

ORDINANCE NO. 2020-64

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR AND RELATING TO THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 189 AND CHAPTER 190, FLORIDA STATUTES, AND SECTION 125.66, FLORIDA STATUTES; PROVIDING FOR THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCE NO. 2004-23, WHICH ESTABLISHED SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING A LIMITATION ON COUNTY OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on or about April 6, 2004, the St. Johns County Board of County Commissioners ("Board") adopted St. Johns County Ordinance No. 2004-23, establishing Sandy Creek Community Development District ("District"); and

WHEREAS, the District is located wholly within the unincorporated boundaries of St. Johns County, Florida; and

WHEREAS, on or about June 7, 2017, the Board of Supervisors of the District adopted Resolution No. 2017-03, which, among other things, authorized a plan of dissolution for the District and directed the District Manager and District Counsel to submit to the Board a petition to dissolve and terminate the District; and

WHEREAS, on or about May 7, 2020, the Board of Supervisors of the District adopted Resolution No. 2020-03, which ratified Resolution No. 2017-03 and expressed the desire to move forward with dissolution proceedings; and

WHEREAS, the Chairman of the District Board of Supervisors has approved and the District Counsel has submitted to the County a Petition dated August 11, 2020 ("Petition"), requesting the Board to adopt a non-emergency ordinance dissolving Sandy Creek Community Development District pursuant to Subsection 190.046(10), Florida Statutes; and

WHEREAS, Subsection 190.046(10), Florida Statutes, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the County; and

WHEREAS, the Petition represents to the County that all constructed infrastructure and real property previously owned and operated by the District have been conveyed to the Sandy Creek Property Owners Master Association, Inc.; and

WHEREAS, the Petition further represents that the District has no outstanding financial

obligations and no operating and maintenance responsibilities; and

WHEREAS, in adopting this Ordinance, the Board has relied upon the representations made in the Petition and other documents attached hereto as exhibits; and

WHEREAS, the Board has conducted a public hearing on this Ordinance in accordance with the requirements and procedures of Section 125.66, Florida Statutes.

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

Section 1. Legislative Findings. 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, Special District, General Provisions; Chapter 190, Florida Statutes, Community Development Districts; Section 125.66, Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Dissolution and Termination of District. Sandy Creek Community Development District, as established by Ordinance No. 2004-23, is hereby dissolved.

Section 4. Repeal. St. Johns County Ordinance No. 2004-23, which established the Sandy Creek Community Development District, is hereby repealed. The Clerk is directed to remove St. Johns County Ordinance No. 2004-23 from the Code of Ordinances and place it on the index of repealed ordinances.

Section 5. Reliance upon Representations. The dissolution of the Sandy Creek Community Development District based upon the consideration of the petition, supporting documents, attachments, affidavits, and representations from the Petitioner.

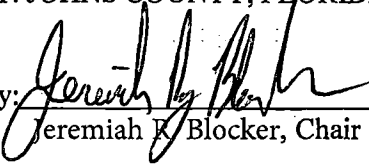
Section 6. No County Obligations. Nothing in this Ordinance shall be construed or deemed to obligate St. Johns County for any financial, construction, installation, operation, or maintenance responsibilities or obligations of the Sandy Creek Community Development District, or be construed or deemed as acceptance by St. Johns County of any improvements, facilities, services, obligations, or responsibilities of the Sandy Creek Community Development District.

Section 7. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid, illegal, unconstitutional, or unenforceable by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

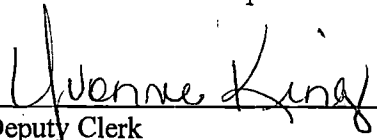
Section 8. Effective Date. This Ordinance shall take effect immediately upon a certified copy being filed with the Florida Department of State.

PASSED AND ENACTED, by the Board of County Commissioners of St. Johns County, Florida, this 15th day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit
Court and Comptroller

By: 
Deputy Clerk

Rendition Date: DEC 22 2020

Effective Date: DEC 22 2020



PETITION BY SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT REQUESTING THAT THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE AN ORDINANCE TERMINATING AND DISSOLVING THE DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES

Petitioner, the Sandy Creek Community Development District (the "District"), hereby petitions St. Johns County Board of County Commissioners to enact an ordinance dissolving the District pursuant to Chapter 190, Florida Statutes. In support of this Petition, Petitioner states:

1. Establishment. The District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and created by St. Johns County Ordinance No. 2004-23.

2. Authority. Section 190.046(10) of the Florida Statutes provides that:

If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district....

3. The District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. Additionally, the District does not own any real property or infrastructure improvements; the District has no outstanding bonds, notes or other debt instruments. The District's manager, Melissa Dobbins, has completed an affidavit certifying to these and other facts, which is attached to this Petition as **Exhibit A**.

4. Upon review of the status of the District, Sandy Creek Investment Corp ("Landowner"), submitted a written request to the District for dissolution, noting that it desired to "finance any future infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements" and that

“the HOA for the project is willing to accept the conveyance of any personal or real property the District presently owns for operation and maintenance.” A copy of the Landowner’s letter is attached to this Petition as part of **Exhibit B** (see Exhibit A to attached Exhibit B.)

5. The District’s Board of Supervisors (the “Board”), met on June 7, 2017, at a duly noticed public meeting to consider the Landowner’s request. The Board determined that, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements, or providing any financing for the same.

6. Accordingly, on June 7, 2017, the District’s Board adopted Resolution 2017-03, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution 2017-03 and this Petition to the Commission. At the time the Board adopted Resolution 2017-03, the District’s Special Assessment Refunding Bonds, Series 2007B (the “Bonds”) were outstanding and were secured by debt assessments levied against certain property within the District (the “Debt Assessments”). Subsequently, the Bonds were retired, and the Debt Assessments extinguished. On May 7, 2020, the District’s Board adopted Resolution 2020-03, which ratified Resolution 2017-03 and expressed the Board’s desire to move forward with the dissolution proceeding. A copy of Resolution 2017-03 is attached to this Petition as **Exhibit B**, and a copy of the Plan of Dissolution is attached as Exhibit B to Resolution 2017-03. A copy of Resolution 2020-03 is attached to this Petition as **Exhibit C**.

7. As part of Resolution 2017-03, the District’s Board of Supervisors determined that it is in the best interest of the District and the owners of the lands located within the District that the District be dissolved and that the planned community services be provided by the property owners’ association or other entities as are appropriate. The Board further found that any future

planned community development services to be provided to the lands within the District may be provided by and through the Landowner as efficiently as the District, at a level of quality equal to the level of quality to be delivered to the users of those services by the District, and at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the District. To that end, all constructed infrastructure and real property previously owned and operated by the District have been conveyed to the Sandy Creek Property Owners Master Association, Inc. (the "POA.")

8. Any expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution, are being funded from existing funding pursuant to a dissolution funding agreement between the District and the POA. As such, all outstanding obligations of the District have been paid.

9. Accordingly, the District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto.

10. Official District Records. Upon dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

11. Notice of Dissolution. Upon the dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause notice of the dissolution to be transmitted to the Florida Department of Economic Opportunity, and will further cause a Notice of Dissolution to be recorded in the Official Records of St. Johns County, Florida.

12. District's Representative. Pursuant to Resolution 2017-03 of the District, Hopping Green & Sams, P.A., as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

Wesley Haber, Esq.
Wesh@hgslaw.com
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

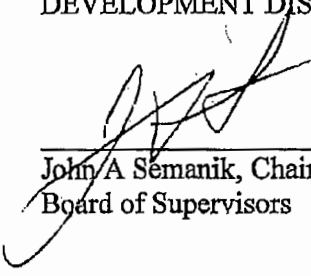
WHEREFORE, because the District has no outstanding financial obligations and no operating or maintenance responsibilities, and accordingly has met the requirements for dissolution as provided in Section 190.046(10), Florida Statutes (2019), and for the other reasons herein stated, Petitioner respectfully requests the Commission to:

- a. consider this Petition and adopt a nonemergency ordinance dissolving the District; and
- b. grant such other relief as appropriate.

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RESPECTFULLY SUBMITTED, this 11th day of August, 2020.

SANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT



John A Semanik, Chairman
Board of Supervisors

Exhibit A

IN RE: PETITION TO DISSOLVE THE SANDY
CREEK COMMUNITY DEVELOPMENT DISTRICT)

AFFIDAVIT OF MELISSA DOBBINS
IN SUPPORT OF PETITION TO DISSOLVE THE
SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF St. Johns)

I, Melissa Dobbins, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. I am the District Manager of the Sandy Creek Community Development District (the "District").
3. Pursuant to Resolutions 2017-03 and 2020-03 of the District's Board of Supervisors ("Board"), I am authorized to act on behalf of the Board to take all actions necessary in relation to the Petition to Dissolve the Sandy Creek Community Development District ("Petition").
4. In my capacity as the District Manager, I have reviewed the contents of the Petition, and its exhibits, and find it to be true and correct.
5. The District was established by Ordinance No. 2004-23 of the Board of County Commissioners of St. Johns County, Florida ("Commission"), and is located entirely within the unincorporated limits of St. Johns County, Florida ("County").
6. The District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. For example, the District does not own any real property or infrastructure improvements; the District has no outstanding bonds, notes or other debt instruments. Further, as an organizational matter, the District does not

anticipate providing any future planned community development district services or improvements, or providing any financing for the same.

7. Instead, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded pursuant to a dissolution funding agreement. As such, all outstanding obligations of the District have been paid to date.

8. On June 7, 2017, the District's Board adopted Resolution 2017-03, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution 2017-03 and this Petition to the Commission. At the time the Board adopted Resolution 2017-03, the District's Special Assessment Refunding Bonds, Series 2007B (the "Bonds") were outstanding and were secured by debt assessments levied against certain property within the District (the "Debt Assessments"). Subsequently, the Bonds were retired and the Debt Assessments extinguished. On May 7, 2020, the District's Board adopted Resolution 2020-03, which ratified Resolution 2017-03 and expressed the Board's desire to move forward with the dissolution proceeding. A copy of Resolution 2017-03 is attached to the Petition as **Exhibit B**, and a copy of the Plan of Dissolution is attached as Exhibit A to Resolution 2017-03. A copy of Resolution 2020-03 is attached to the Petition as **Exhibit C**.

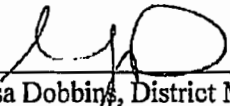
9. As part of Resolution 2017-03, the Board determined it is in the best interest of the District and the owners of the lands located within the District that the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property to such other units of government, property owner' associations, or other entities as are appropriate in the case of each such interest. To that end, all constructed

infrastructure and real property previously owned and operated by the District, together with any permits, have been conveyed to the Sandy Creek Property Owners Master Association, Inc. (the "POA.")

10. Finally, the District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

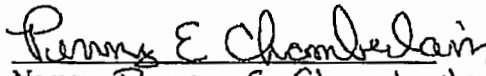
Executed this 4th day of August, 2020.


By: Melissa Dobbins, District Manager

STATE OF FLORIDA)
COUNTY OF St Johns)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4th day of August, 2020, by Melissa Dobbins as District Manager for Sandy Creek Community Development District. She is personally known to me or produced _____ as identification.

(Official Notary Seal)


Name: Penny E Chamberlain

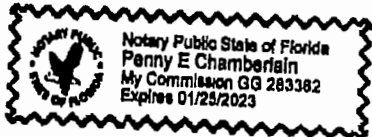


Exhibit B

RESOLUTION 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO DISSOLVE THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sandy Creek Community Development District (the "District") was established by Ordinance No. 2004-23 of the Board of County Commissioners of St. Johns County, Florida, pursuant to Chapter 190, Florida Statutes, and

WHEREAS, the District is located wholly within the boundaries of St. Johns County, Florida (the "County"); and

WHEREAS, Sandy Creek Investments Corp., is the majority landholder and developer of lands within the District ("the Developer"); and

WHEREAS, the District operations are funded solely by the Developer pursuant to a funding agreement between the District and the Developer; and

WHEREAS, the District has received a letter from the Developer, a copy of which is attached hereto as **Exhibit A**, requesting the dissolution of the District; and

WHEREAS, the District has participated in planned community development services to the lands located within the; and

WHEREAS, the resident landowners within the District have never been assessed for operations and maintenance assessments and debt assessments have been paid in full prior to the sale of any home to a resident landowner; and

WHEREAS, the District's Board of Supervisors has determined that based upon information provided to it by the Developer and the level of improvements already completed

within the District, that the planned community development services that remain to be provided to the lands within the boundaries of the District may be provided by the Developer in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District, at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the District; and

WHEREAS, the District's termination will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District and the District's landowners that the District be dissolved and that the planned community development services be provided by means other than by the District; and

WHEREAS, the District's Board of Supervisors further finds that it is in the best interest of the District and the District's landowners that, prior to its dissolution, the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property owned by the District (the "District Property") to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest; and

WHEREAS, the District desires to authorize and direct the District Chairman and District staff to proceed with such actions and steps as are necessary to effect such transfers; and

WHEREAS, the District has prepared a Plan of Dissolution, a copy of which is attached hereto as **Exhibit B**, that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts and contracts; and

WHEREAS, the District's Board of Supervisors desires that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. All of the above representations, findings, and determinations contained within the Whereas Clauses of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. TRANSFER OF DISTRICT PROPERTY. The Board hereby directs the District Chairman and District staff to proceed in an expeditious manner with any actions necessary to transfer the District Property to such other units of government, property owners'

associations, or other entities as are appropriate in the case of each such interest and to prepare, execute and file any document necessary or convenient to effectuate such transfers.

SECTION 3. CHAIRMAN'S AUTHORITY. The Board hereby authorizes the District Chairman to act as the agent of the District with respect to any and all documents that must be executed or any other matters pertaining to the transfer of the District's interests as contemplated herein.

SECTION 4. EXTINGUISHMENT OF EXISTING DEBT. The District's Special Assessment Refunding Bonds, Series 2007B still remain outstanding and are secured by debt assessments levied against certain property within the District (the "Debt Assessments"). Prior to any dissolution as contemplated herein, the Debt Assessments will be paid in full and extinguished.

SECTION 5. APPROVAL OF PLAN OF DISSOLUTION. The District hereby approves the Plan of Dissolution, attached to this Resolution as **Exhibit B**.

SECTION 6. REQUEST FOR ACTION. The District hereby requests that the County adopt a non-emergency ordinance to provide for the termination of the District in accord with Section 190.046(10), Florida Statutes.

SECTION 7. DIRECTION TO DISTRICT MANAGER AND DISTRICT COUNSEL. The District Manager and District Counsel are hereby directed to take the appropriate actions to transmit this Resolution to the County. Upon the adoption of a non-emergency ordinance by the County, the District Manager and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly termination of the District.

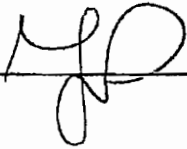
SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Sandy Creek Community Development District.


PASSED AND ADOPTED in public session this 7th day of June, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF THE
SANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Assistant Secretary



Chairman

Exhibit A: Letter from Developer

Exhibit B: Plan of Dissolution

PLAN OF DISSOLUTION FOR
THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Sandy Creek Community Development District (the "District").

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(9), Florida Statutes, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the local governmental entity that established the district.

4. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District currently does not provide any community development services to the owners of lands within the boundaries of the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the Board of County Commissioners of St. Johns County, Florida (the "County"), the District shall utilize existing funds on account to pay all outstanding District expenses, including among others invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

5. **ASSETS AND LIABILITIES.** Prior to its dissolution, the District shall transfer substantially all of its interests in any permits, licenses or other real, personal, tangible or intangible property owned by the District (the "District Property"), as well as its operations and maintenance responsibilities to the Sandy Creek Residential Property Owners Association or such other units of government or entities as are appropriate in the case of each such interests. Also prior to its dissolution, debt service obligations related to the outstanding Series 2007B shall be extinguished.

6. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.**

A. All contractual obligations shall be addressed as follows:

(1) The District's agreement with the firm of Hopping Green & Sams, P.A., to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Hopping Green & Sams, P.A.

(2) The District's agreement with the firm of Rizzetta & Company, Inc., to serve as District Manager shall terminate upon the effective

dissolution of the District. The District Manager will obtain an appropriate release from Rizzetta & Company, Inc.

- (3) The District's agreement with the firm of Connelly & Wicker, Inc., to serve as District Engineer shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Connelly & Wicker, Inc.
- (4) The District's agreement with the firm of Grau & Associates, to serve as District Auditor shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Grau & Associates.
- (5) The District's agreement with the firm Greenberg Traurig, P.A., to serve as Bond Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Greenberg Traurig, P.A.
- (6) The District's agreement with the firm MBS Capital Markets, LLC, to serve as Investment Banker shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from MBS Capital Markets, LLC.
- (7) All other agreements of the District shall expire and be void upon the effective dissolution of the District.

7. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Sandy Creek Community Development District in the public records of St. Johns County, Florida. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.418, Florida Statutes.

8. MODIFICATION OF THE PLAN OF DISSOLUTION. The District's Board of Supervisors may modify this Plan of Dissolution by Resolution prior to the effective date of any ordinance of the County dissolving the District.

9. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State by the District Manager. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution not to be completed within the time permitted. Any such record shall be transferred by the District Manager to the Florida Secretary of State as soon as is practicable after the dissolution of the District, in accord with this Plan of Dissolution.

10. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Exhibit A

SANDY CREEK INVESTMENT CORPORATION
2120 Corporate Square Blvd, Suite 7, Jacksonville, FL 32216 ~ (904) 493-6909

May 17, 2017

Sandy Creek Community Development District
c/o Rizzetta & Company, Inc.
2806 N. 5th Street, Unit 403
St. Augustine, Florida 32084

Re: Request to Dissolve Sandy Creek Community Development District
(the "District")

Dear Board of Supervisors of the Sandy Creek Community Development District:

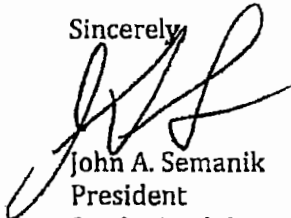
Our company is the majority landowner and developer of the Sandy Creek project located within the District's boundaries. We have determined that it is more advantageous to our development needs and the needs of the current and future residents and landowners within the District to finance any future infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements.

With this in mind, there will not be any further infrastructure improvements constructed by or conveyed to the District. Additionally, the HOA for the project is willing to accept the conveyance of any personal or real property the District presently owns for operation and maintenance. Upon such conveyance to the HOA, the District will be left without any improvements to fund, construct, acquire, operate or maintain.

Additionally, we are aware that the District's Special Assessment Refunding Bonds, Series 2007B still remain outstanding and are secured by debt assessments levied against certain property within the District that we own (the "Debt Assessments"). It is our intent to pay the outstanding Debt Assessments in full

In light of all the foregoing, as majority landowner and developer within the District, we respectfully request that the Board of Supervisors seek to terminate the District as being in the best interest of all concerned.

Sincerely,



John A. Semanik
President
Sandy Creek Investment Corporation

Exhibit C

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING CERTAIN BOARD ACTIONS EVIDENCED BY RESOLUTION 2017-03 ADOPTED AT A DULY ADVERTISED MEETING OF THE BOARD OF SUPERVISORS HELD JUNE 7, 2017; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sandy Creek Community Development District (the "District") was established by Ordinance No. 2004-23 of the Board of County Commissioners of St. Johns County, Florida, pursuant to Chapter 190, Florida Statutes, and;

WHEREAS, at a duly advertised meeting of the Board of Supervisors (the "Board") on June 7, 2017, the Board adopted Resolution 2017-03 to adopt the Plan of Dissolution to proceed with dissolution of the District; and

WHEREAS, at the time the Board adopted Resolution 2017-03, the District's Special Assessment Refunding Bonds, Series 2007B (the "Bonds") were outstanding and were secured by debt assessments levied against certain property within the District (the "Debt Assessments"); and

WHEREAS, the Bonds have been retired and the Debt Assessments have been extinguished; and


WHEREAS, as a result of the retirement of the Bonds and the extinguishment of the Debt Assessments, it is the desire of the Board to ratify the adoption of Resolution 2017-03 and move forward with all actions set forth in Resolution 2017-03.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. The representations, findings and determinations contained in the above Recitals are recognized as true and accurate and are expressly incorporated herein as a material part of this Resolution.
2. The adoption of Resolution 2017-03 is hereby declared and affirmed as being in the best interests of the District and Resolution 2017-03 is hereby ratified, approved and confirmed.
3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2020.

ATTEST:



Secretary/Assistant Secretary

**SANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Chairman/Vice Chairman

THE ST. AUGUSTINE RECORD
Affidavit of Publication

HOPPING GREEN & SAMS
119 S MONROE ST, STE 300

TALLAHASSEE, FL 32301

ACCT: 15693
AD# 0003320477-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 CDD AMD-202000002 was published in said newspaper on 11/18/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

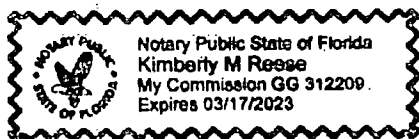
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this 18 day of NOV 18 2020

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

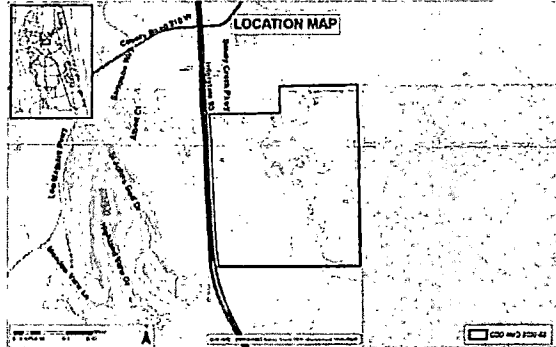


NOTICE OF PUBLIC HEARING TO CONSIDER THE AMENDMENT TO
THE SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing will be held on 12/15/2020 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Petition Terminating and Dissolving the Sandy Creek CDD.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, PROVIDING FOR AND RELATING TO THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 189 AND CHAPTER 190, FLORIDA STATUTES, AND SECTION 125.66, FLORIDA STATUTES; PROVIDING FOR THE DISSOLUTION AND TERMINATION OF SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCE NO. 2004-23, WHICH ESTABLISHED SANDY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING LIMITATION ON COUNTY OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Sandy Creek CDD is located in the southeastern quadrant of the intersection of Interstate 95 and State Road 210. This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on (GTV or <http://www.sjcf.us/GTV/watch?v.aspx>). Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcf.us.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sjcf.us
Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR
FILE NUMBER: CDD AMD-202000002
PROJECT NAME: Sandy Creek CDD (Dissolution)

0003320477 November 18, 2020



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 22, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-64, which was filed in this office on December 22, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

DEC 22 2020

FILED
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK