

**ORDINANCE NO. 2010-45**

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, DISSOLVING THE LAS CALINAS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 189 AND CHAPTER 190, FLORIDA STATUTES (2009); DESIGNATING CERTAIN PARTIES TO UNDERTAKE FUNDING, CONSTRUCTION, MAINTENANCE AND OWNERSHIP RESPONSIBILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

**RECITALS**

**WHEREAS**, on August 8, 2006, the St. Johns County Board of Commissioners (the "County") adopted Ordinance 2006-94 establishing the Las Calinas Community Development District (the "District"); and

**WHEREAS**, Taylor Morrison of Florida, Inc. ("Taylor Morrison"), Lake Charles Naval Stores Company, Inc. ("Lake Charles Stores") and Lake Charles Naval Stores Investors, Inc. ("Lake Charles Investors") are the current owners and developers of lands located within the District boundaries; and

**WHEREAS**, Taylor Morrison is a Florida corporation authorized to conduct business in the State of Florida; and

**WHEREAS**, Lake Charles Stores and Lake Charles Investors are Louisiana corporations authorized to conduct business in the State of Florida; and

**WHEREAS**, Taylor Morrison, Lake Charles Stores and Lake Charles Investors no longer desire to subject their respective lands to the terms and conditions of Ordinance 2006-94 and other requirements of the District; and

**WHEREAS**, Taylor Morrison, Lake Charles Stores and Lake Charles Investors have jointly requested that the District be declared inactive and dissolved, pursuant to Chapter 189 and 190, Florida Statutes (2009); and

**WHEREAS**, as required by Section 189.4044, Florida Statutes (2009), the Florida Department of Community Affairs has, after providing notice pursuant to Section 189.4044, Florida Statutes (2009), changed the status of the District from "active" to "inactive" and has requested that the County repeal Ordinance 2006-94, which established the District; and

**WHEREAS**, to the extent that their predecessors in title did not undertake certain obligations that were to be performed by the District, Taylor Morrison, Lake Charles Stores and Lake Charles Investors have agreed, on behalf of themselves and their respective heirs and assigns, to undertake such obligations; and

**WHEREAS**, a combination of St. Johns County, the Las Calinas Amenity Club Association, the Las Calinas Estates Homeowners Association, and the Las Calinas Homeowners Association will assume ownership and maintenance responsibility from the previous Community Development District as outlined in Section 3 (a-g) of this Ordinance. Further, a Right-of-Way Use Agreement, dated October 22, 2010, that addresses the specific responsibilities of the Homeowners Associations regarding the use and maintenance of improvements within the county rights-of-way, has been entered into between the Las Calinas Amenity Club Association Inc. and St. Johns County; and

**WHEREAS**, the County desires to dissolve the District, subject to the terms and conditions set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

**SECTION 2. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant to Chapter 189, Florida Statutes (2009), Special Districts, General Provisions and Chapter 190, Florida Statutes (2009), Community Development Districts.

**SECTION 3. RESPONSIBILITIES.** Ordinance 2006-94 set forth, in its Exhibit 7, certain responsibilities of various parties for the funding, construction, maintenance and ownership of proposed District infrastructure. After dissolution of the District, the following parties shall be responsible for the activities set forth below:

- a. Taylor Morrison, or its predecessors in title or assigns, either have previously funded and constructed or shall be responsible for funding and constructing the roads; neighborhood infrastructure (for the purposes of each part of this Ordinance, “neighborhood infrastructure” shall mean and be limited to neighborhood roads within the property described in Exhibits A and B, as such roads have been or will be properly dedicated to and accepted by the County through plats); master stormwater system; sanitary sewer lift stations; entry features and signage; landscape, lighting and street trees; and recreation on its property, which is commonly known as the Las Calinas Planned Unit Development and is described on **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Las Calinas PUD Property”); and
- b. Lake Charles Stores and Lake Charles Investors, or their predecessors in title or assigns, have previously funded and constructed the roads; neighborhood infrastructure; master stormwater system; sanitary sewer lift station; entry features and signage; landscape, lighting and street trees; and recreation on their

collectively properties, which are commonly known as the Las Calinas Planned Rural Development and are described on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Las Calinas PRD Property"); and

- c. The Las Calinas Amenity Club Association, Inc., a Florida not-for-profit corporation, or its predecessor, has previously funded and constructed the amenity center; and
- d. St. Johns County shall maintain and have final ownership of the entrance road (Las Calinas Boulevard) and spine roads; neighborhood infrastructure; and the master sanitary sewer lift station; provided that the Las Calinas Amenity Club Association shall maintain the street and landscape lighting and any enhanced landscaping located along the entrance road, as further described in the Use Agreement by and between the Las Calinas Amenity Club Association, Inc. and St. Johns County adopted through Resolution 2010-228 ; and
- e. The Las Calinas Amenity Club Association shall maintain and have final ownership of the amenity center; and
- f. The Las Calinas Estates Homeowners Association, Inc., a Florida not-for-profit corporation, shall maintain and have final ownership of the entry features and signage; landscape, lighting and street trees; stormwater management ponds; and recreation within the Las Calinas PUD Property.
- g. The Las Calinas Homeowners Association, Inc., a Florida not-for-profit corporation, shall maintain and have final ownership of the entry features and signage; landscape, lighting and street trees; stormwater management ponds; and recreation within the Las Calinas PRD Property.

SECTION 4. DISSOLUTION. The Las Calinas Community Development District is hereby dissolved, pursuant to the provisions of Chapter 189 and Chapter 190, Florida Statutes (2009).

SECTION 5. SEVERABILITY. If any provision of this Ordinance or the application thereof is finally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 2nd day of November, 2010.

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

BY: *R. Sanchez*  
Rod Sanchez, Chairperson

Rendition Date: November 4, 2010

ATTEST: CHERYL STRICKLAND, CLERK

BY: *Cheryl Strickland*  
Deputy Clerk

Effective Date: November 2, 2010



**EXHIBIT "A"**

Las Calinas PUD Property

**PARCEL 3A:**

A portion of fractional Section 28, a portion of Section 29, and a portion of Section 32, all lying in Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at a concrete monument common to said Sections 28, 29 and 32 and Section 33, said Township and Range, the same being the Northwest corner of Kensington Unit Two, as recorded in Map Book 53, Pages 89 through 107, inclusive, of the Public Records of said County; thence South  $00^{\circ}37'20''$  East, along the East line of said Section 32 and the West line of Section 33, the same being the West line of said plat of Kensington Unit Two, a distance of 3479.26 feet to the Northeast corner of Tract "A" as shown on the plat of Kensington Unit One, as recorded in Map Book 53, Pages 25 through 30, inclusive, of said Public Records; thence Westerly along the Northerly line of said Tract "A", being a curve concave Southerly and having a radius of 591.00 feet, an arc distance of 490.02 feet, said arc being subtended by a chord bearing and distance of South  $75^{\circ}49'35''$  West, 476.10 feet to the point of tangency of said curve; thence South  $52^{\circ}04'16''$  West, continuing along the Northwesterly line of said Tract "A", a distance of 403.40 feet to the most Westerly corner thereof and a point situate on the Northeasterly right of way line of U.S. Highway No. 1 (a 150 foot right of way); thence North  $37^{\circ}54'50''$  West, along said Northeasterly right of way line, a distance of 4789.89 feet to its intersection with a line dividing said Sections 29 and 32; thence North  $37^{\circ}53'18''$  West, continuing along said Northeasterly right of way line, 107.32 feet to the Southeasterly right of way line of Las Calinas Boulevard, as established by the plat of Las Calinas-Phase One, as recorded in Map Book 62, Pages 44 through 56, inclusive, of said Public Records; thence North  $01^{\circ}39'32''$  West, along said right of way line, 50.76 feet; thence North  $51^{\circ}26'40''$  East, continuing along said Southeasterly right of way line, said right of way at this point having a width of 80.00 feet, a distance of 503.75 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1040.00 feet; thence Northeasterly around and along the arc of said curve and continuing along said Southeasterly right of way line, 388.95 feet, said arc being subtended by a chord bearing and distance of North  $40^{\circ}43'49''$  East, 386.69 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 960.00 feet; thence Northeasterly around and along the arc of said curve and continuing along said Southeasterly right of way line, 535.79 feet, said arc being subtended by a chord bearing and distance of North  $46^{\circ}00'22''$  East, 528.87 feet to the point of tangency of said curve; thence North  $62^{\circ}00'27''$  East, continuing along said Southeasterly right of way line, a distance of 168.61 feet to the point of curvature of a curve concave Southerly and having a radius of 1660.00 feet; thence Easterly around and along the arc of said curve and along the Southerly right of way line of said Las Calinas Boulevard, 735.28 feet, said arc being subtended by a chord bearing and distance of North  $74^{\circ}41'06''$  East, 729.29 feet to the point of reverse curvature of a curve concave Northerly and having a radius of 790.00 feet; thence Easterly around and along the arc of said curve and continuing along said Southerly right of way line, 584.29 feet, said arc being subtended by a chord bearing and distance of North  $66^{\circ}11'08''$  East, 571.07 feet to the point of tangency of said curve; thence North  $45^{\circ}00'15''$  East, along the Southeasterly right of way line of said Las Calinas Boulevard, 11.52 feet to the point of curvature of a curve concave Southerly and having a radius of 460.00 feet; thence Easterly around and along the arc of said curve and along said Southerly right of way line of Las Calinas Boulevard, 361.36 feet, said arc being subtended by a chord bearing and distance of North  $67^{\circ}28'22''$  East, 352.14 feet to the point of tangency of said curve; thence South  $89^{\circ}59'35''$  East, continuing along said Southerly right of way line, 581.33 feet to the point of curvature of a curve concave Northwesterly and having a radius of

540.00 feet; thence Northeasterly around and along the arc of said curve and along the Southeasterly right of way line of said Las Calinas Boulevard, 558.41 feet, said arc being subtended by a chord bearing and distance of North 60°23'10" East, 533.86 feet to the point of tangency of said curve; thence North 30°45'40" East, continuing along said Southeasterly right of way line, 1555.61 feet to the most Westerly corner of Tract "F" as shown on the plat of Palencia North Phase 1, as recorded in Map Book 62, Pages 77 through 102, inclusive, of said Public Records; thence South 74°52'48" East, along the Southerly line of said Tract "F" and the Southerly line of Tract "G", said last mentioned plat, 460.41 feet; thence the following five (5) courses along the Westerly line of said Tract "G": Course No. 1: South 08°41'21" East, 920.33 feet; Course No. 2: South 46°43'18" East, 320.90 feet; Course No. 3: South 16°42'30" East, 1270.16 feet; Course No. 4: South 28°19'38" West, 240.74 feet; Course No. 5: South 19°40'15" East, 598.56 feet to a point situate on the South line of said Section 28; thence South 88°39'26" West, along said South line of Section 28, and along the North line of said plat of Kensington Unit Two, a distance of 2093.42 feet to the POINT OF BEGINNING.

Containing 413.83 acres, more or less.

EXCEPTING THEREFROM a portion of said Section 28, being more particularly described as follows: COMMENCING at said Northwest corner of Kensington Unit Two; thence North 88°39'26" East, along the Northerly line of said last mentioned plat and the Southerly line of said Section 28, a distance of 233.65 feet to the Northeast corner of Lot 45, said last mentioned plat, the same being the Northwesternly terminus of Battersea Drive, a 50 foot right of way as shown on said last mentioned plat; thence North 01°14'09" West, 10.00 feet; thence North 88°39'26" East, 227.10 feet; thence North 00°00'00" East, 138.06 feet; thence North 80°45'43" East, 165.49 feet to the POINT OF BEGINNING of said exception; thence North 33°58'54" West, 27.11 feet; thence North 11°00'00" West, 75.00 feet; thence North 30°00'00" West, 60.00 feet; thence North 30°00'00" East, 45.00 feet; thence South 79°00'00" East, 86.00 feet; thence North 65°00'00" East, 10.72 feet; thence North 08°00'00" East, 58.00 feet; thence North 20°00'00" West, 65.00 feet; thence North 90°00'00" East, 280.00 feet; thence South 84°00'00" East, 80.00 feet; thence North 52°00'00" East, 190.00 feet; thence South 61°00'00" East, 108.00 feet; thence South 39°00'00" East, 60.00 feet; thence South 20°00'00" East, 139.82 feet; thence South 00°00'00" East, 22.58 feet; thence South 15°14'03" West, 95.70 feet; thence South 40°00'00" West, 188.66 feet; thence North 50°00'00" West, 204.08 feet; thence South 90°00'00" West, 41.91 feet; thence South 57°00'00" West, 210.00 feet; thence North 86°00'00" West, 60.00 feet; thence North 75°00'00" West, 135.00 feet; thence North 33°58'54" West, 38.11 feet to the POINT OF BEGINNING.

Said exception and/or outparcel containing 5.55 acres.

The net acreage of said parcel contains 408.28 acres, more or less.

TOGETHER WITH a 10 foot Access Easement to said exception and/or outparcel, being more particularly described as follows: BEGINNING at said Northeast corner of said Lot 45 and the Northwest corner of said right of way of Battersea Drive, run North 01°14'09" West, along the Westerly terminus of said 10 foot Access Easement, a distance of 10.00 feet; thence North 88°39'26" East, along the Northerly line of said 10 foot Access Easement, 227.10 feet; thence

North 00°00'00" East, along the Westerly line of said 10 foot Access Easement, 138.06 feet; thence North 80°45'43" East, along the Northerly line of said 10 foot Access Easement, 165.49 feet to the Easterly terminus of said 10 foot Access Easement. It is the intent of said 10 foot Access Easement to be parallel to and 10 feet in width from the and lying Southerly, Easterly and Southerly of the preceding three (3) courses. It is also the intent of said easement to be bounded by a line bearing South 33°58'54" East, from the point of terminus of said easement, being bounded by the Westerly line of said exception and/or outparcel.

PARCEL 3D:

A portion of Sections 28 and 29, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of Tract "H" as shown on the plat of Las Calinas-Phase One, as recorded in Map Book 62, Pages 44 through 56, inclusive, of the Public Records of said County; thence North 19°59'33" West, along the Easterly line of said Tract "H", a distance of 34.85 feet; thence North 52°18'27" East, 286.38 feet; thence North 35°33'28" West, 166.53 feet; thence North 15°46'28" East, 281.57 feet; thence North 77°58'09" East, 313.63 feet; thence North 30°45'40" East, 182.24 feet; thence North 73°05'22" West, 663.14 feet; thence North 14°29'01" East, 326.30 feet; thence North 02°57'02" West, 497.11 feet; thence North 51°12'43" East, 401.01 feet; thence North 70°44'06" East, 551.17 feet; thence South 08°31'45" East, 651.79 feet; thence South 48°34'21" East, 126.37 feet to a point situate on the Northwesterly right of way line of Las Calinas Boulevard (an 80 foot right of way); thence South 30°45'40" West, along said right of way line, 1570.67 feet to the point of curvature of a curve concave Northwesterly and having a radius of 460.00 feet; thence Southwesterly around and along the arc of said curve and continuing along said Northwesterly right of way line, 313.92 feet, said arc being subtended by a chord bearing and distance of South 50°18'38" West, 307.87 feet to the POINT OF BEGINNING.

Containing 26.24 acres, more or less.



**EXHIBIT "B"**

Las Calinas PRD Property



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

P. U. D. OFF. REC.  
BOOK 5 PAGE 189

January 26, 2004  
Page 1 of 3

Work Order No. 04-021.00  
Las Calinas

### Phase 1

A portion of fractional Section 28, a portion of Section 29, a portion of fractional Section 30, all lying in Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South and Range 29 East; thence North  $89^{\circ} 09' 44''$  East, along the Northerly line of said Section 29, a distance of 5291.00 feet to the corner common to Sections 20, 21, 28 and 29 of said Township and Range; thence continue North  $89^{\circ} 09' 44''$  East, along the Northerly line of said Section 28, a distance of 519.11 feet; thence South  $08^{\circ} 32' 25''$  East, departing said Northerly line of said Section 28, a distance of 1323.96 feet; thence South  $70^{\circ} 44' 06''$  West, 551.17 feet; thence South  $51^{\circ} 12' 03''$  West, 401.01 feet; thence South  $02^{\circ} 57' 42''$  East, 497.11 feet; thence South  $14^{\circ} 28' 21''$  West, 326.30 feet; thence South  $73^{\circ} 06' 02''$  East, 663.14 feet; thence South  $30^{\circ} 45' 00''$  West, 182.24 feet; thence South  $77^{\circ} 57' 29''$  West, 313.63 feet; thence South  $15^{\circ} 45' 48''$  West, 281.57 feet; thence South  $35^{\circ} 34' 08''$  East, 166.53 feet; thence South  $52^{\circ} 18' 18''$  West, 286.46 feet; thence South  $20^{\circ} 08' 58''$  East, 114.85 feet to a point on a curve concave Northerly, having a radius of 540.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $20^{\circ} 08' 58''$ , an arc length of 189.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $79^{\circ} 55' 31''$  West, 188.93 feet; thence West, 581.25 feet to the point of curvature of a curve concave Southeasterly, having a radius of 460.00 feet; thence Southwesterly along said arc through a central angle of  $45^{\circ} 00' 00''$ , an arc length 361.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $67^{\circ} 30' 00''$  West, 352.07 feet; thence South  $45^{\circ} 00' 00''$  West, 11.53 feet to the point of curvature of a curve concave Northwesterly, having a radius of 790.00 feet; thence Southwesterly along the arc of said curve through a central angle of  $42^{\circ} 22' 26''$ , an arc length of 584.26 feet, said arc being subtended by a chord bearing and distance of South  $66^{\circ} 11' 13''$  West, 571.03 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 1660.00 feet; thence Southwesterly along the arc of said curve through a central angle of  $25^{\circ} 22' 26''$ , an arc length of 735.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $74^{\circ} 41' 13''$  West, 729.15 feet; thence South  $62^{\circ} 00' 00''$  West, 168.54 feet to the point of curvature of a curve concave Southeasterly, having a radius of 960.00 feet; thence Southwesterly along the arc of said curve through a central angle of  $31^{\circ} 58' 48''$ , an arc length of 535.83 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $46^{\circ} 00' 36''$  West, 528.90 feet; thence Southwesterly along the arc of a curve concave Northwesterly, having a radius of 1040.00 feet, through a

Phase 1 (cont'd)

central angle of  $21^{\circ}25'42''$ , an arc length of 388.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $40^{\circ}44'03''$  West, 386.69 feet; thence South  $51^{\circ}26'54''$  West, 503.73 feet; thence South  $01^{\circ}40'54''$  East, 50.78 feet to its intersection with the Northeasterly right of way line of U.S. Highway No. 1, a 150 foot right of way as presently established; thence North  $37^{\circ}53'18''$  West, along said Northeasterly right of way line of U.S. Highway No. 1, a distance of 4805.28 feet; thence North  $79^{\circ}20'53''$  East, departing said Northeasterly right of way line, 679.02 feet to its intersection with the line dividing Government Lots 1 and 2, said Section 30 of said Township and Range, said intersection point lying on the former Westerly right of way line of Old Dixie Highway, a 30 foot right of way abandoned per St. Johns County Resolution Number 95-197; thence North  $88^{\circ}57'43''$  East, along said dividing line of Government Lots 1 and 2, a distance of 33.91 feet to its intersection with the former Easterly right of way line of said Old Dixie Highway; thence North  $28^{\circ}49'40''$  West, along said former Easterly right of way line, 25.31 feet to a point lying on the Southerly right of way line of Pine Island Road, a 60 foot right of way as depicted on survey map by Robert M. Angas Associates, Inc., File No. C306-1, dated September 1985, last revised July 14, 1989, said point also being a point on a curve concave Southwesterly, having a radius of 245.00 feet; thence Southeasterly, along said Southerly right of way line and along the arc of said curve to a point on said curve and to its intersection with said dividing line of Government Lots 1 and 2, said arc having the following elements per document of record: a central angle of  $15^{\circ}17'44''$ , an arc length of 65.40 feet and a chord bearing and distance of South  $70^{\circ}50'20''$  East, 65.21 feet, said chord bearing and distance being South  $70^{\circ}48'54''$  East, 65.04 feet, by field measure; thence North  $88^{\circ}55'15''$  East, departing said Southerly right of way line of Pine Island Road and along said dividing line, 121.94 feet to a point lying on the Northerly right of way line of said Pine Island Road; thence North  $61^{\circ}33'09''$  West, departing said dividing line and along said Northerly right of way line, 99.00 feet to a point lying on a non-tangent curve concave Southwesterly, having a radius of 305.00 feet; thence Northwesterly continuing along said Northerly right of way line and along the arc of said curve to a point lying on said curved Northerly right of way line, said arc having the following elements per document of record: a central angle of  $20^{\circ}20'28''$ , an arc length of 108.28 feet, and a chord bearing and distance of North  $71^{\circ}41'47''$  West, 107.71 feet, said chord bearing and distance being North  $71^{\circ}41'57''$  West, 107.71 feet, by field measure; thence Northwesterly along the arc of a curve concave Northeasterly to a point lying on said Easterly right of way line of Old Dixie Highway, (also known as John Anderson Highway), a 30 foot right of way as depicted on said survey map by Robert M. Angas Associates, Inc., last revised July 14, 1989, said arc having the following elements per document of record: a radius of 100.00 feet, a central angle of  $50^{\circ}10'09''$ , an arc length of 87.56 feet and a chord bearing and distance of North  $56^{\circ}46'58''$  West, 84.79 feet, said chord bearing and distance being North  $56^{\circ}46'54''$  West, 84.78 feet, by field measure; thence Northwesterly, continuing along said Easterly right of way line of Old

January 26, 2004  
Page 3 of 3

Phase 1 (cont'd)

Dixie Highway the following courses: North 31° 41' 48" West, 310.85 feet; North 33° 13' 25" West, 200.29 feet; North 33° 47' 48" West, 400.00 feet; North 33° 13' 25" West, 274.44 feet to a point lying on a non-tangent curve concave Easterly, having a radius of 1719.21 feet; thence Northwesterly continuing along said Easterly right of way line and along the arc of said curve to its intersection with the Northerly line of said Section 30, said arc having the following elements per document of record: a central angle of 07° 51' 03", an arc length of 235.56 feet and a chord bearing and distance of North 29° 17' 59" West, 235.38 feet, said chord bearing and distance being North 29° 17' 54" West, 235.55 feet, by field measure; thence North 88° 49' 55" East, departing said Easterly right of way line and along said Northerly line, 1415.62 feet to the Point of Beginning.

Less and Except portions of Pine Island Road, a 60 foot right of way by Deed Book 190, page 383, of said public records of St. Johns County, Florida, together with those portions of Pine Island Road, the width of which being variable as determined by field measure of apparent county maintenance.

Less and Except Parcel C, being a portion of fractional Section 30, Township 5 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South and Range 29 East; thence South 01° 35' 13" East, along the Easterly line of said Section 30, a distance of 1460.51 feet; thence North 70° 00' 00" West, departing said Easterly line, 171.38 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 70° 00' 00" West, 300.00 feet; thence North 20° 00' 00" East, 181.50 feet; thence South 70° 00' 00" East, 300.00 feet; thence South 20° 00' 00" West, 181.50 feet to the Point of Beginning.

Containing 575.00 acres, more or less.

SJC GROWTH MANAGEMENT
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L3850-10
P.O.#: LASCALINASCD

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST AUGUSTINE AND ST JOHNS COUNTY, FLORIDA

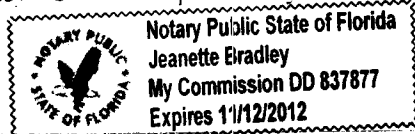
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared ULINDA E. VERSTRAATE
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a NOTICE OF HEARING
In the matter of DISSOLUTION - LAS CALINAS CDD
was published in said newspaper on 10/18/2010

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 18th day of Oct 2010
by Ulinda E Verstraate who is personally known to me
or who has produced as identification

Jeanette Bradley
(Signature of Notary Public)



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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS
RON SANCHEZ, CHAIRMAN
ST. JOHNS COUNTY, FLORIDA
L3850-10 Oct 18, 2010

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, November 2,

2010, at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider the dissolution of the Las Calinas Community Development District, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, DISSOLVING THE LAS CALINAS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 189 AND CHAPTER 190, FLORIDA STATUTES (2009); DESIGNATING CERTAIN PARTIES TO UNDERTAKE FUNDING, CONSTRUCTION, MAINTENANCE AND OWNERSHIP RESPONSIBILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed dissolution. Board of County Commissioners items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The Las Calinas Community Development District is located east of US 1, north and south of Las Calinas Boulevard within St. Johns County, Florida. This file and the proposed ordinance are maintained in the Planning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners on this topic, except with compliance with Resolution 95-126, to properly notified public hearings or to written communication care of St. Johns County Planning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32085.



**FLORIDA DEPARTMENT of STATE**

**CHARLIE CRIST**  
Governor

**STATE LIBRARY AND ARCHIVES OF FLORIDA**

**DAWN K. ROBERTS**  
Interim Secretary of State

November 8, 2010

Ms. Cheryl Strickland  
Secretary  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated November 4, 2010 and certified copies of Ordinance Nos. 2010-45, 2010-47 and 2010-48, which were filed in this office on November 5, 2010.

Sincerely,

Liz Cloud  
Program Administrator

LC/srd

2010 NOV 10 PM 2:27  
RECEIVED  
ST. JOHN'S COUNTY FL

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dls.dos.state.fl.us>

COMMUNITY DEVELOPMENT  
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA  
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA  
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH  
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES  
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY  
850.245.6270 • FAX: 850.245.6282