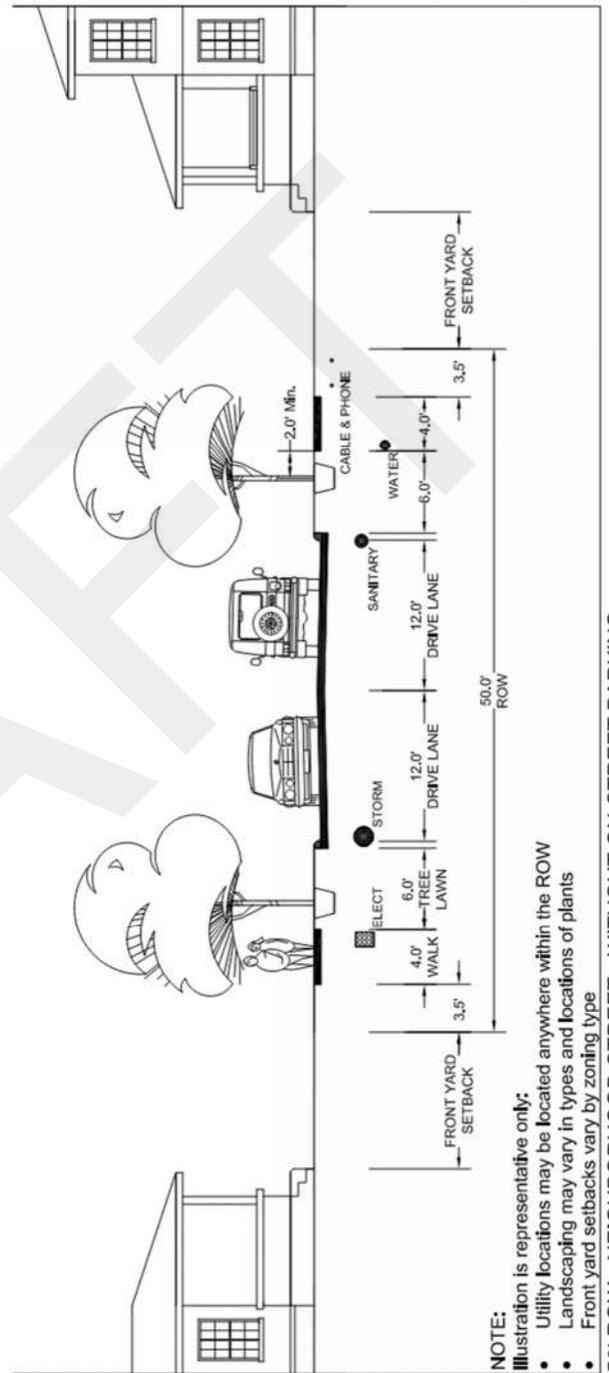
60' ROW - NEIGHBORHOOD STREET - WITH ON-STREET PARKING



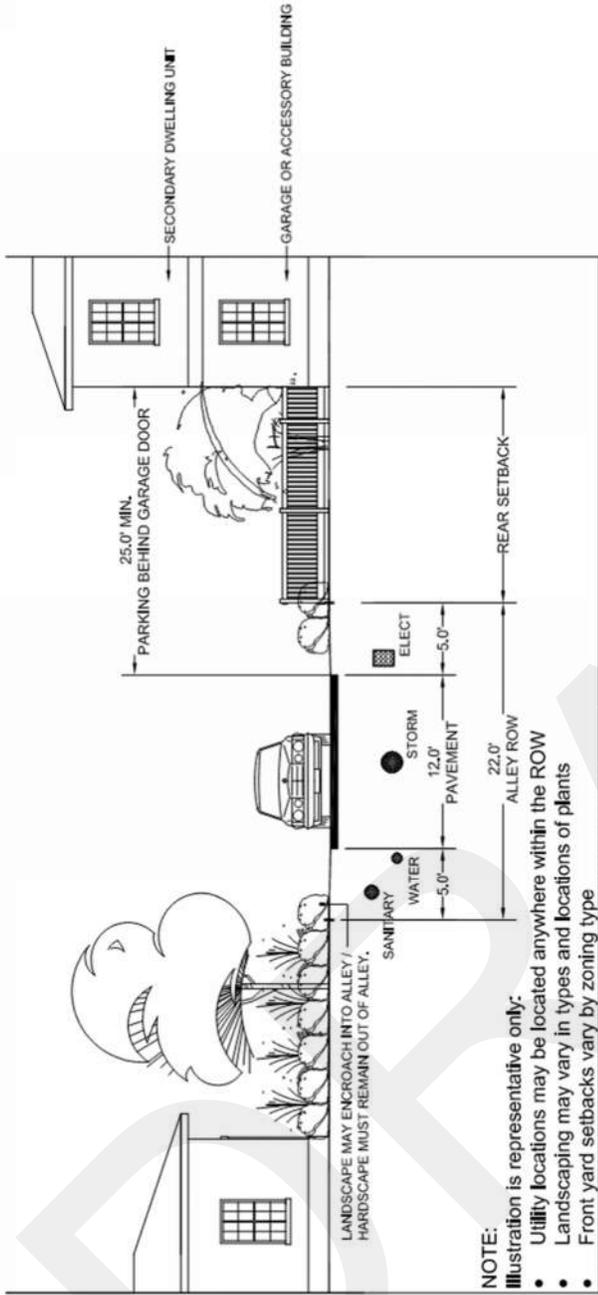
60' ROW - NEIGHBORHOOD STREET - WITHOUT ON-STREET PARKING



50' ROW - NEIGHBORHOOD STREET - WITH ON-STREET PARKING



50' ROW - NEIGHBORHOOD STREET - WITHOUT ON-STREET PARKING



**NOTE:**

Illustration is representative only:

- Utility locations may be located anywhere within the ROW
- Landscaping may vary in types and locations of plants
- Front yard setbacks vary by zoning type

**22' EASEMENT / TRACT - RESIDENTIAL ALLEY**

---

**L. Parking and Loading Requirements** - Adequate parking shall be provided for each use relative to the individual needs of the respective use within Reserve at Haw Creek Community. These requirements for parking are intended to ensure suitable parking availability, whether off-street, on-street or a combination thereof and are intended to allow for creative application of shared parking, the use of On-street Parking and other avenues to reduce overall impervious surfaces and create a “greener” Community through smart design principles.

a. *General off-street parking requirements.*

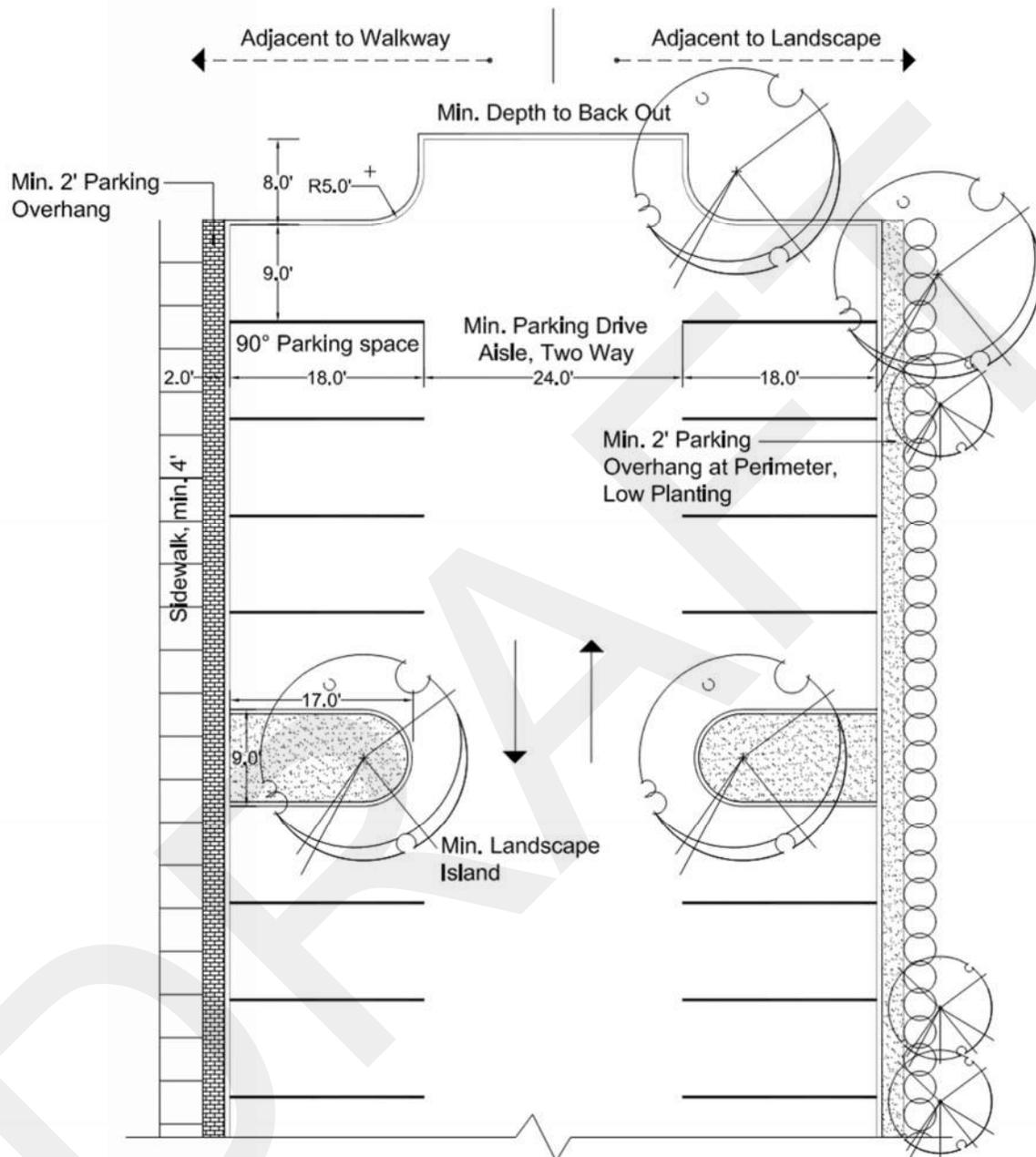
- i. For all uses, at such time any building or structure is erected, enlarged, or changed in use creating different parking requirements, the adequate number of parking spaces shall be provided for automobiles, and where appropriate bicycles, motorcycles and golf cart.
- ii. Residential parking may consist of a parking lot, driveway, garage, on-street parking or combination thereof and shall either be located on the lot/parcel they are intended to serve or if a shared Lot or on street parking, within 400 feet of entry to the residential unit.
- iii. Parking within the town center zoning district shall be either on the same Lot or within 1,200 feet of the building it is intended to serve measured from the nearest point of the parking space / Lot, without crossing any major thoroughfare, i.e. collector road or higher.
- iv. Shared non-residential parking between uses use is encouraged within the town center, and when utilized, may reduce the required quantity of parking stalls by fifty (50%) percent for each respective use.
- v. Shared non-residential parking between uses with non-conflicting hours of use is encouraged, and when utilized, may reduce the required quantity of parking stalls by seventy-five (75%) for the lower quantity use, when the higher quantity use provides the required parking quantity. Parking facilities shall be located not to exceed 700 feet from each use.
- vi. The minimum number of parking spaces per use shall be determined in accordance with the list of parking spaces required as identified below.
  1. In the case of a use not mentioned, the requirements for the number of parking spaces shall be the same as for the most similar use specifically mentioned.
  2. Required parking shall be for occupants, employees, visitors, patrons and shall be limited in use to motorized and electric vehicles. The storage of merchandise, motor vehicles for sale, or the repair of vehicles is prohibited in any required spaces.
- vii. In no event shall parking be designed in a manner that would allow any sidewalk to be blocked.
- viii. Garages are not required for residential Lots within Reserve at Haw Creek Community, off-street parking may be satisfied by a driveway and/or garage.

---

b. Aisle Widths

- i. Drive-aisles adjacent to On-street Parking or off-street parking shall be a minimum twelve (12) feet in width per lane.
  - ii. One way circulation within off street parking Lots may reduce drive aisle width as follows:
    1. twenty-two (22) foot total width for one way circulation for ninety (90) degree parking,
    2. eighteen (18) foot total width for one way circulation for sixty (60) degree parking and
    3. sixteen (16) foot total width for one way forty-five (45) degree angled parking.
  - iii. Residential Driveways shall be a minimum nine (9) feet in width unless a Ribbon Driveway is utilized.
- c. Parking Stalls shall be a minimum nine (9) foot wide by eighteen (18) foot long for standard ninety (90) degree parking. Angled Parking shall net a clear nine (9) foot x eighteen (18) ft.
- d. All Parking shall provide for a minimum two (2) feet vehicular overhang, which may be applied by adding a paved or landscaped buffer strip adjacent to the curb, between walkway and/or landscape beds, increasing depth of parking stall to twenty (20) feet and providing a parking stop two (2) feet from edge of stall, see exhibits below for illustration of applications.
- e. Where a vehicle is required to back out from a parking Lot, private drive or road aisle, a minimum eight (8) feet clear depth shall be required for backing.
- f. All off-street parking shall be either a sealed surface, pavers or pavers with open cells filled with coquina. Open cell pavers with turf fill may be utilized in special situations for low use / overflow parking when adequate documentation can be provided that the turf will sustain the limited use, defined as 2 days or less per week (examples include a lift station access drive and service vehicle parking or community band shell parking where events are limited to 2 days a week or less).
- g. Bike racks / bicycle parking shall be provided for all commercial uses, all active recreation facilities and attached residential with a density of 10 du/ac or larger.
- i. Bicycle parking shall be provided minimally at a rate of:
    1. 1 space per 15,000 sf for commercial (standard rounding applies).
    2. 2 spaces per building, structure, field for active recreation.
    3. .05 bicycle parking spaces per bedroom for attached residential.
  - ii. design parameters:
    1. Be located as near to the principal entrance of the building as practicable. Bicycle parking should be located as close to the entrance of the building it serves as the nearest car parking space.

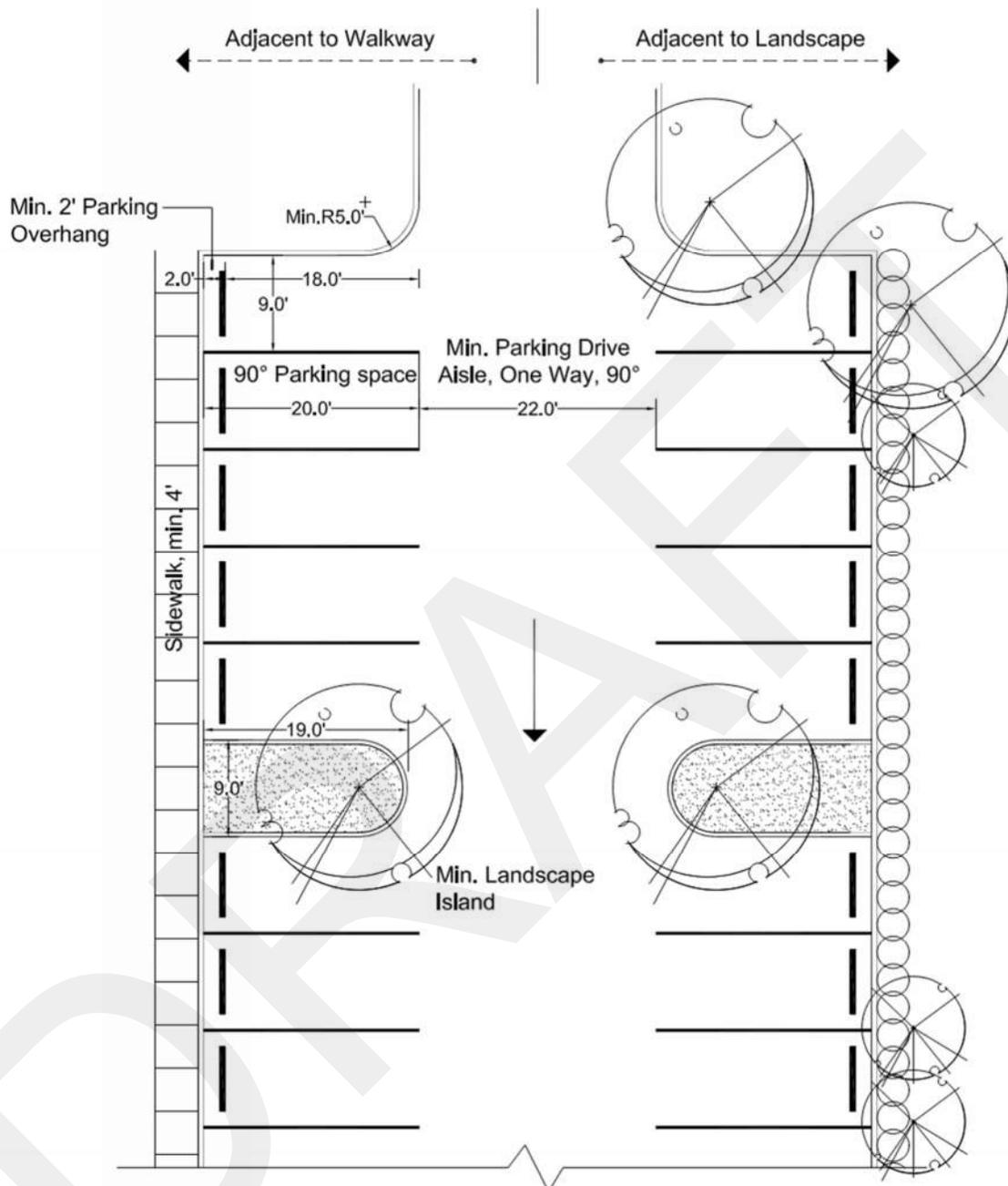
- 
2. Be located so as not to interfere with pedestrian flow on the sidewalk and should not be placed directly in front of entrances, doors or disabled parking spaces.
  3. Be designed to allow the frame and wheels of each bicycle to be secured by a lock.
  4. Be anchored to resist rust or corrosion, or removal by vandalism
  5. Be consistent with the surroundings in color and design and be incorporated whenever possible into buildings or street furniture design.
- h. Motorcycle parking may be provided complying with the following design parameters:
- i. Motorcycle spaces shall be a minimum of four and a half (4.5) feet in width and nine (9) feet in length.
  - ii. Concrete, asphaltic, pavers or other material that will support a motorcycle and not be damaged by the motorcycle kickstands is required for the motorcycle parking spaces.
  - iii. Motorcycle parking shall be signed as such.
- i. Golf cart parking may be provided complying with the following design parameters:
- i. Golf cart parking spaces shall be a minimum of four and a half (4.5) feet in width and nine (9) feet in length.
  - ii. Golf cart parking shall be signed as such.
- j. Parking Credit – up to 25% reduction in vehicular parking may be applied within the town center, commercial uses, industrial uses and attached housing 10 du/ac or larger at a rate of:
- i. 1 for 1 when designated motorcycle parking is provided as outlined above
  - ii. 1 for 1 when designated bicycle parking is provided beyond the minimum requirements provided above.
  - iii. No credit for golf cart parking.
- k. See following exhibits illustrating application of a variety of parking requirements:



**90 Degree Parking Illustrating**

- 18' Depth Parking Stall Application
- Two Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

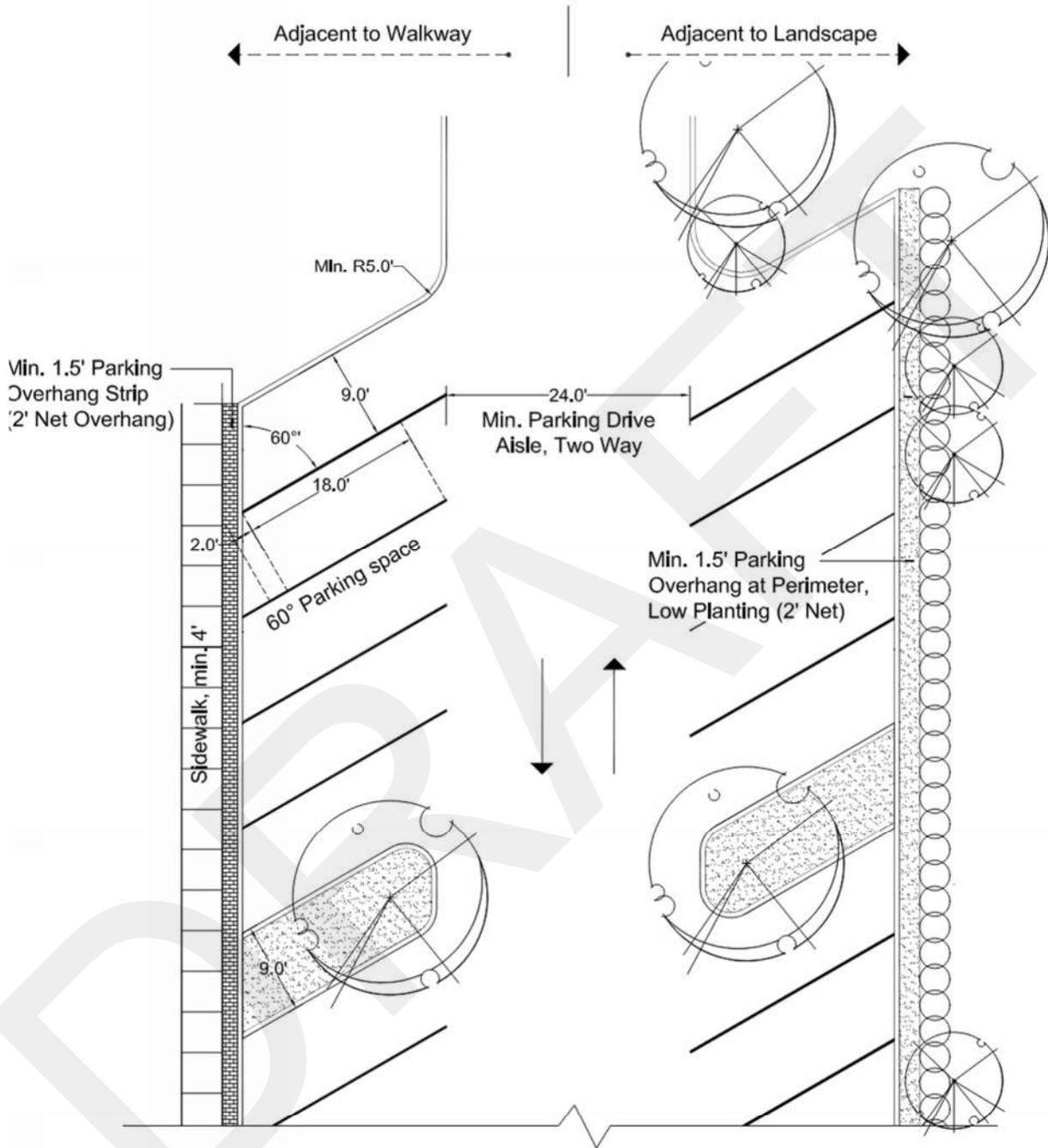
N.T.S.



**90 Degree Parking Illustrating**

- 20' Depth Parking Stall Application
- One Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

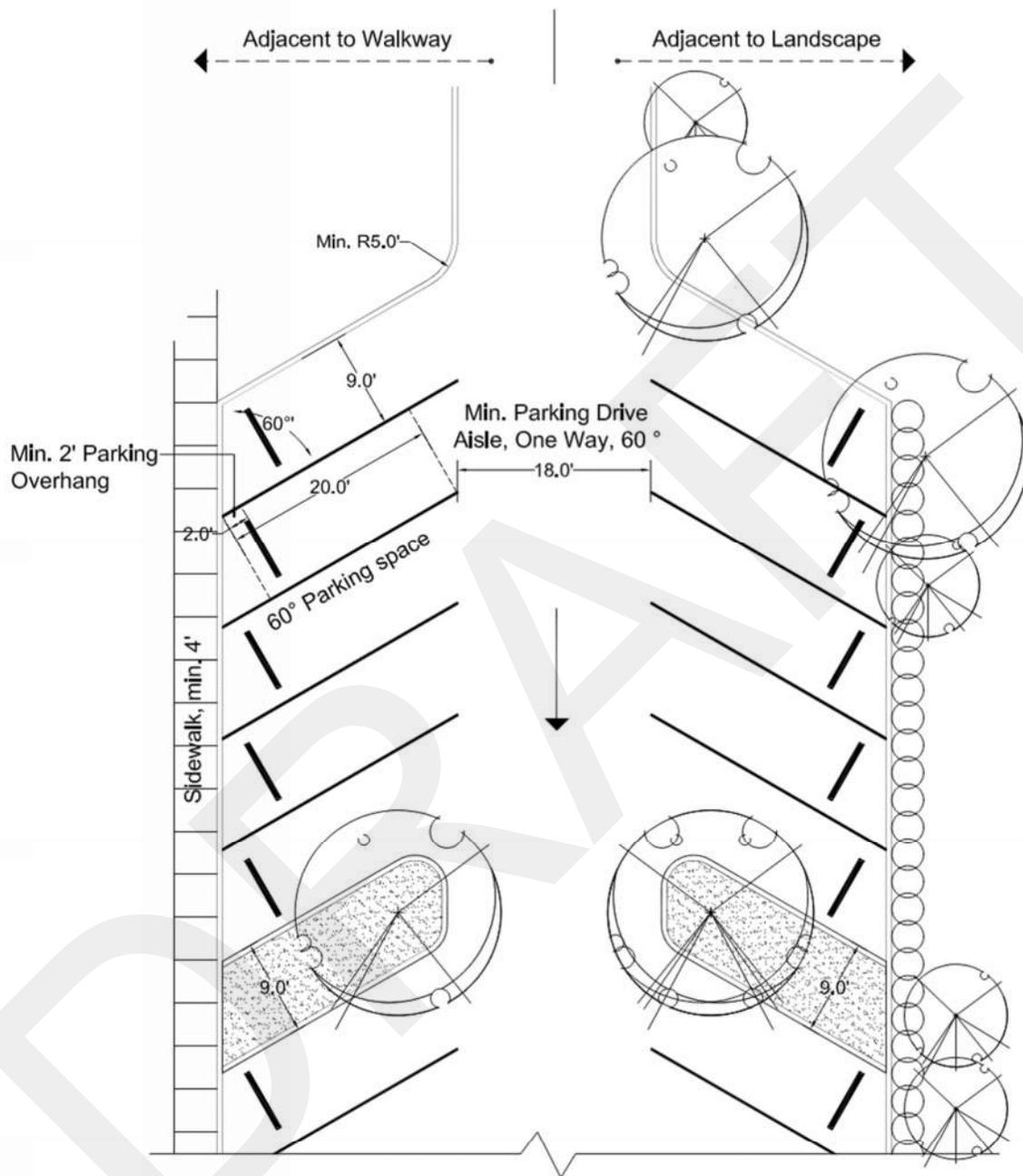
N.T.S.



### 60 Degree Parking Illustrating

- 18' Depth Parking Stall Application
- Two Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

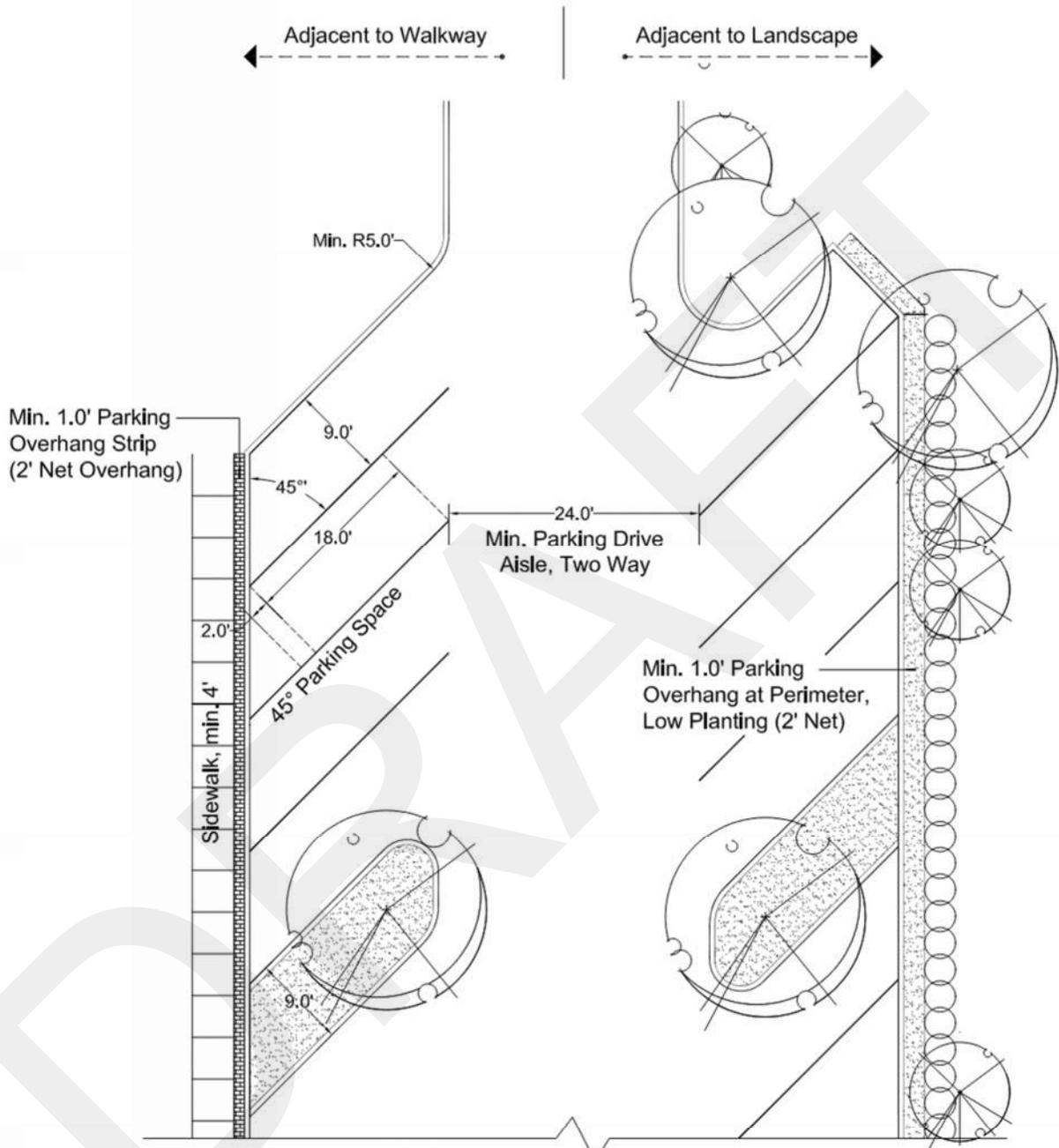
N.T.S.



### 60 Degree Parking Illustrating

- 20' Depth Parking Stall Application
- One Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

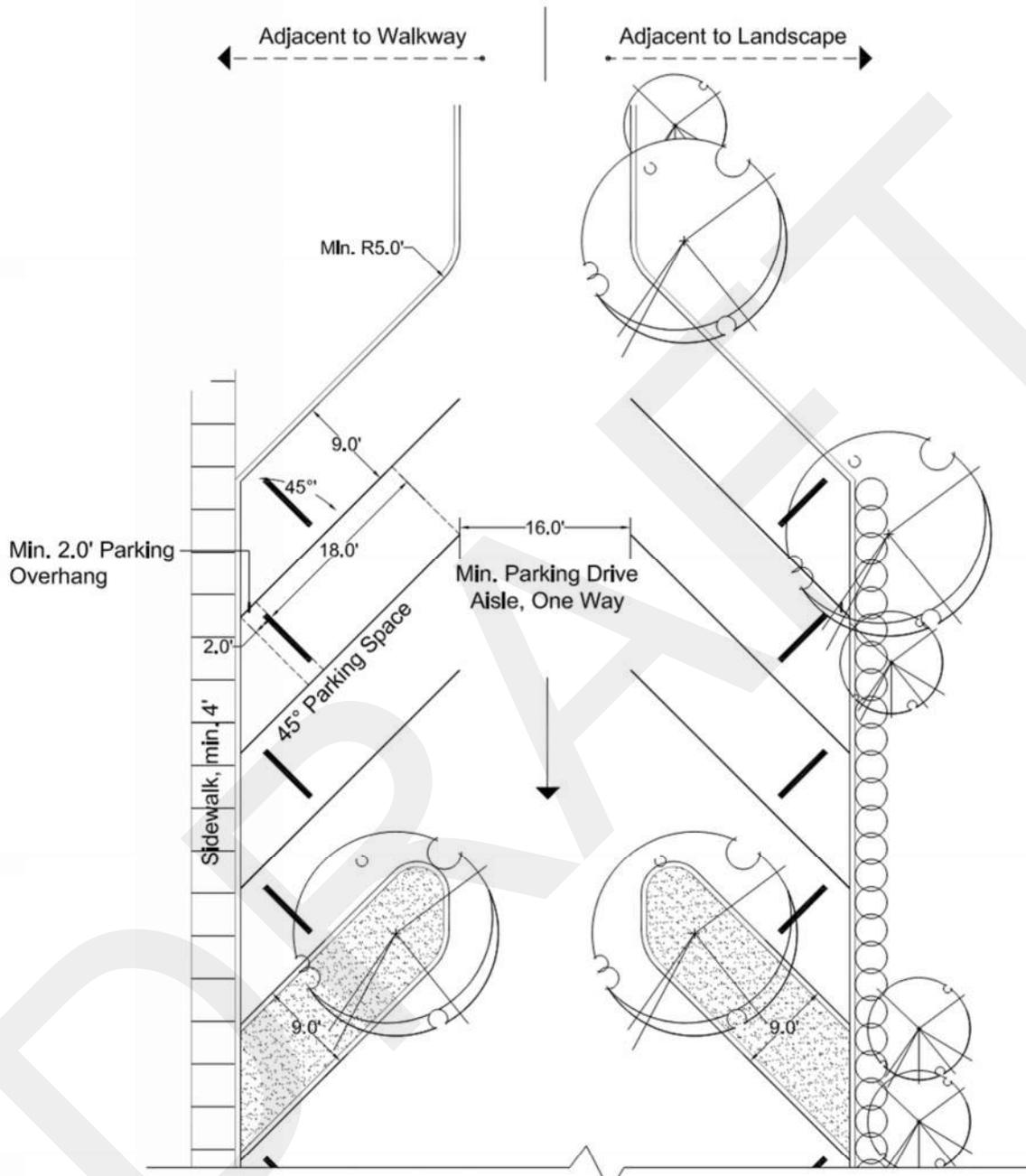
N.T.S.



**45 Degree Parking Illustrating**

- 18' Depth Parking Stall Application
- Two Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

N.T.S.



**45 Degree Parking Illustrating**

- 20' Depth Parking Stall Application
- One Way Traffic Application
- Adjacent Walk Application
- Perimeter Landscape Application

N.T.S.

---

**M. Number of parking spaces required.**

**a. Residential uses:**

- i. Single Family Detached, Duplex, Townhome and Live-Work. Residential parking requirements shall be off-street parking only.
  1. up to three (3) bedrooms, two (2) spaces,
  2. four (4) bedroom and larger requires three (3) parking spaces,
  3. spaces may be tandem.
- ii. Multifamily dwelling not listed above. Parking may include off-street and on-street to comply with total spaces required.
  1. one and one quarters (1.25) spaces for an efficiency, studio or one bedroom Dwelling Units,
  2. two (2) spaces for two-bedroom Dwelling Units,
  3. two and a half (2.5) spaces for three (3) bedrooms and larger.
- iii. Hotels - One (1) space for each sleeping room plus 50% of the required spaces for accessory uses such as restaurants and meeting rooms measured individually plus one space for each employee at peak shift.

**b. Institutional uses:**

- i. Assisted living, nursing homes, convalescent homes, and homes for the aged – (0.35) spaces per bed.
- ii. Hospitals - One and one-half (1.2) spaces for each bed.
- iii. Churches and funeral homes - One space for each four (4) seats in a sanctuary or chapel area, or one (1) space per sixty (60) square feet of gross floor area in the main auditorium, whichever is greater.
- iv. Art galleries, libraries and museums – One (1) space for each five hundred (500) square feet of gross floor area.
- v. Government Office Building – One (1) Space per three hundred (300) square feet of usable floor are.

**c. Schools, educational uses and care centers:**

- i. Kindergarten, elementary and junior high schools—Two (2) spaces for each classroom, office room and kitchen.
- ii. Senior high schools—Five (5) spaces for each classroom, office room, kitchen, gymnasium and auditorium.
- iii. Day care/care center—One and one (1.0) spaces for each employee plus adequate provision for loading and unloading of persons.
- iv. Dance, art and music studios—One (1) space for each three hundred (300) square feet of gross floor area.
- v. Vocational, trade and business schools—One (1) space for each three hundred (300) square feet of gross floor area.

---

**d. Commercial uses:**

- i. Retail, commercial or personal service establishments (not otherwise listed) – one (1) space per three hundred fifty (350) sf customer floor space.
- ii. Auto service station - Two (2) spaces plus two (2) spaces for each service bay.
- iii. C-Store, gas station – One (1) space per three hundred fifty 350 sf of customer floor space of store plus two (2) stacking for each fuel pump.
- iv. Restaurants, bars, assemblies for the consumption of on-premises food and/or beverages - One (1) space for each (4) four patron seats (including indoor and outdoor patron seating).
- v. Restaurants, drive thru – on-site dining per above, plus off-street stacking for minimum 8 vehicles behind order window.

**e. Assembly, recreational and similar uses:**

- i. Private clubs - One (1) space for each four (4) seats or one (1) space for each four hundred (400) square feet of gross floor area, whichever is greater.
- ii. Theaters, Assembly, Auditorium - One (1) space for each four (4) seats.
- iii. Bowling alleys - Three (3) spaces for each alley, plus required parking for any other uses on the site.
- iv. Community center, meeting rooms, recreational facilities - One (1) space for each four hundred 400 square feet of gross floor area or one space for each three seats, whichever is greater.
- v. Golf driving ranges (when independent from a course)- One (1) space for each tee plus required parking for other ancillary uses on site.
- vi. Golf course – Two (2) spaces per hole plus 50% required parking for ancillary uses such as clubhouse, bar, restaurant.
- vii. Fitness centers (independent, when not associated with another use) – One (1) space per two hundred 200 sf fitness space.
- viii. Public, private and commercial parks, campgrounds and recreational areas—One (1) space for each campsite or picnic area.
- ix. Swimming Pool – One (1) space per fifty (50) sf water area. Community pools within the Community may reduce required parking by 50% and/or provide up to 50% parking with bike rack and/or golf cart parking spaces.

**f. Office and professional uses:**

- i. Professional and business offices, including medical and dental offices or clinic – One (1) space per three hundred (300) sf usable space.
- ii. Tradesman office, contractor office or similar – Two (2) spaces plus one (1) space for each company vehicle.

**g. Industrial, wholesale, warehouse, storage and similar uses:**

- 
- i. Industrial, wholesale - One (1) space per two thousand (2,000) square feet of gross floor area plus one (1) space per five hundred (500) sf retail display space.
  - ii. Warehouse, storage – One (1) space minimum for office plus one (1) space per five thousand (5,000) square feet.

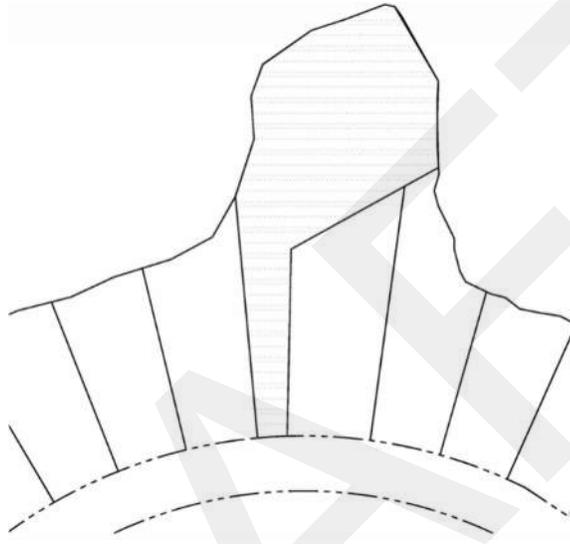
**N. Number of loading spaces required** - Off-street loading spaces shall be provided and maintained as follows:

- a. Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, merchant, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate floor area of:
  - i. Over 5,000 square feet but not over 25,000 square feet shall have one (1) space.
  - ii. 25,000 square feet but not over 60,000 square feet shall have two (2) spaces.
  - iii. 60,000 square feet but not over 120,000 square feet shall have three (3) spaces.
  - iv. 120,000 square feet but not over 200,000 square feet shall have four (4) spaces.
  - v. 200,000 square feet but not over 290,000 square feet shall have five (5) spaces, plus one (1) additional off-street loading space for each additional 90,000 square feet over 290,000 feet or major thereof.
- b. Each office or financial institution shall provide one (1) space for the first 75,000 square feet of gross floor area, and one (1) space for each additional 60,000 square feet or major fraction thereof.
- c. With respect to multiple dwellings:
  - i. For each multifamily building, apartment complex or hotel having at least 20 dwelling unites (du's) but not over 50 du's—One (1) space.
  - ii. For each multifamily building, apartment complex or hotel having over 50 du's — Two (2) spaces.
- d. For each auditorium, convention hall, exhibition hall, museum, motel, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate floor area of over 10,000 square feet, but not over 40,000 square feet—One (1) space, plus one space for each additional 60,000 square feet or major fraction thereof.

**O. Flag Lots** – Flag Lots shall be allowed within any residential development parcel within Reserve at Haw Creek. Flag Lots provide additional variety to the streetscape, provide access to unusual land configurations, reduce the need for wetland impacts and reflect many homebuyers' preference for this type of secluded Lot. Flag Lots shall meet the following:

- a. The minimum Lot width for a flag Lot shall be twenty-five (25) feet at the right-of-way; the minimum Lot width for a flag Lot as defined by the zoning district herein does not apply, however minimum Lot area as defined herein remain in effect.
  - i. Flag lot width past the “flag pole” access shall comply with base zoning requirements which initiate at “flag” portion of a flag lot. For clarity, front yard setback starts at end of “flag pole” / beginning of “flag” of lot.

- 
- b. All Driveways within flag Lots shall remain at least five (5) feet away from the side property line.
  - c. Two flag Lots adjacent to each other may share a Driveway, in that case the driving shall straddle the shared flag Lot line.
  - d. No more than 10% of detached Lots within a neighborhood shall be flag Lots.
  - e. Below is an example of a flag Lot:



- P. Easements** – Drainage and utility easements shall be planned and provided on-site to allow for fully integrated community development.
  - a. Easements may be required to integrate parcels of different ownerships to ensure proper distribution of utilities and/or stormwater transmittal.
  - b. Easements may be required within the front yard setback parallel to the road right-of-way, within the front yard setback, abutting the right-of-way, allowing for utilities serving the Community. This requirement is often typical of narrower rights-of-way but may apply to all rights of ways.
  - c. Easements may be required at ends of cul-de-sacs to ensure proper utility / stormwater distribution to all parcels abutting said cul-de-sac and / or adjacent properties.
  - d. All easements shall be legally established, surveyed and recorded as required by City of Bunnell during the platting process.
- Q. Community Name** - The name, “Reserve at Haw Creek” is referenced throughout this document and applies to the land identified by parcel numbers and attached survey. The name may be changed at any time through administrative approval and a single amendment to this PUD shall be attached identifying the new name. A name change, if implemented, does not impact the development criteria outlined here within, nor does it require this document be modified to reflect the new name, other than adding a single page addendum identifying the new name. If implemented, any reference to “Reserve at Haw Creek” shall apply to the new name applied.

---

**R. Bus stops** – Bus stops with shelter for school bus pickup shall be provided within Reserve at Haw Creek as follows:

- a. Age restricted neighborhoods do not need to provide a bus stop / participate in bus stop sharing.
- b. The number of bus stops and stop locations will be contingent upon actual development patterns and housing types. The master developer shall coordinate with Flagler County Schools for guidance during Community implementation.
- c. Bus stops can be shared amongst multiple neighborhoods and a cost share donation of the land and implementation costs shall be equally shared by the number of residential units they serve.
- d. Bus stops co-located with recreational amenities or other Community facilities are ideal and encouraged.

**S. Sign Requirements** – Signs implemented throughout Reserve at Haw Creek shall comply with the following requirements:

**a. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

*Animated sign* means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

*Banner* means any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

*Beacon* means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

*Building marker* means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

*Building sign* means any sign attached to any part of a building, as contrasted to a freestanding sign.

*Canopy sign* means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

*Changeable copy sign* means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

---

*Commercial message* means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

*Community Monument* means an architectural feature emphasizing the entrances to the Reserve at Haw Creek Community from external roads. Monuments may or may not include signage.

*Drive-through menu boards* are freestanding signs adjacent to and oriented toward a drive-through lane exclusively at drive-through restaurants used to communicate restaurant menu items and may, or may not contain speakers and communication systems for customer ordering.

*Flag* means any fabric, banner, or bunting or other lightweight durable material containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or any other entity.

*Flag Sign* means any fabric or other lightweight durable material containing distinctive colors, patterns or symbols used to promote a new business opening, special offers or events for a private or public entity.

*Freestanding sign* means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

*Ground sign* means any sign with the base of the sign set at ground level. Also referred to as monument sign, see Monument sign definition.

*Incidental sign* means a sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

*Lot* means any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer of ownership.

*Mansard* means a roof with two slopes on all sides, the lower slope being nearly vertical and the upper slope being nearly horizontal.

*Marquee* means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

*Marquee sign* means any sign attached to, in any manner, or made a part of a marquee.

*Monument sign* means a ground sign that is a freestanding structure, typically installed at the entrance of a property, designed to be at eye level for pedestrians and drivers, set at ground level. Monument signs are built to be solid, durable, and shall blend with the architectural design of the surrounding environment it serves.

*Pennant* means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

---

*Portable sign* means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless such vehicle is used in the normal day-to-day operations of the business.

*Principal building* means the building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

*Projecting sign* means any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

*Residential sign* means any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of chapter 34.

*Roof sign* means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

*Roof sign, integral* means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

*Setback* means the distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

*Sign* means any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

*Sign, area of* means the total surface of a sign including the background and frame but not structural supporting elements outside of its frame. Where a sign is composed of skeleton letters, characters, or symbols applied to a background which is not a structural part of the sign, the area of the sign shall be the smallest rectangle, triangle, or circle which will include the display. Where a sign is built with two faces back to back, the area of the sign shall be the larger of the areas of the two faces computed as herein before specified. In the case of three-faced signs forming an equilateral triangle, sign area shall be calculated as 1½ times the largest face. In the case of four-faced signs forming a square or cube, sign area shall be calculated as two times the largest face.

*Snipe Sign* means signs of any material, including but not limited to paper, cardboard, wood or metal when tacked, nailed or attached in any way to trees, poles, stakes, fences or other objects" on land where signs are not authorized to be displayed.

*Street* means a strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, alleys,

---

avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails, or other thoroughfares.

*Street frontage* means the distance for which a lot line of a zone lot adjoins a public street, from one lot line intersecting such street to the furthest distant lot line intersecting the same street.

*Subdivision identification*: A monument sign located at the intersection of two street rights-of-way. The only lettering shall be the name of the subdivision. Such sign may be illuminated only when the sign is abutting a right-of-way which is classified as collector.

*Suspended sign* means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

*Temporary sign* means any sign that is used only temporarily and is not permanently mounted.

*Wall sign* means any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

*Window sign* means any sign, pictures, symbols, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

- b. Design, construction and maintenance** - All signs shall be designed, constructed, and maintained in accordance with applicable provisions of the Standard Building Code and the National Electrical Code. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code.
- c. Community Monuments** - Community identification monuments with integrated signs shall be permitted as follows:
  - i. Community identification monuments with integrated signs:
    - 1. Allowed at each entry into the Community from access off surrounding roads, including State Road 11, State Road 100 and County Roads 302.
    - 2. Three primary Community entry monuments are allowed, one visible from SR 11, one visible from SR 100, one visible from CR 302.
      - a. Adjacent to SR 11 and SR 100, monument size may be up to forty-five (45) feet in height. Monument shall comply with applicable roadway setbacks and clear zones, otherwise no parcel setbacks are required.
      - b. Adjacent to SR 11 and SR 100, each sign integrated on primary community entry monument may be up to four hundred (400) sf in overall size.

- 
- c. Adjacent to CR 302, monument size may be up to thirty (30) feet in height. Monument shall comply with applicable roadway setbacks and clear zones, otherwise no parcel setbacks are required.
  - d. Adjacent to CR 302, each sign integrated on primary community entry monument may be up to two hundred (200) sf in overall size.
  - e. For the sign portion of the monument:
    - i. Pole signs and pendant signs are not allowed.
    - ii. Signs may be double sided.
    - iii. Signs may be illuminated, internally and/or externally.
    - iv. Signs have no height restrictions when attached to the monument, otherwise, if independently located, twenty (20) feet in height.
  - f. Monuments (and if independent, sign) shall be on a dedicated parcel, to be maintained by community governance as outlined herein.
  - g. ROW encroachment – Monument and entry signs may encroach within the right-of-way or be located centrally to a round-about, if and only if in compliance with all regulatory agency over the ROW and approved by such agency. Encroachment shall be established by either easement or parcel ownership.
3. Secondary community monuments with signs are allowed, one at each entry into the Community other than primary entrances, from State Road 11, State Road 100, County Road 302.
- a. Monument size may be up to twenty-five (25) feet in height. Monument shall comply with applicable roadway setbacks and clear zones, otherwise no parcel setbacks are required.
  - b. Each sign integrated on primary community entry monument may be up to two hundred (200) sf in overall size.
  - c. For the sign portion of the monument:
    - i. Pole signs and pendant signs are not allowed.
    - ii. Signs may be double sided.
    - iii. Signs may be illuminated, internally and/or externally.
    - iv. Signs have no height restrictions when attached to the monument, otherwise, if independently located, fifteen (15) feet in height.
  - d. Monuments (and if independent, sign) shall be on a dedicated parcel, to be maintained by community governance as outlined herein.
  - e. Signs may encroach within the right-of-way or be located centrally to a round-about, if in compliance with all traffic design requirements and encroachment is established by either easement or parcel ownership.
- d. Signs in the Reserve at Haw Creek right-of-way - No signs shall be allowed in the Reserve**
-

---

at Haw Creek right-of-way, except for the following:

- i. Permanent signs, including:
    - 1. Traffic control signs in compliance with applicable roadway standards (local, county, state).
    - 2. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
    - 3. Bus stop signs erected by a public transit company;
    - 4. Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
    - 5. Signs may be mounted to decorative posts within the community. If so, all posts shall match the same style throughout the Community.
    - 6. Traffic control signs may be mounted within a frame providing a design aspect to the sign, including community logo, as long as the sign remains compliant with the manual in uniform traffic control devices (MUTCD).
  - ii. Entry Monuments. Note, applicable to Reserve at Haw Creek ROW only, not City, County or State, unless permission is granted by agency with authority.
  - iii. When in compliance with applicable roadway standards (local, county, state).
  - iv. Requires additional review and approval by said governmental entity with authority over roadway.
  - v. Maintenance of Traffic and Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
- e. Signs allowed in residential areas** - Signs located in areas developed and used for residential purposes shall be limited to flags, subdivision and multifamily development identification signs and signs for model home centers. Signs permitted in residential areas shall conform to the following requirements:
- i. Flags and flagpoles shall conform to the following requirements:
    - 1. One flagpole and three flags are permitted per parcel.
    - 2. Flagpoles shall be ground mounted and not exceed a height of 25 feet.
    - 3. Flags shall measure 4½ by six feet or less.
    - 4. All flagpoles shall have a minimum five-foot setback from the property line.
  - ii. Residential neighborhood identification signs shall conform to the following standards:
    - 1. Signs may be located at each principal entrance to a development. Principal entrances are considered to be those locations involving the intersection of a subdivision street with a collector or arterial roadway,

---

or the intersection of a private multifamily development street with a collector or arterial roadway.

2. Signs shall be monument / ground signs. Pole and pendant signs are not allowed.
  3. Sign design, materials and illumination shall compliment the neighborhood architectural style, materials and colors.
  4. Where more than one sign is allowed, all signs shall be designed using the same construction methods, materials, colors. Letter and logo styles per community.
  5. Signs shall be set back from any property line at least five feet.
  6. Signs shall not exceed a combined total of 240 square feet of sign face area. No individual sign (each side of a double sided sign) shall exceed 120 square feet.
  7. Signs shall not obstruct a clear visibility triangle. However, ground mounted signs not exceeding 2½ feet in height above the natural grade shall be allowed, and shall not be considered to impede clear visibility.
- iii. Churches, clubs, and other uses allowed in residential areas - Churches, clubs and other uses allowed in residential areas may allow:
1. One nonilluminated wall sign per road frontage meeting all requirements for nonresidential areas except that such signs shall also not exceed six (6) square feet.
  2. One monument sign per road frontage meeting all requirements for nonresidential areas
- iv. Additional signs in residential developments may be permitted, subject to the following requirements:
1. Signs may be permitted within a residential neighborhood identifying parks, recreational areas and other amenity entries.
    - a. One sign per amenity entry, whether vehicular entry or pedestrian only, shall be allowed.
  2. Informational signage shall be allowed within a park, along a trail or in general within said amenity areas providing directions or information for use / history.
    - a. No sign shall exceed ninety (90) sf in size.
    - b. Informational signs shall not exceed three (3) sf in size each.
    - c. Informational signs shall not exceed six (6) foot in height.
    - d. Informational / historical signs shall not exceed thirty-five (35) sf each.
  3. There is no limit to the number of signs related to recreational / amenity uses.

**f. Sign Maintenance** - The following maintenance requirements shall be met:

---

Provisions shall be made for the establishment of an owner's association or other appropriate provisions for continuing maintenance of residential development signs after the project developer no longer has maintenance responsibility.

**g. Model Homes** - Model home center signs shall conform to the following requirements:

- i. A model home center, consisting of two or more model homes on a single block which does not contain occupied residences, shall be eligible for identification signs according to the following requirements:
  1. One sign and one flag sign may be permitted per model home.
  2. Each permitted sign shall be located on the same lot as the model home.
  3. Signs shall not exceed 32 square feet in area, flag sign shall not exceed 24 square feet in area.
  4. Signs shall be set back from any property line a minimum of five feet.
  5. Illumination of identification signs is limited to the hours between sunset and 10:00 p.m.
- ii. A model home which does not qualify as part of a model center, may nevertheless be eligible for an identification sign, subject to the following requirements:
  1. One sign and one flag sign may be permitted per model home.
  2. Each permitted sign shall be located on the same lot as the model home.
  3. Signs shall not exceed 16 square feet in area, flag sign shall not exceed 24 square feet in area.
  4. Signs shall be set back from any property line a minimum of ten feet.
  5. Signs shall not be illuminated.
  6. Signs shall be permitted as long as the model home is a model and not occupied as a residence. Once the model home converts to residential occupancy, all signs shall be removed.
- iii. Additional signs in residential developments may be permitted, subject to the following requirements:
  1. A model home center may be permitted up to two additional identification signs with an aggregate sign area of 16 square feet.
  2. Up to four single-pole flags per street frontage may be permitted for model home centers. Flagpoles shall be separated by a minimum distance of 20 feet. Flags shall not exceed 12 square feet each.
  3. Banners, streamers, or similar devices are expressly prohibited in areas of residential development.

**h. Signs in nonresidential areas** - This section applies to all uses within the town center and to attached residential served by an off-street parking Lot (Multifamily, condominium, Live-Work, etc.), subject to the following:

- i. Allowed at each entry into the parcel from access off internal collector / primary roads within the Community.
- ii. Projecting, monument, wall, or marquee signs are allowed subject to the

- standards stated in this section. Pole signs are not allowed.
- iii. Branding on Awnings / Umbrellas for outdoor seating do not count against the total sign area permitted.
  - iv. Sign design, materials and illumination shall compliment the building's architectural style, materials and colors the sign is associated with.
  - v. Where more than one sign is allowed, all signs shall be designed using the same construction methods, materials, colors, lettering and logo styles per building.
  - vi. Mixed uses shall be limited to one sign per building with each use identified on the multi tenant sign.
  - vii. The maximum area per sign face for a freestanding sign shall be two square feet of a sign area for each lineal foot of building facing the lot front, up to the maximum requirements outlined below.

The table below establishes sign face areas as a function of setback and maximum height.

Maximum Area Per Sign Face	Minimum Setback From Right-of-Way	Maximum Height Requirements
32 square feet	5 feet	6 feet
96 square feet	10 feet	8 feet
128 square feet	15 feet	10feet
160 square feet	20 feet	16 feet
200 square feet	25 feet	20 feet

- viii. Directional signs such as entrance, exit, parking and other similar information shall not exceed three (3) square feet. Such signs may be permitted up to the property line and shall not be considered a freestanding sign for the purpose of this Code.
- ix. No freestanding sign shall be erected within the minimum buffer required by the use of the site on which it is erected.
- x. Wall or projecting signs shall conform to the following requirements:
- xi. Wall signs shall not project more than two feet beyond the face of the building. Projecting signs shall not extend beyond six (6) feet beyond the face of the building.
- xii. A wall sign shall not project beyond the top or edge or any parapet wall to which it is attached.
- xiii. The bottom of a projecting sign shall be a minimum of eight feet above grade.
- xiv. Marquee signs shall conform to the following requirements:

- 
1. Marquee signs shall not be larger than 80 percent of the marquee sign face area.
  2. Marquee signs may be on the vertical faces of marquees and may project below the lower edge of the marquee not more than 12 inches. The bottom of marquee signs shall be no less than eight feet above the sidewalk or grade at any point. No part of the sign shall project above the vertical marquee face, or beyond the marquee itself. This does not prohibit the placement of the sign message on the sloping portion of the awning.
- xv. Drive-through menu boards shall conform to the following requirements:
1. Each drive-through restaurant may display up to two freestanding menu signs per drive-through, which shall be adjacent to and oriented toward the drive-through area.
- xvi. Off-site signs may be allowed for subdivision identification, subject to the following requirements:
1. Only one such sign shall be permitted on a parcel of land.
  2. The parcel shall be a minimum of 50 feet wide and shall be vacant.
  3. Written permission of the property owner shall be provided with the permit application.
  4. Sign face area and location requirements of this chapter shall be met.
  5. Appropriate agreements for maintenance shall be provided with the permit application, specifying the party responsible for sign maintenance.
- xvii. Each nonresidential parcel of land may be permitted flags and flagpoles conforming to the following requirements:
1. One flagpole and two flags are permitted per parcel except that government-owned property may be permitted two flagpoles and four flags per parcel.
  2. Flagpoles shall be ground mounted and not exceed a height of 30 feet.
  3. All flagpoles shall have a minimum five-foot setback from the property line.
- i. **Exempt signs** - The following signs shall be exempt from regulation under this chapter:
- i. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance;
  - ii. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located;
  - iii. Works of art that do not include a commercial message;
-

- 
- iv. Holiday lights and decorations with no commercial message, but only between October 31 and January 30;
  - v. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meet department of transportation standards and which contain no commercial message of any sort; [and]
  - vi. Local, state and national flags placed along rights-of-way by the governing entity in celebration of holidays.
- j. Prohibited signs** - All signs not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous section are prohibited in the Reserve at Haw Creek community. Such signs include, but are not limited to:
- i. Beacons;
  - ii. Billboards
  - iii. Pennants;
  - iv. Portable signs;
  - v. Roof signs;
  - vi. Snipe signs;
  - vii. Inflatable signs and tethered balloons; and

**T. Landscape Requirements** - Landscaping implemented throughout Reserve at Haw Creek shall comply with the following requirements:

- a. Landscape Buffers. Reserve at Haw Creek is encouraging smart growth through best planning practices, two of which include substantial preserved greenspace and a walkable Community, utilizing shared resources to minimize pavements. As such:
  - i. Within the boundaries of the Community, no buffers are required between land uses. The Community was planned to take advantage of locating incompatible uses with existing natural buffers between the land use / zoning classifications.
  - ii. For parcels abutting the Community property line, buffers shall apply when abutting the shared property line.
  - iii. Buffers are required when a use abuts a property line that is a public right-of-way. Note, all ROW's treated the same other than CR 65 and CR 80 as identified below.
  - iv. A two (2) foot non-vehicular access easement is required along the rear yard property line of a lot with internal access which backs against another roadway.
  - v. Buffers for Community boundary adjacency are as follows:

Proposed Land Use	Existing Residential	Existing Commercial / Industrial	Existing ROW
Residential	10' natural buffer, or	10' natural buffer, or	15' natural buffer, or
	15' planted buffer	20' planted buffer	25' planted buffer
			35' natural buffer CR 65 & CR 80
Commercial / Office	20' natural buffer, or	10'	10'
	30' planted buffer		
Industrial	20' natural buffer, or	20'	20'
	30' planted buffer		
Natural buffers must contain natural trees and vegetation. Supplement natural buffers with planted trees where gaps in excess of 50' without existing trees.			
Planted buffers require trees and shrubs as outlined herein.			

- vi. Buffer screening. The landscape buffer shall provide a minimum six (6) foot high opaque screen within two (2) years through the following means:
  1. Shrubs planted in a manner (typically triangulated) to achieve opacity. Any shrub planted shall be minimally three (3) feet in height at time of planting.
  2. Plant size at the time of planting sufficient to achieve six (6) feet height within two (2) years from time of planting.
  3. Fence or wall to provide the visual barrier. The finished side of the fence or wall shall face outwards and if a fence or wall is utilized, shrubs shall be planted minimally on the existing property side that achieves minimum height of four (4) feet within two (2) years of planting.
  4. Berms may be utilized in conjunction with shrubs to achieve the required height and add interest to the screening.
  5. Any above method, or combination of the above methods may be utilized.
  6. Trees shall be required to be planted within the buffer regardless of screening method utilized.

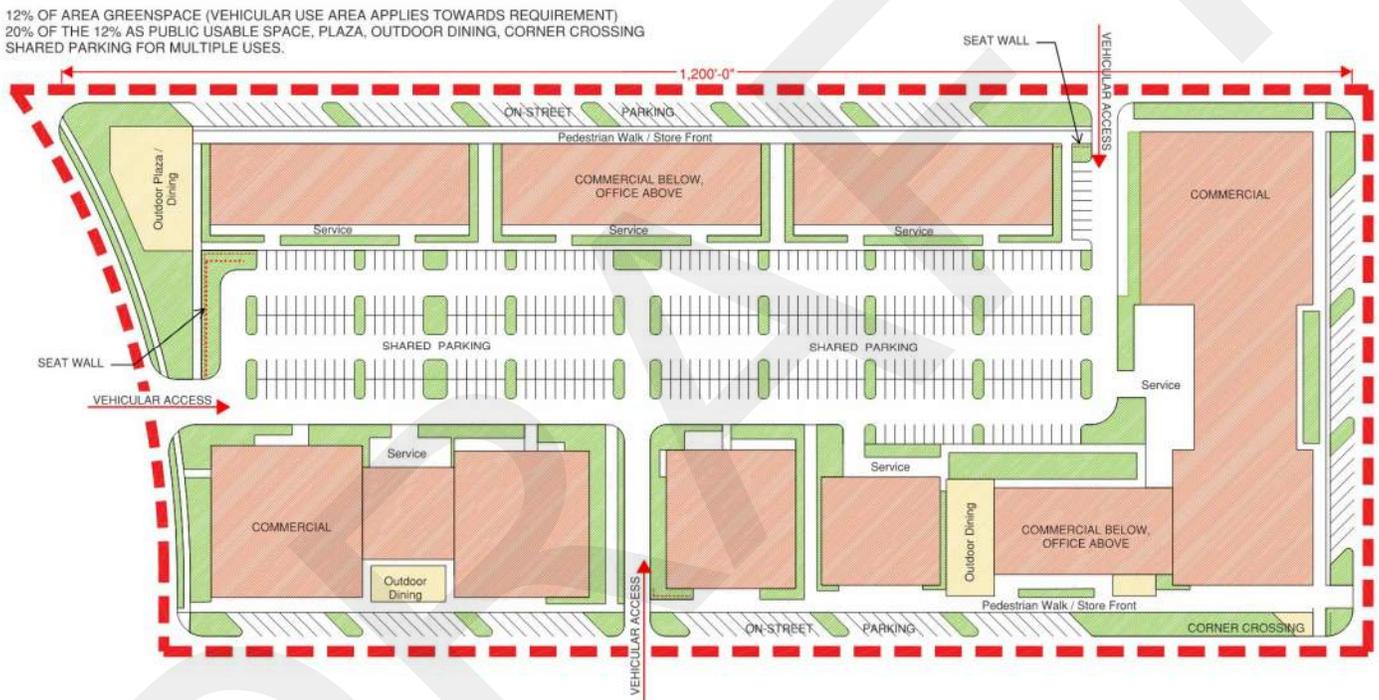
- 
- a. The quantity of trees shall be calculated based on one tree per fifty (50) lineal feet of buffer.
  - b. The trees may be clustered / planted in groupings, but in no instance shall there be distances between trees exceeding two hundred (200) linear feet.
  - c. 75% of the trees shall be shade trees, the balance may be ornamental, pine and/or palm trees.
  - d. Topping of planted or natural trees is not allowed.
- b. Off street parking within Reserve at Haw Creek shall provide the following landscape / greenspace:
- i. Perimeter Landscape – A minimum six (6) foot landscape strip shall be provided around any off-street parking Lot.
    1. Within the landscape strip, abutting a street, a continuous hedge shall be provided, minimum 3’ height within two (2) years from planting.
    2. Trees shall be planted withing the landscape strip.
      - a. The quantity of trees shall be calculated based on one tree per fifty (50) lineal feet of buffer.
      - b. The trees may be clustered / planted in groupings, but in no instance shall there be distances between trees exceeding one hundred (100) linear feet.
      - c. 75% of the trees shall be shade trees, the balance may be ornamental, pine and/or palm trees.
      - d. Topping of planted or natural trees is not allowed.
  - ii. Vehicular Use Area – Landscape Islands shall be provided within the vehicular use area to direct circulation, protect parked vehicles and break up large fields of asphalt.
    1. Landscape islands shall be placed at the end of each parking row, separating the drive aisle from the parking.
    2. A Landscape island shall be provided within the parking Lot. A maximum of 10 parking stalls shall be allowed between landscape islands.
      - a. Landscape islands shall be a minimum nine (9) feet wide and the depth of the parking stall, less one (1) foot.
      - b. Ends of islands shall receive an angle / radius to allow proper turning movements.
      - c. Landscape islands shall be planted with shrubs, turf and/or groundcover.
      - d. Each Landscape island shall receive one tree per parking row.
      - e. 75% of trees shall be shade trees, the balance may be ornamental, pine and/or palm trees.
      - f. Topping of planted or natural trees is not allowed.
  - iii. Landscaping distributed around any parking facility through perimeter landscaping and within the parking facility through landscape islands shall count towards compliance of the Open Space criteria as outlined in Section VI(h) above.
- c. Residential Neighborhood / Right-of-way landscape – The following landscape shall be provided for each residential neighborhood and along primary spine roads.
- i. All landscape areas along roads shall be planted with turf, groundcover and/or shrubs.

- ii. Roads shall be designed as outlined herein to allow space to plant street trees without conflict with utilities.
  - 1. The quantity of trees planted shall be determined based on one (1) tree per sixty (60) lf of road, each side of the road.
  - 2. The trees may be clustered / planted in groupings, but in no instance shall there be distances between trees exceeding two hundred (200) linear feet.
  - 3. 75% of the trees shall be shade trees, the balance may be ornamental, pine and/or palm trees.
    - a. Topping of planted or natural trees is not allowed.
- iii. Residential Lots shall plant trees based on the following calculation (normal rounding applies):
  - 1. Lots 125' in width or narrower, 1 tree per 2,500 sf
  - 2. Lots 126' to ½ acre in width, 1 tree per 5,000 sf.
  - 3. Lots 21,781 sf or larger, 1 tree per 7,500 sf
  - 4. Tree planting shall follow the following application:
    - a. 50% or more of required trees shall be shade trees.
    - b. Minimally one tree shall be planted in the front yard.
    - c. Topping of planted or natural trees is not allowed.
- iv. Residential lots shall provide foundation plantings in addition to the required tree plantings.
- d. Irrigation and maintenance – all newly planted landscape areas, other than residential Lots, shall require the implementation of irrigation to ensure proper establishment of plantings.
  - i. Irrigation shall utilize re-use water / purple pipe, where available.
  - ii. Residential Lot irrigation is optional, but if utilized, shall utilize re-use water / purple pipe, where available.
  - iii. Landscaping within the right-of-way, parks and other community spaces shall be maintained by the governing authority (CDD, HOA, Etc.).

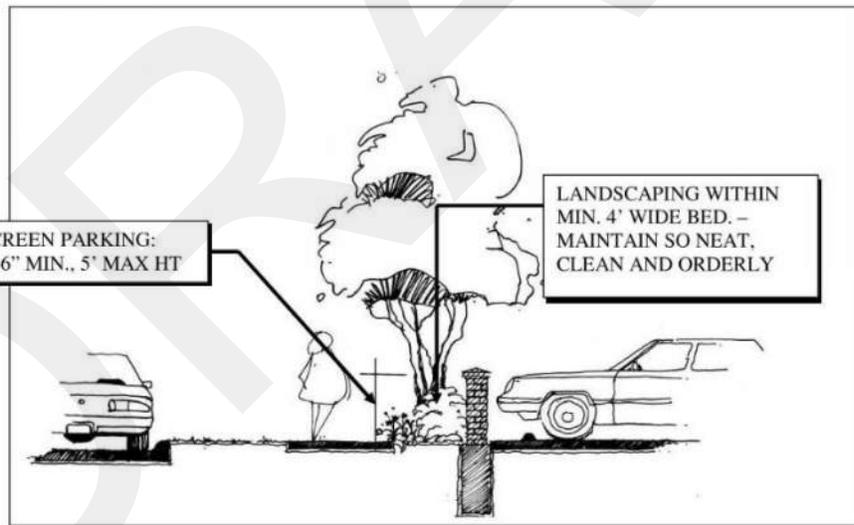
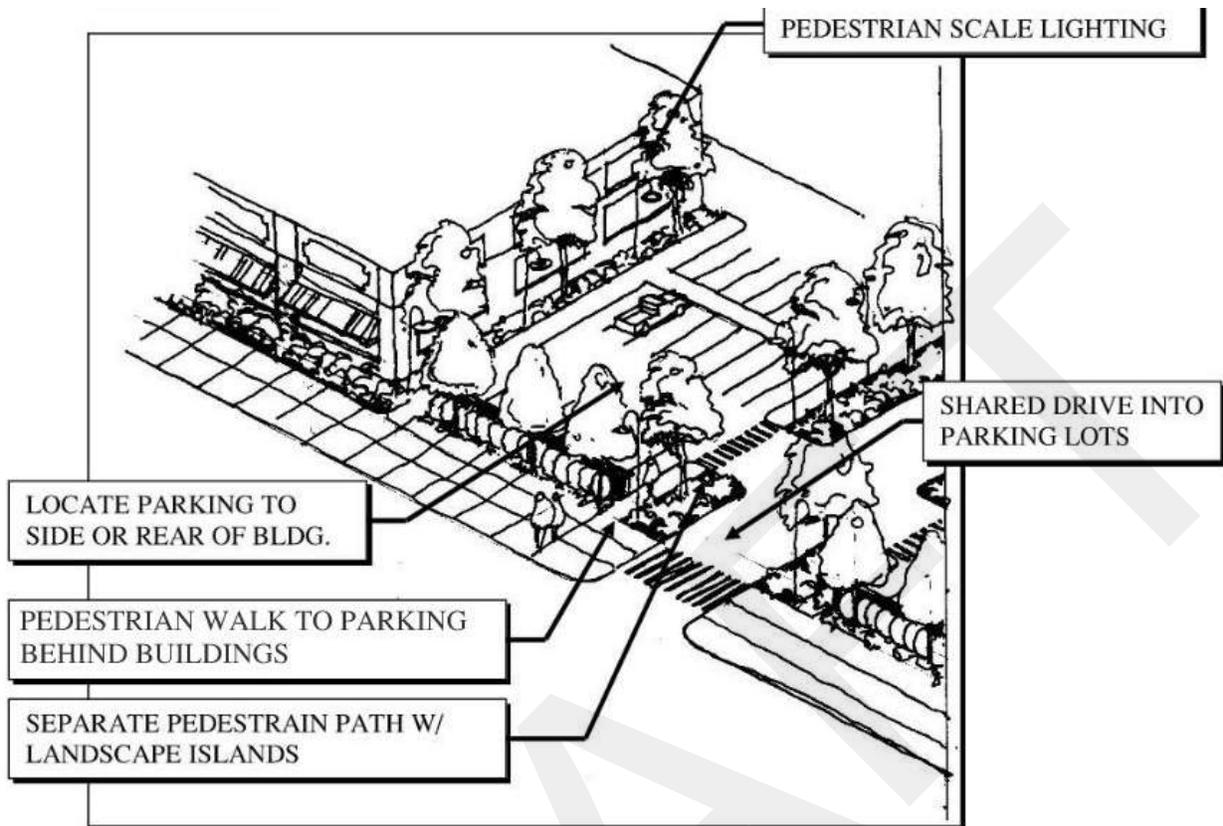
**U. Town Center Development Requirements** – The following requirements are provided to provide a creative multi-tenant development within the town center.

- a. Within the town center, on-street parking may count towards the required parking count for uses located within one thousand two hundred 1,200 lf of the use on the same side of the road.
- b. Shared parking. As outlined within the parking regulations, shared parking is encouraged, reducing the required amount of parking by up to fifty percent (50%) for each use, as long as located within one thousand two hundred (1,200 feet of the use. This incentive significantly reduces the impervious footprint of required parking lots, allowing for increased density, increased mix of uses and/or outdoor community space. To comply with this incentive, the following shall apply.
  - i. Off-Street parking shall be designed in a manner to link with the street sidewalk system as an extension of the pedestrian environment.
  - ii. Pedestrian crosswalks shall be provided at all road crossings within the town center.

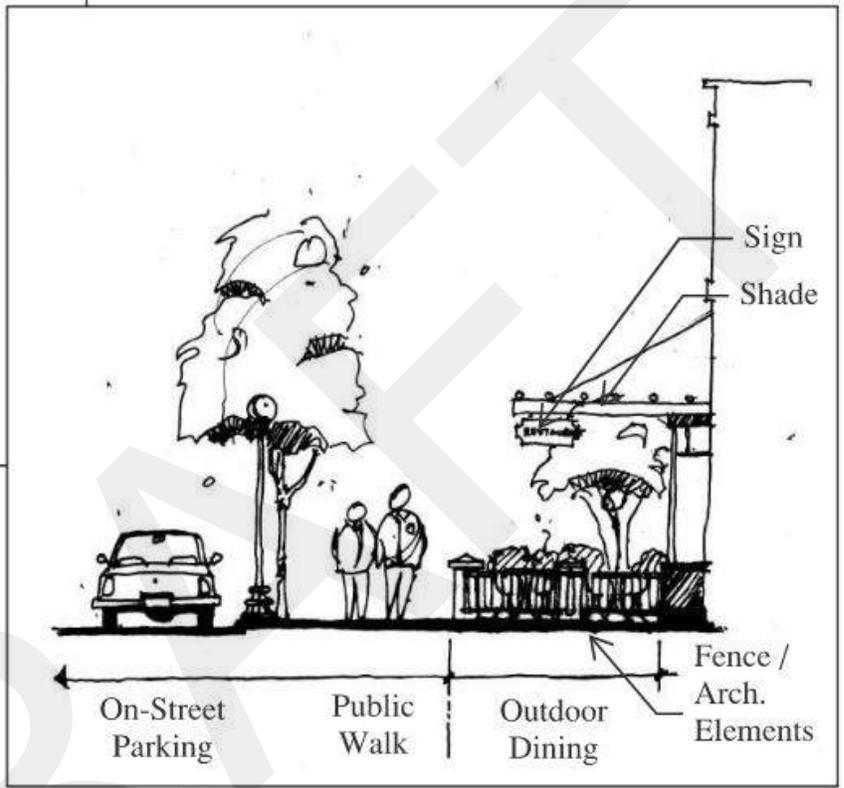
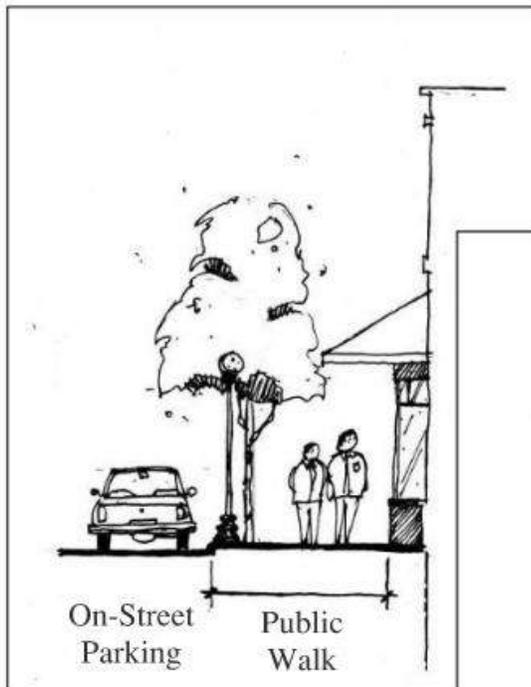
- iii. Provide lighting along pedestrian walkways, at a pedestrian scale (recommend 16' max height). Pedestrian lighting shall be provided in addition to road / parking lot lighting, which may be taller. All lighting shall be coordinated in style and for lighting patterns to work together as a unified system.
- iv. Within the core town center, off-street parking lots shall be located to the side and/or rear of the buildings. On-street Parking may be utilized for parking in front of the buildings and count towards the total parking count.
- v. For outparcels, off-street parking in the front of the building shall be limited to a single drive aisle with parking on each side. The balance of required parking shall be to the side or rear of the building.
- vi. End cap drive thru services are allowed within the town center if stacking can be achieved and shall be integrated with parking to the side or rear of the building. All other drive-thru's shall be limited to outparcels.



- c. Parking seat / screen wall – Parking adjacent to buildings shall Integrate the visible portion of the parking lot with the streetscape architectural façade by providing a seat wall / screen wall and green space, which creates public use and allows the space to count towards the greenspace requirement, screens the lot and complies with parking lot buffering. Integrated with landscaping and paving, the wall minimizes the “sea of asphalt” view that parking often creates.



- d. Outdoor Dining / Plaza's. A vibrant commercial streetscape is created through front façade articulation of the ground level floor in combination with integrating the ground floor design thru outdoor dining / merchandising space. Where provided, said spaces count towards the 20% greenspace requirement.



e. Mixed use buildings. Mixed use buildings provide for not only a more vibrant town center, and in conjunction with shared parking, allows for increased density, which translates to a more cost-effective use of the developed land. There are resultant environmental benefits through the use of less land and building less of an impervious footprint. The Town center shall integrate mixed-use buildings with the following design parameters.

i. Building volume and mass are partially defined by façade treatment. Façade treatment also directly impacts the “marketability” of the product for sale and building use. Facades for commercial spaces within the town center, along the main street and abutting a public walk shall apply the following basic design principles:

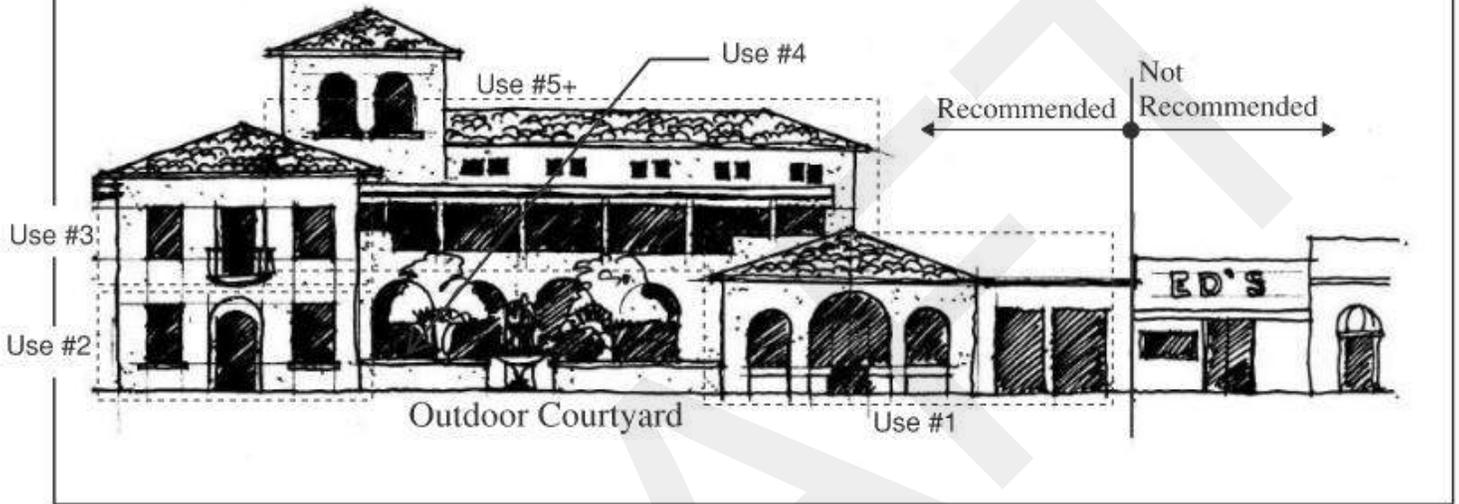
1. A kick plate, minimum 12”, maximum 30” below the display window.
2. A large clear view plate glass display window with a transom above.
3. Awnings, which provide shade and inclement weather protection as well as additional branding opportunities.
4. Recessed entries, which provide façade variation and allow the merchandise displays prominence over the building entry.

5. Horizontal façade divisions that separate different buildings / uses.
6. Roof lines that become iconic to the community character and screen mechanical units and other utilities.
7. These basic façade design principles are illustrated below:



- ii. Mixed use buildings are required and encouraged to implement building articulation to create building interest and scale the massing. This can be achieved by varying heights and setbacks within the same building, offsetting wall planes and adding architectural interest with roof overhangs, awnings, trellises, moldings and other elements. Through this articulation, outdoor spaces can be created, which comply towards the greenspace requirement, integral to the building, blurring the line between the public walkway and outdoor use for dining or retailing, which count towards the greenspace

SINGLE STORY BUILDING W/ MINIMAL FAÇADE TREATMENT IS INCOMPATIBLE W/ A LARGER BUILDING WITH A DISTINCTIVE ARCHITECTURE STYLE. FAÇADE TREATMENT SHALL APPLY TO ALL BUILDINGS.



- iii. Rooftops provide a unique community experience and shall be considered integral with the design. Building roof lines make a profile against the sky that shapes the community character. Through design, this articulated roof provides screening of unsightly mechanical units and utilities, which are encouraged to be rooftop where possible. Rooftops also provide an opportunity for use of space for living and/or public use, such as rooftop bars and restaurants.



Parapet Screens Rooftop Mechanical

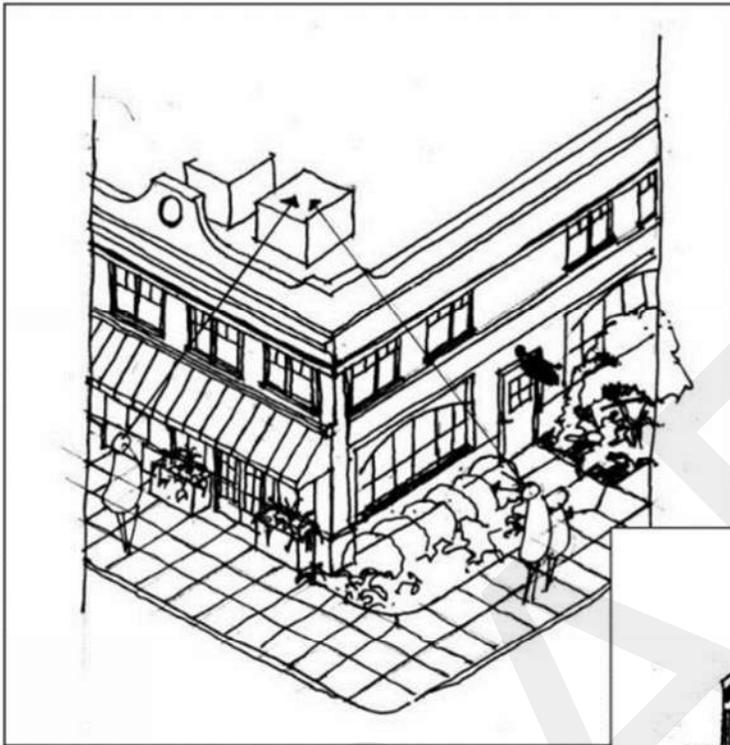


Roof Top Terrace

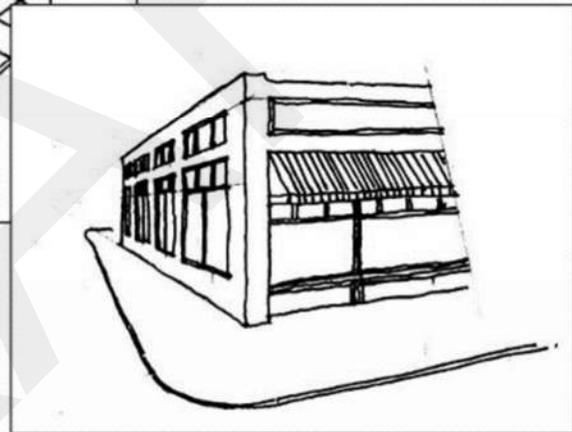
Building Material Diversity

Connection w/ Sidewalk

- iv. Side Streets. Specialty shops and access to units above shall be provided along side streets, which extends the main street around corners and creates a comprehensive town center.



Required application



Not allowed

- v. Building Materials. It is required that architectural compatibility is demonstrated through building style, mass, scale, materials and color.
  1. Design diversity is encouraged, but buildings shall remain compatible to the community overall.
  2. Building materials and colors are encouraged to be compatible with the community character, streetscape and nearby adjacent structures.
  3. Building materials and colors are encouraged to be carried through on all exposed / visible facades of the building.
  4. Low maintenance materials that are durable and high quality shall be utilized.
  5. Standard “corporate” or “franchise” architectural styles shall be modified to fit with the overall character and design of the town center image.

## VI. ZONING DISTRICTS

- A. The following districts outline the organized and orderly development for Reserve at Haw Creek. Refer to exhibit C, PUD map for location of zoning districts. The chart provides a summary of development criteria, with detailed outline for each district below:

Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
<p><b>Agri-hood, Clustered (AGH-C)</b></p> <p>Front Yard Setback: Less than 80' wide - SF Access; Less than 80' wide - Rear Access; Less than 80' wide - SF Attached</p> <p>Side Yard Setback: Greater than 80' wide - SF Access; Less than 80' wide - SF Attached</p> <p>Rear Yard Setback: Less than 80' wide - SF Attached</p> <p>Accessory Bldg. Side Setback: 5 ft</p> <p>Accessory Bldg. Rear Setback: 10 ft</p> <p>Max Height: 35 ft</p> <p>Min. Lot Area: 1 AC / No Min. Clustered</p> <p>Maximum Building Coverage: Greater than 2.5 ac to 2.5 ac; Less than 2.5 ac to 1/2 ac</p> <p>Maximum Impervious Coverage: Greater than 2.5 ac to 1/2 ac; Less than 2.5 ac to 1/2 ac</p>	<p>15 ft., front access garage 25'</p> <p>5 ft.</p> <p>10 ft.</p> <p>15 ft Street Side</p> <p>10 ft St. Side</p> <p>5 ft.</p> <p>10 ft Street Side</p> <p>0 ft connect</p>	20 ft	5 ft	10 ft	35 ft	1 AC / No Min. Clustered	20% to 25%	30% to 65%
<b>Single Family Residential (SFR)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
15 ft., garage 25' where front access	5 ft., 10 ft Street Side, 0 ft where bldgs connect	15 ft	5 ft	10 ft	35 ft	4,000 sf detached sf / 3,800 attached sf	60%	65%
<b>Single Family Residential Medium Density (SFRM)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
15 ft., garage 25' where front access	5 ft., 10 ft Street Side, 0 ft where bldgs connect	15 ft	5 ft	10 ft	35 ft	3,500 sf detached sf / 2,500 attached end unit, 1,800 ea internal unit	65%	70%
<b>Multiple-Family Residential (MFR)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
10 ft., garage 25' where front access	5 ft residential, 10 ft non-residential, 15 ft Street Side	15 ft	5 ft	10 ft	55 ft	For SFR & SFRM, per above, for Comm., 2,000 sf, MF in excess 4 du, min. 7,000 sf.	65%	75%
<b>Town Center Mixed Use (TC)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
0 ft / residential per district, unless within mixed use building	15 ft, 20 ft Street Side	10 ft, unless back up to alley, off-street parking or another ROW	NA	NA	55 ft	No minimum, max 0.4 FAR	65%	80% / 100% Clustered
<b>Industrial (IND)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
35ft	15 ft, 20 ft Street Side	10 ft	NA	NA	35 ft	12,000 sf, max 0.5 FAR	65%	80%
<b>Public (Public)</b>								
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Accessory Bldg. Side Setback	Accessory Bldg. Rear Setback	Max Height	Min. Lot Area	Maximum Building Coverage (Primary and all Accessory Buildings)	Maximum Impervious Coverage
15 ft	10 ft	10 ft	NA	NA	35 ft	No minimum, max 0.6 FAR	65%	80%

---

**VII(a) Agri-Hood, Clustered (AGH-C)**

- A. **Purpose and intent.** The purpose of the AGH-C district is to allow the development of rural Lots, agricultural in nature, with significant green space within the Community as a whole. Within AGH-C, a density of one (1) Dwelling Unit per gross acre is allowed. Lots may be less than one (1) acre in size and clustered in this district, resulting in a variety of housing and Lot types, common to historical farming communities, provided the gross density of the development does not exceed one (1) Dwelling Unit per gross acre. Smaller “clustered” Lots, less than one (1) acre in size, shall be located internally to provide a maximum separation between the existing abutting agricultural land uses. This district is intended to serve as a transitional land use between agricultural and urban residential uses.
- B. **Permitted principal and accessory uses and structures.** Permitted uses within the AGH-C are:
- a. Single Family Detached dwellings
  - b. Customary Single Family accessory buildings, including but not limited to
    - i. workshops,
    - ii. sheds,
    - iii. garages and/or barns for RV’s, boats, tractors, etc.
    - iv. pool houses.
  - c. Accessory structure front façade shall match building materials of primary structure. Balance of building may utilize other materials, code compliant.
  - d. Churches and country clubs.
  - e. Active and passive recreational uses;
  - f. Public/private elementary, middle and high schools;
  - g. Public/private utility facilities and structures;
  - h. Community equestrian, farmers market, barns, crops, pastures, trails and structures and/or common agricultural facilities to serve the rural agricultural district;
- C. **Permitted special exception.** Permitted special exceptions in the AGH-C district shall be as follows:
- a. Other uses and structures not listed above that with certain restrictions can be compatible with other uses in the district as approved by the planning, zoning, and appeals board.
- D. **Area Regulations.** Area Regulations within the AGH-C district for Single Family residential residences shall be as follows:
- a. **Front yard.**
    - i. Lots 80’ in width or larger, there shall be a front yard of not less than twenty-five (25) feet measured from the front property line to the front building line.
    - ii. Clustered Lots smaller than 80’ in width, including Single Family Detached, there shall be a front yard of not less than fifteen (15) feet measured from the front property line to the front building line, however garages with access facing front property line shall be a minimum of twenty-five (25’) from right-of-way Line.
    - iii. Clustered Lots smaller than 80’ in width, including Single Family Detached, duplex homes, townhomes and condominiums, where there is rear or remote parking, vehicular access, other than front of unit, there shall be a front yard of not less than five (5) feet measured from the front property line to the front building line.

- 
- iv. Non-Residential lots, there shall be a front yard of not less than (25) feet measured from the front property line to the front building line.
  - b. *Side yard.*
    - i. Lots 80' in width or larger, there shall be a side yard of not less than ten (10) feet for all residential buildings and ten (10) feet for accessory buildings. In the case of corner Lots, no building and no addition to a building shall be erected or placed nearer than fifteen (15) feet to the side street line of any such Lot.
    - ii. Clustered Lots smaller than 80' in width, including Single Family Detached, there shall be a side yard of not less than five (5) feet for all residential buildings and five (5) feet for accessory buildings. In the case of corner Lots, no building and no addition to a building shall be erected or placed nearer than ten (10) feet to the side street line of any such Lot.
    - iii. Clustered Lots smaller than 80' in width, including townhomes and condominiums, there shall be a side yard of not less than five (5) feet for all exterior walls residential and accessory buildings. All internally connected walls, the side setback shall be zero (0) feet.
    - iv. Non-Residential lots, there shall be a side yard of not less than fifteen (15) feet.
    - v.
  - c. *Rear yard.*
    - i. For all Lots, there shall be a rear yard of all main buildings of not less than 20 feet from the rear building line to the rear Lot line.
    - ii. Accessory buildings, such as garages and sheds, shall have a rear yard of not less than ten (10) feet, measured from the rear building line of such garage or accessory building to the rear Lot line.
  - d. *Height regulations.* No building shall exceed 35 feet in height.
  - e. *Building Site Area Regulations.*
    - i. Minimum residential lot size of fifty (50) ft wide, 5,000 sf.
    - ii. Minimum non-residential lot size of one hundred twenty five (125) feet wide, 20,000 sf.
  - f. Minimum primary structure size, 1,200 sf
  - g. *Maximum Building Coverage.*
    - i. For Lots over 2.5 acres, detached dwellings and accessory buildings thereto shall cover not more than twenty (20) percent of the Lot area.
    - ii. For Lots between 0.5 acres and 2.5 acres, detached dwellings and accessory buildings thereto shall cover not more than twenty-five (25) percent of the Lot area.
    - iii. For Clustered Lots less than 0.5 acres, detached dwellings and accessory buildings thereto shall cover not more than sixty (60) percent of the Lot area. Maximum impervious coverage shall not exceed 65% of lot area.
    - iv. For non-residential uses, maximum building coverage shall not exceed 25% of lot area.
  - h. *Maximum Impervious Coverage.*
    - i. For Lots over 2.5 acres, maximum impervious coverage shall not exceed 30% of lot area.
    - ii. For Lots between 0.5 acres and 2.5 acres, maximum impervious coverage shall not exceed 40% of lot area.

- iii. For Clustered Lots less than 0.5 acres, maximum impervious coverage shall not exceed 65% of lot area.
- iv. For non-residential uses, maximum impervious coverage shall not exceed 30% of lot area.
- i. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
- j. *Road and drainage within district.* Roads within the AGH-C district shall possess the following characteristics:
  - i. Right-of-Way Width:
    - 1. Minimum 60' right-of-way width fronting Lots 80' wide or wider.
    - 2. Minimum 50' right-of-way width in clustered areas where Lots are smaller than ½ acre.
    - 3. Minimum 22' right-of-way width for alleys / private drives
  - ii. Road Surface:
    - 1. Lots 2.5 acres or larger – pavement with either open ditch or curb and gutter.
    - 2. Lots ½ acre to 2.5 acre – pavement with either open ditch or curb and gutter.
    - 3. Lots smaller than ½ acre – pavement with curb and gutter.
  - iii. Travel way minimum width of 12 feet per lane. On-street Parking allowed in clustered areas, add minimum 8' width for parallel parking aisle and appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane. All dimensions measured from face of curb / edge of pavement (where no curb)
  - iv. Lot drainage:
    - 1. Lots 2.5 acres or larger - Lot drainage included in master drainage plan for development.
    - 2. Lots ½ acre to 2.5 acre – Lot drainage included in master drainage plan for development.
    - 3. Lots smaller than ½ acre – Lot drainage included in master drainage plan for development.

**VII(b) Single Family Residential (SFR)**

- A. ***Purpose and intent.*** The purpose of the SFR district is to provide for Single Family residential neighborhoods of lower density. This district is compatible with the Single Family low density land use category and is intended to encourage healthy and vibrant residential neighborhoods.
- B. ***Permitted principal and accessory uses and structures.*** Within the Single Family residential district, no building, structure or land shall be used except for one or more of the following uses:
  - a. Detached Single Family dwellings, and any customary Single Family accessory buildings.
  - b. Attached Single Family dwellings, including duplexes and paired villas and any customary accessory buildings.
  - c. Public library, post office, schools and other public and institutional uses.
  - d. Churches and related on-campus activities.
  - e. Active and passive recreational uses.
  - f. Home based daycare facilities in accordance with state law.

- 
- g. Special care housing with a maximum of six residents.
- C. **Area Regulations.** Area Regulations within the SFR Single Family residential district shall be as follows:
- a. *Front yard.* There shall be a front yard of not less than fifteen (15) feet measured from the front property line to the front building line, however garages with access facing front property line shall be a minimum of twenty-five (25') from right-of-way Line.
  - b. *Side yard.* There shall be a side yard of not less than five (5) feet for all residential and accessory buildings, unless on a corner Lot, then ten (10) feet along side street. Attached residential, side yard shall be zero where buildings connect at property line.
  - c. *Rear yard.*
    - i. There shall be a rear yard for all main buildings of not less than fifteen (15) feet measured from the rear building line to the rear Lot line.
    - ii. Accessory buildings, such as garages, shall have a rear yard of not less than ten (10) feet, measured from the rear building line of such garage or accessory building to the rear Lot line. Accessory building may attach to main building with open breezeway or cover (non-conditioned space).
  - d. *Height regulations.* No building shall exceed 35 feet in height.
  - e. *Building Site Area Regulations.* The minimum Lot or building site shall be forty (40) ft in width and 4,000 square feet. Minimum Lot width may be reduced by 5 feet for SF attached Lots and minimum Lot size for attached Single Family shall be 3,450 square feet.
  - f. Minimum primary structure size, 1,200 sf
  - g. *Maximum Building Coverage.* Dwellings and buildings accessory thereto shall cover not more than 60 percent of the Lot area.
  - h. *Maximum Impervious Coverage.* Maximum impervious coverage shall not exceed sixty five (65%) of the Lot area.
  - k. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
  - i. *Road and drainage within district.* Roads within the SFR district shall possess the following characteristics:
    - i. Right-of-Way Width:
      - 1. Minimum 60' right-of-way width for main primary neighborhood roads.
      - 2. Minimum 50' right-of-way width for side streets where Lots are narrower than 80' in width.
      - 3. Minimum 22' right-of-way width for alleys / private drives
    - ii. Road Surface:
      - 1. Lots 80 foot in width or greater, pavement with either open ditch or curb and gutter.
      - 2. Lots smaller than 80 foot width, pavement with curb and gutter.
      - 3. Travel way minimum width of 12 feet per lane. For On-street Parking:
        - a. No On-street Parking allowed without designated parking spaces and there can be no use of travel lanes for parking.
        - b. Designated parking is encouraged on neighborhood streets to

---

allow for guest parking and limited term family overflow. Where designated parking is provided, it may count towards required parking count if it meets the distance parameters for use. Designated parking shall add:

- i. eight (8) foot width for parallel parking aisle,
- ii. appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane from direction of entry.
- iii. All dimensions measured from face of curb / edge of pavement (where no curb)
- j. Lot drainage. Lot drainage included in master drainage stormwater drainage for neighborhood or development as regulated by SJRWMD and/or city of Bunnell, FL.

### **VII(c) Single Family Residential Medium Density (SFRM)**

- A. ***Purpose and intent.*** The purpose of the Single Family residential medium density district is to provide for a diverse neighborhood, with a variety of allowed attached and detached residential types. The district is suitably located in proximity to higher density residential and commercial uses with the intent on creating a vibrant, walkable community. This district is compatible with the Single Family medium density land use category.
- B. ***Permitted principal and accessory uses and structures.*** Within the SFRM residential district, no building, structure, or land shall be used except for one or more of the following uses:
  - a. Any use permitted in the SFR district.
  - b. Single family attached.
  - c. Multifamily dwelling structures.
  - d. Daycare centers within a Multifamily structure.
  - e. Bed and breakfast inns.
  - f. Live-Work.
- C. ***Area Regulations.***
  - a. ***Front yard.*** There shall be a front yard of not less than twenty-five (25) feet for any garage and fifteen (15) feet for porch / living area as measured from the property line to the front building line.
  - b. ***Side yard.*** There shall be a side yard of not less than five (5) feet for all residential and accessory buildings, unless on a corner Lot, then ten (10) feet along side street. Attached residential, side yard shall be zero where buildings connect at property line.
  - c. ***Rear yard.***
    - i. There shall be a rear yard for all main buildings of not less than fifteen (15) feet measured from the rear building line to the rear Lot line.
    - ii. Accessory buildings, such as garages, shall have a rear yard of not less than ten (10) feet, measured from the rear building line of such garage or accessory

building to the rear Lot line. Accessory building may attach to main building with open breezeway or cover (non-conditioned space).

- d. *Height regulations.* No building shall exceed 35 feet in height.
- e. *Building Site Area Regulations.*
  - i. For Single Family dwellings, the minimum Lot or building site shall be 4,000 square feet and have a width of not less than forty (40) feet measured at the front building line.
  - ii. For duplex or townhome dwellings, the minimum lot or building site shall be 2,500 square feet for each end unit and 1,800 square feet for internal units. Site width for end unit shall not be less than twenty-five (25) feet and eighteen (18) feet for interior unit as measured along the front building line.
  - iii. For multifamily, the minimum lot or building site shall be one hundred twenty five (125) ft in width and 15,000 square feet.
- f. Minimum size for detached primary structure is 1,200 square feet.
- g. *Maximum Building Coverage.* Dwellings and buildings accessory thereto shall cover no more than sixty-five (65) percent of the Lot area.
- h. *Maximum Impervious Coverage.* Maximum impervious coverage shall not exceed seventy (70) percent of the lot area.
- i. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
- i. *Road and drainage within district.* Roads within the SFR district shall possess the following characteristics:
  - i. Right-of-Way Width:
    - 1. Minimum 60' right-of-way width for main primary neighborhood roads.
    - 2. Minimum 50' right-of-way width for side streets.
    - 3. Minimum 22' right-of-way width for alleys / private drives.
  - ii. Road Surface:
    - 1. All pavements shall be curb and gutter.
  - iii. Travel way minimum width of 12 feet per lane. For On-street Parking, an additional minimum width of:
    - 1. eight (8) foot width for parallel parking aisle,
    - 2. appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane.
  - iv. All dimensions measured from face of curb / edge of pavement (where no curb)
- j. Lot drainage. Lot drainage included in master drainage stormwater drainage for neighborhood or development as regulated by SJRWMD.

**VII(d) Multifamily Residential (MFR)**

- A. ***Purpose and Intent.*** The purpose of the MFR zoning district is to allow for high density residential developments. The principal uses may range from SFRM to Multifamily apartment complexes. Certain commercial uses which are more functionally compatible with intensive residential uses are permitted. This district is compatible with the Multifamily land use category.

- 
- B. **Permitted principal and accessory uses and structures.** Within the Multifamily residential district, no building, structure, or land shall be used except for one or more of the following uses:
- a. Any use permitted in the Single Family residential medium density (SFRM) district other than single family detached residential.
  - b. Multifamily dwelling structures.
  - c. Housing for the elderly.
  - d. Professional and business offices.
  - e. Neighborhood retail and commercial uses in a mixed use structure only, where there are uses such as, but not limited to, restaurants, cafes, art supplies, photo studios, barber and beauty shops, nail salons, baked goods, book stores, clothing stores, electronics stores, fine antiques, florists, gift shops, tailors and dressmakers, curio shops, pet supplies and grooming, shoe stores, travel agencies, and upholstery shops on the ground floor and residential uses above. Stand alone retail / commercial is not allowed in MFR.
  - f. Private club houses not operated for gain.
- C. **Area Regulations.** Area Regulations within the MFR district shall be as follows:
- a. *Front yard.* There shall be a front yard of at least ten (10) feet measured from the front property line to the front building line.
  - b. *Side yard.* There shall be a side yard of at least five (5) feet for all residential and accessory buildings. All other permitted buildings shall have a side yard of at least ten (10) feet. In the case of corner Lots, no building, and no addition to any building shall be erected or placed nearer than fifteen (15) feet to the side street line of any such Lot.
  - c. *Rear yard.*
    - i. There shall be a rear yard for all main buildings of at least fifteen (15) feet measured from the rear building line to the rear Lot line.
    - ii. Accessory buildings shall have a rear yard of at least ten (10) feet measured from the rear building line to the rear Lot line.
  - d. *Height regulations.* No buildings shall exceed 55 feet in height.
  - e. *Building Site Area Regulations.*
    - i. For Single Family attached dwellings, per SFR and SFRM requirements.
    - ii. For dwelling structures having an excess of four dwelling units, at least 7,000 square feet of Lot area.
    - iii. For commercial uses, minimum 2,000 square feet.
  - f. *Maximum Building Coverage.* Dwellings and buildings accessory thereto shall cover not more than sixty-five (65) percent of the Lot area.
  - g. *Maximum Impervious Coverage.* Maximum Impervious coverage shall not exceed seventy five (75%) percent of the lot area.
  - m. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
  - h. *Road and drainage within district.* Roads within the MFR district shall possess the following characteristics:

- i. Right-of-Way Width:
  - 1. Minimum 60' right-of-way width for main primary neighborhood roads.
  - 2. Minimum 50' right-of-way width for side streets.
  - 3. Minimum 22' right-of-way width for alleys / private drives.
- ii. Road Surface:
  - 1. All pavements shall be curb and gutter.
- iii. Travel way minimum width of 12 feet per lane. For On-street Parking an additional minimum width of:
  - 1. eight (8) foot width for parallel parking aisle.
  - 2. appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane.
- iv. All dimensions measured from face of curb / edge of pavement (where no curb).
- i. Lot drainage. Lot drainage included in master drainage stormwater drainage for neighborhood or development as regulated by SJRWMD and/ or City of Bunnell, FL.

**VII(e) Town Center Mixed Use (TC)**

- A. ***Purpose and intent.*** The purpose of the Town Center Mixed Use (TC) district is to guide and regulate predominately commercial uses and allow for integrated mixed-use commercial and residential development. This district is compatible with the commercial – medium land use category.
- B. ***Permitted principal and accessory uses and structures.*** Within the TC district, no building, structure, or land shall be used except for one or more of the following uses:
  - a. Live-Work, including commercial, office and residential mixed use.
  - b. Mixed-use buildings or parcels integrating multiple uses as permitted here within.
  - c. Multifamily.
  - d. Any retail business or commercial use which does not involve the manufacturing, harvesting, or processing of products from raw materials.
  - e. Personal service establishments including, but not limited to, barber shops, beauty salons, shoe repair.
  - f. Professional office.
  - g. Medical clinics and/or offices.
  - h. Food and beverage, restaurants, cocktail lounges.
  - i. Hotels, bed and breakfast inns, licensed group homes, nursing homes, day care centers.
  - j. Hardware without uncovered outside storage.
  - k. Private clubhouses.
  - l. Bakery and food production (where goods are prepared for regional wholesale and/or retail distribution).
  - m. Dry cleaning, dyeing and laundry establishments.
  - n. Convenience stores, including fueling.
  - o. Bowling alleys, game rooms or arcades for pool, billiards, and other coin operated machines.
  - p. Movie theater.

- 
- q. Other uses similar in character to those listed above, which will not be noxious or offensive by reason of the emission of odor, dust, vibration, or noise and will not be visually injurious to the district with Outside Storage.

C. **Area Regulations.** Area Regulations within the TC district shall be as follows:

- a. *Front yard.*
  - i. There shall be a front yard of not less than 0 feet measured from the property line to the front building line.
  - ii. Multifamily Lots within the TC district shall provide a front yard of ten (10) feet, unless within a mixed use building where residential is integrated with non-residential, then TC regulations apply.
- b. *Side yard.*
  - i. There shall be a side yard of not less than 0 feet measured from the property line to the front building line.
  - ii. Residential Lots within the TC district shall provide a side yard as outlined within their district, unless a mixed use building where residential is integrated with non-residential, then TC regulations apply.
- c. *Rear yard.* There shall be a rear yard of not less than ten (10) feet unless abutting an alley, shared commercial off-street parking or rear right-of-way.
- d. *Height regulations.* No building shall exceed 55 feet in height or 64 feet in height for mixed-use buildings.
- e. *Building Site Area Regulations.*
  - i. No minimum site area required.
  - ii. The floor area ratio (FAR) is limited to 0.4 FAR as regulated by the underlying land use.
- f. *Maximum Building Coverage.*
  - i. Main and accessory buildings shall cover no more than sixty-five (65) percent of the Lot area.
- g. *Maximum Impervious Coverage.*
  - i. Total impervious coverage shall not exceed 80% of lot area.
  - ii. *Clustered development.* Clustered community development is encouraged within the TC district that results in community / public greenspace. Individual parcels may cover their respective Lots up to 100% with building & impervious surface, if the required 20% greenspace is allocated within TC as public greenspace.
- h. *Mixed-use development density.* Mixed-use projects may include residential densities up to 20 units per acre. Within mixed use projects, residential uses must make up a minimum of 15-percent of the project, with commercial/office (or other uses as identified above) making up a minimum of 35 percent of the project. This includes residential dwellings above buildings with street level, commercial related occupancy.

- n. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
  - i. Shared off-street parking and on-street and off-street are incentivized per section VI (U), town center development incentives.
- i. *Road and drainage within district.* Roads within the TC district shall possess the following characteristics:
  - i. Right-of-Way Width:
    - 1. Minimum 60' right-of-way width for main primary neighborhood roads.
    - 2. 80' right-of-way width or larger encouraged where angled On-street Parking utilized. Medians encouraged along main thoroughfares for either turn-lanes, planting of green space, or both.
    - 3. Minimum 22' right-of-way width for alleys / private drives.
  - ii. Road Surface:
    - 1. All pavements shall be curb and gutter.
  - iii. Travel way minimum width of 12 feet per lane. For On-Street Parking, an additional minimum width of:
    - 1. eight (8) foot width for parallel parking aisle,
    - 2. appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane.
  - iv. All dimensions measured from face of curb / edge of pavement (where no curb)
  - v. Lot drainage. Lot drainage included in master drainage stormwater drainage for the town center or by parcel as regulated by SJRWMD and/or City of Bunnell, FL.

**VII(f) Light Industrial (LI)**

- A. ***Purpose and intent.*** The purpose of the Light Industrial (LI) district is to provide areas in which the principal uses include light manufacturing, fabricating, and assembly plants, business, services, offices, retail, storage, warehousing, wholesaling and distribution. The intent of this district is to permit and regulate uses so that the noise, odor, dust, and glare of each operation are controlled in order to prevent / minimize them as a nuisance to adjacent land uses. This district is compatible with the industrial land use designation.
- B. ***Permitted principal and accessory uses and structures.*** The following uses shall be permitted in the LI district.
  - a. Cold storage and frozen food lockers.
  - b. Retail and wholesale sales, with shop and/or outside display of product.
  - c. Printing, lithographing, publishing or similar establishments.
  - d. Industrial equipment, sales and repair associated with the sale of the equipment. No junk equipment is allowed to be stored on premises outside enclosed building.
  - e. Construction contractors and similar with yards for storage of building supplies and materials including Outside Storage of equipment and materials.
  - f. Pest control establishments.
  - g. Light manufacturing such as electronic equipment assembly, instrument, optical goods.
  - h. Auto detailing and upholstery.
  - i. Machine shop.
  - j. Manufacture of pottery or other ceramic products.
  - k. Moving and storage companies.

- 
- l. Self storage / mini warehousing
  - m. Civic buildings and other government or public uses.
  - n. Rental of trailers and trucks.
  - o. Rug cleaning establishments.
  - p. Sign painting and service.
  - q. Swimming pool sales, installation and service.
  - r. Trade shops, including tinsmith, cabinetmaker, rug and carpet cleaning, electrical, roofing, sheet metal, welding and plumbing shops.
  - s. Welding or soldering shops.
  - t. Wholesale commercial activities.
  - u. Wholesale houses and distributors.
  - v. Wholesale nurseries, greenhouses, and landscape services.
  - w. Vehicle sales, rental, service, and repair, including new or used automobiles, boats, buses, farm equipment, motorcycles, trailers, trucks, and recreational vehicles.
  - x. Mobile homes sales.
  - y. Automotive general repairs and paint and body shop. Any open storage of wrecked, dismantled, or inoperable cars or vehicles must be screened from the public view by a six-foot enclosed fence. No vehicles may be stored outside building in excess of 4 weeks.
  - z. Outside Storage is allowable provided that:
    - i. The storage is visually screened from roads and neighboring properties by a solid fence six-feet in height or an opaque vegetative buffer at least six-feet in height. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.
    - ii. The storage is no greater than 15 feet in height.
    - iii. The storage is not land clearing debris, construction debris, recyclables, trash, garbage or other materials typically disposed of at a Class I or higher landfill.
    - iv. Vehicles inoperable longer than 4 weeks shall not be allowed.
    - v. Personal storage of non-habited recreational vehicles, boats, personal trailers and non-commercial vehicles.
    - vi. Storage of commercial vehicles is prohibited, specifically tractor trailers.
  - aa. Recreational facilities, storage and recreational vehicle parks.
  - bb. Private camps, camping grounds, parks and recreational areas and travel trailer parks.
  - cc. Vocational, technical, trade or industrial schools and similar uses.
  - dd. Essential services, including water, sewer, gas, telephone, radio and electric.
  - ee. Other uses of the same general character as those listed above deemed appropriate by the planning, zoning and appeals board.
- C. Performance standards.** as outlined per Bunnell Land Development Code.
- D. Area Regulations.** Area Regulations within the LI district shall be as follows:
- a. *Front yard.* There shall be a front yard of not less than thirty-five (35) feet measured from the property line to the front building line.
  - b. *Side yard.* There shall be a side yard of not less than fifteen (15) feet. Lots whose side Lot lines intersect streets shall have a twenty (20) foot side yard on the street side.
  - c. *Rear yard.* There shall be a rear yard of not less than ten (10) feet.
  - d. *Maximum Lot Coverage.* Main and accessory buildings shall cover no more than 65 percent of the total Lot area with an impervious surface limitation of 70 percent.
  - e. *Building Site Area Regulations.* The minimum Lot or building site area shall be 12,000

---

square feet and have a width of not less than 80 feet measured at the front of the building line.

- i. The floor area ratio (FAR) is limited to 0.5 FAR.
  - f. *Height regulations.* No main building or tower or structure shall exceed 35 feet in height.
  - g. *Maximum Building Coverage.*
    - i. Main and accessory buildings shall cover no more than sixty-five (65) percent of the Lot area.
  - h. Maximum Impervious Coverage.
    - i. Total impervious coverage shall not exceed 80% of lot area.
  - i. *Off-street parking.* Off-street parking shall be as regulated as outlined in section VI(K), parking and loading requirements.
  - j. *Road and drainage within district.* Roads within the LI district shall possess the following characteristics:
    - i. Right-of-Way Width:
      - 1. Minimum 60' right-of-way width for main primary neighborhood roads.
      - 2. Minimum 25' right-of-way width for alleys / private drives.
    - ii. Road Surface:
      - 1. Primary roads – pavement with open ditch or curb and gutter.
      - 2. Alleys / Secondary – gravel or pavement.
    - iii. Travel way minimum width of 12 feet per lane. All dimensions measured from face of curb / edge of pavement (where no curb).
      - 1. eight (8) foot width for parallel parking aisle,
      - 2. appropriate width/depth for angled parking, depending on angle utilized to allow for clear 12' travel lane.
    - iv. All dimensions measured from face of curb / edge of pavement (where no curb).
  - k. Lot drainage. Lot drainage included in master drainage stormwater drainage for neighborhood or development as regulated by SJRWMD.
- E. ***Design regulations.*** Any building located on a parcel front to State Road 100, U.S. Highway 1 or State Road 11, must have the front facade designed using an architectural finish (e.g., simulated stone or brick, natural stone veneers, masonry facades, insulated stucco finish, etc.) complete with architectural treatments (e.g., wainscoting, shutters, canopies, louvers, etc.) to ensure the building is not plain nor appears as a steel building. In cases where the front facade (or main building entrance) is not facing the above-mentioned streets, both the front facade and the facade facing the above-mentioned streets must receive an architectural finish and treatments. In cases where there are multiple buildings on a parcel, only the buildings with frontage along the above-mentioned streets must meet this requirement.

**VII(g) Public (P)**

- A. ***Purpose and intent.*** Uses within the Public (P) district shall be restricted to those necessary or essential to the administration and operation of the community, city or county, including but not limited to a schools, libraries, city hall, courthouse, recreational facilities, water works, pumping stations and sewerage facilities, correctional, fire, emergency and safety operations facilities,

public and semi-public Open Spaces and other similar activities. This district is compatible with the public comprehensive plan land use designation.

**B. Area Regulations.**

- a. *Front yard.* There shall be a front yard of not less than fifteen (15) feet measured from the property line to the front building line.
- b. *Side yard.* There shall be a side yard of not less than ten (10) feet.
- c. *Rear yard.* There shall be a rear yard of not less than ten (10) feet.
- d. *Height regulations.* No main building shall exceed 35 feet in height. There shall be no limit for towers and other utility structures
- e. *Maximum Building Coverage.*
  - i. Main and accessory buildings shall cover no more than sixty-five (65) percent of the Lot area.
- f. *Maximum Impervious Coverage.*
  - i. Total impervious coverage shall not exceed 80% of lot area.
- g. *Floor Area Ratio (FAR)* is limited to 0.6 FAR.

**VII. PUD REVIEW CRITERIA**

- A. **Comprehensive Plan Consistency** - All applications for zoning compliance with this PUD shall remain consistent with the comprehensive plan as adopted.
- B. **Development Agreement Consistency** - All applications for zoning compliance with this PUD shall remain consistent with the companion development agreement and terms outlined within each document, including all cost share and fee structures outlined.
- C. **Internal Compatibility** - The PUD provides for integrated design and compatible uses within the Community and individual applications shall be reviewed within the context of the whole PUD Community.
- D. **Common Areas** - Common areas and public roads within the Community shall remain private to the Community yet remain accessible to members of the Bunnell community at large. Implementation and maintenance shall be the responsibility of the Community through an HOA, CDD or other legal entity.
- E. **Environmental** - Environmental permitting shall be implemented through and in compliance with SJRWMD requirements and/or the current governing agency.
- F. **Transportation** - Drive / Road connections to state roads shall be in compliance with Florida Department of Transportation (FDOT) requirements; to County roads in compliance with Flagler County; and City roads, in compliance with the City of Bunnell.
- G. **Platting** - Platting shall be through the City of Bunnell application process / regulations.
- H. **A Site Development Plan (SDP)** - A SDP shall be submitted to City of Bunnell for review and compliance with Reserve at Haw Creek PUD development guidelines, Reserve at Haw Creek Development Agreement and City of Bunnell application and review criteria. Compliance is required with the following prior to preliminary plat submittal (per City of Bunnell Guidelines):
  - a) Minimum Lot sizes
  - b) Right-of-way layout and compliance
  - c) Road design
  - d) Off-street parking

- 
- e) Open Space and parks and recreation compliance
  - f) Zoning and land use

DRAFT