

Beachwalk Guide (3/4/23)



Entities:

1. Home Owners Associations (HOA's)
2. The Beachwalk Club, Inc
3. The Beachwalk Lagoon Association, Inc.
4. The Twin Creeks North Community Development District (CDD)
5. Saint Johns County
6. The Twin Creeks Recreation Lake Facility Property Owners Association
7. Twin Creeks Development Associates, LLC (John Kinsey)
8. Beachside High School
9. Beachwalk Retail Center LLC
10. Plaza at Beachwalk
11. Assisted Care Living Facility
12. Rendina
13. Elysian Apartments
14. Sentosa Beachwalk II LLC (Apartments)
15. Legend Point Logistics Crossing
16. Encore (Art Falcone's company)
17. PEBB (Prime Developer of the Retail space)
18. Tree Amigos
19. Yellowstone Landscaping

1. **HOA's** – Each of the 6 sub-divisions has their own HOA's. Refer to your HOA materials for more details.
 - Atlantica Isles
 - Dorado - President Lisa Hathaway doradohoapresident@gmail.com, Jon Cargill doradohoatreasurer@gmail.com, Gary Dumas Doradohoavicepresident@gmail.com
 - Grand Isles – Homeowner on board is Stephanie Spencer stefanie.spencer1821@gmail.com. Elections take place soon
 - Seaside Estates – nomination for their board are almost read to close
 - The Cove
 - The Reef - President Jules Bohanon TheReefPresident@gmail.com; Chris Ripkey is the VP & Treasurer, TheReefVP@gmail.com

Vesta Property Services

Rosie Garvey

Rosie Garvey, LCAM

200 Business Park Circle, Suite 101, St Augustine, FL 32095

904-747-0181 Ext: 231

rgarvey@vestapropertyservices.com

2. **The Beachwalk Club, Inc** - Operates and owns the Club property including the clubhouse and associated club amenities. The Club area extends from the concrete liner of the lagoon outward to the walls along the residential property and up to Beachwalk Blvd and includes the Clubhouse, tennis courts, dog park, putting green and parking lots. Area shown in red .



Beachwalk Club, Inc.

100 Beachwalk Club

Saint Johns, FL 32259

Acting Club Manager – Greg Christovich greg@clubbeachwalk.com

Neal Shact (President) neal@beachwalk-club.com

Peter Jensen (Vice President) pete@beachwalk-club.com

Glen Ross (Treasurer) glen@beachwalk-club.com
Lisa Hathaway (Secretary) lisa@beachwalk-club.com
Jennifer Farrell (Vice-Secretary) jen@beachwalk-club.com

Legal Counsel:
Eric Appleton
eappleton@appletonreiss.com
Appleton Reis
215 N. Howard Ave. Suite 200
Tampa, FL 33606
(813) 542-8888

3. The Beachwalk Lagoon Association, Inc. - Not for profit, Owns and constructed Lagoon, granted licenses to Club and members to utilize lagoon. The Lagoon property is basically defined by the concrete liner.

- Present owners, TCDA Twin Creeks Development Associates, LLC - Registered Agent: John Kinsey
- Lagoon will be turned over to the Lagoon Association
- At present, Board will have 7 representatives, the Commercial Property "Commercial Owner" PEBB Enterprises with Art Falcone/Neil Eisner and the 6 HOA's.



4. The Twin Creeks North Community Development District (CDD) – Special taxing district for infrastructure. This is a local, special-purpose government entity set up as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. Primary responsibilities are the areas along Beachwalk Blvd, 210 and the retention ponds within Beachwalk. Developer controlled with two seats now held by residents. Ultimately all 5 seats will be filled with elected residents.

Board of Supervisors:

John Kinsey

John Stinson

Neal Shact

Bryan Kinsey

Jared Bouskila

john.kinsey@twincreeksnorthcdd.net

john.stinson@twincreeksnorthcdd.net

neal.shact@twincreeksnorthcdd.net

bryan.kinsey@twincreeksnorthcdd.net

jared.bouskila@twincreeksnorthcdd.net

Management company: **Wrathell, Hunt and Associates, LLC**

District Manager Daniel Rom

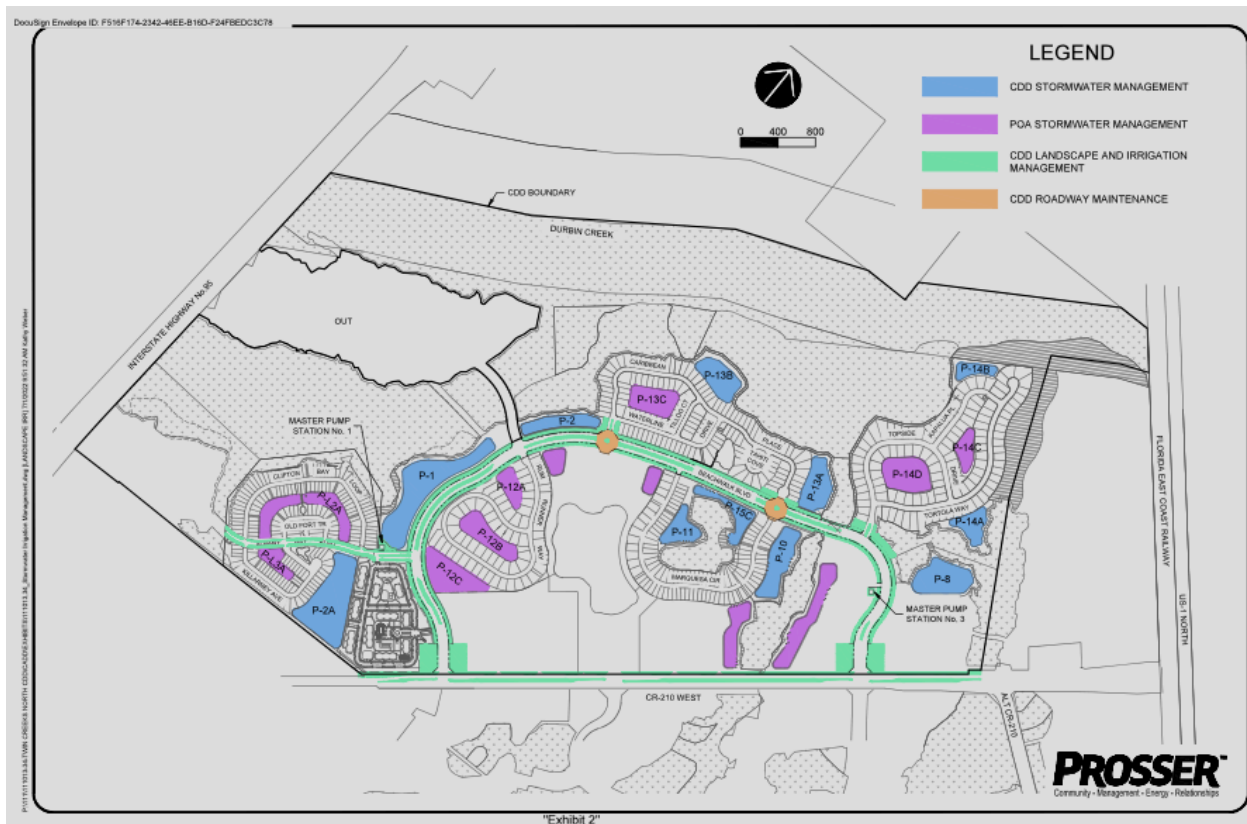
(877) 276-0889

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

info@twincreeksnorthcdd.net

Below is from the Engineers Report



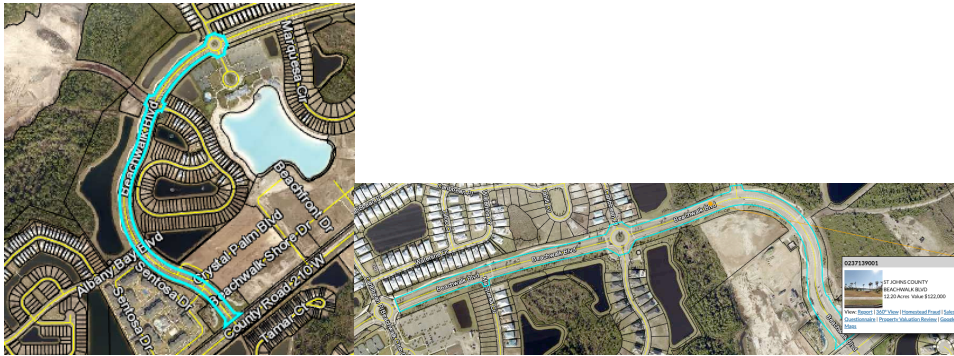
POA is the Property Owners Association

Excerpt from the Engineers report regarding entities responsibilities.

3.2.3 Ownership and Maintenance

Improvement	Ownership	Maintenance
Lakes and Stormwater Facilities	CDD	CDD
On-site & Off-site Utilities (Electric, Water, Sanitary & Re-Use)	JEA	JEA
Waterfall Way roadway	County	County
Waterfall Way landscaping, lighting, signage and other improvements	CDD	CDD
On-site roads within residential parcels	HOA's	HOA's
On-site Road connecting to Parcels 1, 2 and 3	CDD	CDD
Entry Features	CDD	CDD

5. St Johns County – responsible for Beachwalk Blvd (road)



6. The Twin Creeks Recreation Lake Facility Property Owners Association – 48+ acre lake and adjacent property

Members:

- TCDA
- Homeowners with Beachwalk and Creekside at Twin Creeks
- Officers and Directors, President John Kinsey, Director Robert Furlong, Director Harry Thomas Rodgers III

7. Twin Creeks Development Associates, LLC (TCDA) - Registered Agent: John Kinsey.

100 East Linton Blvd

Delray Beach FL, 33483.

JTK@TCDevelopment.net

8. Beachside High School

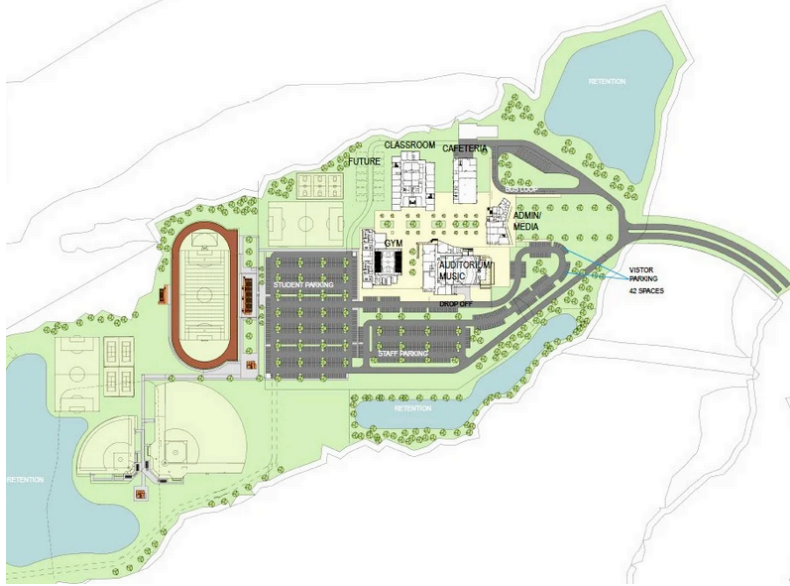
200 Great Barracuda Way

Saint Johns, FL 32259

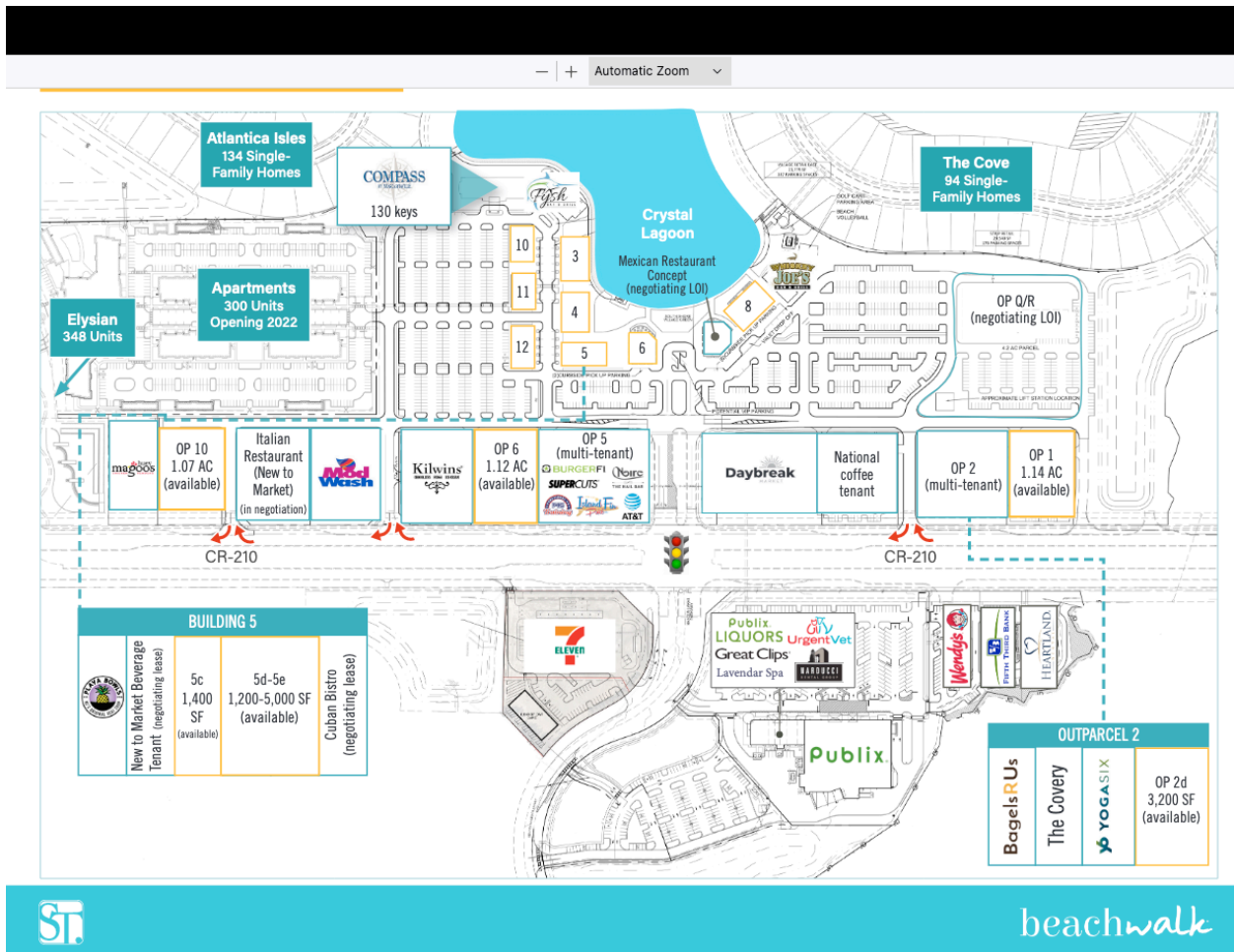
(904) 547-4400

<https://www-bhs.stjohns.k12.fl.us>

Master Plan



9. Beachwalk Retail Center LLC, is PEBB Enterprises and partner Falcone Group.

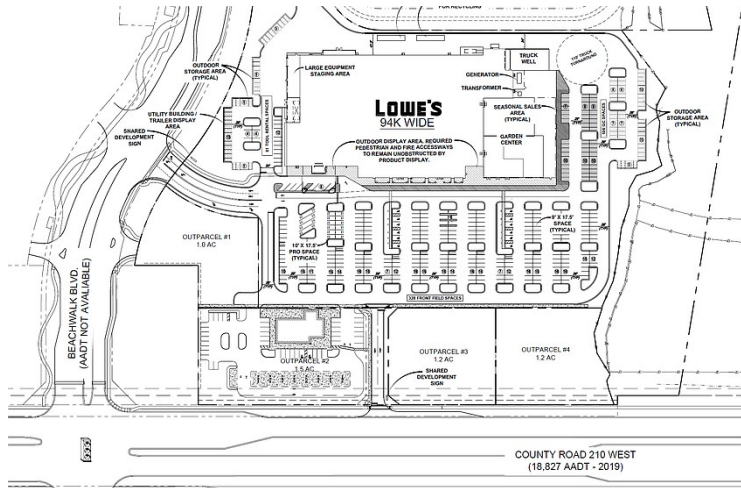


<https://franklinst.com/properties/for-lease/?propertyId=1003778-lease> (Current as of 2/8/2023)

UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	Compass Hotel by Margaritaville	45,600 SF	10	Available	5,520 SF
2	Fysh Bar & Grill	8,500 SF	11	Available	5,520 SF
3	Available	8,050 SF	12	Available	6,480 SF
4	Available (Multi-tenant)	7,155 SF	OP 1	Available	1.14 AC
5a	Playa Bowls	1,200 SF	OP 2a	Bagels R Us	2,000 SF
5b	New to Market Beverage Tenant (negotiating lease)	1,000 SF	OP 2b	The Covery	1,500 SF
5c	Available	1,400 SF	OP 2c	YogaSix	1,500 SF
5d-5e	Available	1,200-5,000 SF	OP 2d	Available	3,200 SF
5f	Cuban Restaurant (at lease)	1,600 SF	OP 3	National Coffee Tenant	1.23 AC
6	Available (negotiating LOI)	5,500 SF	OP 4	Daybreak Market	1.88 AC
7	Mexican Restaurant	5,450 SF	OP 5a	AT&T	1,900 SF
8	Available	7,490 SF	OP 5b	Island Fin Poke	1,100 SF
9	Whiskey Joe's	8,830 SF	OP 5c	F45	2,400 SF
			OP 5d	Supercuts	1,760 SF
			OP 5e	Noire Nail	1,760 SF
			OP 5f	BurgerFi	2,300 SF
			OP 6	Available	1.12 AC
			OP 7	Kilwins	1.18 AC
			OP 8	ModWash	1.15 AC
			OP 9	Italian Restaurant (New to Market) (in negotiation)	1.18 AC
			OP 10	Available	1.07 AC
			OP 11	Huey Magoo's	0.96 AC
			OP Q/R	Negotiating LOI	29,540 SF

- The Margaritaville hotel will have 130 rooms. According to the project developers, PEBB enterprises and Falcone group, the construction of the hotel is expected to begin in the first quarter of 2023 with an estimated completion by 2024.
- Starbucks is still identified as a national coffee tenant

10. Plaza at Beachwalk Lowes and Wawa site on North side:



National Four-Star Development

10001 Tamiami Trail N Suite 205
Naples, FL 34108-0000

Timothy O. Eldredge
Scott Runyon
Steve Gardner
Clay O. Winfield

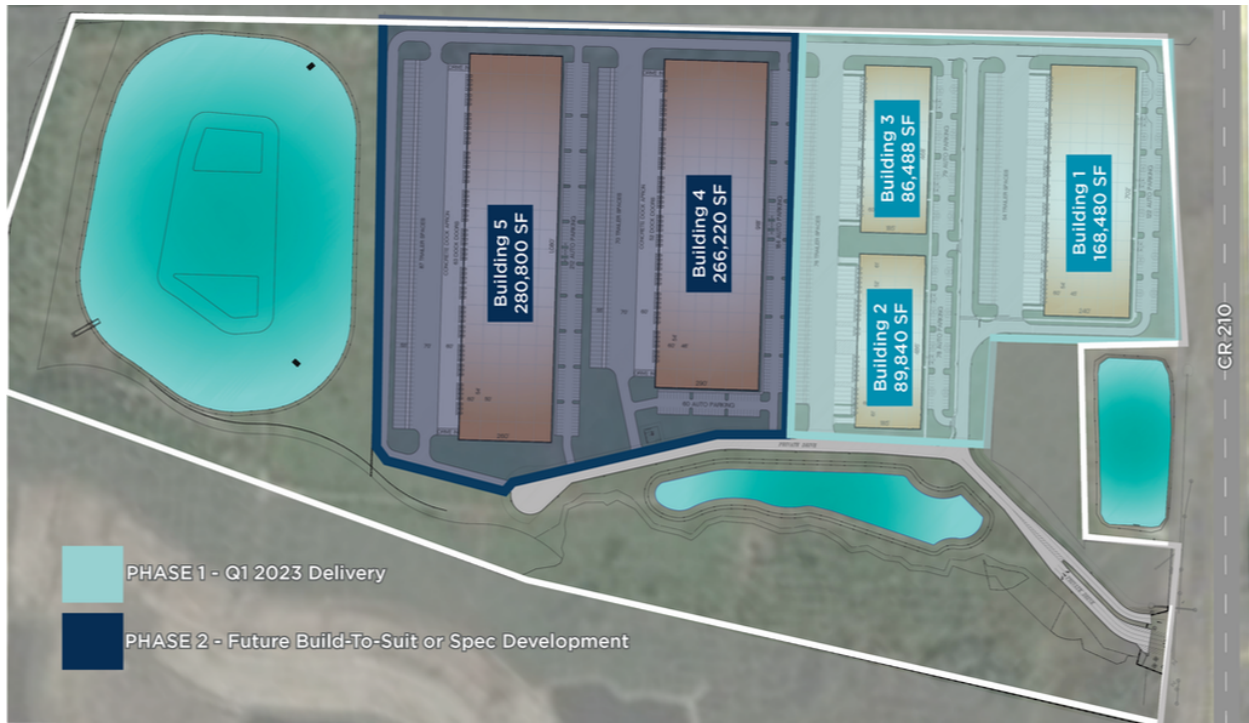
- 12. Rendina: Status Unknown** Plans 60,000 SF Medical Office Building as Part of Beachwalk Master Planned Community in Jacksonville Florida



- 13. The Elysian (Apartments)** 346 apartments. Built by the Falcone Group as Sentosa and sold.

- 14. Sentosa Beachwalk II LLC**, an entity controlled by Falcone Group is building 298 units. Phase II of Sentosa Beachwalk in St. Johns, Fla., is now renting.

- 15. Legend Point Logistics Crossing**, built by Scannell Properties LLC <https://www.legendpointlc.com/>



Industrial Park on a 111-acre site in a five-building, 878,000-square-foot industrial park.

Five buildings

- Building 1 - 168,480 SF to be completed in 2023
- Building 2 - 89840 to be completed in 2023
- Building 3 - 86,488 SF to be completed in 2023
- Building 4 - 266,220 SF to be completed in 2025
- Building 5 - 280,800 SF to be completed in 2025

16. Falcone Group and Encore (Art Falcone) is a vertically integrated firm with land acquisition, entitlement, development, construction sales and marketing capabilities in-house. Encore operates two opportunistic funds and one private REIT with nearly \$2 billion AUM. Encore is developing over 20,000 rental apartments, homes for sale, and residential lots with sell out revenue of approximately \$4 billion. Encore assets under management are approximately \$2 billion with committed equity of \$800 million. Encore has made investments in Miami, Orlando, Jacksonville, Tampa, Los Angeles, San Diego, Sacramento, San Francisco, Portland, Jersey City, and Phoenix.

Prior to Encore Capital Management. Art formed the home building and land development company Transeastern Properties, Inc. which he sold in 2005 for a total consideration of \$1.6 billion in one of the largest private transactions in the history of home building and land sales. Outside of the office, Art is committed to the South Florida community. He is a major donor for SOS Children's Villages Florida in Broward County. where he's known as the go-to guy with a warm heart who has overseen and paid for the renovation of 13 homes for foster children. He a true gift to our organization and the entire South Ronda community: said SOS Executive Director Jillian Smith."

- 17. PEBB Enterprises'** Majority partner in Beachwalk Retail Center. "Their entrepreneurial spirit traces its roots back to 1973, when the family-owned company was founded in South Florida. A full-service private equity real estate investment company, we have continued to operate as a family-owned business for over four decades and take enormous pride in our team of forward-thinking associates and entrepreneurial minds who continue to push and expand the company's growth on a daily basis.

PEBB's driving force is the acquisition and development of high-quality neighborhood, regional and power shopping centers and suburban office buildings. Our diverse collection of tenants enjoys a mutual success while reflecting a balance of local, regional and national retailers. Our shopping destinations are a testament to the kind of business relationships and synergy PEBB strives to foster.

As any company, we are acutely aware of the competitive nature of our environment and we draw on our more than four decades of unique experience to see a project through from conception to completion to final disposition. Our projects offer more than a foot in the door, providing companies the opportunity to start and grow in strategic locations within and affording tenants a prime position for success from the outset.

PEBB's success has been advanced by tangibles and intangibles alike. An entrepreneurial spirit combined with a proven growth plan have fueled our drive to seek opportunities where our efforts and expertise can improve the fabric of communities and add overall value."

- 18. Tree Amigos** – Landscaping for CDD areas

owners Jim Proctor and Steve Nelson

2105 Harbor Lake Dr.

Fleming Island, FL 32003

904.778.1030

info@treeamigosoutdoor.com

- 19. Yellowstone Landscaping** – lawn services for Atlantica Isles and The Reef

2663 Robert Street

Jacksonville, FL 32207

904.268.2626

Contact: Joe Soenksen

jsoenksen@yellowstonelandscape.com